



Subdivision Authority

5th Floor,  
10250 - 101 Street NW  
Edmonton, Alberta T5J 3P4

April 26, 2012

File No. LDA11-0405

Stantec Consulting  
10160 - 112 Street  
Edmonton, AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 82 single detached residential lots, 44 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 2, Plan 2296RS, located west of 156 Street SW north of existing Ellerslie Road SW (9 Avenue SW);  
**AMBLESIDE**

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**I The Subdivision by Plan is APPROVED on April 26, 2012, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.24 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 2.20 ha by agreement and caveat to the remainder of Lot 2, Plan 2296RS, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a public access easement for a shared use path, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit

- infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
  3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
  4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
  5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
  6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
  7. that the engineering drawings include the design and construction of the ultimate stormwater management facility, including a 3.0 m hard surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
  8. that the owner fully service the school/park site, including 3-phase power;
  9. that the owner submit a driveway plan for the lot, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
  10. that the engineering drawings include the construction of a 17.0 m radius temporary transit turnaround with bollards or mini-barriers, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround is required to be gravel prior to CCC and asphalt prior to FAC;
  11. that the engineering drawings include construction of a 3.0 m hard-surface shared use path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
  12. that the owner construct a walkway with a 1.5 m concrete sidewalk, bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
  13. that the owner construct all fences positioned wholly on privately-owned lands, and the Municipal Reserve site, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
  14. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services, and Sustainable Development.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) in the amount of 2.44 ha is required for Lot 2, Plan 2296RS, from which dedication in the amount of 0.24 ha will be used to create a portion of the MR lot. A Deferred Reserve Caveat shall be placed on the remaining titled area for the outstanding MR owing.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue, Edmonton AB T5J 0G9, Office of the City Clerk, 3rd Floor, City Hall, 1 Sir Winston Churchill Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



*For*

Scott Mackie  
Subdivision Authority

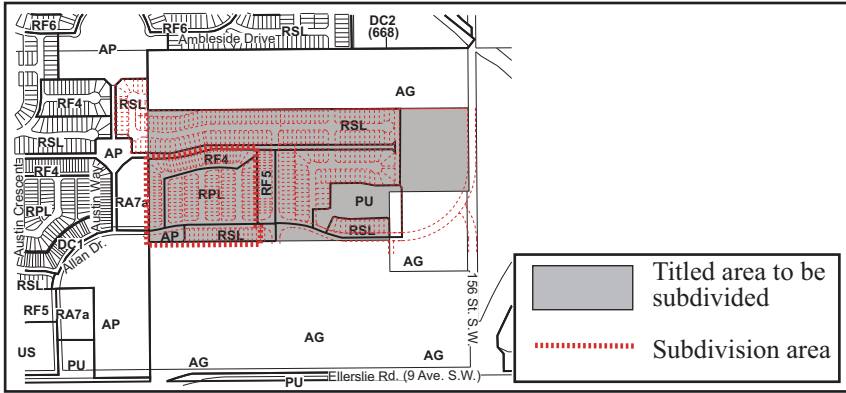
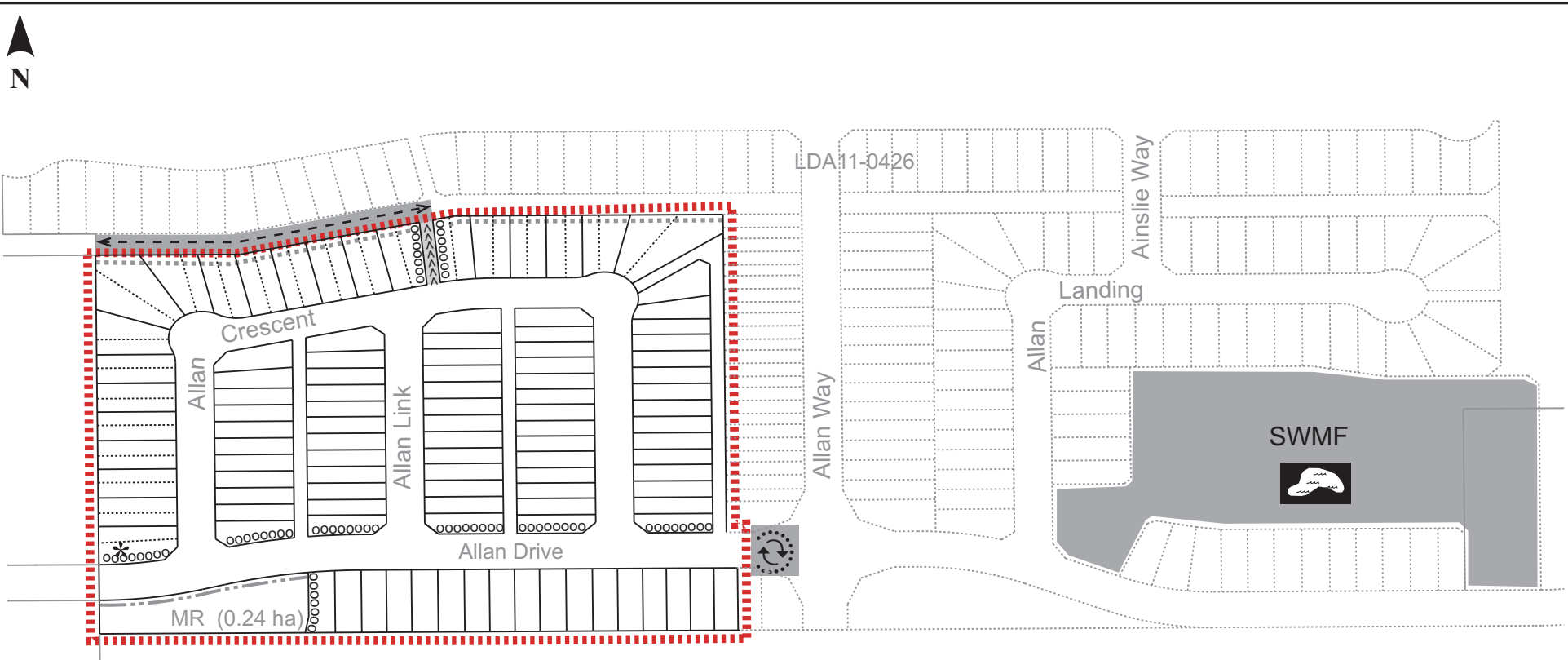
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 26, 2012

LDA11-0405



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| <p>----- Limit of proposed subdivision</p> <p>----- 1.5m concrete sidewalk with bollards and lighting</p> <p>oooooo 1.8m uniform fence, as per Zoning Bylaw</p> <p>----- 1.2m uniform fence</p> <p>--- Post and rail fence</p> <p>← - - - Register public access easement and 3m hard surface shared use path</p> | <p> 17m radius temporary asphalt turnaround with bollards or mini-barriers</p> <p> Drive way plan required</p> <p> Construct stormwater management facility</p> <p> Register walkway as legal road right-of-way</p> <p> Include in Engineering Drawings</p> |
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