



May 24, 2012

File No. LDA11-0423

MMM Group Limited
#200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 30 single detached residential lots, 12 semi-detached residential lots and 40 row housing lots from NW 20-53-25-W4M, located south of 137 Avenue and east of Starling Drive; **STARLING**

I The Subdivision by Plan is APPROVED, on May 24, 2012, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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;
3. that Bylaw 16094 to amend the Zoning Bylaw (from AG to RSL, RF4 and RF5) receive third reading prior to the endorsement of the plan of subdivision;
4. that the approved subdivision LDA11-0018 be registered prior to or concurrent with this application;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (1) 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 the endorsement of the plan of subdivision;

3. the owner pay the proportionate share of 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 submits 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 owner enter into a 5 year maintenance period in the servicing agreement for the proposed Low Impact Development (LID) measures such as bioswales, bumpouts and cul-de-sac islands to the satisfaction of the Drainage Services Branch of Infrastructure Services;
8. that the owner develops and implements a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of the Drainage Services Branch of Infrastructure Services;
9. that the owner construct a 1 m berm and a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205, within residential property lines for all lots backing onto or flanking Ray Gibbon Drive, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
10. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves will be carried forward by way of the existing Deferred Reserve Caveat with this application.

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, 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. Claudia Wong-Rusnak at 780-944-0120 or write to:

Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', with a stylized, flowing script.

Scott Mackie
Subdivision Authority

SM/cw/Posse #115341199-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 24, 2012

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