



Subdivision Authority

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

June 28, 2012

File No. LDA11-0452

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 23 single detached residential lots from Lots 31, 32, 33, Block 42, Plan 112 4361 located east of 90B Street SW and north of 25 Avenue SW; **SUMMERSIDE**

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**I The Subdivision by Plan is APPROVED on June 28, 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 16149 to amend the Summerside Neighbourhood Structure Plan receive three readings prior to the registration of this subdivision;
4. that Bylaw 16150 to close a portion of 24 Avenue receive three readings prior to the registration of this subdivision;
5. that Bylaw 16151 to amend the Edmonton Zoning Bylaw receive three readings prior to the registration of this subdivision;
6. that the subdivision boundary be amended to exclude Lot 41, Block 42, Plan 1125456 and that the owner consolidate the remnant portion of the subdivided parcel with Lot 41, Block 42, Plan 112 5456 to the west, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include Lots 31 and 33 Block 42, Plan 112 4361 for the road dedication required for the redesign of 24 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 and 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. 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;
4. 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;
5. that the engineering drawings include that portion of 24 Avenue included under Summerside Stage 42 to reflect the required infrastructure (roadway and utility) revisions necessary for the extension of 24 Avenue, to the satisfaction of the City Departments and affected utility agencies;
6. that the section of 150 mm water main proposed under Summerside Stage 42 be upsized to a 200 mm water main as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner submit a driveway plan (to ensure that the driveway does not encroach into any portion of the corner radius of the curve) for the residential lot as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m sidewalk with lighting, 1.8 m uniform fencing and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m sidewalk connection in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205 for lots backing onto 25 Avenue SW in the locations as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 7.5 m landscaped setback and 1.8 m uniform screen fence, in accordance with the provisions of the Summerside NSP, within the residential lots abutting the Special Area Ellerslie Industrial, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Sustainable Development, Transportation Services and Financial Services.

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

Municipal reserves for this titled parcel were previously dealt with under SUB/99-0072.

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. Cyndie Prpich at 780- 944-0115 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cp/Posse #116724288-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 28, 2012

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