



November 1, 2012

File No. LDA12-0020

MMM Group Planning  
200, 10576 - 113 Street  
Edmonton, Alberta T5H 3H5

ATTENTION: Donal Farrelly

Dear: Mr. Farrelly

RE: Tentative plan of subdivision to create 28 single detached and 30 semi-detached residential lots from NW 20-53-25-4, located west of Ray Gibbon Drive and south of 137 Avenue NW; **STARLING**

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**I The Subdivision by Plan is APPROVED on November 1, 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 the approved subdivision LDA11-0018 be registered prior to or concurrent with this application to provide logical extension of roadways and services;
4. 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
5. 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. 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 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 be responsible for the handling and disposal of all sewage at their own cost, until such time as all downstream components of the sanitary system is complete and deemed operational by the City of Edmonton. This will include the downstream pump stations and forcemain connections for the Big Lake Neighbourhood and the offsite sanitary trunk sewer (W14), to provide logical extension of services to the satisfaction of Financial Services and Utilities;
8. that the owner design and construct the ultimate Stormwater Management Facility (SWMF #1) and storm outfall into Horseshoe Creek, to the satisfaction of Financial Services and Utilities;
9. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of Financial Services and Utilities;
10. that the owner develop and implement a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Financial Services and Utilities;
11. that the engineering drawings include a 3.0 m asphalt shared use path within the top-of-bank setback area, the MR lot and the PUL lots, with a dividing yellow centreline, landscaping, lighting and shared use signage, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.0 m berm and noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing # 5205, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a zebra marked crosswalk with curb ramps, curb extension and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Financial Services and Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserves will be carried forward by a Deferred Reserve Caveat (#122 145 378) in the amount of 2.204 ha for the remainder of NW 20-53-25-4.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/nk/Posse # 119582474-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 1, 2012

LDA12-0020

