



Subdivision Authority

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

May 2, 2013

File No. LDA12-0027

IBI Group
300, 10830 – Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create 36 single detached residential lots, three (3) multiple family residential lots, one (1) Public Utility Lot, and two (2) Municipal Reserve lots from Lot S, Block 99, Plan 122 5024, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on May 2, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.35 ha and 0.04 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 0.793 ha by a Deferred Reserve Caveat registered against the remainder of the Lot 1, Block 99, Plan 102 5202, 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 an easement to facilitate the construction of Chappelle Vista SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to exclude 0.05 ha of Greenway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
8. that the approved subdivisions within the Chappelle Neighbourhood (File Nos. LDA08-0130 and LDA08-0308) be registered prior to or concurrent with this application; 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 (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 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 and other assessments applicable to the subdivision area 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 a 12.0 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC (or at the discretion of Transportation Services);
8. that the engineering drawings include a 3.0 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner construct all fences wholly within private property lines, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
10. 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.

Lot S, Block 99, Plan 122 5024 currently has a Deferred Reserve Caveat (DRC) on Title in the amount of 2.183 ha (# 132 025 860). The DRC is a combination of Municipal Reserve owing from Pt. SE 14-51-25-W4M and Lot B, Plan 1009 TR. The DRC shall be discharged following

the dedication of Municipal Reserve and the deferral of the balance to Lot 1, Block 99, Plan 102 5202.

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. 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

SM/kr/Posse #119621498-001

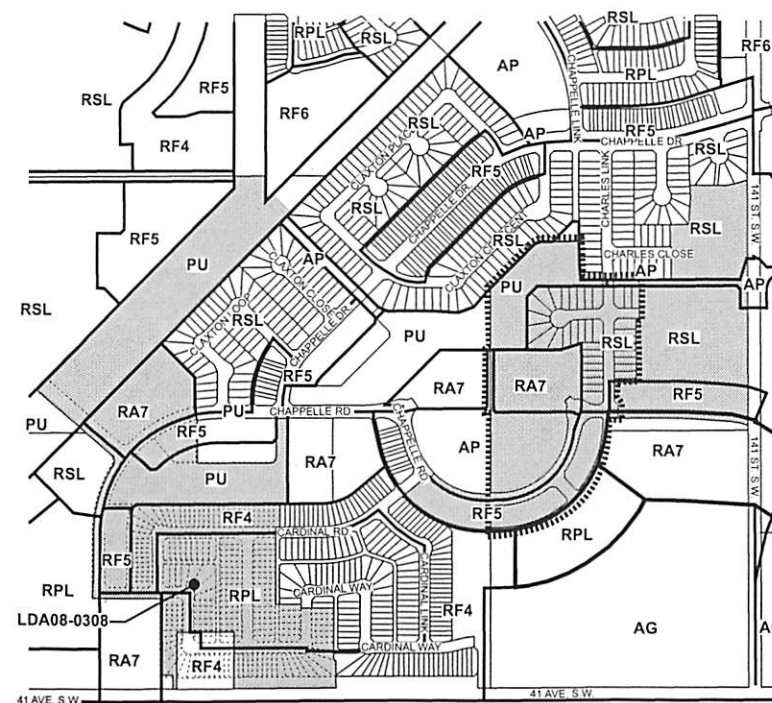
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2013

LDA12-0027

- Limit of proposed subdivision
- Amend Subdivision boundary
- 3m hard surface shared use path, with dividing yellow centre lines,
"shared use" signage, bollards and landscaping, lighting etc...
- .-.- 1.2m Uniform fence
- 1.8m Uniform fence as per Zoning Bylaw
- ⊙ 12m radius temporary turnaround with bollards or mini-barriers
- ▨ Register easement to facilitate Chappelle Vista SW construction
- Include in Engineering drawings



- Titled area to be subdivided
- Subdivision area

