



Subdivision Authority

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

June 14, 2012

File No. LDA12-0038

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

ATTENTION: Blaydon Dibben

Dear Mr. Dibben:

RE: Tentative plan of subdivision to create 35 single detached residential lots from NE 23-51-25-4, located west of 141 Street SW and south of Ellerslie Road; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 14, 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 within the Hays Ridge Neighbourhood (File No. LDA11-0114) be registered prior to or concurrent with this application;
4. that the owner prepare a berm and fence Restrictive Covenant in favour of the City of Edmonton that will be registered against all proposed lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 141 Street SW as road right-of-way to conform to an approved Concept Plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. subject to clause I(5), that the owner clear and level 141 Street SW as required for road right of way dedication, to the satisfaction of Transportation Services;
7. that the owner prepare a public access easement to accommodate a walkway within the private stormwater management facility and a temporary emergency access, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner prepare a disturbed soil Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lots, identified as Lot "A" and Lot "B", as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner prepare a 1.5m utility easement on the proposed lot, identified as Lot "A", as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner prepare a 3m utility easement on the proposed lot, identified as Lot "B", as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner dedicate all walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 pays his 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 owner construct a 3 m hard surface shared use path with "Shared Use" signage, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards within the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m sidewalk within the private stormwater management facility to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary 4 m gravel emergency access with T-bollards prior to CCC, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that a Noise Study be provided to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Noise Policy, and that the owner construct noise attenuation in accordance with the requirements outlined in a Noise Study. At a minimum, the owner must construct a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines

for all lots backing onto 141 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct all fences wholly within private property lines, to the satisfaction of the 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 Infrastructure Services, Transportation Services, and Sustainable Development.

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

Municipal Reserve for NE 23-51-25-4 will be carried forward by Deferred Reserve Caveat upon registration of LDA12-0143 and will be carried forward with this subdivision.

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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/nd/Posse #119907563-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2012

LDA12-0038

- Limit of proposed subdivision
- - - - - 1.5m Concrete sidewalk with bollards and lighting
- — — — 1.5m Sidewalk and Public Access Easement
- 1.8m Uniform fence, as per Zoning Bylaw
- <<<<<<< 1.8m Noise attenuation fence
- 1.2m Uniform fence
- · — · — 3m Asphalt shared use path
- · · · · 3m Hard surface shared use path with bollards and lighting
- ← · · · · → 4m Temporary gravel emergency access and T-bollards
- oooooooo 1.5m Utility Easement (Lot A)
- xxxxxxxxxx 3m Utility Easement (Lot B)
- * Restrictive Covenant re: disturbed soil
- * Restrictive Covenant re: berm and fence
- ▨ Dedicate, clear and level
- ▤ Register as road right-of-way
- ▧ Zebra marked crosswalk with curb ramps and signage
- Include in Engineering Drawings

