



Subdivision Authority

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

July 26, 2012

File No. LDA12-0057

Scheffer Andrew Ltd.
12204 – 145 Street
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 43 single detached residential lots, one (1) Municipal Reserve lot, four (4) Public Utility lots, and one (1) block shell (Lot A) from Lot 2A, Block 1, Plan 1123397; located north of 167 Avenue and west of 127 Street;
ALBANY

I The Subdivision by Plan is APPROVED on July 26, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.24 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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., ATCO Pipelines Ltd., 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;
4. that the owner prepare a pipeline setback restrictive covenant in favour of the City of Edmonton 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 Condition I (2) 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 Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 design and construct the required sediment forebay related to the Albany wetland to the satisfaction of the Drainage Services Branch of Financial Services and Utilities;
8. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. This turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services);
9. that the owner construct a temporary 4m wide gravel emergency access with T-bollards from the southwest edge of the subdivision to 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I. This temporary emergency access will be required prior to CCC (or at the discretion and direction of Transportation Services);
10. that the owner provide two zebra-marked crosswalks with curb ramps and pedestrian signage at the mid-block crossings as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m wide hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I. This path shall connect to the 3m multi-use trail required in subdivision File No. LDA10-0025;
12. that the owner construct a 3m wide shared use path, including bollards and lighting, to a residential alley standard to allow for service vehicles to perform maintenance on the sediment pond, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands, except for the post and rail fencing on the Municipal Reserve, Public Utility Lot, and block shell parcel (Lot A), as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development; and
14. that the owner be responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal and Environmental 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.

The Deferred Reserve Caveat registered though subdivision File No. LDA10-0126 will be reduced by 0.24 ha and carried forward on title.

An additional 0.03 ha block shell lot (Lot A) will be created with the intent that this lot will be used as parkland.

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 decision is deemed to be five days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at (780) 496-6087 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/dm/Posse # 120681811-001

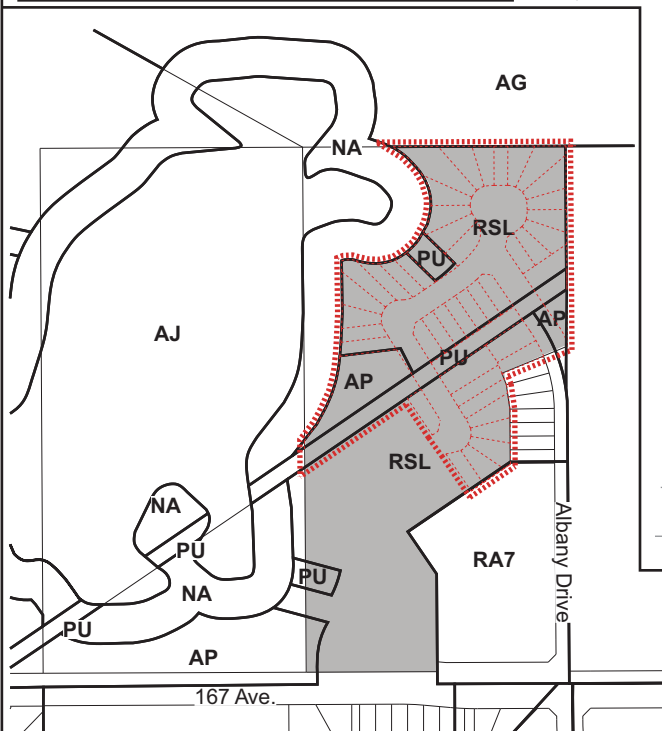
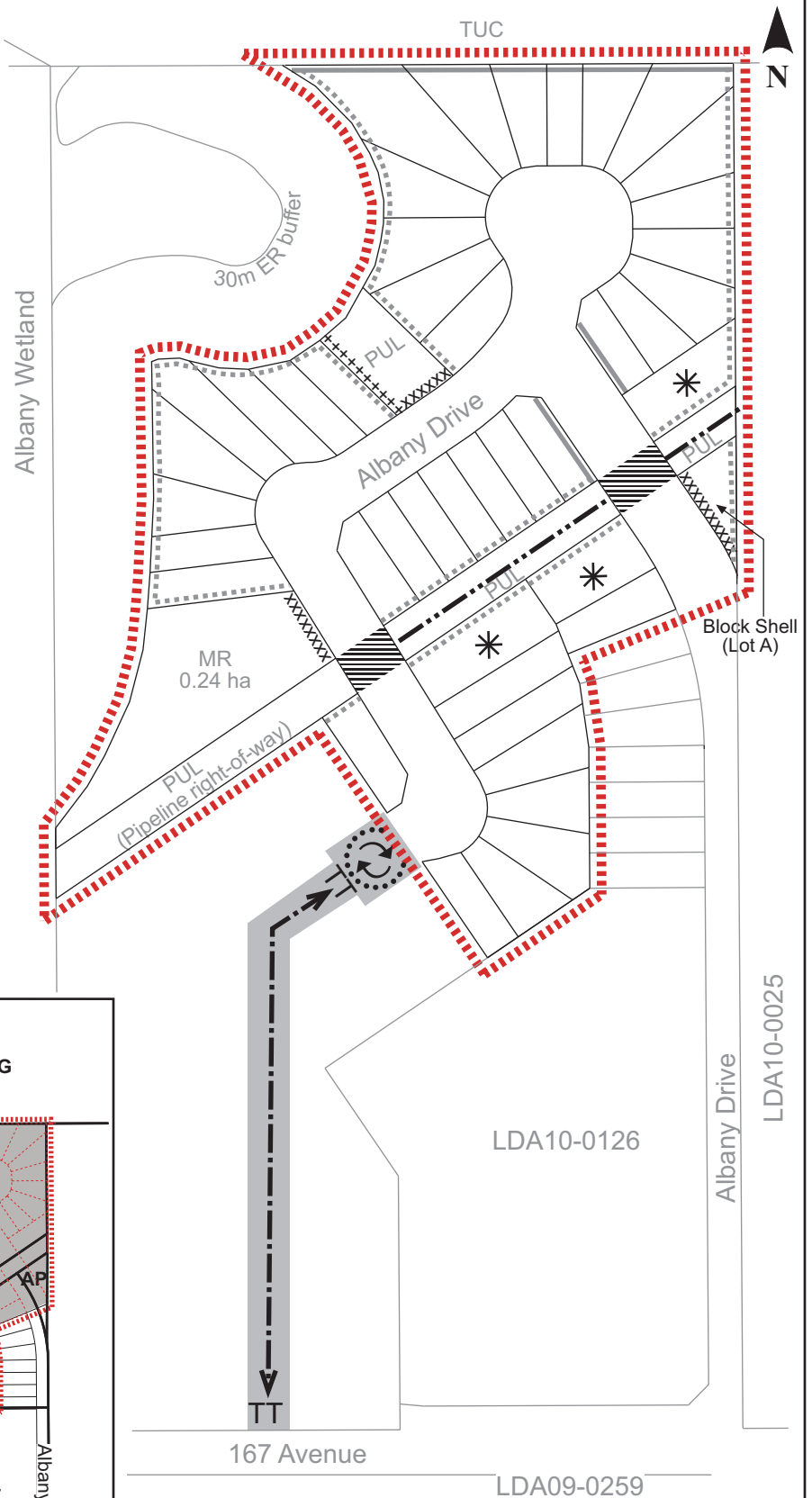
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 26, 2012

LDA12-0057

- Limit of proposed subdivision
- 1.8m Uniform screen fence, as per Zoning Bylaw
- 1.2m Uniform fence
- xxxxxxx Post and rail fence
- 3m Hard surface shared use path with dividing yellow centreline, "Shared Use" signage, lighting, bollards and landscaping
- +++++++ 3m Shared use path with bollards and lighting (residential alley standard)
- ↔ 4m Gravel temporary emergency access with T-bollards
- ⊙ 12m Gravel temporary turnaround with bollards or mini-barriers
- * Restrictive Covenant re: Pipeline setback
- TT T-bollards
- ▨ Zebra marked crosswalk with curb ramps and pedestrian signage
- Include in Engineering Drawings



- Titled area to be subdivided
- Subdivision area