



June 28, 2012

File No: LDA12-0059

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 72 single detached residential lots, 56 semi-detached residential lots from a portion of East ½ of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

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 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 proposed Bylaw 16161 to amend Edmonton Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
4. that the owner dedicate road right-of-way to conform to an approved Concept Plan for 167 Avenue to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to condition #4 the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of Transportation Services; and
6. 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pays 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 submission of engineering drawings includes grading plans for 167 Avenue;
8. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205 within residential property lines for all lots backing onto 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner ensure driveway access for the lot shown on the "Conditions of Approval" map, Enclosure I, does not encroach into any portion of the corner radius of the curve;
10. that the owner is responsible for the disposal of any sewage generated from the proposed development at their own cost, until such time that the 66 Street Sanitary Truck Sewer is completed and operational to the satisfactory of Financial Services;
11. that the owner construct a 250 mm water main to replace the existing 200 mm water main stub located west of McConachie Way to the satisfaction of EPCOR Water Services Inc, 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 located 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 the Transportation and Financial Services.

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

Municipal Reserve for the title lot is being carried forward through a DRC for future assembly of the school/park site located in the west central portion of the McConachie Neighbourhood.

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. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cy/Posse #120621437-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 28, 2012

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- Limit of proposed subdivision
- 1.8m Uniform fence, as per Zoning Bylaw
- Noise attenuation fence
- No Encroachment into corner radius
- Abandon 200mm water main stub and replace with 250mm water main
- Dedicate, clear and level

