



June 20, 2013

File No. LDA12-0060

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 61 single detached residential lots, 50 semi-detached residential lots, 26 row housing residential lots, two (2) multiple family residential lots, one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot from Lot 1, Block 3, Plan 132 0711 and NW 24-51-25-4, located east of 141 Street SW south of Ellerslie Road SW; **GRAYDON HILL**

I The Subdivision by Plan is APPROVED on June 20, 2013, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 3.23 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 1.25 ha lot, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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 a top-of-bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the ER, as shown on the "Conditions of Approval" map, Enclosure I, as per the CT & Associates Engineering report, dated December 2011;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the PUL, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a restrictive covenant in favour of the City of Edmonton against the lots backing onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;

8. that the owner dedicate road right-of-way to conform to an approved six lane Concept Plan for Ellerslie Road SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that, subject to condition I.8., the owner clear and level Ellerslie Road SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
10. that the owner register the walkway and the land between the local roadway and the Environmental Reserve lot as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register the necessary easements or road right-of-way be dedicated to facilitate the construction of Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure II; 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 (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 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 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 enter into a Commercial Services Contract with EPCOR Water Services for the flushing of the mains. This contract will be required prior to CCC (or at the discretion of EPCOR Water Services);
8. that the engineering drawings include the required water main connections, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
9. that owner construct the stormwater management facility to its ultimate design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
10. that a Noise Study be provided to confirm the noise attenuation required adjacent to Ellerslie Road SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and that the owner construct noise attenuation in accordance with

the requirements outlined in the Noise Study, to the satisfaction of Transportation Services. The owner must construct, at a minimum, a 1 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto Ellerslie Road SW, as shown on as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;

11. that the engineering drawings include the construction of the first two lanes of Ellerslie Road SW to an urban arterial roadway standard, from 141 Street SW to east of 127 Street SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Upgrades to the intersections of both Ellerslie Road SW and 127 Street SW and Ellerslie Road SW and 141 Street SW are also required. Preliminary plans are required to be approved for Ellerslie Road SW prior to the approval of engineering drawings for arterial construction and subdivision, to the satisfaction of Transportation Services;
12. that the engineering drawings include temporary upgrades to Ellerslie Road SW to allow for a temporary roadway connection in advance of permanent upgrades to Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure II. Temporary upgrades must include a westbound left turn bay, to the satisfaction of Transportation Services;
13. that the engineering drawings include a temporary offset 17 m radius asphalt 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 require a gravel surface prior to CCC and an asphalt surface prior to FAC (or at the discretion of Transportation Services);
14. that the owner construct a temporary 12 m radius gravel 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);
15. that the owner pay for the installation of traffic signals at the intersection of Ellerslie Road SW and Graydon Hill Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. that the owner construct a 3 m hard-surface shared use path with dividing yellow centerline and "Shared Use" signage, bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The shared use path must be designed at a 30 kph design speed as per TAC guidelines including appropriate offsets. The alignment of the shared use path as it approaches Ellerslie Road SW may be incorporated into the cross section of the roadway, as shown on the "Conditions of Approval" map, Enclosure I. Should grade differences between the top of bank setback area and Ellerslie Road SW result in the shared use path having to extend outside the Top-

- of-Bank setback area, then road right-of-way must be registered for any portion of the shared use path constructed outside the Environmental Reserve boundary;
17. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 18. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
 19. that the owner construct all fences positioned wholly on privately-owned lands, with the exception of the post and rail fence on the MR lot, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
 20. 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.

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

The existing Deferred Reserve Caveat (DRC) for Lot 1, Block 3, Plan 132 0711 shall be reduced to create this subdivision's MR lot and a portion of the ER lot, with the remainder carrying forward on title. The existing DRC for NW 24-51-25-4 shall be reduced to create a portion of the ER lot and the remainder shall carry forward on title.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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,



Scott Mackie
Subdivision Authority

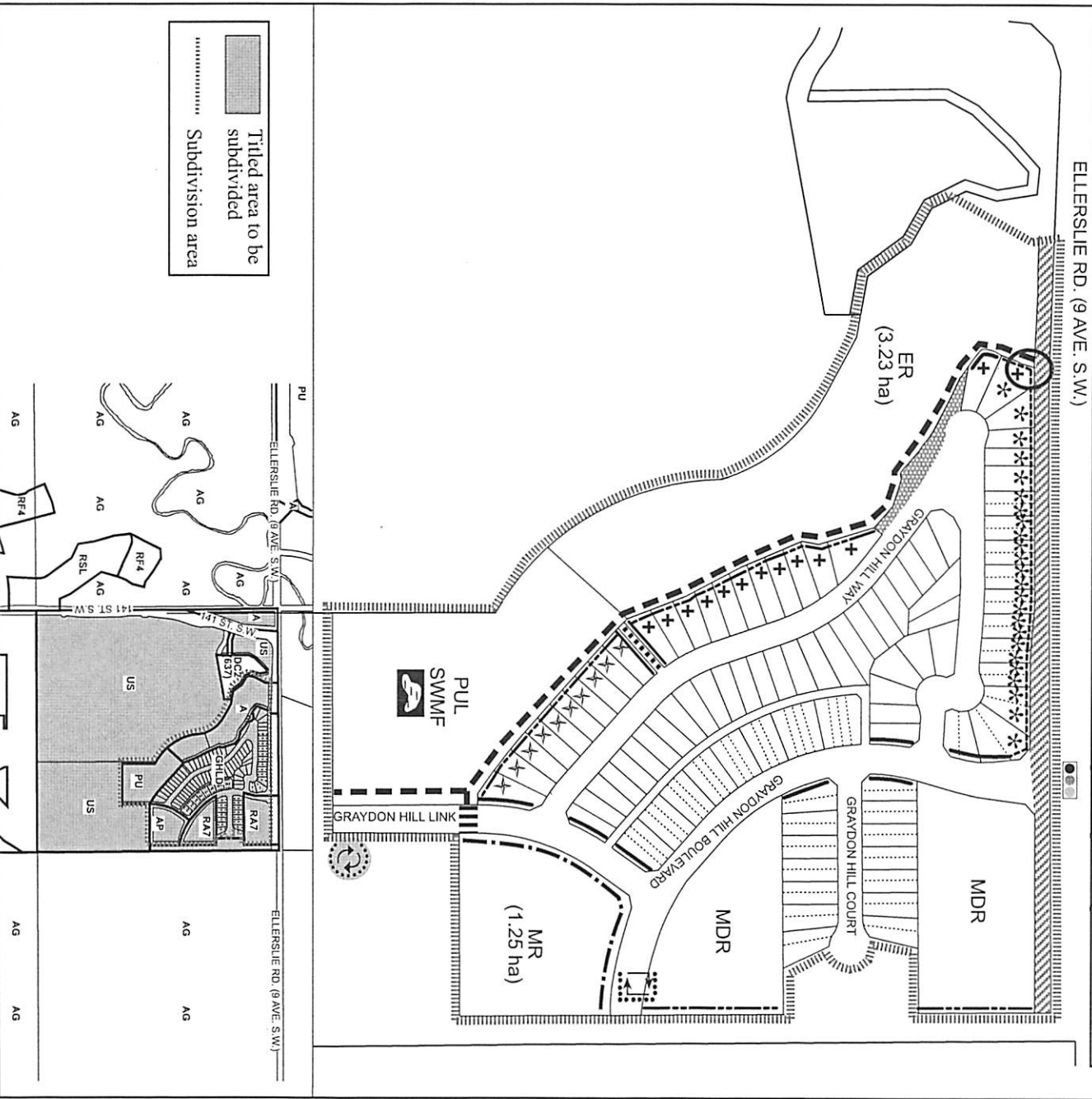
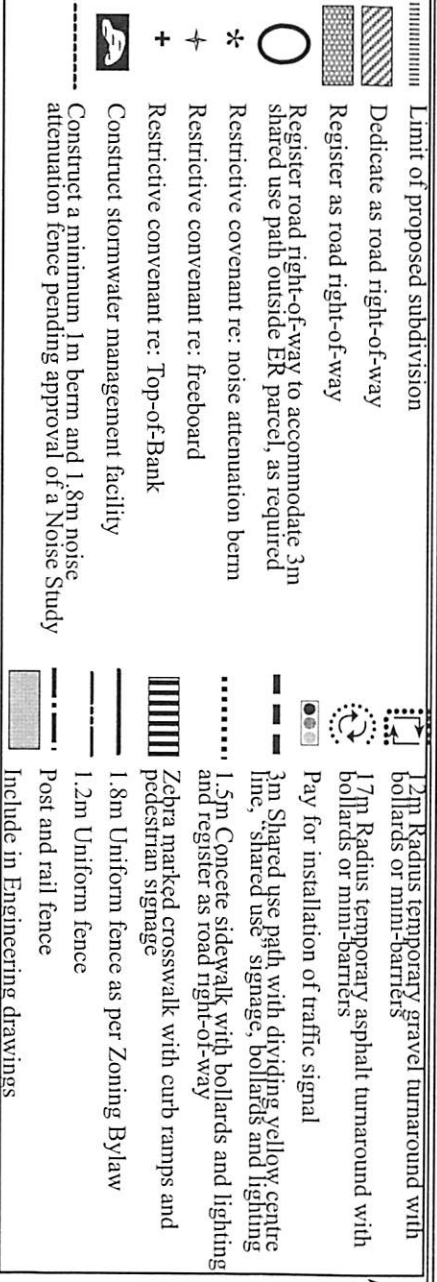
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

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LDA12-0060



SUBDIVISION CONDITIONS OF APPROVAL MAP

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