



Subdivision Authority

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

September 6, 2012

File No. LDA12-0113

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 81 single detached residential lots from N ½ SW 36-52-26-4, located west of Secord Drive and north of Secord Promenade; **SECORD**

I The Subdivision by Plan is APPROVED on September 6, 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 subdivision boundary be amended to exclude the existing PUL, as shown on the "Conditions of Approval" map Enclosure I: and
4. 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 the proportionate share of the Permanent Area Contributions and/or other assessments applicable 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 submits 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 is responsible for the disposal of storm flows until the permanent downstream system is operational, to the satisfaction of Financial Services and Utilities;
8. that the engineering drawings include a 6 m wide temporary gravel roadway connection including the removal of the temporary turnaround. The temporary roadway will be required prior to CCC (or at the discretion and direction of Transportation Services), as shown on the "Conditions of Approval" map Enclosure I;
9. that the driveways must not encroach into the corner radius, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I;
10. that the engineering drawings include offsite water main connections to provide water main looping, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map Enclosure I;
11. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map Enclosure I; and
12. 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.

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

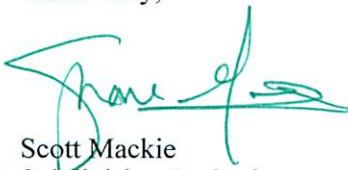
The existing Deferred Reserve Caveat (#122 032 980) shall be carried forward on the N ½ SW-36-52-26-4.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,


FOR **Scott Mackie**
Subdivision Authority

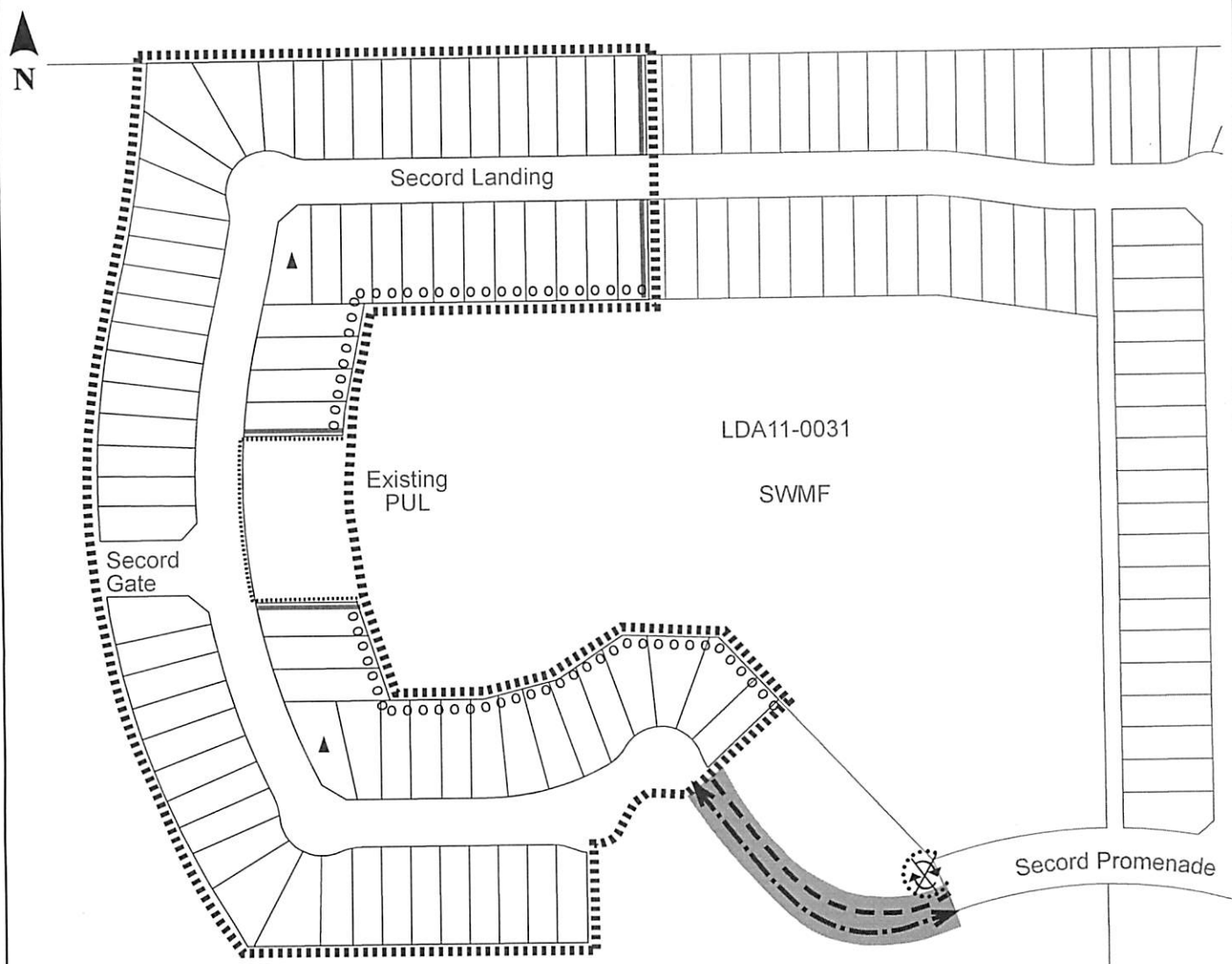
SM/vs/Posse # 122075249-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 6, 2012

LDA12-0113



- Titled area to be subdivided
- Subdivision area

- Limit of proposed subdivision
- Amend subdivision boundary to exclude
- 1.8m uniform fence, as per Zoning Bylaw
- 1.2m uniform fencing
- Construct a 6m wide gravel temporary roadway connection
- Offsite water main connection
- X Remove temporary turnaround required with LDA11-0031
- Driveways must not encroach on the corner radius
- Include in Engineering Drawings

