



Subdivision Authority

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

November 15, 2012

File No. LDA12-0224

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 34 single detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from Lot 2A, Block 1, Plan 1123397 and Lot 8A, Block 1, Plan 1123398, located north of 167 Avenue NW and west of 127 Street NW; **ALBANY**

I The Subdivision by Plan is APPROVED on November 15, 2012, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.76 ha parcel 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 0.55 ha parcel 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 167 Avenue as shown on the “Conditions of Approval” map, Enclosure I;
6. that subject to Condition I(5), the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of Transportation Services;
7. that the approved subdivision within the Albany Neighbourhood (File No. LDA12-0057) be registered prior to or concurrent with this application; and
8. 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 (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 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 3m wide asphalt shared use path with a dividing yellow centerline, "Shared Use" signage, bollards, and landscaping within the pipeline right-of-way and the outer edge of the 30m Environmental Reserve buffer as shown on the "Conditions of Approval" map, Enclosure I. This path must connect to the path in subdivision LDA11-0097;
9. 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 or flanking 167 Avenue to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned wholly on privately owned lands to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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.

All Municipal Reserve owing is being provided as land. The Deferred Reserve Caveat registered though subdivision LDA10-0126 will be discharged through 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 decision is deemed to be five days from the date the decision is mailed.

Questions? Please contact Mr. Daniel MacGregor at 780-496-6087, or write to him at:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/dm/Posse # 126499359-001

Enclosure

