



November 29, 2012

File No. LDA12-0231

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 148 single detached residential lots, eight (8) semi-detached residential lots, 30 row housing lots and one (1) Municipal Reserve parcel from the West ½ of the SE 7-52-25 W4M and part of the East portion of SE7-52-25-4 W4M, located south of Lessard Road and west of 199 Street NW; **EDGEMONT**.

I The Subdivision by Plan is APPROVED on November 29, 2012, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.35 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 provide Municipal Reserve in the amount of 1.6178 ha by agreement and caveat to the remainder of SE 7-52-25-4, pursuant to Section 669 of the Municipal Government Act;
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 approved subdivision LDA11-0328 be registered prior to or concurrent with this application, to provide the logical roadway extension;
6. that the owner register the walkway as legal road right-of-way, as shown on the “Conditions of Approval” map, Enclosure I;
7. that the subdivision boundary be amended to include Evans Wynd, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner be permitted to register this plan of subdivision in stages, as shown on the “Conditions of Approval” map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
9. 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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the 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 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 construct a 3m hard-surface shared use path within the greenway, with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the walkway contain 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. The sidewalk within the walkway is to extend and tie into the shared use path within the greenway;
9. that the owner construct an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers for Stage 1, and relocate the turnaround for Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers for Stage 2, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a gravel surface temporary alley connection to the satisfaction of Transportation Services, as shown on Enclosure I. The alley connection will be required prior to CCC (or at the discretion and direction of Transportation Services);
12. that the engineering drawings include construction of a gravel surface temporary alley connection to the satisfaction of Transportation Services, as shown on Enclosure I. The alley connection will be required prior to CCC (or at the discretion and direction of Transportation Services);
13. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards from the south boundary of the subdivision to 35 Avenue, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC (or at the discretion and direction of Transportation Services);

14. that the engineering drawings include the construction of a 12m radius gravel surface temporary 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 and direction of Transportation Services);
15. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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.

Municipal Reserve requirements for the west half of SE 7-52-25-4 were carried forward through LDA07-0388 where in a Deferred Reserved Caveat (DRC 082032224) in the amount of 3.2 ha was registered on title. This DRC 082032224 will be reduced with the dedication of land through this subdivision and the remainder will be carried forward to the parent title.

Municipal Reserves will be created by a Deferred Reserve Caveat for the East Portion SE 7-52-25-4 in the amount of 1.6178 ha.

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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/nk/Posse # 126471235-001

Enclosure

