



Subdivision Authority

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

November 22, 2012

File No. LDA12-0245

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create eight (8) semi-detached residential lots from Lot 6, Plan 4717RS, located west of 215 Street NW and south of 100 Avenue NW, **SECORD**

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**I The Subdivision by Plan is APPROVED on November 22, 2012, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 approved subdivision within the Secord Neighbourhood LDA08-0004 be registered prior to or concurrent with this application to provide logical extension of roadways and services;
4. that the owner provide a 3.0 m drainage easement, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a disturbed soil restrictive covenant in favour of the City of Edmonton that will be registered against the lots adjacent to the 3.0 m drainage easement, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a berm and noise attenuation fence restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 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 construct a 3.0 m sanitary sewer main to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2.2 m berm and 1.8 m noise attenuation fence or a combination thereof, as per the submitted Noise Study, for all residential lots backing onto 100 Avenue NW and 215 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers. The turnaround will be required prior to CCC (or at the discretion and direction of Transportation Services) 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 Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve has been previously addressed with subdivision Plan 4717RS.

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. 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

FdR

Scott Mackie  
Subdivision Authority

SM/vs/Posse #126703586-001

Enclosure

