



September 5, 2013

File No. LDA12-0310

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 203 single detached residential lots, 106 semi-detached residential lots, 56 row house residential lots, two (2) multiple family lots, two (2) Municipal Reserve lots, and three (3) Public Utility lots from NE 31-51-23-4, Lot 1, Block C, Plan 082 0895 and Lot A, Plan 5736RS located west of 17 Street NW and south of 23 Avenue NW; **LAUREL**

I The Subdivision by Plan is APPROVED on September 5, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.78 ha parcel and a 0.13 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 0.81 ha by agreement and caveat for Lot A, Plan 5736RS to be placed on title of the remainder of NE 31-51-23-4, 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 owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 23 Avenue NW, as shown on the "Conditions of Approval" map, Enclosures I and II;
6. that the subdivision boundary be amended to include the dedication of the 17 Street road right-of-way to conform to an approved Concept Plan, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosures I and II;
7. 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;

8. that the owner provide all walkways as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; 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 and 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 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 pay a boundary assessment for the previously installed asphalt trails, landscaping and a grass swale within the power line right-of-way, west of the proposed subdivision, to the satisfaction of Sustainable Development;
6. 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;
7. 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;
8. that the engineering drawings include the details of the proposed operation and maintenance for the temporary stormwater servicing, and the owner pays for the temporary pumping of stormwater from the existing terminal storm manhole 1299 into Mill Creek until permanent stormwater servicing is in place, to the satisfaction of Sustainable Development and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner completes the design and construction of the ultimate stormwater management facility, and that the CCC will not be issued until the future permanent outfall and deepening of Mill Creek is completed, to the satisfaction of Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosures I and II;
10. that the owner provide security to provide for the maintenance and operation of the temporary stormwater management pumping and all other interim or temporary drainage measures, to the satisfaction of Sustainable Development and Financial Services and Utilities;

11. that the engineering drawings include the right and left turn bays on 23 Avenue for 24 Street NW, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals at the intersection of 23 Avenue and 24 Street, 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. If the timing of the 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;
13. that the owner construct a 3.0 m hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct additional features, including but not limited to, park furniture (e.g. benches, garbage receptacles), trees and shrub beds, and directional and interpretive signage, within the 0.13 ha MR parcel, in accordance with the Laurel NSP, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct 1.5m concrete sidewalks with bollards, lighting and landscaping, to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include tying the walkway connection to the Shared Use Path, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct 1.5m concrete sidewalks along the south side of 23 Avenue from the existing bus stop to 17 Street NW, in the locations as shown on the "Conditions of Approval" map, Enclosure I.
18. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences positioned wholly on privately-owned lands, and the post and rail fence on the MR parcel, to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the locations 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) entitlements are addressed as follows:

- MR for NE 31-51-23-4 was provided under LDA07-0393 as a 3.33 ha DRC registered on title
- MR for Lot 1, Block C, Plan 082 0895 was provided under LDA07-0393 as a 1.52 ha DRC registered on title. Lot 1, Block C, Plan 082 0895 was consolidated with Block B, Plan 832 0216 which had a DRC of 0.81 ha, resulting in two DRC's on the current title.
- MR in the amount of 0.78 ha (pocket park) and 0.13 ha (linear park) is being dedicated with this subdivision. The DRC's on these titles will be reduced proportionally by approximately 0.15 ha and 0.76 ha respectively.
- MR is due for Lot A, Plan 5736RS in the amount of 0.81 ha and will be transferred to NE 31-51-23-4 for the future assembly of the school park site.
- Adjustments to the DRC's (and transfer) for arterial dedication will be required.

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. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

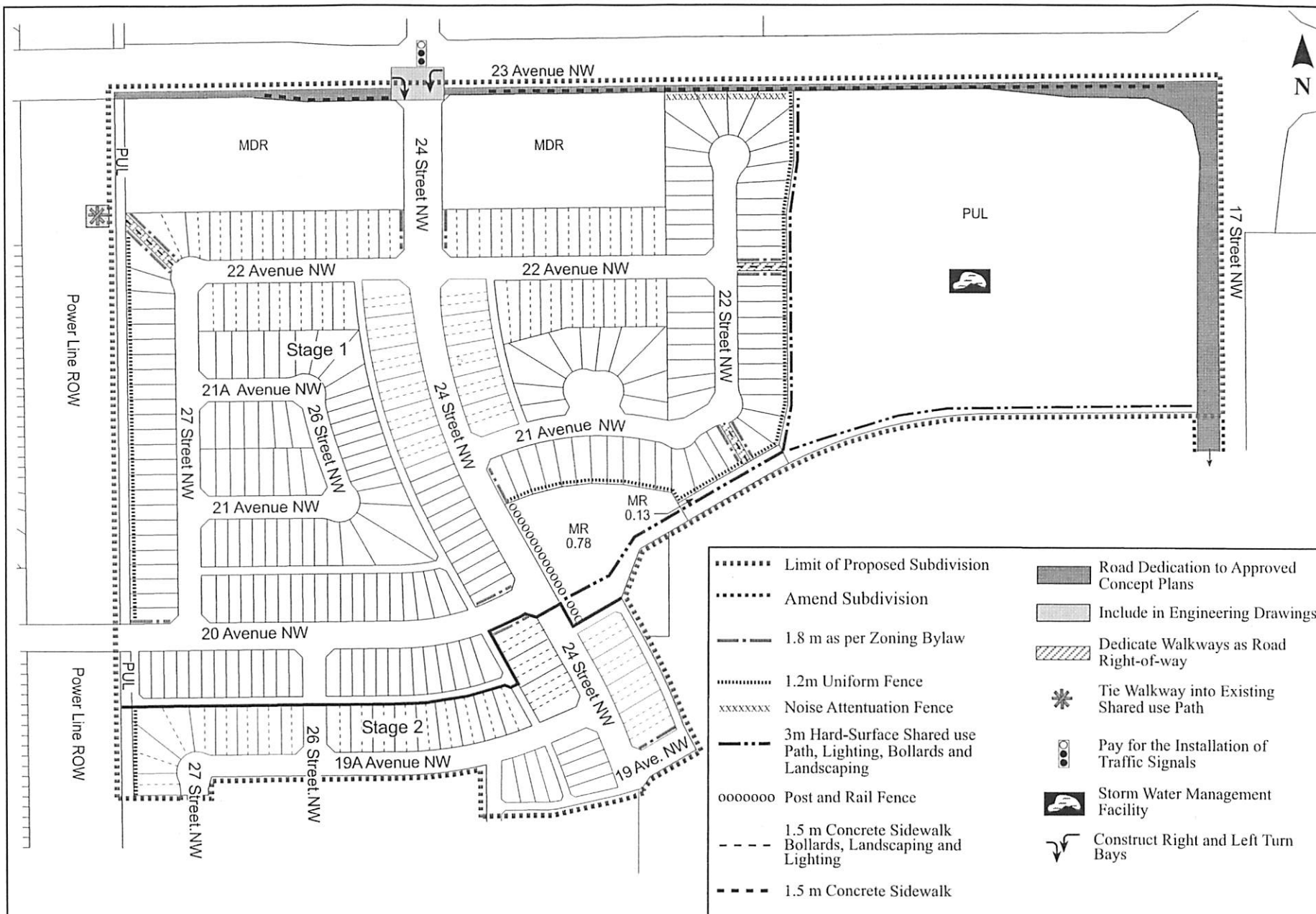
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 5, 2013

LDA12-0310



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 5, 2013

LDA 12-0310

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|-------|---|-------|---|
| ----- | Limit of Proposed Subdivision | ———— | Neighbourhood Boundary |
| ■ | Road Dedication to Approved Concept Plans | ----- | Amend Subdivision Boundary to Include 17 Street Road Dedication |
| ☐ | Stormwater Management Facility | * | Terminal Storm Manhole 1299 |
| ■ | Include in Engineering Drawings | --- | Future 23 Avenue Alignment |

