



June 13, 2013

File No. LDA12-0321

IBI Group
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create one (1) single detached and 18 semi-detached residential lots from NE 23-51-25-4, located west of 141 Street SW and north of Hays Ridge Boulevard SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 13, 2013, 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 approved subdivisions within the Hays Ridge Neighbourhood, File No. LDA12-0038 be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the block shell adjacent to top-of-bank as per the applicable development restrictions determined by CT & Associates Engineering "Jagare Ridge Lands Slope Stability Evaluation & Set-Back Distance Determination" and Jagare Ridge Lands Subdivision Level Geotechnical Investigation" reports, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of Howatt Drive, as shown on the "Conditions of Approval" map Enclosure I;
6. that the owner register a public access easement on the Certificate of Title as shown on the "Conditions of Approval" map Enclosure I;
7. that the owner register the emergency access as road right-of-way as shown on the "Conditions of Approval" map Enclosure I; 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 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 pays his proportionate share of the Permanent Area Contributions and/or lateral sewer Oversizing Charges 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 engineering drawings include a 200mm water main to provide water main looping to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map Enclosure I;
8. that the owner construct a 3.0 m hard surface shared use path with "Shared Use" signage, bollards, and landscaping, in the locations shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m concrete sidewalk for emergency access, with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly within private property lines, to the satisfaction of the Transportation Services 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.

Municipal Reserve for SE 23-51-25-4 and NE 23-51-25-4 is to be deferred with LDA12-0143 and carried forward on title with 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 the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Ania Schoof at 780-423-7495 or write to:

**Ms. Ania Schoof, 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 large circular flourish at the end.

FOR

Scott Mackie
Subdivision Authority




SM/as/Posse #120964327-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 13, 2013

LDA 12-0321

.....	Limit of Proposed Subdivision		Register 6m Emergency Access as Road Right-of-Way
- - - - -	Register a Public Access Easement on the Certificate of Title	---	200mm Water Main
	Zebra Marked Crosswalk with Curb Ramps and Signage	○	Water Connection
-----	3m Hard-Surfaced Shared Use Path with Dividing Yellow Centreline and Signage	- · - · -	1.2m Uniform Fence
- - - - -	3m Concrete Emergency Access with Bollards, and Lighting	=====	1.8m Uniform Fence as per Zoning Bylaw
- - - - -	Top of Bank Line	Amend Subdivision Boundary
*	Restrictive Covenant re: Top of Bank		Include in Engineering Drawings

