



May 9, 2013

File No. LDA12-0335

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create 76 single detached residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from N½ NE 20-51-25-4 and S½ NE 20-51-25-4, located west of 184 Street SW south of existing Ellerslie Road SW (9 Avenue SW); **KESWICK**

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**I The Subdivision by Plan is APPROVED on May 9, 2013, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.93 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the subdivision boundary be amended to include one single family residential lot that was excluded from approved subdivision LDA11-0087, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lot backing on the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that LDA13-0048 to close a portion of 184 Street SW receive third reading prior to the registration of stage 2 of this subdivision;

8. that the owner register the walkway as legal road right-of-way, with the dedication ending at the rear property line of the residential lots, 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 (2) 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/or lateral Sewer Oversizing Charges 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 owner construct the stormwater management facility to its ultimate size and design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an 11.5 m enhanced local roadway for the portion of north/south roadway between the north and south subdivision boundary and for the portion of east/west roadway adjacent to the park, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The details relative to this cross-section shall be approved by the Development Planning and Engineering Section;
9. that the owner is responsible for physical closure of the 184 Street SW roadway to public access and will be responsible for all costs associated with roadway modifications, including the removal of the road structure and re-grading of the land, and/or utility relocation/modification deemed necessary as a result of the closure. 184 Street SW must not be physically closed until the enhanced local roadway is open and operational;
10. that the owner construct a 3 m hard-surface shared use path within the walkway, with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path within the MR and PUL parcels, with dividing yellow centerline and "Shared Use" signage, bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences positioned wholly on privately-owned lands, to the satisfaction of Financial Services, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (DRC) for S½ NE 20-51-25-4 shall be reduced by 0.93 ha to create this subdivision's Municipal Reserve lot and the remainder shall carry forward on title. The existing DRC for N½ NE 20-51-25-4 shall carry forward on title. Environmental Reserve will be provided with subsequent subdivision of these lands.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



**For** Scott Mackie  
Subdivision Authority

SM/kr/Posse #128892873-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2013

LD A12-0335

