



May 30, 2013

File No. LDA12-0354

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 114 single detached residential lots, 36 semi-detached residential lots and 1 Environmental Reserve parcel, 1 Municipal Reserve Parcel and 2 Public Utility Lots from SE 8-52-23-4 and Lot 2, Plan 812 1577 located east of 11 Street NW and south of 36A Avenue NW; **MAPLE**

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**I The Subdivision by Plan is APPROVED on May 30, 2013 subject to the following conditions:**

1. that the owner dedicate Environmental Reserve as a 0.80 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 0.15 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 subdivision boundary be amended to include the dedication of Maple Road to an approved Concept Plan from the south boundary of SE-8-52-23-4 to the north boundary of Lot 2, Plan 812 1577 as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to condition I(5), the owner clear and level Maple Road as required for road right of way dedication to the satisfaction of Transportation Services;
7. that the owner register the walkways and the northerly PUL as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the lands to be gifted to CN along the western boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I, be done after the construction of the berm and fence; 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 inspect 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/or other assessments applicable 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 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, prior to CCC, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include upgrade to the existing temporary 4 m gravel emergency/temporary access to a paved 9 m rural roadway cross section including lighting to provide for a temporary secondary access to Meridian Street, as shown on the "Conditions of Approval" map, Enclosure I;;
9. that the engineering drawings include a grading plan for Maple Road;
10. that the owner construct 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;
11. that the owner construct 3 m asphalt shared use paths with a dividing yellow centerline and "Shared Use" signage with landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a combination berm and noise attenuation fence, to a minimum height of 4.5 m above the top of rail, within property lines along the east side of the CNR right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8m noise attenuation fence on the lot adjacent to Maple Road as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m sidewalk to connect the shared use paths as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include a 250mm offsite water main to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner construct all fences (wholly within private property lines excepting post and rail fencing on the MR parcel), to the satisfaction of Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
17. 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 Reserve parcels, to the satisfaction of the Infrastructure Services, Transportation Services and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I.

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

MR requirements for Lot 2 Plan 8121577 have been addressed with a 1.85ha Deferred Reserve Caveat (DRC) on title. This DRC should be reduced for ER and MR dedication. Any remaining MR shall be transferred to the DRC for SE 8-52-23-W4.

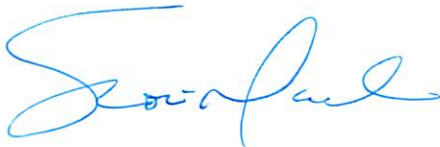
MR requirements for SE 8-52-23-W4 have been addressed with a 2.51ha DRC (112370894) on title through LDA10-0115. The DRC is to be carried forward with any remaining Reserve owing from Lot 2 Plan 8121577 added on the remaining balance of the title area.

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 Mr. Dave Onishenko at 780-496-5809 or write to:

**Mr. Dave Onishenko, Planner I**  
**Current Planning Branch**  
**Sustainable Development**  
**5th Floor, 10250 - 101 Street**  
**Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/do/Posse #128997821-001

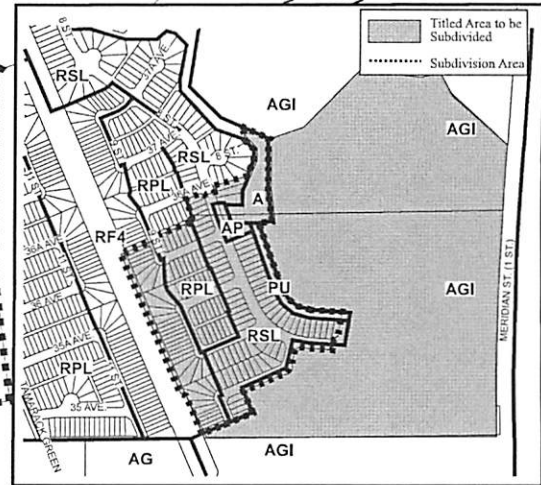
Enclosure(s)



## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 30, 2013

LDA 12-0354



..... Limit of Proposed Subdivision

----- 4.5 m Noise Attenuation Facility  
Combination Berm and Fence

--- 1.5 m Concrete Sidewalk With  
Bollards Lighting

+++++ 1.8 m Noise Attenuation Fence

----- 3 m Hard Surface Shared Use Path

... 3 m Sidewalk for Connection  
With 3 m Hard Surfaced Shared  
Use Path

00000000000000 Post and Rail Fence

----- 1.8 Uniform Screen Fence  
as per Zoning Bylaw

..... 1.2 Uniform Fence

----- 3 m Hard Surface Shared Use Path  
in Ultimate Alignment

>>>>> Upgrade the Temporary 4 m Wide  
Gravel Emergency Access to a Paved  
9 m Rural Collector Roadway Including  
Lighting

----- Amend Subdivision Boundary to  
Include Dedication of Maple Road

----- Register PUL as Road Right-  
Of-Way

----- Include in Engineering Drawings

----- Land to be gifted to CN



12 m Gravel Temporary  
Turnaround With T-bollards  
or Mini Barriers



250 mm Off Site Watermain  
Connection With Crossing  
Required



•• Bollards