



July 11, 2013

File No. LDA12-0436

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 59 single detached residential lots and ten (10) semi-detached residential lots from Lots 5 & 6, Plan 4717RS, located west of 215 Street NW and south of 100 Avenue NW; **SECORD**

I The Subdivision by Plan is APPROVED on July 11, 2013, pursuant to Section 654, 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 owner dedicate a corner cut, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA12-0245 be registered prior or concurrent with this application to provide logical extension of services;
5. that the owner be permitted to register this plan of survey 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;
6. that in order to protect the integrity of the berm, the owner prepare a 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;
7. that the owner register the walkways as road rights-of-way to the satisfaction of Transportation Services, 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 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 2.2 m berm and 1.8 m noise attenuation fence as per City of Edmonton Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noise Study dated October 27, 2008, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 4.0 m wide temporary gravel emergency access with Stage 1, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
9. that the owner construct an emergency access and 3.0 m concrete sidewalk with T-bollards, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.0 m shared use path, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalks, within the road rights-of-way, to connect to the 3m shared use path, and within the alley with bollards lighting, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include 1.5 m sidewalks on the west side of 215 Street NW from the walkway north of the MR site to 98 Avenue NW, and on the east side of 215 Street NW to provide connection to the bus stop to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure II;
13. that the engineering drawings include a curb ramp, to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure II;
14. that the owner provide "no parking signs", to the satisfaction of Transportation Services, as shown the "Conditions of Approval" map, Enclosure I;
15. 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
16. 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 Financial Services & Utilities.

Enclosure I and II are maps 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 Gamache at 780-944-0122 or write to:

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

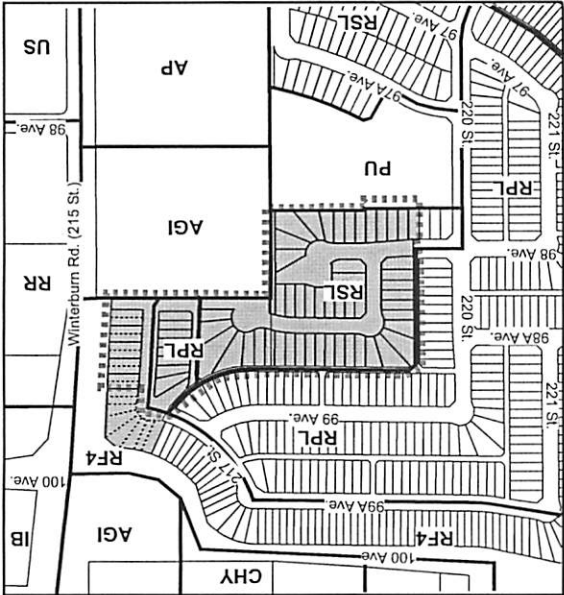
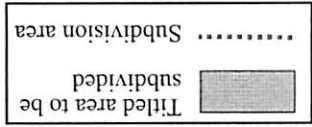
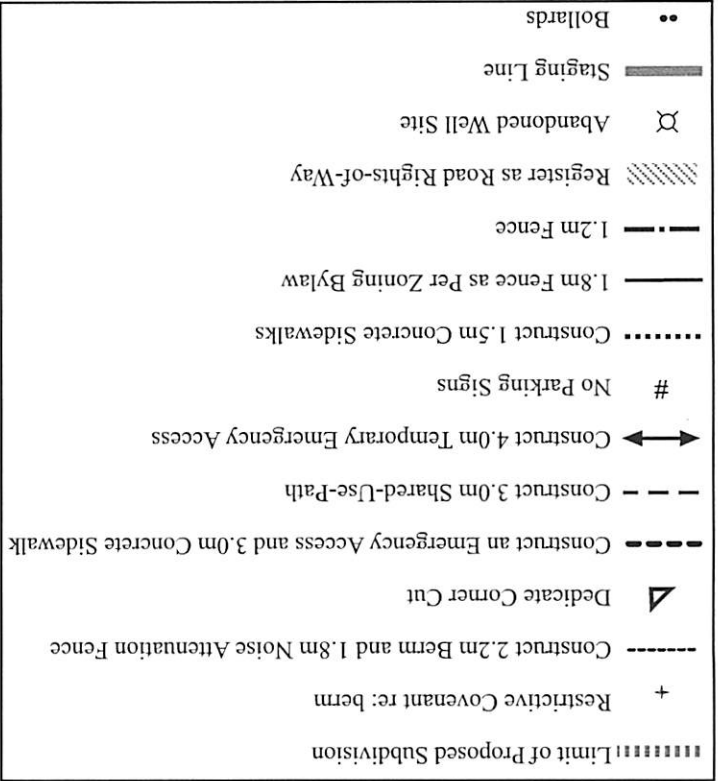
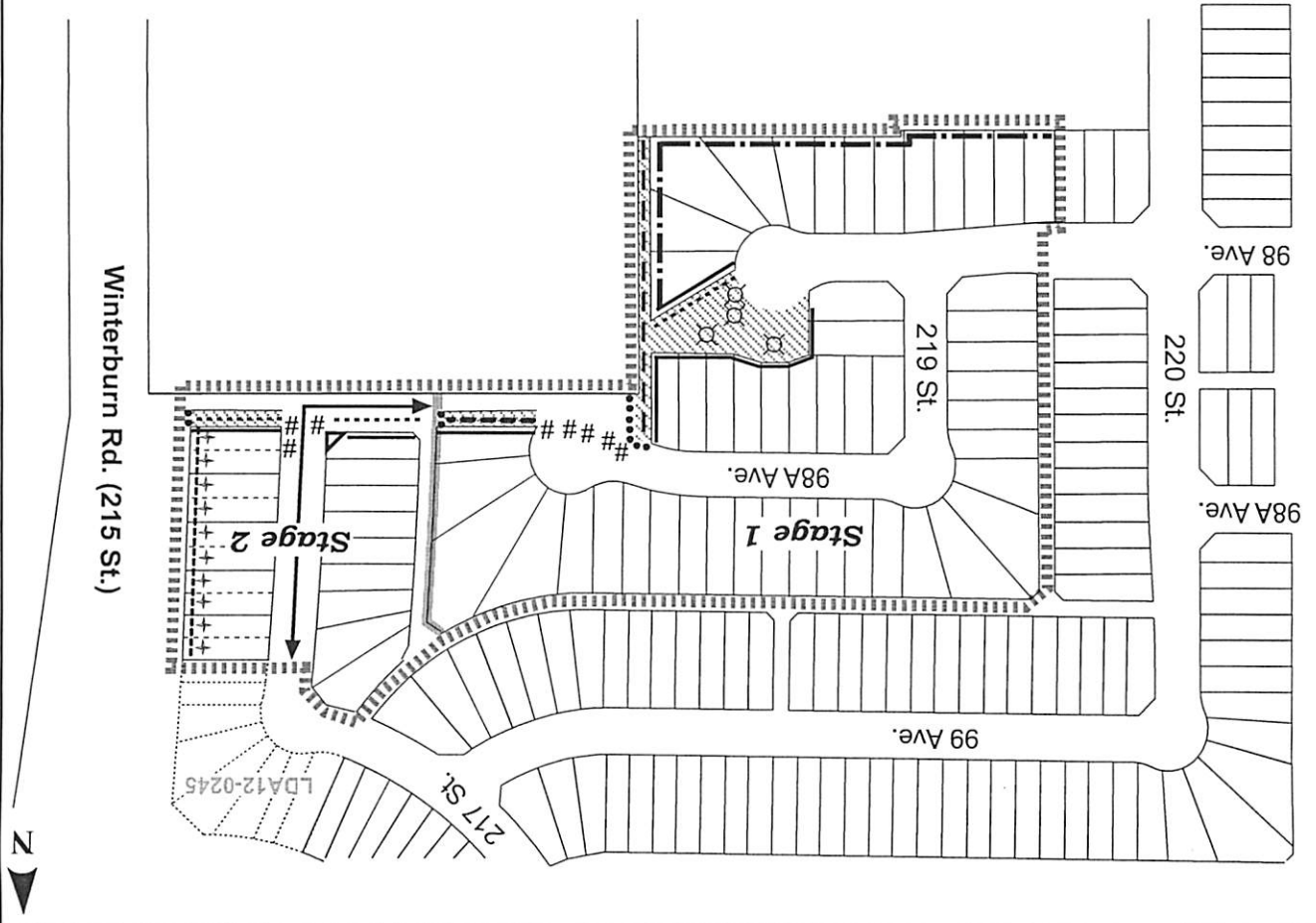
Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/vg/Posse # 131949415-001

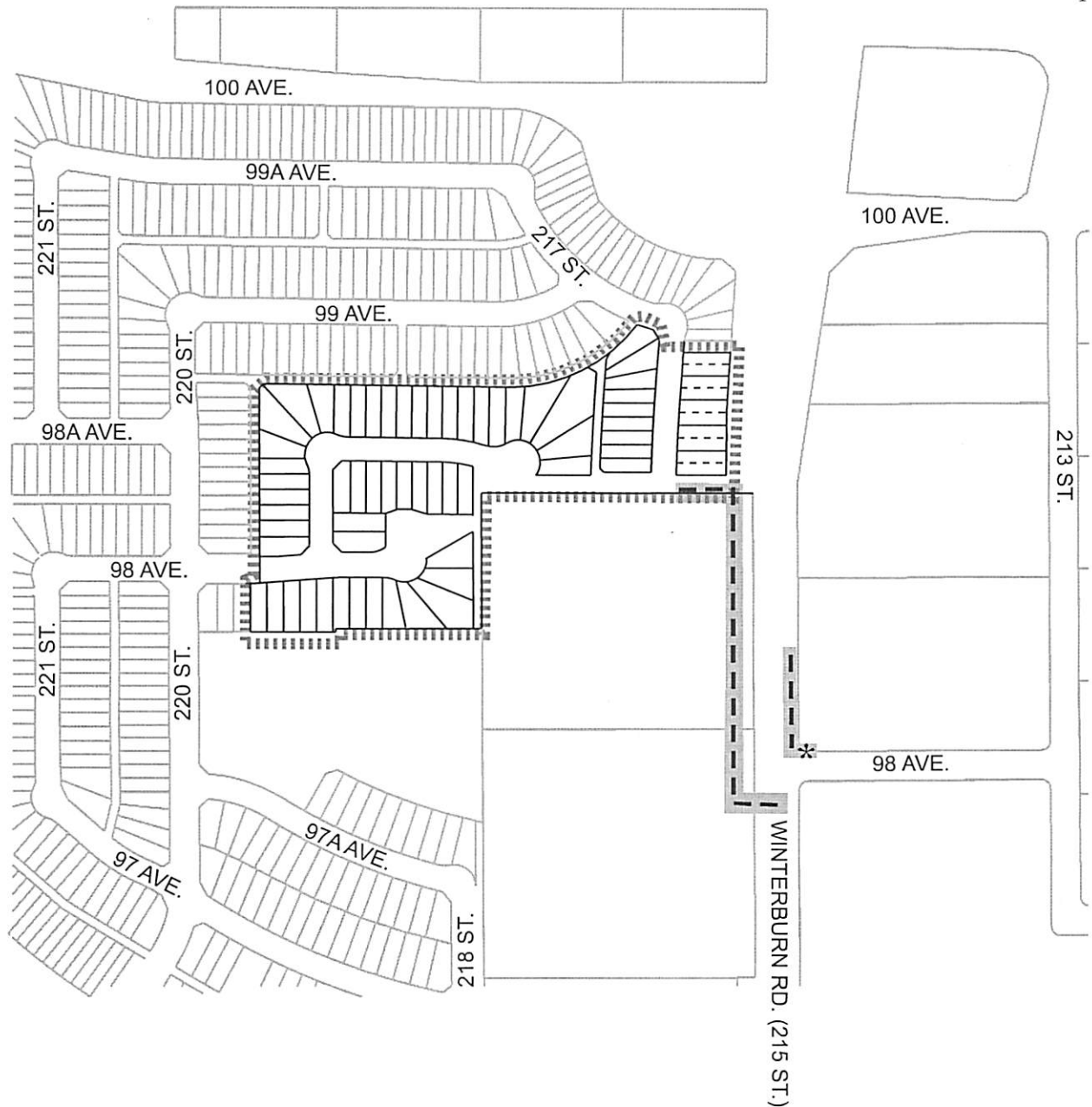
Enclosure(s)



SUBDIVISION CONDITIONS OF APPROVAL MAP

July 11, 2013

LDA 12-0436



- Limit of Proposed Subdivision
- █ Show on Engineering Drawings
- * Construct Curb Ramp
- - - Construct a 1.5m Sidewalk