



August 1, 2013

File No: LDA13-0021

Scheffer Andrew Ltd.
12204 - 145 Street,
Edmonton AB, T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 78 single detached residential lots from the East ½ of SW 2-54-24-4 and Lot 2 Block 1 Plan 122 4640, located east of 66 Street and north of 167 Avenue; **MCCONACHIE**

I The Subdivision by Plan is APPROVED on August 1, 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 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 proposed Bylaw 16556 to amend Edmonton Zoning Bylaw receive third reading prior to the endorsement of the plan of subdivision;
4. 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;
5. that the approved subdivision within the McConachie Neighbourhood (File No. LDA12-0059) be registered prior to or concurrent with this application;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan for 167 Avenue to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition #6 the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of Transportation Services; 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 pay his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pays 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 6 m gravel temporary roadway connections with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and the direction of Transportation Services;
8. that the owner construct a 2 m mono-walk with straight faced curb and gutter along the collector roadway adjacent to the future school/park site to accommodate pick-up/drop-off activity, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing # 5205 within residential property lines for all lots backing onto 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the Engineering Drawings include the adjacent portion of McConachie Boulevard and 167 B Avenue with stage II of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner is responsible for the disposal of any sewage generated from the proposed development at their own cost, until such time that the 66 Street Sanitary Trunk Sewer is completed and operational to the satisfactory of Financial Services and Utilities;
12. that the Engineering Drawings include an off-site 300 mm water main along the future McConachie Boulevard to the satisfaction of EPCOR Water Services Inc, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 the Transportation and Financial Services and Utilities.

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

Municipal Reserve for the title lots are being carried forward through DRCs, #102373997 and #122379126, for future assembly of the school/park site located in the west central portion of the McConachie Neighbourhood.

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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority




SM/cy/Posse #134155917-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 1, 2013

LDA 13-0021

- | | | | |
|---|---|---|--|
| | Limit of Proposed Subdivision |  | Roadway Dedication Conforms to Approved Concept Plan |
| ----- | Construct 2m Mono-Walk | | Construct 300mm Water Main |
|  | Construct 6m Gravel Temporary Roadways with Stage 1 |  | Include in Engineering Drawings |
| --- | Construct Noise Attenuation Fence | --- | Construct adjacent section of the collector and local roadways |
| --- | Construct Fence in Accordance with Zoning Bylaw 12800 | | |

