



August 29, 2013

File No. LDA13-0023

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 172 single detached residential lots, 42 semi-detached residential lots, one (1) Municipal Reserve Lot, and (3) Public Utility lots from NW/NE 15-51-24-4 and Lot A, Plan 3422TR located south of 25 Avenue SW and east of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on August 29, 2013 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.61 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 subdivision boundary be amended to include the dedication of Orchards Link SW, as shown on the "Conditions of Approval" map, Enclosure I;
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 lot identified in Stage 3 be withheld from registration until such time as the temporary emergency access is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw #16551 to amend the Zoning Bylaw be approved prior to the endorsement of lots proposed under this application;
7. 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;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton to be placed on the lots backing or flanking on the stormwater management facility as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner provide all walkways as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 and 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 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 engineering drawings include (with Stage 4) two lanes of 25 Avenue SW from Orchards Gate SW to Orchards Link SW, and Orchards Link SW from 25 Avenue SW to Mountain Ash Way SW, including channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers (the turnaround will be required to be gravel prior to CCC for roads and asphalt prior to FAC for roads, or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 4m wide gravel emergency access with T-bollards (with Stage 3), required prior to CCC for roads or at the discretion and direction of Transportation Services, to the satisfaction of Transportation Services, as shown on shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include a 3m hard-surface shared use path with a dividing yellow centerline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services, in the locations as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing to the satisfaction of Transportation Services, in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.5m sidewalk with lighting and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto or flanking 25 Avenue SW, to the satisfaction of Transportation Services, as shown on shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences on privately-owned lands, and temporary demarcation and post and rail fencing on the MR land, to the satisfaction of the Sustainable Development, Transportation Services and Financial Services and Utilities in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 Sustainable Development, Transportation Services and Financial Services and Utilities.

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

Municipal Reserve requirements for NW/NE 15-51-24 and Lot A, Plan 3422TR have been dealt with under LDA11-0407 through the request for a DRC to be placed on NW/NE 15-51-24. The DRC on NW/NE 15-51-24 is to be reduced 0.61 ha to assemble the pocket park with the balance carried forward on title.

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. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cp/Posse #133181220-001

Enclosure(s)



## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 29, 2013

LDA 13-0023

Limit of Proposed Subdivision	4 m Wide Temporary Gravel Emergency Access With T-Bollards	Register Walkway as Road Right of Way	Stormwater Management Facility
Amend Subdivision Boundary	Zebra Marked Crosswalk	Include in Engineering Drawings	# Connection to N/S Shared Use Path
3 m Shared Use Path	1.8 m Uniform Fence	Construct Collector With Stage 4	17 m Temporary Transit Turnaround
Post and Rail Fence	1.8 m Uniform Fence as per Zoning Bylaw	Withhold lot from Registration Until Emergency Access no Longer Required	•• Bollards
1.2 m Uniform Fence as per Zoning Bylaw	1.5 m Sidewalk With Bollards and Lighting	Freeboard Restrictive Covenant	Construct 2 Lanes of 25 Ave. SW.
Noise Attenuation Fence			

