



May 23, 2013

File No. LDA13-0040

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 46 single detached residential lots and one (1) Municipal Reserve lot from SE 18-51-24-4, located west of 111A Street SW and north of 41 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on May 23, 2013, subject to the following conditions:

1. that the owner provide Municipal Reserve as a 0.87 ha lot, 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 owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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, 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 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 provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline, "Shared Use" signage, lighting, bollards, and landscaping in the greenway along the north boundary of the proposed subdivision to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. If, within five years of the signing of the Servicing Agreement the City does not receive the remaining right-of-way from the adjacent property to the north, the owner shall provide cash-in-lieu towards the future construction of the shared use path which shall equal 50 percent of the total construction costs;
10. that the engineering drawings include a 1.5 m granular temporary shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a 6 m wide gravel temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadway will be required prior to CCC or at the discretion and direction of Transportation Services;
12. that the owner construct all fences (and post and rail fencing on the MR parcel), positioned wholly within private property lines to the satisfaction of 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 and Utilities, Transportation Services, and Sustainable Development.

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

The existing Deferred Reserve Caveat (#092 468 146) registered against the SE 18-51-24-W4M will be reduced by 0.87 ha to account for the dedication of the park site. The remainder will be 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 Mr. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Mackie".

Scott Mackie
Subdivision Authority

SM/ww/Posse #134321904-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 23, 2013

LDA 13-0040

