



July 11, 2013

File No. LDA13-0166

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create five (5) single detached residential lots from Lot 1, Block, Plan 122 4680 located south of 35 Avenue NW and west of 199 Street NW;  
**EDGEMONT**

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**I The Subdivision by Plan is APPROVED on July 11, 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 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 register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare a top of bank restrictive covenant in favour of the City of Edmonton that will be registered on all lots being created as per the applicable development restrictions shown the Geotechnical Report dated June 2010 prepared by the Hoggan Engineering & Testing (1980) Ltd (Report 6004-22) together with supplemental technical correspondence, dated February 7, 2011, March 11, 2011, September 2, 2011, January 12, 2012 and October 1, 2013, 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 (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 3.0 m concrete sidewalk that connects to the existing top-of-bank shared use path, including bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Servicing Agreement clearly indicate that there shall be no disturbance to the Environmental Reserve Land during construction;
9. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the design, landscaping and construction within the walkway, to the satisfaction of Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Deferred Reserve Caveat #132 050 946 was applied to Lot 1, Block 1, Plan 122 4680 and will be carried forward on the title.

Please be advised that access to the remnant parcel to the south will be required through the adjacent properties to the west (Lot 1, Plan 782 3334 and Lot 2, Plan 782 3334).

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. Christopher Wilcott at (780) 442-7579.

Yours truly,



For

Scott Mackie  
Subdivision Authority

SM/cw/Posse # 137606289-001  
Enclosure(s)

