



September 5, 2013

File No: LDA13-0212

Select Engineering Consultants Ltd.
Suite 201, 17220 Stony Plain Road
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

Dear Ms. Calder:

RE: Tentative plan of subdivision to create 45 single detached residential lot, 58 semi-detached residential lots and one (1) Public Utility lot from SW 3-54-24-4, located east of 82 Street and north of 170A Avenue; **SCHONSEE**

I The Subdivision by Plan is APPROVED on September 5, 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 owner dedicate road right-of-way to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, for 82 Street as shown on the "Conditions of Approval" map, Enclosure I;
4. that the proposed Public Utility lots located in the north and west portion of the proposed subdivision be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of the Public Utility lot adjacent to the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing Charge apply to the area of the subdivision for the construction of permanent storm and sanitary servicing 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 the abandonment of the existing 25 mm water service on 82 Street to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2.5 m shared use path within the 82 Street right-of-way, in the ultimate grade and alignment including "Shared Use" signage, to tie into the existing shared use path located north and south of the subdivision to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC for roads or earlier at the discretion and direction of Transportation Services;
10. that the owner construct 1.5 m concrete sidewalks with bollards, and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5205, within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development in the location 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 the Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserves for this titled parcel were addressed under LDA07-0015.

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. 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,



Scott Mackie
Subdivision Authority

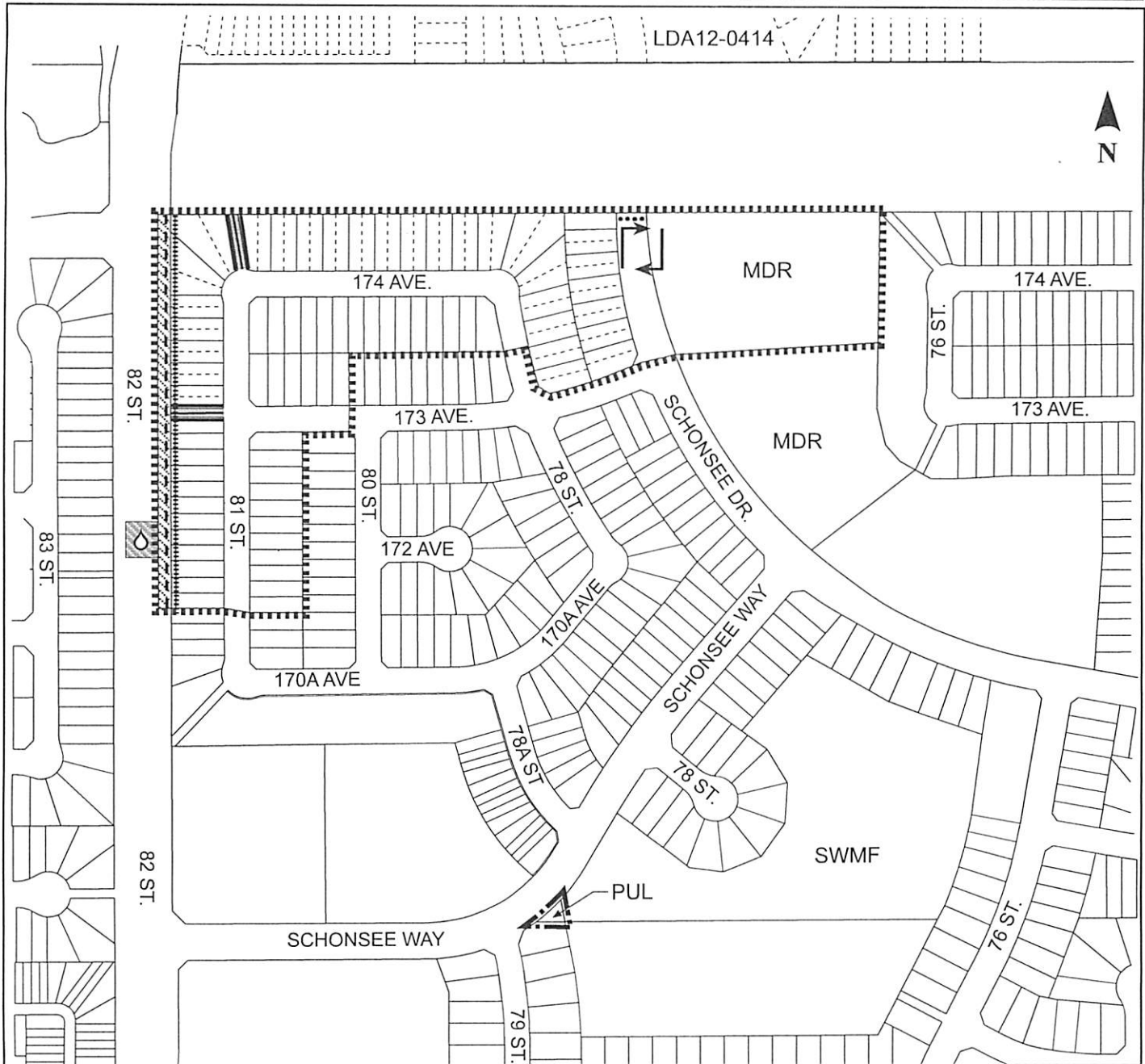
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 5, 2013

LDA13-0212



- Limit of Proposed Subdivision
- Road dedication for 82 St.
- - - Construct 2.5m Shared Use Path in ultimate alignment
- Register PUL as road right-of-way
- Construct 1.8m noise attenuation fence
- Construct 1.5m concrete sidewalk with bollards and lighting
- Construct off - set 17m radius temporary transit turnaround with bollards
- - - Amend Subdivision Boundary to include PUL
- Abandon 25 mm water service
- 1.8 uniform screen fence as per Zoning Bylaw
- Include in Engineering Drawings

- Titled area to be subdivided
- Subdivision area

