



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

September 24, 2009

File No. LDA08-0026

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

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 42 single detached residential lots, 14 semi-detached residential lots, 1 municipal reserve parcel, and 1 public park lot from a portion of NW 1-54-24-4, located north of 167 Avenue NW and east of 55 Street NW, **McCONACHIE**

I The Subdivision by Plan is APPROVED on September 24, 2009, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.405 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 property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 167 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition 3, the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department;
5. 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;
6. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
7. that the owner dedicate the land identified as public utility lot as a walkway right-of-way in the location as shown on the "Conditions of Approval" map, Enclosure I; 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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. 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;
6. 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;
7. That the owner pay the proportionate share of the collector road construction of 55 Street as a boundary assessment;
8. that the owner submit preliminary plans for 167 Avenue prior to submission of engineering drawings to the satisfaction of the Transportation Department;
9. that the owner construct a 12 m temporary turnaround with bollards at the south end of Stage 1 to the satisfaction of the Transportation Department in the location as shown on the "Condition of Approval" map, Enclosure I,
10. that the owner construct a mono-walk with straight faced curb and gutter along the east/west collector adjacent to the school/park area to accommodate pick-up/drop-off activity in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m sidewalk along the east side of 55 Street as shown on the "Condition of Approval" map, Enclosure I;
12. that the driveway access for the illustrated lots shown on the "Conditions of Approval" map, Enclosure I, must not encroach into any portion of the corner cut radius of the curve;
13. that the owner construct all fences positioned wholly on privately owned land 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, ad Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Through this subdivision (LDA08-0026) all MR owing for the title property are being taken including the portion owing for LDA09-0009. This MR dedication must include the construction of a portion of McConachie Drive with all services including 3-phase power.

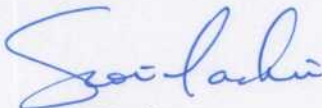
Please be advised that the 0.3 ha park lot located at the northeast corner of the subdivision is to be purchased by the Parks Branch, Asset Management and Public Works Department.

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
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/CY/Posse #73828113-001

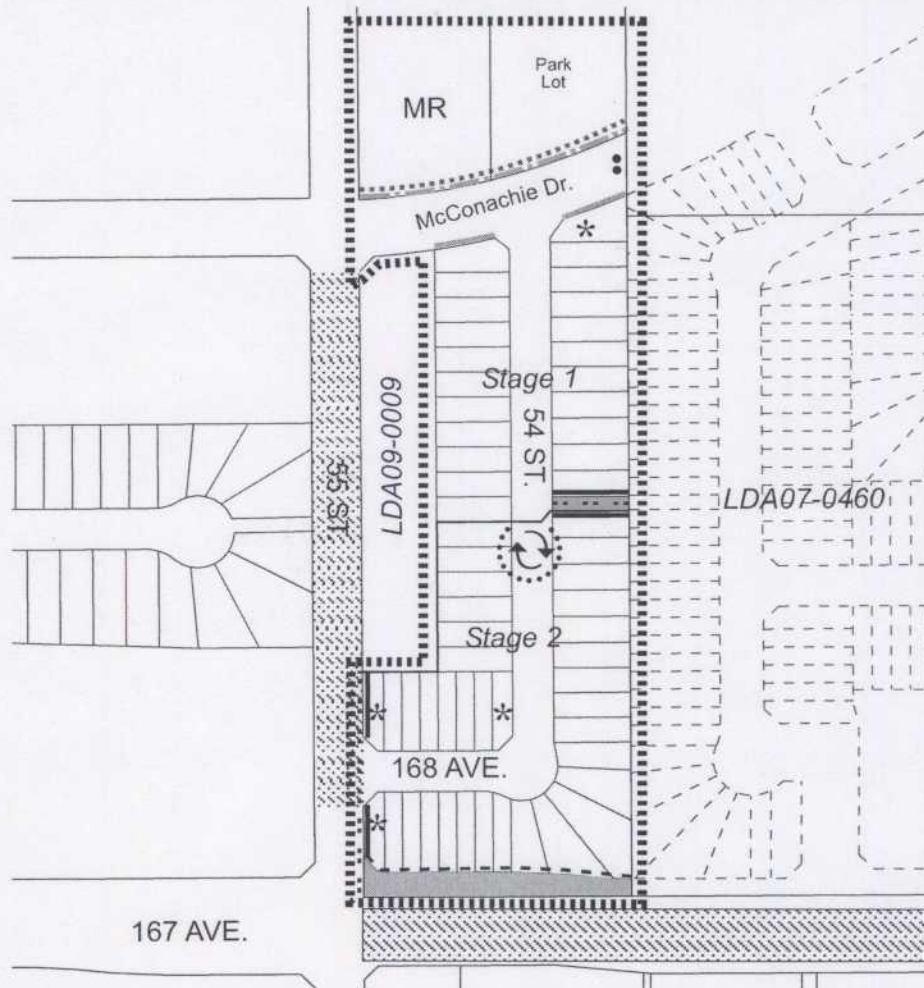
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 24, 2009

LDA08-0026

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| <ul style="list-style-type: none"> Limit of proposed subdivision [Pattern Box] Include in Engineering drawings [Solid Grey Box] Road right-of-way dedication 1.5m Concrete sidewalk * No driveway encroachment into corner radius •• Bollards | <ul style="list-style-type: none"> --- Mono walk required adjacent to school/park site — 1.8m Uniform fence - - - 1.8m double board/no gap solid uniform screen fence Post and rail fencing - - - 1.5m Concrete sidewalk with lighting ↻ Temporary turnaround |
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|------------------|------------------------------|
| [Solid Grey Box] | Titled area to be subdivided |
| | Subdivision area |

