



Subdivision Authority

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

July 15, 2010

File No. LDA10-0025

Select Engineering Consultants Ltd.
220 - 9303 34 Ave
Edmonton, AB
T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to dedicate collector and arterial roadway from Lot 5, Block 1, Plan 102 1102; located north of 167 Avenue and west of 127 Street; **ALBANY**

I The Subdivision by Plan is APPROVED on July 15, 2010 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, rights-of-way, 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 the Transportation Department for 167 Avenue and 127 Street, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the Memorandum of Agreement for the subdivision within the Oxford Neighbourhood (LDA09-0259) be signed prior to the endorsement of this application, or the owner comply with Clause II (13);
5. that the owner clear and level 167 Avenue and 127 Street as required for road right of way dedication to the satisfaction of the Transportation Department;
6. that the owner dedicate the road widening area for 127 Street as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner enter into a Sidewalk Utility Right-of-Way Agreement to create an easement for the portion of multi-use trail, 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 (1) 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay his proportional share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
5. that the engineering drawings include constructing a connection to the existing 450mm water main on 167 Avenue and a connection to the 600mm water main on 127 Street to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 300mm water main in the location as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. 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;
9. that the owner construct four lanes of 167 Avenue to a divided urban arterial roadway standard from west of the intersection of 167 Avenue and 127 Street to the western boundary of the subdivision, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the requirement for the owner to construct 130 Street to an 11.5m collector roadway standard within the subdivision and easement areas to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include construction of a 12m radius gravel surface temporary turnaround with bollards or mini-barriers at the north end of 130 Street to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
13. that the owner obtain the necessary easements and design and construct a suitable stage of the ultimate Oxford Storm Water Management Facility (Lake 2) including the real time control structure and outlet pipe which are required to service the proposed development area;
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, and Municipal Reserve parcels, to the satisfaction of the Community

Services, Transportation and Asset Management and Public Works Departments;
and

15. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I.

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

The amount of Municipal Reserve (MR) owing for this subdivision is 1.49 ha and is being provided from land legally described as Plan 414ET, Block D, in the Gorman Industrial West neighbourhood as per the signed May 26, 2010 Agreement. This Agreement required Cameron Development Corporation (CDC) to transfer 5.76 ha of land to the City as MR dedication in order to satisfy a condition of Subdivision LDA06-0164 requiring 3.16 ha of MR. Therefore, a credit of 2.31 ha was granted to CDC in recognition that the land exceeded the required MR dedication. With 1.49 ha of this excess MR being used with this subdivision, 0.82 ha of MR credit remains in the Agreement.

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 decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Daniel MacGregor 780-496-6087 or write to:

Mr. Daniel MacGregor, Planner I
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4

Yours truly,



For Scott Mackie
Subdivision Authority

SM/DM/Posse # 093728665

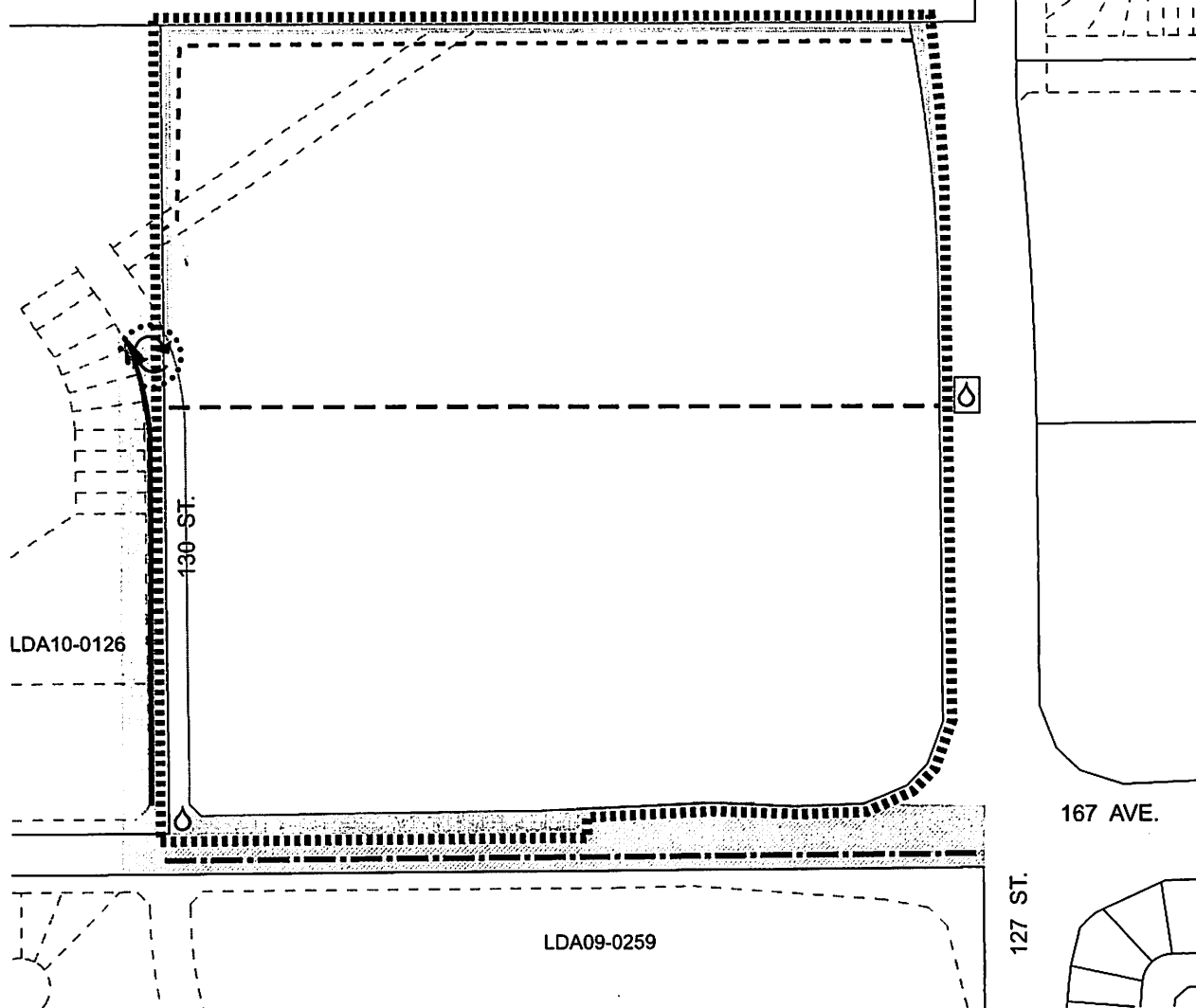
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 15, 2010

LDA10-0025

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| <ul style="list-style-type: none"> ■■■■■■ Limit of proposed subdivision □ Include in Engineering Drawings □ Roadway dedication ▨ Dedicate utility right-of-way 1.8m Uniform screen fence - - - Construct watermain extensions ○ Watermain connection | <ul style="list-style-type: none"> — — — Construct four lanes to a divided urban arterial standard ← Construct collector roadway - - - 3.0m Multi-use trail/sidewalk utility right-of-way agreement required ⊙ 12.0m Temporary gravel turnaround with bollards |
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| □ | Titled area to be subdivided |
| ■■■■■■ | Subdivision area |

