



Subdivision Authority

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

June 10, 2010

File No. LDA10-0075

Pals Survey  
10704 176 Street  
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 27 single detached lots, 46 semi-detached lots and one public utility lot from portions of SW-31-51-23-4 located east of 34 Street, south of 23 Avenue; **LAUREL**

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**I The Subdivision by Plan is APPROVED on June 10 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, 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 approved subdivisions within the Laurel Neighbourhood (File Nos. LDA07-0113) be registered prior to or concurrent with this application;
4. that the proposed public utility lot located in the north portion of the proposed plan of subdivision be registered 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 (1) contain, among other things, the following:**

1. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions 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 submits 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 completes the design and construction of the stormwater management facility to a size and location as shown in the Meadows Neighbourhood 4 Neighbourhood Design Report;
8. that all school and/or park sites will be fully serviced along the entire roadway frontage including 3 phase power with a cubicle;
9. that the engineering drawings include and the owner construct a 4.0 m temporary gravel emergency access (for fire rescue vehicles only) with a 12.0 m radius graveled temporary turnaround with concrete mini barriers or bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. that engineering drawings include and the owner construct an asphalt connection from the walkway containing a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing to the asphalt walkway within the adjacent storm water management facility 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;
11. 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; and
12. 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.

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

Municipal Reserves were provided as a 5.917 Deferred Reserve Caveat under subdivision LDA07-0113 and will be carried forward on the 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 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cp/Posse #094718414-003

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2010

LDA10-0075

■■■■■■■	Limit of proposed subdivision	↻	Temporary turnaround
□	Include in Engineering Drawings	xx	T-Bollards
-----	1.8m Uniform screen fence	....	Bollards or concrete mini barriers
-----	1.2m Uniform fence	---	Temporary gravel emergency access
—	1.5m Sidewalk and lighting	*	Walkway connection to 3.0m asphalt walkway in (SWMF)
- - -	Phase 3 power		

