



Subdivision Authority

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

July 29, 2010

File No. LDA08-0308

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 82 single detached residential lots, 76 semi-detached residential lots, three (3) medium density residential lots, one (1) public utility lot from portions of SW 14-51-25-4, SE 14-51-25-4, and Lot 1, Plan 962 1479, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 29, 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 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 approved subdivision LDA08-0130 and LDA10-0028 be registered prior to or concurrent with this application;
4. 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;
5. that the subdivision boundary be amended to include the dedication of a PUL for a portion of pipeline right-of-way, and the dedication of a portion of Chappelle Way and a portion of 41 Avenue SW to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the dedication of 41 Avenue SW and Chappelle Way conform to an approved concept plan, or be to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 41 Avenue SW to the satisfaction of the Transportation Department;

8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility (berm and no gap fence); that the owner provide an emergency access easement to facilitate access via the temporary emergency access to 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 Permanent Area Contributions and/or other assessments applicable 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 submits 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 complete the design and construction of the stormwater management facility to its ultimate size and location with this stage of development to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department;
8. that the owner construct temporary turnarounds to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the walkway must align with the intersecting curb ramp across the intersection and the owner register the walkway as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of a temporary 4 m wide gravel emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m temporary asphalt multi-use trail within Chappelle Way right-of-way, until such time as the future Chappelle Way is constructed, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct the berm centred on the property and fences positioned wholly on privately owned lands as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct lighting, multi-use trails, sidewalks, and temporary turnarounds, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval Map", Enclosure I; and
16. 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 and Asset Management and Public Works Departments.

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

Municipal Reserves for the SE 14-51-25-4 have been previously addressed with LDA07-0489 through the registration of a Deferred Reserve Caveat (DRC) in the amount of 3.279 ha. This Deferred Reserve Caveat was further reduced with the dedication of 1.34 ha parcel with LDA08-0130 and two Municipal Reserve parcels containing 0.24 ha and 0.04 ha with LDA10-0028. The balance of this Deferred Reserve Caveat containing 1.659 ha will be transferred to Lot 2, Block 1, Plan 0326012 to assemble the Urban Village Park. A Deferred Reserve Caveat containing 3.235 ha will be registered on the S ½ of SW 14-51-25-4. The existing Deferred Reserve Caveat # 962 103 363 shall remain on title S ½ of SW 14-51-25-4.

A portion of this tentative plan of subdivision includes a reconfigured portion of LDA08-0130 that was approved December 19, 2008.

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. Vivian Sigurdson at 780-944-0122 or write to:

**Ms. Vivian Sigurdson, Planner
Current Planning Branch
Planning and Development Department
7th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,

FOR

Scott Mackie
Subdivision Authority

SM/vs/Posse #80677038

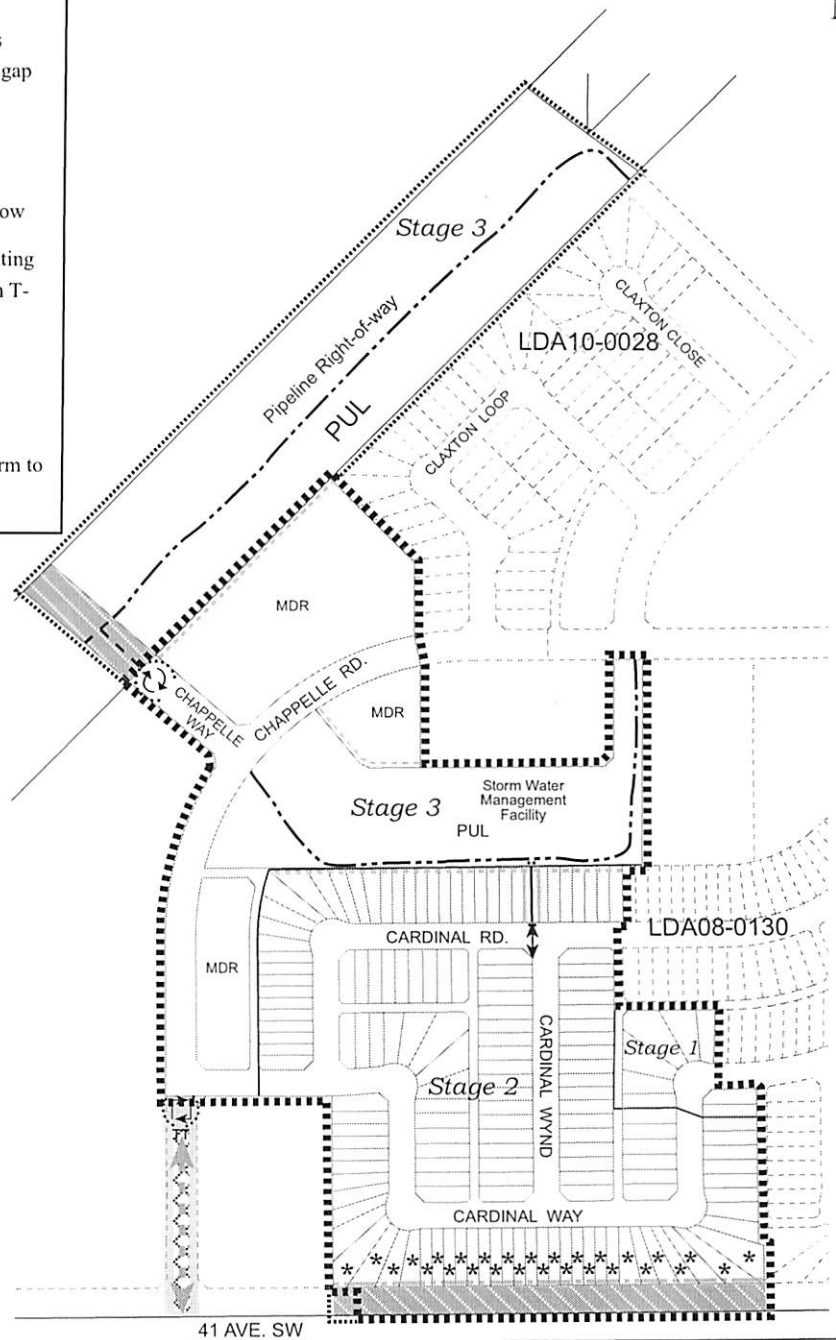
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2010

LDA08-0308

- Limit of proposed subdivision
- Amend subdivision boundary
- Include in Engineering Drawings
- * Restrictive covenant re: Noise Attenuation
- ▨ Public access easement re: emergency services
- 4.0m Combination Berm and double board no gap uniform screen fence
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- ↔ Register new walkway alignment
- 3.0m Asphalt multi-use trail with dividing yellow centerline and shared use signage
- 1.5m Concrete sidewalk with bollards and lighting
- 4.0m Temporary gravel emergency access with T-bollards
- ↻ Temporary 12.0m gravel turnaround
- ↻ Temporary 17.0m asphalt transit turnaround
- TT T-Bollards
- Bollards
- ▨ Property line and roadway dedication to conform to approved concept plan
- - - Temporary asphalt multi-use trail



- Titled area to be subdivided
- Subdivision area

