



Subdivision Authority

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

February 17, 2011

File No. LDA09-0185

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 44 single detached residential lot from NE- 6-52-23-4 located south of 34 Avenue NW and east of 17 Street NW; **WILD ROSE**

I The Subdivision by Plan is APPROVED on February 17, 2011 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 subdivision boundary be amended to include Lot 45, Block 60, Plan 0928811, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against all the lots adjacent to the top-of-the-bank, as shown on the "Conditions of Approval Map", Enclosure I, as per the applicable development restrictions shown by the "Hydrogeotechnical Investigation" geotechnical report prepare by CT and Associates Engineering Inc. (CTA File No. 02-205.01, Subdivision Authority File No. SUB/04-0011);
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the residential lot adjacent to the berm and fence along 17 Street as shown on the "Conditions of Approval Map", Enclosure I, to protect the integrity of the berm;
6. the owner dedicate the emergency access walkway as legal road right-of-way as shown on the "Conditions of Approval Map", Enclosure I; and
7. 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 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 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 construct the emergency access walkway as a 3 m concrete sidewalk with T bollards, lighting and 1.8 m fencing to be provided within residential property lines as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m double board/no gap solid uniform screen fence (density of 20 kg/m³), within the residential property lines on top of the existing 1 m berm for all lots flanking 17 Street NW as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 1.8 m uniform screen fence for the lots backing or flanking 34 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences, sidewalks, lighting and bollards, 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
11. 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.

The Municipal Reserve has been previously taken as land through the approval of files SUB/03-0109 and SUB/04-0016.

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 Mr. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street NW
Edmonton AB T5J 3P4**

Yours truly,



For Scott Mackie
Subdivision Authority

SM/aw/Posse # 89597285

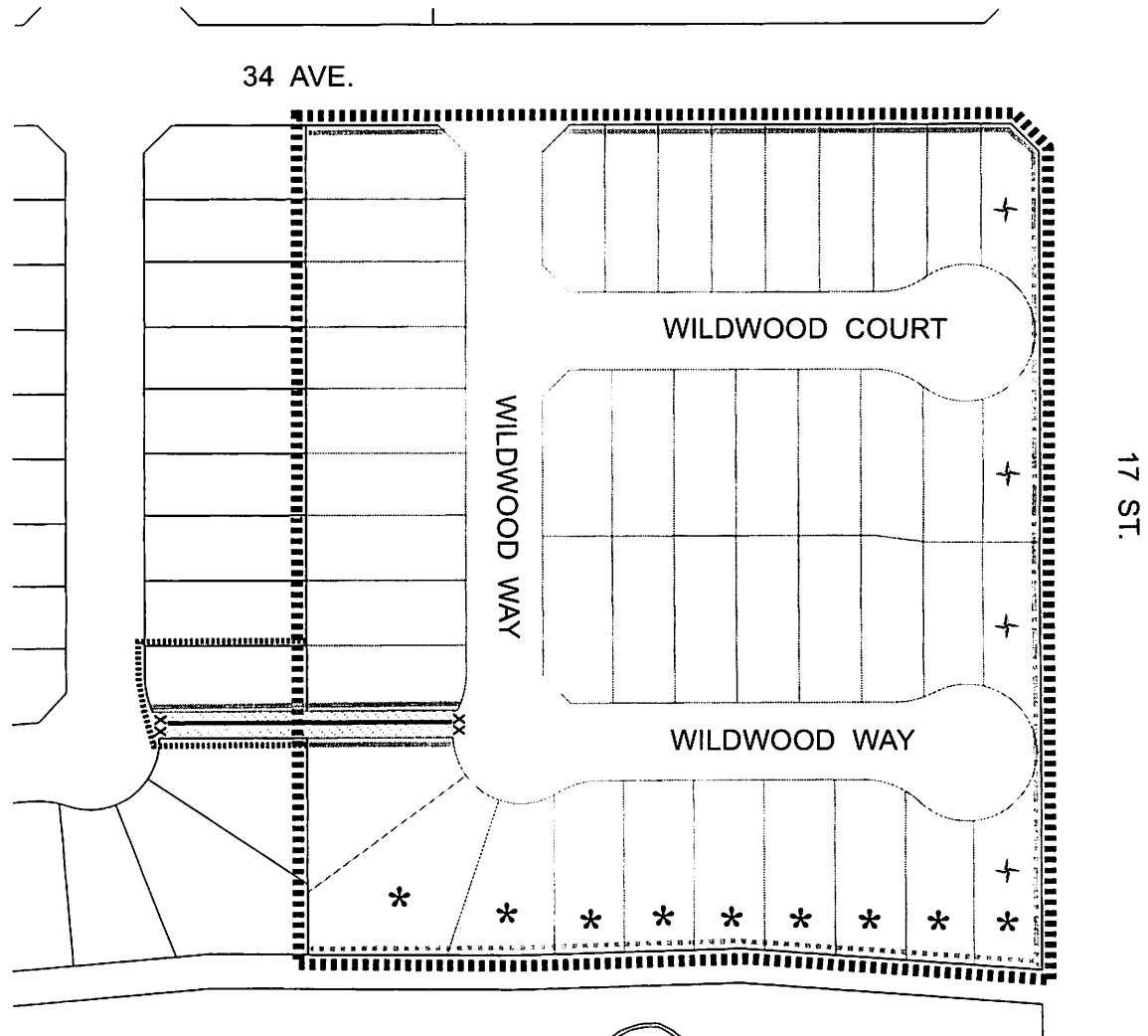
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 17, 2011

LDA09-0185

■■■■■■■	Limit of proposed subdivision	—	1.8m double board/no gap solid uniform screen fence on existing berm
.....	Amend subdivision boundary	—	1.8m Uniform screen fence
*	Restrictive Covenant re: top-of-bank	—	1.2m Uniform fence
+	Restrictive Covenant re: Berm	—	3.0m sidewalk with lighting
□	Dedicate emergency access walkway as road right-of-way	xx	T-Bollards



□	Titled area to be subdivided
.....	Subdivision area

