



Subdivision Authority

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

February 17, 2011

File No. LDA09-0243

Select Engineering
Suite 220, 9303 - 34 Avenue NW
Edmonton, AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 82 single detached residential lots, 26 semi-detached residential lots, two (2) medium density residential lots, one (1) Municipal Reserve lot, and two (2) public utility lots from Lot 2, Block 2, Plan 052 1172, located south of 167 Avenue and east of 142 Street; **CARLTON**

I The Subdivision by Plan is APPROVED on February 17, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.95 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 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;
4. 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 from the west property line to 138 Street, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (4), the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department;
6. that the identified residential lots in the vicinity of the temporary transit turnaround be withheld from registration until such time as the temporary turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the approved subdivision within the Carlton Neighbourhood (File No. LDA09-0244) be registered prior to or concurrent with this application;

9. that the owner prepare a disturbed soil restrictive covenant in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner prepare a pipeline setback restrictive covenant in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
11. that the public utility lots be provided in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and
12. 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, 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 pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the 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 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 design and construct the ultimate or a suitable stage of the 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;
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 engineering drawings include the construction of 167 Avenue as a four lane divided urban arterial roadway standard from the Transportation Utility Corridor (TUC) to 138 Street, a three lane undivided urban arterial from 138 Street to 130 Street, and a four lane divided urban arterial from 130 Street to west of 127 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, traffic signals, landscaping and any transitional improvements;
9. that the engineering drawings include the construction of a water main along 139 Street, connecting from the offsite water main to be constructed from the southern boundary of this subdivision to the proposed stub on 162 Avenue for the provision of water supply to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3m asphalt multi-use trail with bollards in the PUL lot, as shown on the "Conditions of Approval" map, Enclosure I. The trail is to include a curb ramp onto 138 Street and a curb ramp onto 140 Street;

11. that the owner submit a driveway plan for lots shown on the “Conditions of Approval” map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
12. that the owner construct an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the “Conditions of Approval” map, Enclosure I. This turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of the Transportation Department;
13. with Stages 1 and 2, the owner is required to construct 12m radius gravel surface temporary turnarounds with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the “Conditions of Approval” map, Enclosure I. The turnarounds will be required prior to CCC or at the discretion and direction of the Transportation Department;
14. with Stage 2, the owner is required to construct a temporary 4m wide gravel emergency access with T-bollards, as shown on the “Conditions of Approval” map, Enclosure I. The temporary emergency access will be required prior to CCC or at the discretion and direction of the Transportation Department;
15. 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 Parks Planning, Transportation, and Asset Management and Public Works Departments; and
16. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Transportation and 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.

All Municipal Reserve (MR) owing for this subdivision (10% of the titled area minus the pipeline right-of-way) is being provided as land. Deferred Reserve Caveat # 052 080 055, registered on title through SUB/04-0055 for 0.986 ha of MR, will be discharged through this subdivision.

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 five days from the date the decision is mailed.

If you have any questions, please contact Daniel MacGregor at 780-496-6087, or write to:

**Mr. Daniel MacGregor, Planner
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 # 91237870
Enclosure

