



Subdivision Authority

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

August 5, 2010

File No. LDA10-0003

Scheffer Andrew Ltd.
12204 - 145 Street
Edmonton, AB
T5L 4V7

ATTENTION: Julia Lovelock

Dear Ms. Lovelock:

RE: Tentative plan of subdivision to create sixty (60) single detached residential lots, one (1) multi-family lot, one (1) public utility lot, and one (1) environmental reserve parcel (in two parts) from a portion of Lot 6, Block 1, Plan 0323075; located north of 167 Avenue and west of 127 Street; **ALBANY**

I The Subdivision by Plan is APPROVED on August 5, 2010 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.89 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve in the amount of 0.843 ha by a Deferred Reserve Caveat registered against the remainder of the original parcel pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the subdivision boundary be amended to include dedication of the "Environmental Reserve" area as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 along the south boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 167 Avenue as required for road right of way dedication to the satisfaction of the Transportation Department;
8. that the proposed public utility lot located between lots 36 and 37 and the proposed public utility lot located between lots 10 and 11 be designated as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing onto the 2.8m noise attenuation wall as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility; and
10. 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 (3) 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 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;
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 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 engineering drawings include the connection to the existing 300mm water main on 167 Avenue as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct 167 Avenue as a four lane divided urban arterial roadway standard from the Transportation Utility Corridor (TUC) to 139 Street, a three lane undivided urban arterial from 139 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, landscaping and any transitional improvements;
9. that the owner construct an offset 17m radius asphalt surface temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I. The 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;
10. that the owner construct a 3m wide asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m wide granular multi-use trail and paige wire fencing with an access gate within the Transportation/Utility Corridor (TUC) as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the walkway to the TUC, located between lots 36 and 37, contain a 3m wide concrete walkway constructed to emergency access standards with T-bollards, lighting and 1.8m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the walkway to the PUL lot, located between lots 10 and 11, contain a 1.5m wide concrete sidewalk with bollards, lighting and 1.8m high uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner design and construct the entire or a suitable stage of the ultimate Storm Water Management Facility (SWMF) including the real time control structure and outlet pipe which are required to service the proposed development area to the satisfaction of Drainage Services Branch of the Asset Management and Public Works Department;
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 Community Services, Transportation and Asset Management and Public Works Departments; and
17. that the owner construct all fences and noise attenuation walls 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.

Ministerial Consent is required for all development within the TUC. The application for Ministerial Consent is to be made by the developer. The paige wire fencing is required even if Ministerial Consent for the trail is not obtained. Should the developer be unable to construct the trail within the TUC, then the trail requirement of Condition II.11 will be removed or waived.

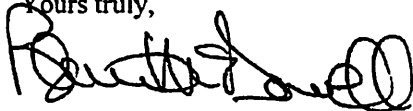
Municipal Reserve for the titled lot is being addressed by means of a Deferred Reserve Caveat (DRC). The DRC will be used to assemble the small parks in the Albany neighbourhood.

Environmental Reserve is being dedicated to provide for the 30m buffer around the wetland.

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.

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/dm/Posse # 91739144
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 5, 2010

LDA10-0003

	Limit of proposed subdivision		3.0m Granular trail within the Transportation Utility Corridor
	Amend subdivision boundary		3.0m asphalt Multi-use trail
	Arterial dedication		3.0m Concrete walkway with lighting
	Include in Engineering Drawings		1.5m Concrete sidewalk with lighting
	Register as road right-of-way		Zebra marked crosswalk with curb ramps and pedestrian signage
	2.8m Noise attenuation barrier		Watermain Connection
	1.8m Uniform fence		17.0m Transit turnaround
	1.2m Uniform fence		T-Bollards
	1.2m Paige wire fence with gate within Transportation Utility Corridor		Bollards
	Restrictive Covenant on lots backing onto the TUC		

N

