



Subdivision Authority

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

July 29, 2010

File No. LDA10-0028

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

ATTENTION: Tony Marando

Dear Mr. Marando:

RE: Tentative plan of subdivision to create 70 single detached residential lots, two (2) medium density residential lots, one (1) public utility lot, and two (2) municipal reserve lots from portions of SE & SW 14-51-25-4, and Lot B, Plan 1009TR, 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 dedicate Municipal Reserve as a 0.24 ha parcel and a 0.04 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 provide Municipal Reserve owing from the W ½ SE 14-51-25-4 in the amount of 1.659 ha by a Deferred Reserve Caveat to Lot 2, Block 1, Plan 032 6012, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 3.235 ha by a Deferred Reserve Caveat to the remainder of N ½ of SW 14-51-25-4 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the approved subdivision LDA08-0130 be registered prior to or concurrent with this application;
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; and

8. 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 (4) 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 engineering drawings include the construction of an offset 17 m radius asphalt surface temporary transit turnarounds with bollards or mini-barriers, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions, and pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct fences, 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
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 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 W ½ of SE 14-51-25-4 have been previously addressed with LDA07-0489 through the registration of a Deferred Reserve Caveat 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 a dedication of two Municipal Reserve parcels in the amount of 0.24 ha and 0.04 along

with LDA10-0028. The balance of this Deferred Reserve Caveat containing 1.659 ha will be transferred to Lot 2, Block 1, Plan 0326012. A Deferred Reserve Caveat providing 3.235 ha will be registered on the N ½ of SW 14-51-25-4. The existing Deferred Reserve Caveat # 962 103 363 shall remain on title for the S ½ of SW 14-51-25-4. A Deferred Reserve Caveat containing 1.639 ha for Lot B, Block 1, Plan 1009 TR was addressed with LDA08-0059.

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 #93534639

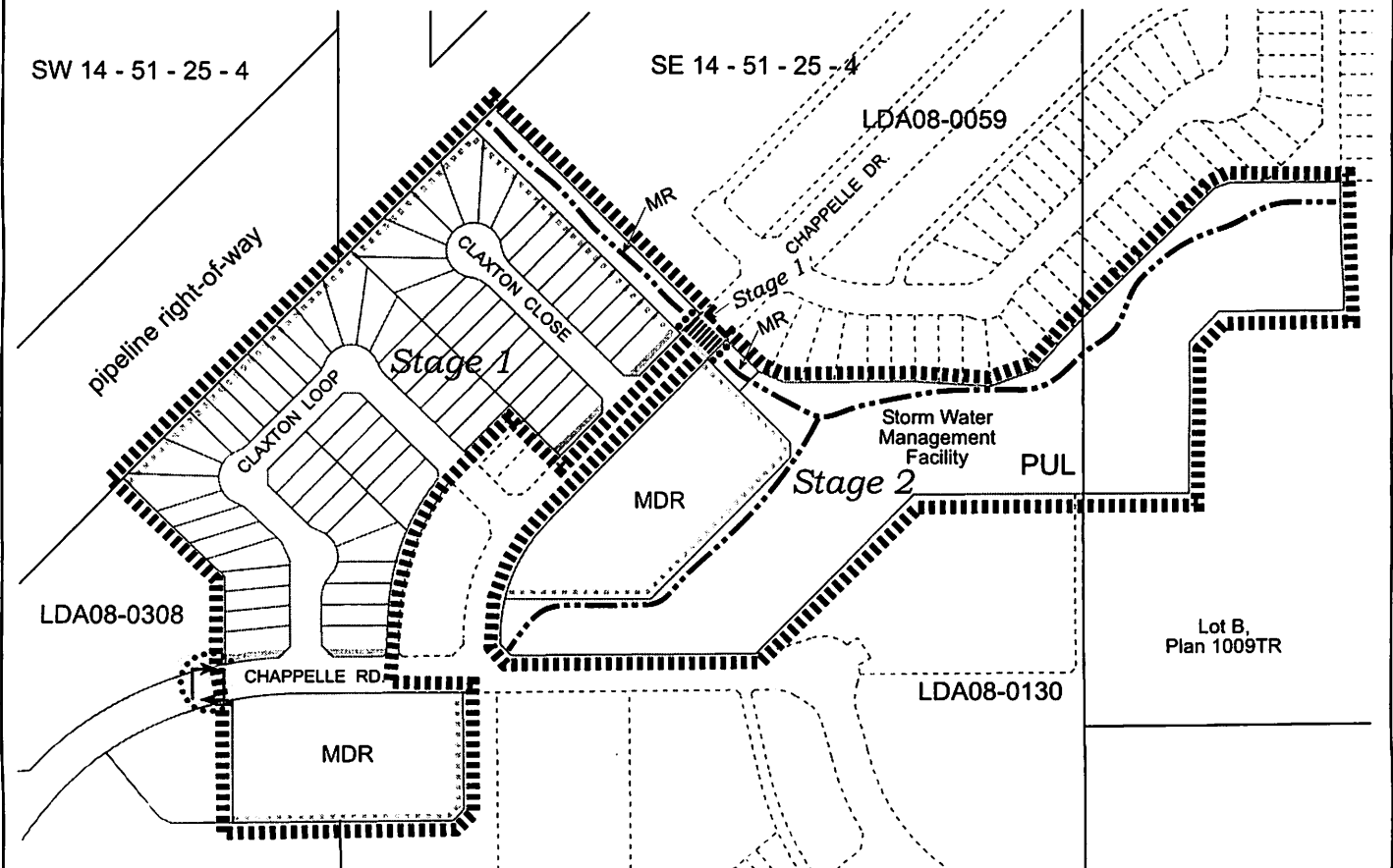
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2010

LDA10-0028

- Limit of proposed subdivision
 □ Include in Engineering Drawings
 - - - - - 1.8m Uniform screen fence
 - - - - - 1.2m Uniform fence
 - - - - - 3.0m Asphalt multi-use trail with dividing yellow centerline and shared use signage
 ↻ Temporary 17.0m transit turnaround
 ■■■■■■ Zebra marked crosswalk with curb ramps and pedestrian signage
 ... Bollards



- Titled area to be subdivided
 ■■■■■■ Subdivision area

