



January 27, 2011

File No. LDA10-0126

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

ATTENTION: John Andrew

Dear Mr. Andrew:

RE: Tentative plan of subdivision to create seven (7) single detached residential lots, two (2) medium density residential lots, and one (1) Environmental Reserve parcel from a portion of Lot 2, Plan 6398MC located north of 167 Avenue and west of 127 Street; **ALBANY**

I The Subdivision by Plan is APPROVED on January 27, 2011 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 1.06 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 0.70 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 subdivision boundary be amended to include Environmental Reserve dedication as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the subdivision boundary be amended to exclude the eastern portion of 130 Street for the purpose of registration as shown on the "Conditions of Approval" map, Enclosure I;
7. 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, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Condition I (7), the owner clear and level 167 Avenue as required for road right-of-way dedication to the satisfaction of the Transportation Department; 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 (3) 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 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 owner design and construct the entire or a suitable stage of the Oxford Lake 2 Storm Water Management Facility including the real time control structures and outlet pipes required to service the proposed development area 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 130 Street and the connection to the 450mm water main on 167 Avenue to the satisfaction of EPCOR Water as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 167 Avenue to a four lane divided urban arterial standard from 127 Street to 130 Street, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping, and any transitional improvements as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 12m radius gravel temporary turnaround with bollards to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I;
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; and
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department.

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

Municipal Reserve owing for this subdivision is being requested as a Deferred Reserve Caveat (DRC). The DRC will be used for the assembly of park sites within the neighbourhood.

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 further questions, please call Mr. Daniel MacGregor 780-496-6087 or write to:

**Mr. Daniel MacGregor, Planner I
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/dm/Posse # 097821879

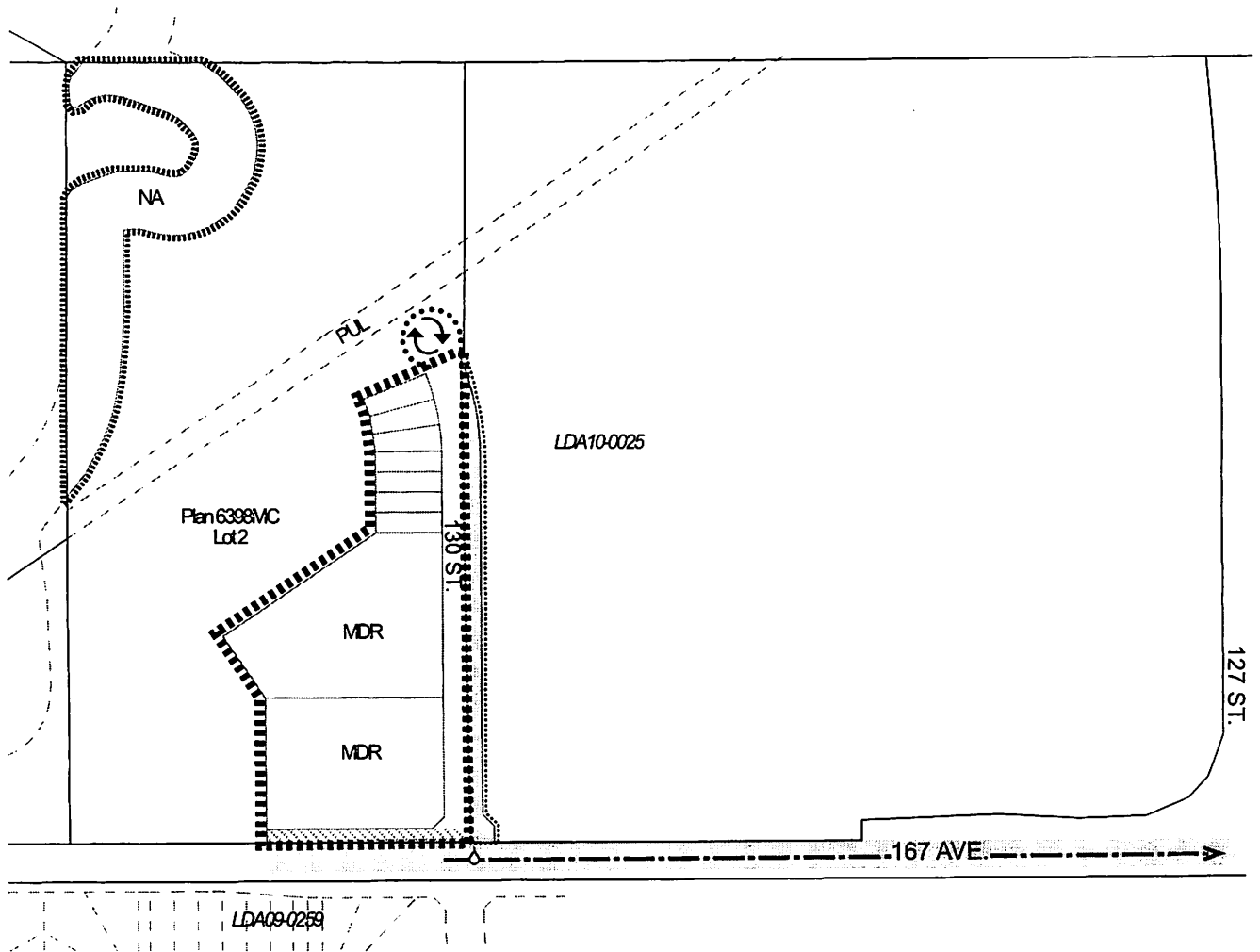
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 27, 2011

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■■■■■■■	Limit of proposed subdivision	—→	Construct four lanes to a divided urban arterial standard
■■■■■■■	Include in subdivision boundary	↻	12.0m Temporary gravel turnaround
.....	Exclude from subdivision boundary	...	Bollards
□	Include in Engineering Drawings	💧	Water connection
▨	Road ROW Dedication		



▨	Titled area to be subdivided
.....	Subdivision area

