



Subdivision Authority

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

April 7, 2011

File No. LDA10-0168

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 78 semi-detached lots and one (1) remnant parcel from Block 2, Plan 6532 KS, located east of 156 Street and north of Simpson Drive; **SOUTH TERWILLEGAR**

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**I The Subdivision by Plan is APPROVED on April 7, 2011 subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$228,142 pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 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 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 Office, having regard to the provision of roadways and the logical extension of services;
5. that the owner register an easement for public access in favour of the City of Edmonton, with Stage 1, from 156 Street to Simpson Place, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the servicing agreement as a caveat on the remnant parcel, in favour of the City of Edmonton, with Stage 1;
7. that the owner provide documentation confirming the transfer of the remnant parcel to Alberta Infrastructure prior to the registration of Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner and City of Edmonton discharge the public access easement, with Stage 2, for 156 Street to Simpson Place, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner dedicate the emergency access as road right-of-way with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;

10. that the owner prepare and register a caveat in favour of the City of Edmonton to be registered with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I, to advise future owners of temporary operation of transit service, the ultimate location of the permanent collector roadway and the relocation of transit service to 156 Street/Simpson Drive;
11. that the owner dedicate 156 Street to Simpson Drive to the satisfaction of the Transportation Department with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II; 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 costs specified in the Servicing Agreement (including but not limited to sidewalk, shared use path and/or transit infrastructure) 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 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 submits 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 construct a temporary roadway connection from 156 Street to Simpson Place to a permanent 11.5 meter wide collector roadway standard, including sidewalk and lighting with Stage 1, as shown on the "Conditions of Approval Map" map, Enclosure I;
8. that the owner construct Simpson Place to a permanent 11.5 meter wide collector roadway standard with Stage 1, as shown on the "Conditions of Approval Map" map, Enclosure I;
9. that the owner construct an emergency access walkway with a 3.0 m concrete sidewalk, T-bollards and lighting with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct a portion of 156 Street to its ultimate design and configuration to the satisfaction of the Transportation Department with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the Stage 1 engineering drawings and Servicing Agreement include the design of 156 Street/ Simpson Drive, as shown on the "Conditions of Approval Map" map, Enclosure I;
12. that the owner construct 156 Street to Simpson Drive to its ultimate design and configuration to the satisfaction of the Transportation Department with Stage 2, as shown on the "Conditions of Approval" map, Enclosure II;
13. that water main looping be provided to the satisfaction of Epcor Water Services;

14. that the owner construct bollards to the satisfaction of the Transportation Department with Stage 2 in the location as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct all fences 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 and II; and
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 Transportation and Asset Management and Public Works Departments.

Enclosure I is a map of the subdivision identifying major conditions of this approval in Stage 1.

Enclosure II is a map of the subdivision identifying major conditions of this approval in Stage 2.

Please note, all Municipal Reserve for Block 2, Plan 6532KS is being provided as money-in-place of reserve. The money-in-place of reserve represents 10% of 3.97 ha, less TUC dedication of 0.131 ha totalling 0.384 ha of Municipal Reserve.


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. Holly Bichai at 780-944-0112 or write to:

**Ms. Holly Bichai, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



 Scott Mackie  
Subdivision Authority



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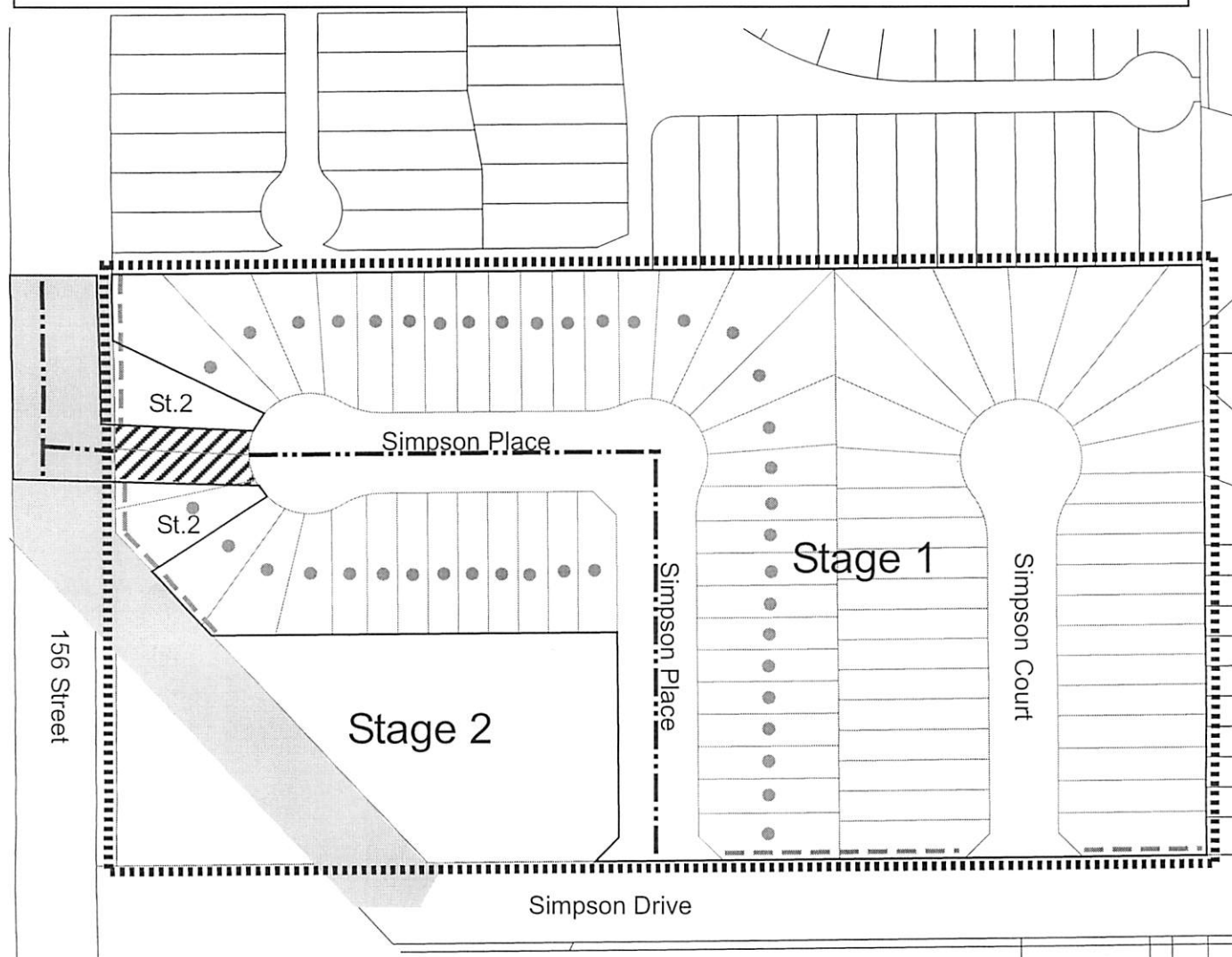
Enclosures

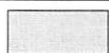
## SUBDIVISION CONDITIONS OF APPROVAL MAP

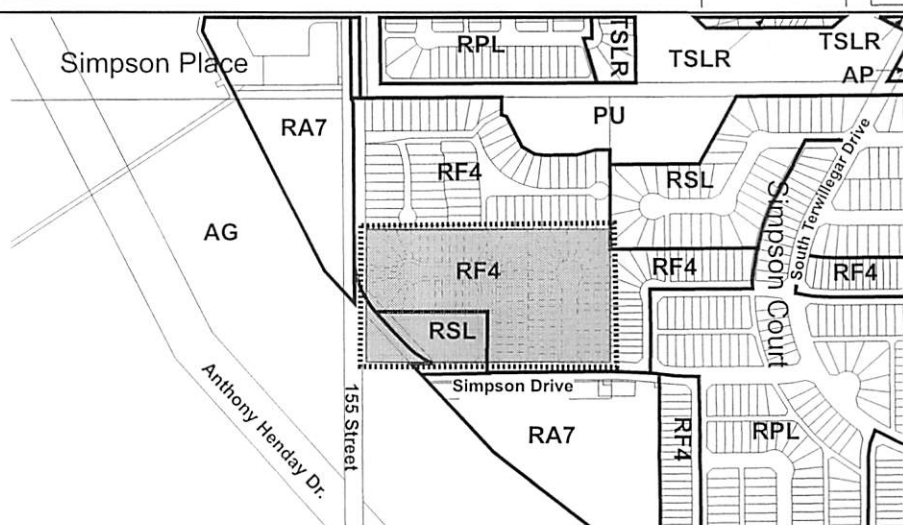
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| <p>..... Limit of proposed subdivision</p> <p>— Stage 1 boundary</p> <p> Construct temporary roadway to permanent 11.5m wide collector roadway standard with lighting and sidewalk and register public access easement</p> <p> Include in Stage 1 Engineering drawings</p> | <p>--- Construct 11.5m wide collector roadway standard</p> <p>● Register caveat in favour of the city to advise future owners of temporary transit service</p> <p>--- 1.8m Uniform fence as per zoning bylaw</p> |
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|---|------------------------------|
|  | Titled area to be subdivided |
| .....   | Subdivision area             |





## SUBDIVISION CONDITIONS OF APPROVAL MAP

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