



Subdivision Authority

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

March 24, 2011

File No. LDA10-0190

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 44 semi-detached lots, 2 medium density residential lots and 1 municipal reserve lot, from portions of east and west halves of NW 31-51-23-4 located east of 34 Street and south of 23 Avenue; **LAUREL**

I The Subdivision by Plan is APPROVED on March 24, 2011 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.97 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 and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, 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 approved subdivision within the Laurel Neighbourhood (File No. LDA10-0189) be registered prior to or concurrent with this application;
5. that the owner register a public access easement to accommodate a portion of the walkway and cross walk, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 and 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 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 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(s) construction of walkways, emergency accesses and multi-use trail, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 12.0 m gravel surface temporary turnaround with bollards or mini-barriers in the location as shown on the "Conditions of Approval" map, Enclosure I;
9. that the identified residential lots located where the temporary turnaround is required be withheld from development 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; and further the owners are required to construct the permanent infrastructure necessary to service the lots affected by the temporary turnaround once the temporary turnaround is no longer required;
10. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards and 1.8 m uniform fencing in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3.0 m concrete sidewalk with lighting and t-bollards and 1.8 m uniform fencing in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 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 owner construct a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, constructed to be used as a temporary emergency access, in the location as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 2.0 m mono-walk with straight faced curb and gutter, and 3 Phase power, along the collector roadway adjacent to the school/park site to the satisfaction of the Transportation and Asset Management and Public Works Departments in the location as shown on the "Conditions of Approval" map, Enclosure I;
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
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.

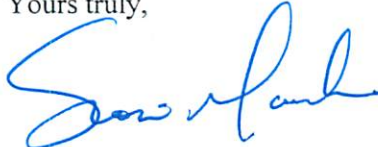
Municipal Reserves are being addressed fully in this subdivision through the dedication of a 4.97 ha MR school/park site. The MR is coming from a DRC registered previously with LDA07-0043.

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. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/cp/Posse # 99542580

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2011

LDA10-0190

- | | |
|--|--|
| ■■■■■ Limit of proposed subdivision | ◀ Withhold from development |
| ■ Include in Engineering Drawings | --- 3.0m Asphalt multi-use trail with dividing yellow center line and shared use signage |
| ----- 1.8m Uniform Fence | ▭ Easement area |
| ----- 1.2m Uniform open fence | XX T-Bollards |
| - - - - - Walkway connection | ... Bollards |
| — 1.5m Concrete sidewalk and lighting | Zebra marked crosswalk with curb ramps and pedestrian signage |
| - - - Mono walk with straight face curb and gutter and 3 phase power | ⦿ 12.0m Temporary turnaround with bollards or mini barriers |
| 3.0m Concrete sidewalk and lighting | |

