



Subdivision Authority

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

January 20, 2011

File No. LDA10-0215

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 106 single detached residential lots, 50 semi-detached residential lots and two (2) municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and a portion of Lot 3, Block 1, Plan 022 6736, located south of 30 Avenue SW and east of James Mowatt Trail; **Allard**

I The Subdivision by Plan is APPROVED on January 20, 2010 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.35 ha parcel and a 0.12 ha parcel, for a total of 0.47 ha 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 in the amount of 2.67 ha by agreement and caveat to the remainder of Lot 3, Block 1, Plan 022 6736 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 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 approved subdivision within the Allard Neighbourhood (LDA09-0209) be registered prior to or concurrent with this application;
6. that the owner dedicate the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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 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 construct a walkway containing a 1.5 m concrete sidewalk with bollards, lighting and 1.8 m uniform fencing, to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared use" signage as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps, extensions and pedestrian signage at the multi-use trail crossing on Allard Boulevard, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a mono-walk with straight faced curb and gutter along Allard Boulevard adjacent to the Municipal Reserve parcel to the south-east, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, 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;
12. that the owner construct all fences positioned wholly on privately-owned lands in accordance with the City's Design and Construction Standards to the satisfaction of the Transportation and Asset Management and Public Works Departments, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, road rights-of-way, boulevards, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Municipal Reserve (MR) for NE, NW, OT 18-51-24-4 has been addressed through LDA09-0274.

Municipal Reserve (MR) for Lot 3, Block 1, Plan 022 6736 is being dealt with through this subdivision as a combination of dedication and a Deferred Reserve Caveat (DRC) for assembly of future school / park site in Allard.

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. Heather Dybvig at 780-442-5386 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/hd/Posse # 099872431

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 20, 2011

LDA10-0215

Limit of proposed subdivision

Register walkways as road right-of-ways

xxxx Zebra marked crosswalk with curb ramps extensions & signage

Include in Engineering drawings

17m Radius asphalt temporary transit turnaround

1.8m Double board/ no gap solid uniform screen fence

1.8m Uniform fence

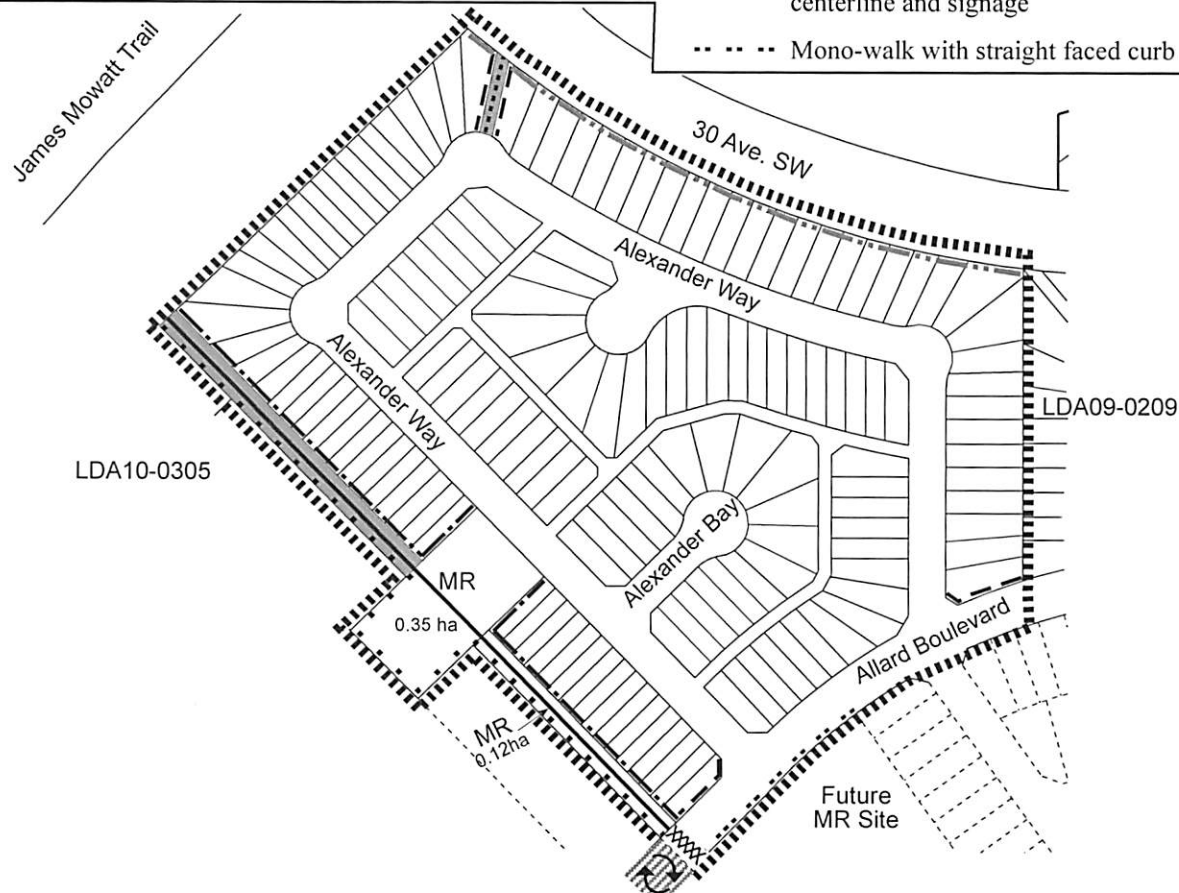
1.2m Uniform fence

Post and rail fence

1.5m Concrete sidewalk, lighting & bollards

3m Asphalt multi-use trail with dividing yellow centerline and signage

Mono-walk with straight faced curb & gutter



Titled area to be subdivided

Subdivision area

