



Subdivision Authority

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

March 24, 2011

File No. LDA10-0309

PALS Survery
10704 – 176 Street
Edmonton AB T5S 1G7

ATTENTION: Mr. John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision to create 102 semi-detached lots, 93 single detached lots and 1 municipal reserve lot, from portions of SW-31-51-23-4 located east of 32 Street NW and south of 18 Avenue NW; **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 3.34 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 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 Officer, having regard to the provision of roadways and the logical extension of services;
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 costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
2. 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;
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 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;
8. 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;
9. that the owner construct a 1.5m sidewalk with lighting, 1.8 m uniform fencing and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the engineering drawings include the construction of a 3.0 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, in the location as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a mono-walk with straight faced curb and gutter along the roadways 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;
13. that the owner install 3-phase power and a switching cubicle to service the future school/park to the satisfaction of Transportation and Asset Management and Public Works Departments;
14. 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
15. 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 Community Services, Transportation and Asset Management and Public Works Departments.

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

Municipal Reserves were provided as a 5.917 Deferred Reserve Caveat under subdivision LDA07-0113. The DRC will be used for the dedication of a 03.34 ha MR school/park site with this subdivision and the 2.58 ha balance will be carried forward on the title.

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 # 102787671

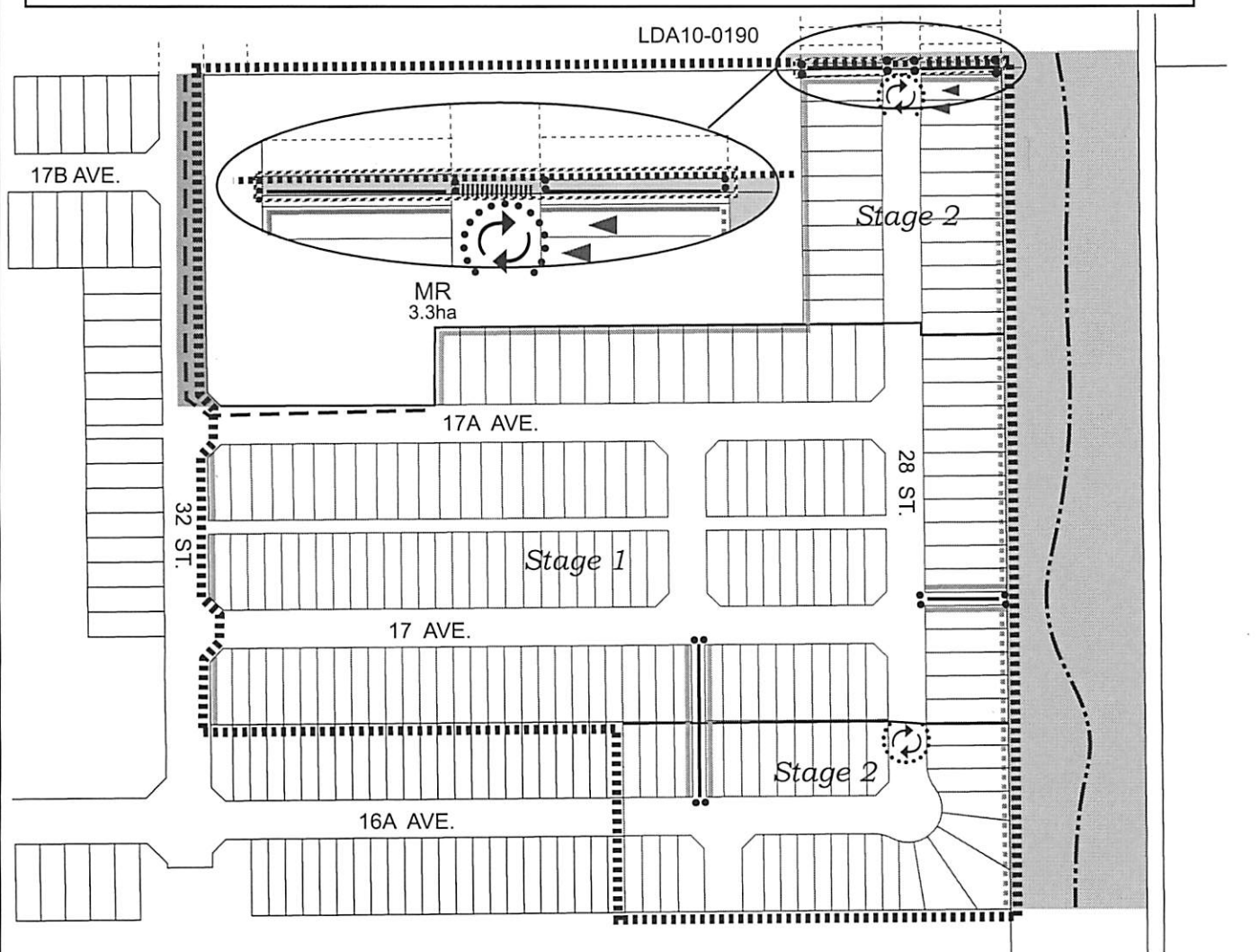
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2011

LDA10-0309

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| <p>Limit of proposed subdivision</p> <p>Include in Engineering Drawings</p> <p>1.8m Uniform fence</p> <p>1.2m Uniform open fence</p> <p>3.0m Asphalt multi-use trail with dividing yellow center line and shared use signage</p> <p>1.5m Concrete sidewalk and lighting</p> <p>Mono walk with straight face curb and gutter</p> | <p>Public access easement</p> <p>12.0m Temporary turnaround with bollards or mini barriers</p> <p>Withhold from development</p> <p>Bollards</p> <p>Zebra marked crosswalk with curb ramps and pedestrian signage</p> |
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| <p>Titled area to be subdivided</p> <p>Subdivision area</p> |
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