



Subdivision Authority

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

December 3, 2009

File No. LDA08-0004

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 367 single-detached lots, one (1) medium density residential parcel and one public utility lot from Lots 5 & 6, Plan 4717 RS, Lot 7, Plan 782 3226 and a portion of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) and south of Stony Plain Road; **SECORD**

I The Subdivision by Plan is APPROVED on December 3, 2009 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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 and 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;
3. that the approved subdivisions within the Secord Neighbourhood (File No. LDA07-0167) be registered prior to or concurrent with this application;
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 the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property line and road right-of-way dedication conform to an approved concept plan for 215 Street, and that the owner clear and level 215 Street, to the satisfaction of the Transportation Department 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 (1) 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 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 96 Avenue (Secord Boulevard), from its existing terminus west of 215 Street to 220 Street (Secord Drive), as a collector roadway with a minimum 19.5 m carriageway;
8. that the owner construct the remaining collector roadways as specified in the Traffic Impact Assessment for the Secord neighbourhood including 220 Street, from 96 Avenue (Secord Boulevard) to the east/west local as a minimum 11.5 m carriageway (20 m right-of-way) collector roadway standard, and south of 96 Avenue (Secord Boulevard) as a minimum 14.5 m carriageway (24 m right-of-way) collector roadway standard;
9. that the engineering drawings include construction of a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage, as shown on "Conditions of Approval" Enclosure I;
10. that the owner construct a barrier between north/south multi-use trail and the adjacent alley, as shown on "Conditions of Approval" Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage be provided at the mid-block pedestrian crossing of the alley, as shown on Enclosure I;
12. that the owner construct a 17 m radius asphalt temporary transit turnaround with bollards at the west end of 96 Avenue (Secord Boulevard), as shown on Enclosure I;
13. that the owner construct temporary alley connections to the satisfaction of the Transportation Department, as shown on "Conditions of Approval" Enclosure I;
14. that the owner construct the required off site water connections to the satisfaction of Epcor Water Inc;
15. that the owner construct within the walkway 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 "Conditions of Approval" Enclosure I;
16. that the owner constructs fences within residential property lines as shown on "Conditions of Approval" Enclosure I; and
17. 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 Reserve requirements have been provided for SE 36-52-26-4 under Subdivision File LDA07-0167, with the remaining 2.19 ha due from this area was deferred to NE 25-52-26-4 for future school/park land assembly. For Lot 5 and Lot 6, Plan 4717 KS, reserve in the amount of 3.11 hectares of land was provided as Lot R when the larger area was subdivided in 1971. For Lot 7, Plan 782 3226, reserve in the amount of 2.95 hectares of land for this lot and also Lots 8 and 9 to the west was provided as Lot 10 MSR, Plan 782 3225 when subdivided in 1978.

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 Mr. Tim Ford at 780-496-6120 or write to:

**Mr. Tim Ford, Senior Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/tf/Posse #73728205-004
Enclosure

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