



Subdivision Authority

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

November 12, 2009

File No. LDA08-0071

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 275 single detached residential lots, 3 multi-family lots, 1 commercial parcel, and 1 municipal reserve parcel from a portion of Block 1 Plan 772 2209, located north of 167 Avenue NW and west of 55 Street NW, **McCONACHIE**

I The Subdivision by Plan is APPROVED on November 12, 2009 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 9.8 ha parcel owing as deferred reserve under Deferred Reserve Caveat No. 772187827 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 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;
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 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;
5. that the owner register the temporary emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
6. that an access easement be registered on title or road right-of-way dedication across the property to the west to facilitate development of the McConachie Way collector connection to 167 Avenue and permit full development of Stages 2B, 2C, and 2D as shown on the "Conditions of Approval" map, Enclosure I. The construction of the McConachie Way Collector road will be required with the registration of any stage subsequent to Stage 2A;
7. that prior to the endorsement of the plan of subdivision the owner shall enter into an agreement with the City of Edmonton to remediate the remnant parcel which shall include among other things:

- (a) an undertaking by the owner to remediate the site to the satisfaction of the City of Edmonton and the recognized environmental regulatory authority;
 - (b) an undertaking by the owner to provide Letters of Credit to secure the remediation of the site;
 - (c) a clear definition of the commencement of remediation, monitoring and timelines for completion of the remediation of the site to the satisfaction of the City of Edmonton and the recognized environmental regulatory authority; and
8. 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, 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, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision 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. 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;
- 6. 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;
- 7. that the owner submit preliminary plans for 167 Avenue prior to submission of engineering drawings to the satisfaction of the Transportation Department;
- 8. that grading plans for 167 Avenue must be included in the submission of engineering drawings; these plans shall be approved to the satisfaction of the Transportation Department;
- 9. that the owner construct a temporary emergency access to 167 Avenue for Stage 2A, as shown on the "Conditions of Approval" map, Enclosure I. This temporary emergency access is required until such time as a permanent collector roadway is constructed to 167 Avenue. The temporary emergency access will be required at FAC or earlier, at the discretion and direction of the Transportation Department. Once the McConachie Way collector road is open to traffic, the temporary access will no longer be required;
- 10. that the owner constructs a portion of McConachie Way to a 14.5 collector roadway standard on a 24 m right-of-way from 167 Avenue to 168 Avenue, as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Department. The transition must occur north of the first local road intersection;

11. that the owner construct the McConachie Way collector road from 167 Avenue to the boundary of Stage 2A with the registration of any stage subsequent to Stage 2A;
12. that the owner constructs the McConachie Drive collector road to an 11.5 m standard on a 20 m right-of-way west of McConachie Way, as shown on the "Conditions of Approval" map, Enclosure I. The transition between the 14.5 m and the 11.5 m cross-section must occur east of the McConachie Way intersection;
13. that the owner constructs an offset 17m radius asphalt temporary transit turnaround with bollards as part of Stage 2C, as shown on the "Conditions of Approval"
14. that the owner constructs a 12 m radius gravelled temporary turnaround with bollards in the northwest portion of the subdivision as part of Stage 2D, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required at CCC;
15. that the owner provides temporary alley connections for roadway access in the northwest portion of the subdivision for Stage 2A, as shown on the "Conditions of Approval" map, Enclosure I. The temporary alley connections will be required at FAC or earlier, at the discretion and direction of the Transportation Department;
16. that the owner provide full servicing including 3-phase power along the entire frontage of the school/park site;
17. that the owner construct all fences positioned wholly on privately owned land as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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 Department.

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

Through this subdivision (LDA08-0071) all MR owing for the title property, Block 1 Plan 772 2209, is being taken.

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. Carman Yeung at 780-496-6213 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/cy/Posse #73828113-001

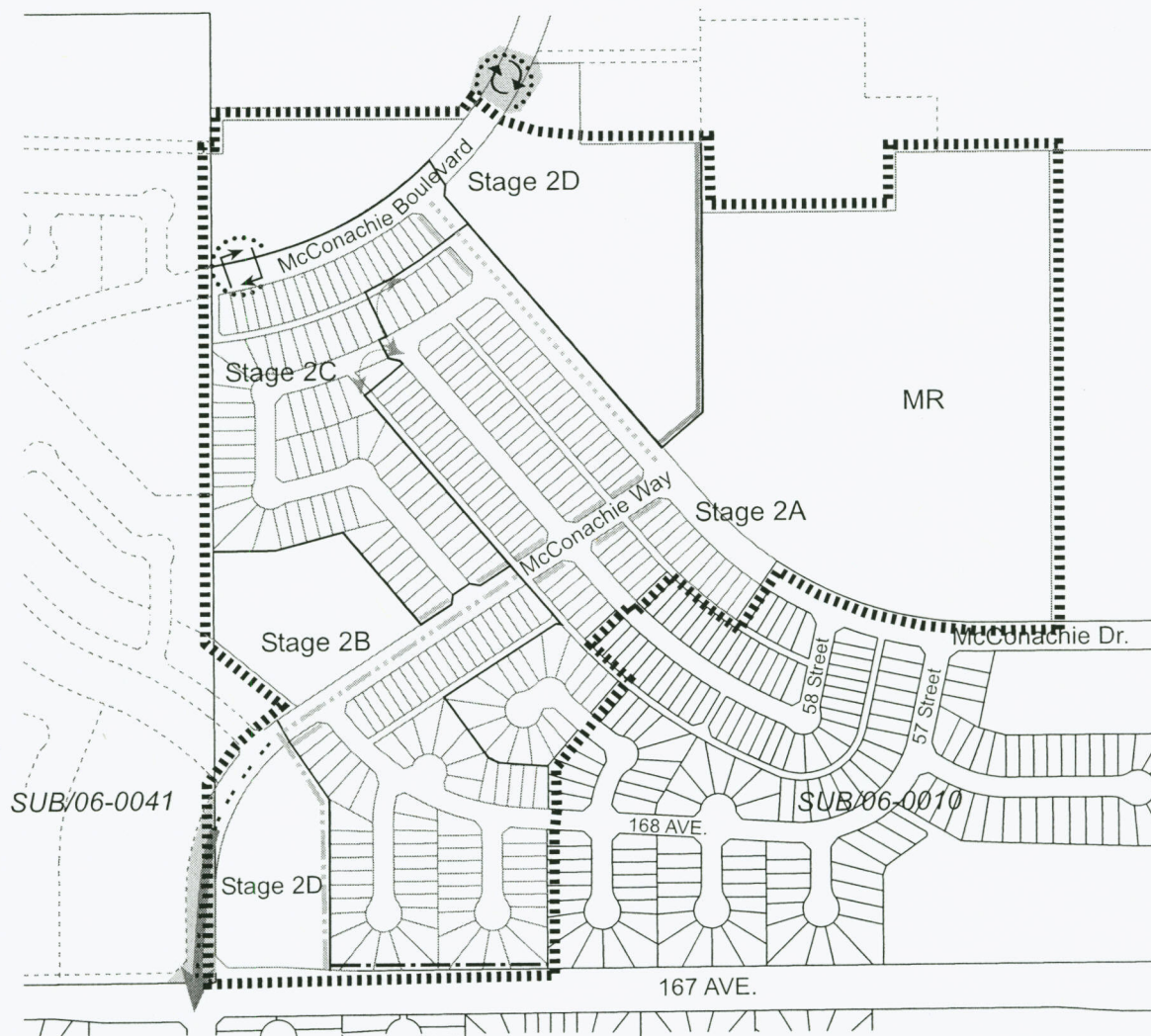
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 12, 2009

LDA08-0071

■■■■■	Limit of proposed subdivision		17m Radius asphalt temporary turnaround
	Include in Engineering drawings		12m Radius graveled temporary turnaround
— · — · —	1.8m Double board/ no gap solid uniform screen fence		Construct permanent collector roadway
———	1.8m Uniform fence	— · — · —	Temporary emergency access easement
• •	Bollards	- - - - -	14.5m collector roadway standard
↔	Temporary alley connection	*****	11.5m collector roadway standard



	Titled area to be subdivided
■■■■■	Subdivision area

