



Subdivision Authority

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

May 20, 2010

File No. LDA10-0071

Qualico Communities
280, 3203 - 93 Street NW
Edmonton AB T6N 0B2

ATTENTION: Wayne Shanks

Dear Mr. Shanks:

RE: Tentative plan of subdivision to create 136 single detached residential lots, 56 semi-detached residential lots and one (1) Municipal Reserve parcel from NE-19-51-24-4 and a portion of Lot 7, Block 1, Plan 082 2710 located west of Rutherford Road SW and south of 14A Avenue SW; **RUTHERFORD**

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

1. that the owner dedicate Municipal Reserve as a 0.112 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that Bylaw 15440 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision;
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 owner dedicate and construct an additional walkway in the southwest corner of the tentative plan as shown on the "Conditions of Approval" map;
6. that the subdivision boundary be amended to include the dedication and construction of Rutherford Road SW and 17 Avenue SW 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 the 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 pay a boundary assessment for the construction of Rutherford Road south of 14 Avenue SW, including installation of underground utilities, service connections, street lighting, landscaping, and incidental costs resulting from the construction of Rutherford Road;
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 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;
8. that the owner construct fences, lighting, multi-use trails and sidewalks, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval Map", Enclosure I; and
9. 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.

The NE-19-51-24-4 and Lot 7, Block 1, Plan 082 2710 have exceeded their municipal reserve requirements by 0.095 hectares. A school site and natural area were dedicated with File LDA07-0131. These two parcels totaled 8.29 hectares. The deferred reserve caveats registered against NE-19-51-24-4 and Lot 7, Block 1, Plan 082 2710, now discharged, totaled somewhat less (8.195 hectares). It should be noted that this over-dedication does not include the 0.112 hectare parcel that will be created by this application.

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. Adryan Wahl at 780-944-7688 or write to:

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

Yours truly,

A handwritten signature in black ink, appearing to read 'Scott Mackie', with a stylized flourish at the end.

For Scott Mackie
Subdivision Authority

SM/aw/Posse # 96321905-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 20, 2010

LDA10-0071

- Limit of proposed subdivision
- Amend subdivision boundary
- 3.0m Multi-Use trail with signage, lighting and dividing yellow centreline
- 1.5m walkway with lighting
- 1.8m Uniform screen fence
- 1.2m Uniform fence
- Bollards



- Titled area to be subdivided
- Subdivision area

