



Subdivision Authority

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

November 3, 2011

File No. LDA10-0397

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create one (1) urban services lot and one (1) Municipal Reserve Lot from portions of Lot 1, Block A, Plan 102 7151, and OT-16-51-24-4 and from Lot 2, Block A, Plan 112 3519, and the road closure area under Bylaw #15794, located east of Orchards Gate SW and south of Orchards Drive SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on November 3, 2011, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.13 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 consolidation of Block A, Plan 112 3519 and Road Closure Bylaw #15794 (to close a portion of 91 Street) occur prior to or concurrent with the registration of this subdivision; and
5. 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 (including but not limited to sidewalk, shared use path and/or transit infrastructure), 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 other assessments applicable to the subdivision area 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 Engineering Drawings include construction of Orchards Drive, to the east side of the Alta Link easement, including curb extensions, a zebra marked crosswalk with curb ramps and pedestrian signage, at the shared use crossing on Orchards Drive, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Engineering Drawings include an offset 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, prior to FAC (gravel prior to CCC at the discretion and direction of Transportation Services), to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct within the municipal reserve parcel (greenway), a 3.0 m hard surface shared use path with a dividing yellow centreline and "Shared Use" signage, landscaping and other improvements as outlined in The Orchards at Ellerslie Neighbourhood Structure Plan, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the Engineering Drawings include a 3.0 m hard surface shared use path within the Alta-Link right-of-way and 30 Avenue right-of-way, with a dividing yellow centreline and "Shared Use" signage, landscaping and connections to the 3.0 m Shared Use Path within the greenway and on Orchards Drive SW, to the satisfaction of Sustainable Development and Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the location as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 Sustainable Development and Transportation Services.

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

MR requirements for Lot 1, Block A, Plan 102 7151 (formerly NE-16-51-24-4) were previously addressed under LDA07-0438. The DRC (originally 2.79 ha, #102 434 765) registered to Lot 1, Block A, Plan 1027151 will be reduced by 0.13 ha with this subdivision and by 0.25 ha under LDA10-0334 and by 0.33 ha under LDA11-0219, with the balance of the DRC (2.08 ha) to being transferred to NE/NW 15-51-24-4 for the future assembly of a School/Park site.

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 five 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  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie  
Subdivision Authority

SM/cp/Posse #105999515-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 3, 2011

LDA10-0397

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|--|---|
| <p>■■■■■ Limit of proposed subdivision</p> <p>--- 1.2m Uniform Open Fence</p> <p>--- 3.0m Hardsurface shared use path</p> <p>⊙ 17m Asphalt temporary turnaround with bollards or mini-barriers</p> <p>●●● Bollards</p> | <p>■ Include in Engineering Drawings</p> <p>▨ Consolidation of road closure area (Bylaw 15794)</p> <p>▨ Construct curb extensions, a zebra marked crosswalk, curb ramps and pedestrian signage on Alta link right-of-way</p> <p>□ Construct Orchards Drive to the east boundary of the Alta link right-of-way</p> |
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