



Subdivision Authority

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

October 27, 2011

File No. LDA11-0018

MMM Group Limited
#200, 10576 - 113 Street
Edmonton AB T5H 3H5

ATTENTION: Chris Davis

Dear Mr. Davis:

RE: Tentative plan of subdivision to create 70 single detached residential lots from a portion of NW¼ 20-53-25-W4M located south of 137 Avenue and west of Starling Drive;
STARLING

I The Subdivision by Plan is APPROVED, on October 27, 2011, 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 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;
3. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the storm water lake, as shown on the "Conditions of Approval Map", Enclosure I, to protect the integrity of the storm water management facility;
4. that Bylaw 15913 to amend the Zoning Bylaw (from AG to RSL) receive third reading prior to the endorsement of the plan of subdivision;
5. that the approved subdivisions LDA10-0036 and LDA11-0017 be registered prior to or concurrent with this application;
6. that the owner register that walkways as legal road right-of way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register an access easement to provide temporary access to the Municipal Reserve, Wetland and Public Utility Lot parcels until such time that the permanent roads are constructed, as shown on the "Conditions of Approval" map, Enclosure I; 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 (1) contain, among other things, the following:

1. That the owner pay all servicing costs, assessments, 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. the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 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;
7. that the engineering drawings includes a 17 m radius asphalt surface temporary transit turnaround with bollards or mini-barriers, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion and direction of Transportation Services;
8. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting. The 1.5 m sidewalk in the walkway is to extend to tie into the 1.5 m sidewalk being constructed with the PUL to the north with subdivision LDA11-0017 and/or the 3 m shared-use path within the top-of-bank, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
9. that the owner design and construct the required bioswale and associated improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Infrastructure Services;
10. that the owner enter into a 5 year maintenance period for the proposed Low Impact Development (LID) measures, such as bioswales, bumpouts and cul-de-sac islands, to the satisfaction of Infrastructure Services;
11. that the owner develop and implement a water quality monitoring program for the neighbourhood prior to the approval of the engineering drawings, to the satisfaction of Infrastructure Services;
12. that the owner construct all fences wholly on privately owned lands to the satisfaction of Infrastructure Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves were previously provided for NW¼ 20-53-25-W4M through a DRC (under LDA10-0036) in the amount of 3.854 ha.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cw/Posse #106079250-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 27, 2011

LDA11-0018

