



Subdivision Authority

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

December 15, 2011

File No. LDA11-0021

IBI Group Inc.
1050, 10405 Jasper Avenue
Edmonton AB T5J 3N4

ATTENTION: Cathryn Chopko-Beck

Dear Ms. Chopko- Beck:

RE: Tentative plan of subdivision to create 87 single detached residential lots, from the NE 25-52-26-4, located west of Winterburn Road and north of Whitemud Drive;
ROSENTHAL

I The Subdivision by Plan is APPROVED on December 15, 2011, subject to the following conditions:

1. that the owner provide Municipal Reserves in the amount of 6.261 hectares by a Deferred Reserve Caveat registered against the remainder of the NE 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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 the owner dedicate a portion of Winterburn Road to conform to an approved Concept Plan, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. subject to condition I (4), the owner clear and level Winterburn Road, as required for road right-of-way dedication, to the satisfaction of Transportation Services as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against all the lots backing onto the berm, 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 (2) 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 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 all necessary roadway modifications at the intersection of Winterburn Road and 89 Avenue, including a northbound left turn bay on Winterburn Road, to the satisfaction of Transportation Services, as shown on "Conditions of Approval" map, Enclosure I & II;
8. that the owner pay for the installation of future traffic signals at the intersection of Winterburn Road and 89 Avenue, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of the signing of the Servicing Agreement, owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
9. that the owner install no-parking signs along 89 Avenue from Winterburn Road to 217 Street intersection, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of a westbound right turn bay on Whitemud Drive at the Winterburn Road intersection to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the design and construction of the stormwater management facility to its ultimate size and location to the satisfaction of Infrastructure Services, as shown on "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include the construction of a 6 m wide temporary roadway connection between 217 Street and 218 Street, required at CCC or as required by Transportation Services, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.0 m berm and noise attenuation fence, as per the City of Edmonton Roadway Design Standards Drawing #5205 within residential property lines for all lots adjacent to Winterburn Road, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.0 m berm with bollards on top of the berm, as shown on the "Conditions of Approval" map, Enclosure I;

15. 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
16. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of ways, road islands, boulevards, medians, walkways, shared use paths, and Municipal Reserve parcels, to the satisfaction of Transportation Services, Infrastructure Services and Sustainable Development.

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

Municipal Reserve (MR) is being provided through a Deferred Reserve Caveat with 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

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

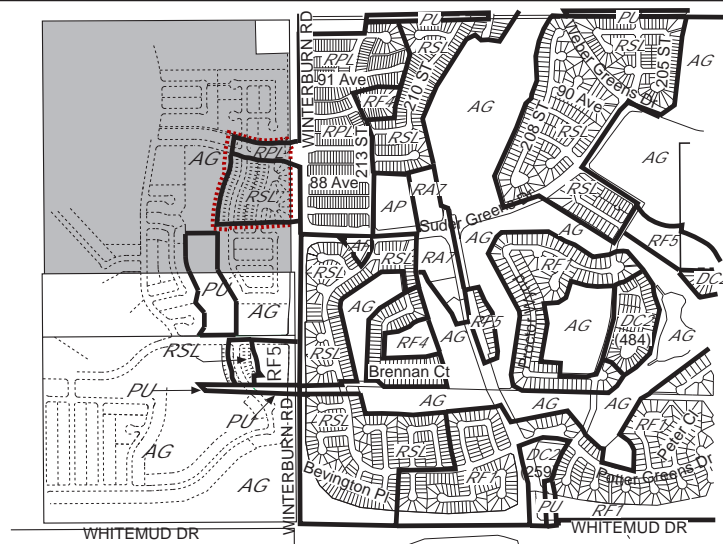
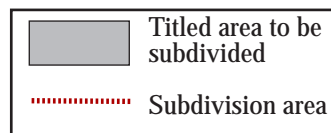
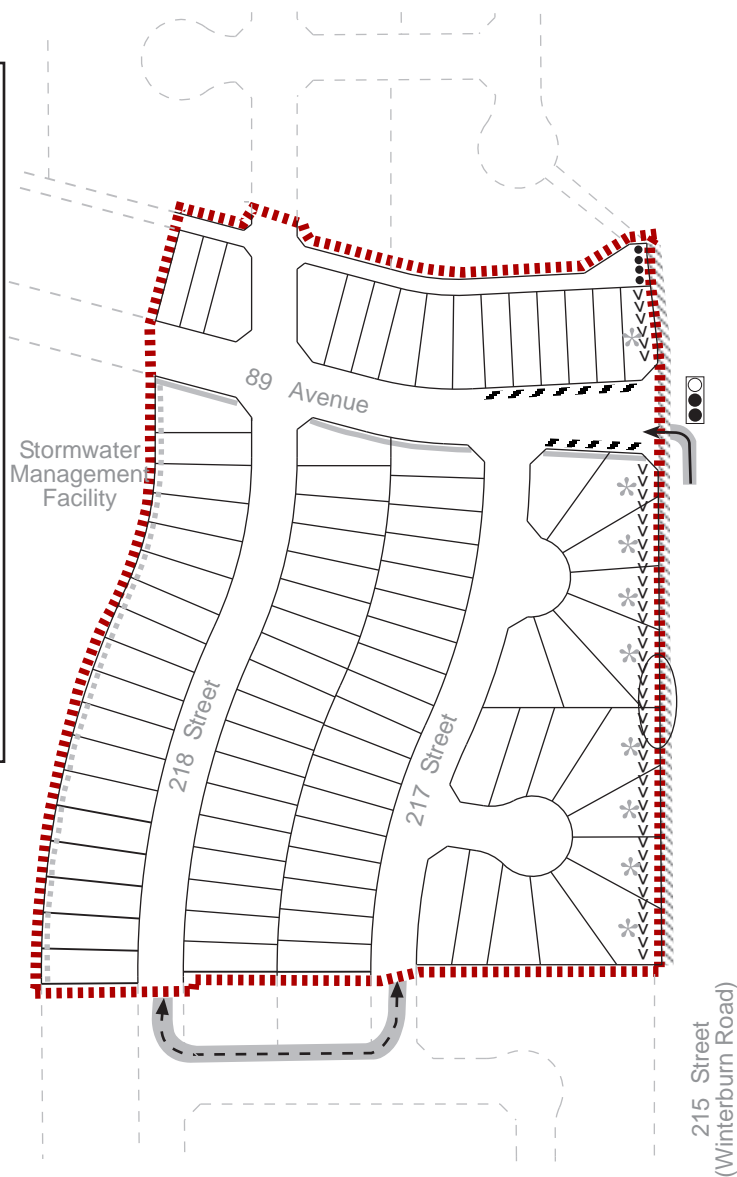
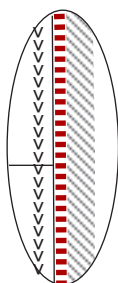
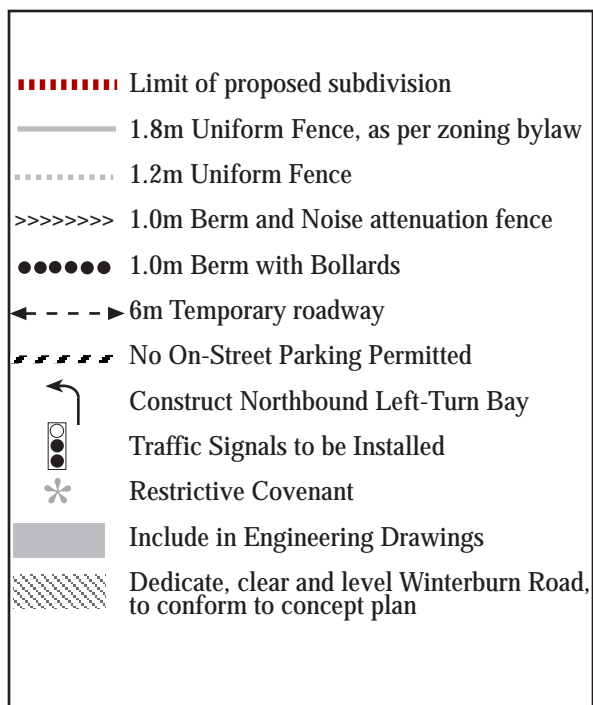
Yours truly,



Scott Mackie
Subdivision Authority

SM/vs/Posse #071940118-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

December 15, 2011

LDA11-0021

 Limit of proposed subdivision Include in Engineering DrawingsConstruct Right-Turn Bay
(Whitemud Drive to 215 Street)

Stormwater Management Facility

