



Subdivision Authority

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

December 19, 2013

File No. LDA11-0026

IBI Group Inc
Suite 300, 10803 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 72 single detached residential lots, one (1) medium density parcel, two (2) Public Utility lots and two (2) Municipal Reserve lots from NE 25-52-26-4 and SE 25-52-26-4; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on December 19, 2013, subject to the following conditions:

1. that the owner provide Municipal Reserves as 0.17 ha and 2.59 ha lots 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 subdivisions LDA11-0420 and LDA13-0119, be registered prior to or concurrent with this application for the logical extension of services;
5. that the subdivision boundary be amended to include a portion of the Public Utility lot and the Municipal Reserve lot, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 logical extension of services;
7. that the owner register the walkway as legal road right-of-way, 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 (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 owner construct the Stormwater Management Facility to its ultimate size and location to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3.0 m hard-surface shared-use path within the Public Utility right-of-way and the Stormwater Management Facility with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, and landscaping to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately owned lands, to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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, Transportation Services and Sustainable Development.

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

Municipal Reserve (MR) for the NE 25-52-26-4 was carried forward through a Deferred Reserve Caveat #132316922. This DRC will be reduced by the dedication of a 0.17 ha parcel with this application and the remainder will carry forward to the parent title.

Municipal Reserve (MR) for the north portion of SE 25-52-26-4 was carried forward through a Deferred Reserve Caveat #122 420 205. This DRC will be discharged completely to assemble the MR parcels with this application.

Municipal Reserve for the SE 25-52-26-4 was carried forward through a Deferred Reserve Caveat (DRC) # 122 420 206. This DRC will be reduced by 0.97 ha required to assemble the school park site and the remainder will carry forward to the parent title.

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 Gamache at (780) 944-0122 or write to:

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

Yours truly,



For Scott Mackie
Subdivision Authority



SM/vg/Posse #106694361-001

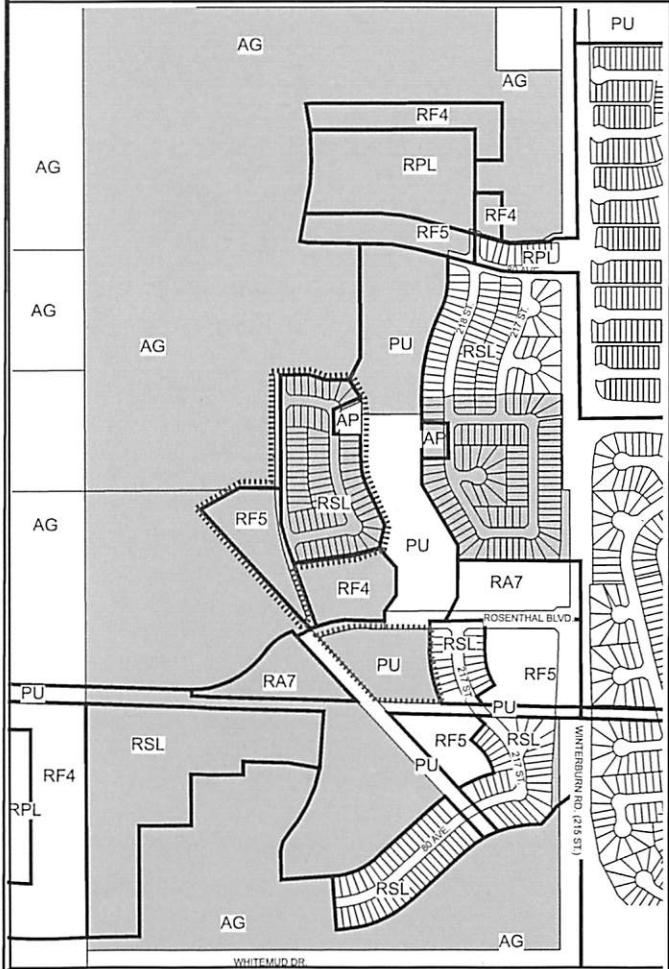
Enclosure(s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

LDA11-0026

- Limit of proposed subdivision
- Amend Subdivision Boundary
-  Register as Road Right-Way
- 3.0m Shared Use Path
- ■ ■ ■ 1.5m Concrete Sidewalk with Lighting & Bollards
- Post and Rail Fence
- 1.2m Uniform Fence
- 1.8m Uniform Screen Fence, as per Zoning Bylaw
-  Stormwater Management Facility



 Titled area to be subdivided

..... Subdivision area

