



Subdivision Authority

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

August 18, 2011

File No. LDA11-0031

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton AB T5K 2L6

ATTENTION: Shawn Bravender

Dear Mr. Bravender:

RE: Tentative plan of subdivision to create 102 single detached lots and two (2) Public Utility Lots from a portion of SE 36-52-26-4 and SW 36 52-26-4; located west of Secord Drive;
SECORD

I The Subdivision by Plan is APPROVED on August 18, 2011, subject to the following conditions:

1. that the owner transfer the existing Deferred Reserve Caveat (#082491588) registered against the SE 36-52-26-4 in the amount of 2.13 ha to the SW 36-52-26-4, 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 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
4. that the owner dedicate the walkways as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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;
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 Secord Promenade with a minimum 11.5 m carriageway (20 m right-of-way) to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3.0 m hard-surface, shared use path, 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 3.0 m hard-surface, shared-use path at a standard capable of handling emergency vehicle access within the pipeline right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 1.5 m concrete sidewalks with bollards and lighting to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include the construction of two (2) 12 m radius gravel surface temporary turnarounds with bollards or mini-barriers, required at CCC or as required by Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
13. 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
14. 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, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

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

The existing Deferred Reserve Caveat (#752004581) shall be carried forward onto the SW 36-52-26-4. Municipal Reserves for the SE 36-52-26-4 are being transferred to the SW 36-52-26-4.

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 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,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', with a stylized, cursive script.

Scott Mackie
Subdivision Authority

SM/vs/Posse # 106807128-001

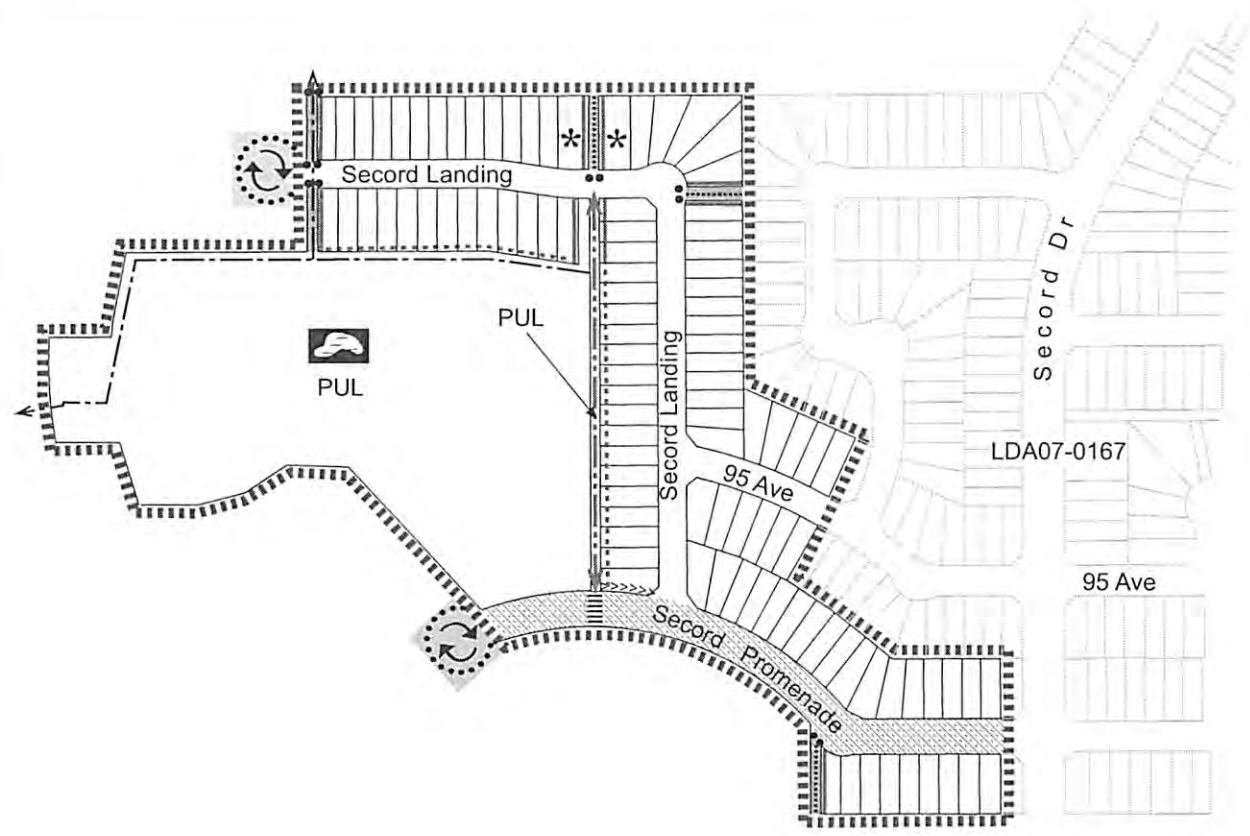
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 18, 2011

LDA11-0031

■■■■■■■ Limit of proposed subdivision	■ Include in Engineering Drawings
..... 1.2m Uniform fencing	■ Dedicate as road right-of-way
..... 1.5m Concrete sidewalk with lighting	▨ Mid-block zebra marked crosswalk with curb ramps and pedestrian signage
--- 3.0m Hard-surface shared use path	▨ Construct roadway with a minimum 11.5m carriage way (20.0m Road right-of-way)
— 1.8m Uniform fencing	☙ Stormwater Management Facility
>>>>>> 1.8m Uniform fencing as per Zoning Bylaw	⦿ 12m Temporary gravel surface temporary turnaround with bollards or mini-barriers
←--- 3.0m Hard surface shared use path and emergency vehicle access	● Bollards
* Restrictive Covenant re: 7.5m Pipeline Development Setback	



■ Titled area to be subdivided
..... Subdivision area

