

September 15, 2011

File No. LDA11-0038

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

ATTENTION: Cathryn Chopko Beck

Dear Ms. Chopko Beck:

RE: Tentative plan of subdivision to create 26 single detached residential lots and one (1) Public Utility Lot from a portion of Lot 1, Block 99, Plan 1025202 and a portion of SW14-51-25-4, located west of Chappelle Road and south of Chappelle Way;
CHAPPELLE

I The Subdivision by Plan is APPROVED on September 15, 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 subdivision boundary be amended to include both corner cuts at the south end of the intersection of Cardinal Way and Chappelle Road and that portion of the pipeline right-of-way that abuts this subdivision;
4. that the portion of pipeline right-of-way be registered as a Public Utility Lot as shown on the "Conditions of Approval" map, Enclosure I;
5. that the greenway be registered as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision within the Chappelle Neighbourhood (LDA08-0308) be registered prior to or concurrent with this application; 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 (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 endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the 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 owner submit a driveway plan for the lot as shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveway does not encroach into any portion of the corner radius of the curve to the satisfaction of Transportation Services;
8. that the owner construct bollards at the end of the alley turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard-surface shared use path, within the greenway and the pipeline corridor, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards, landscaping and fencing, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences positioned 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
11. 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 Infrastructure Services, Transportation Services, and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I.

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

An existing Deferred Reserve Caveat (DRC #102 276 199) for Lot 1, Block 99, Plan 1025202 in the amount of 3.22 ha will be carried forward on Title. The existing DRC (#962 103 363) for SW 14-51-25-4 in the amount of 3.25 ha will be carried forward on 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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/kr/Posse #106635314-001

Enclosure

