



Subdivision Authority

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

September 29, 2011

File No. LDA11-0040

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 243 single detached residential lots from portions of NE 2-54-24-4 and Block 1, Plan 772 2209, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on September 29, 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 proposed Public Utility Lots be registered as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
4. 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 and 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. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or lateral Sewer Oversizing Charges applicable 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 pay for the future development of a formal wood chip trail, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. 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;
8. that the engineering drawings include the design and construction of the North Cy Becker Storm Water Management Facility in its entirety, or to a stage suitable to service this subdivision, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of the permanent storm outlet system from the Cy Becker Neighbourhood, to be located along 34 Street and connected to the Clareview Storm Trunk at 153 Avenue. The portion of this outlet pipe from the Vriend Lake outlet to the Clareview Storm Trunk was identified as a requirement of the Brintnell Stage 17B subdivision (LDA11-0057); however, should the Servicing Agreement for Stage 17B not be signed prior to the Servicing Agreement for this subdivision, the design and construction of this portion of the outlet pipe will be the responsibility of this subdivision;
10. that the engineering drawings include the construction of an offsite sanitary sewer main along the future 50 Street alignment connecting to the existing sanitary sewer stub at 167 Avenue, to the satisfaction of Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the construction of an offsite 450mm water main along the future 50 Street, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 1 m berm and 1.8 m noise attenuation fence or a combination thereof to the satisfaction of Transportation Services, within residential property lines for all lots backing onto the Transportation Utility Corridor (TUC). The berm and fence shall wrap around the walkway prior to tapering down, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include the construction of two 17 m radius temporary asphalt turnarounds with bollards as shown on the "Conditions of Approval" map Enclosure I, to the satisfaction of Transportation Services. The turnaround will be required to be gravel prior to CCC and asphalt prior to FAC or at the discretion or direction of Transportation Services;
14. that the engineering drawings include the construction of a temporary alley connection as shown on the "Conditions of Approval" map Enclosure I;
15. that the owner construct minimum 1.5 m concrete sidewalks with bollards and lighting within the walkways as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner submit a driveway plan for the lot shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Transportation Services;
17. that the owner construct all fences wholly on privately-owned land to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
18. 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, shared use paths, and Municipal Reserve parcels, to the satisfaction of Infrastructure Services, Transportation Services and Sustainable Development.

Enclosure I and II are maps of the subdivision identifying major conditions of this approval.

The full 10% Municipal Reserve requirement for this subdivision was provided for NE 2-54-24-4 under subdivision LDA10-0308 and for Block 1, Plan 772 2209 under subdivisions LDA08-0071 and SUB/06-0010.

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. Sarah Ramey at 780-496-6214 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/sr/Posse #106863406-001

Enclosure



