



Subdivision Authority

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

August 18, 2011

File No. LDA11-0055

Stantec Consulting
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 128 single detached residential lots from a portion of Lot 1, Block 1, Plan 7521577 located west of 111A Street SW and south of 30 Avenue SW; **ALLARD**

I The Subdivision by Plan is APPROVED on August 18, 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 Bylaw 15857 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision;
4. that the walkways be registered as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 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 update the Hydraulic Network Analysis (HNA) Report to the satisfaction of EPCOR Water;
8. that the engineering drawings include the construction of a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing 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 sidewalk with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m sidewalk with bollards, lighting and curb ramps within the alley, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include grading plans for Allard Link and Allard Boulevard to the satisfaction of Transportation Services;
12. 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;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Transportation 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 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.

Municipal Reserve requirements were addressed through subdivision 75-S-29 wherein Deferred Reserve Caveat (DRC) 752163142 in the amount of 3.24 ha was registered on Title. This DRC shall 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 5 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,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" and last name "Mackie" clearly distinguishable.

Scott Mackie
Subdivision Authority

SM/kr/Posse # 106865513-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

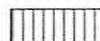
August 18, 2011

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- Limit of proposed subdivision
 1.5m Sidewalk with bollards and lighting
 — 1.8m Uniform fence as per Zoning Bylaw
 <-----> 1.5m sidewalk with bollards, lighting and curb ramps
 * Driveway plan required



Zebra marked crosswalk with curb, ramps and signage



Register as road right-of-way



Include in Engineering drawings



N

