



August 11, 2011

File No. LDA11-0068

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) mixed-use parcels from a portion of SE 24-53-26-W4M located west of Winterburn Road (215 Street); **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on August 11, 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 owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 215 Street from the south boundary of the subdivision to the north boundary as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to condition I (3) the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of Transportation Services;
5. that the approved subdivision within the Hawks Ridge Neighbourhood (LDA10-0343) be registered prior or concurrent with this application;
6. that Bylaw 15830 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; 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 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 applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basins;
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 Big Lake Neighbourhood Three Neighbourhood Design Report (NDR) be approved by Infrastructure Services prior to approval of engineering drawings;
8. that the engineering drawings include the construction of the first half of 215 Street to a four lane divided urban arterial roadway standard, including all channelization, accesses, intersections, shared-use path, sidewalks, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner submit preliminary plans for 215 Street prior to submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I. These plans shall be approved by Transportation Services;
10. that the owner pay for the installation of future traffic signals at the north intersection of Hawks Ridge Boulevard and 215 Street, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5-years of the signing of the Servicing Agreement the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
11. that the owner provides a water pressure monitor on the eastern portion of one of the mixed use parcels to the satisfaction of EPCOR Water Services;
12. 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
13. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services.

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

Municipal Reserves for SE 24-53-26-W4M were provided through application LDA10-0343.

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. Claudia Wong-Rusnak at 780-944-0120 or write to:

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

Yours truly,



FOR

Scott Mackie
Subdivision Authority

SM/cw/Posse #107297226-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

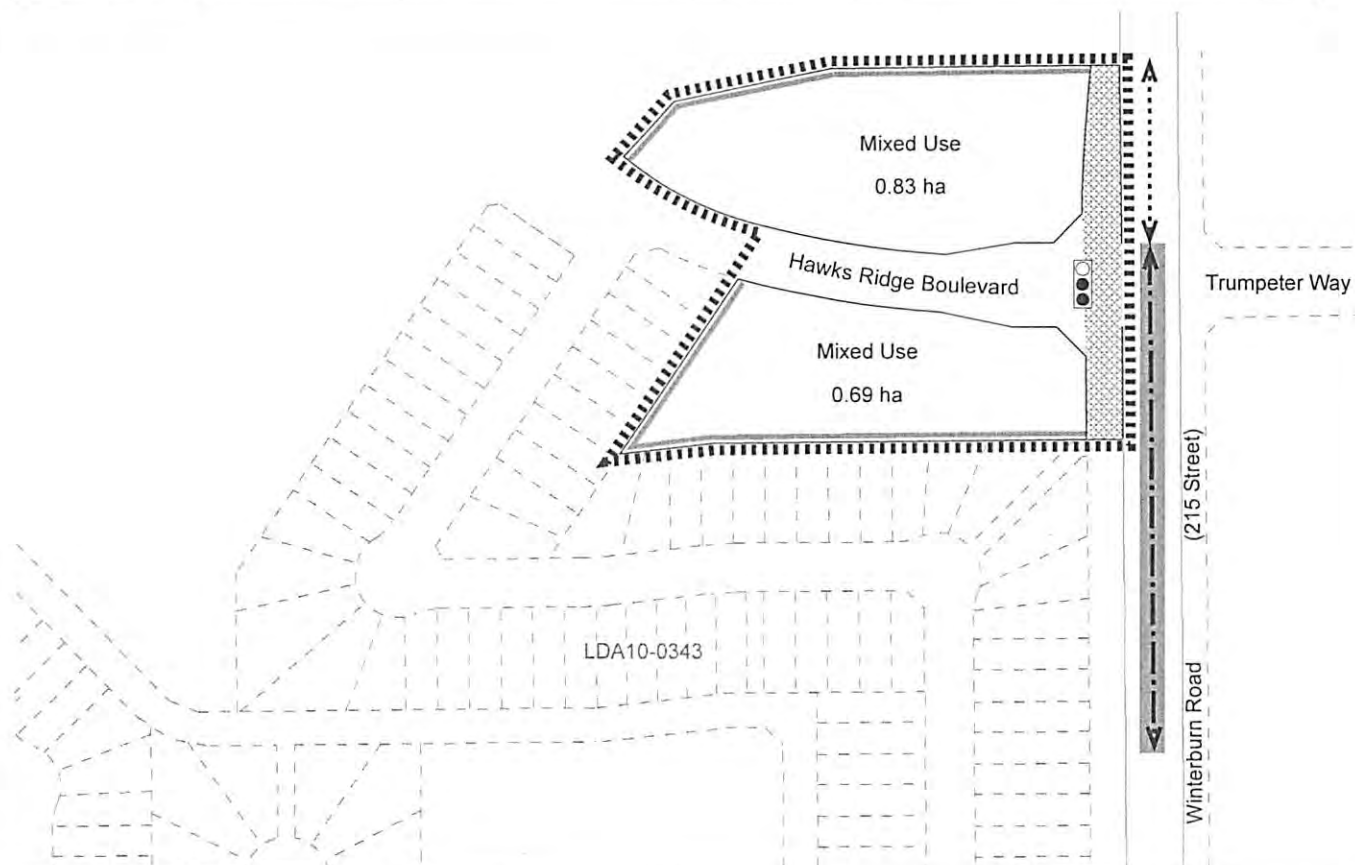
August 11, 2011

LDA11-0068

- Limit of proposed subdivision
 ——— 1.8m Uniform Fence
 <--- Construct first half of 215 Street to the South intersection of Hawks Ridge Boulevard
 <--- Provide preliminary plan for 215 Street North of Hawks Ridge Boulevard to the North subdivision boundary

- Include in Engineering Drawings
 ■ Arterial dedication required
 ■ Traffic signal required

N



- Titled area to be subdivided
 ■ Subdivision area

