



Subdivision Authority

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

July 28, 2011

File No. LDA11-0115

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

ATTENTION: Shawn Bravender

Dear Mr. Bravender:

RE: Tentative plan of subdivision to create one (1) single detached residential lot and 24 semi-detached residential lots from portions of Lot 7, Plan 782 226, and Lot 8, Plan 782 3226, located west of Secord Drive NW and south of 97 Avenue NW; **SECORD**

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**I The Subdivision by Plan is APPROVED on July 28, 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; and
3. 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 the endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or other assessments 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 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 engineering drawings include the construction of a 12 m radius temporary gravel turnaround 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 Transportation Services;
8. that the owner construct all fences 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
9. 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.

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

Municipal Reserve have been provided with Registered Plan 782 3226.

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,



*For*

Scott Mackie  
Subdivision Authority

SM/vs/Posse # 108947189-001



Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP


July 28 , 2011

LDA11-0115

..... Limit of proposed subdivision  
 — 1.8m Uniform fence as per zoning bylaw

 Construct 12m gravel surface temporary turnaround with bollards or mini-bollards  
 Include in Engineering drawings



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

