



Subdivision Authority

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

September 29, 2011

File No. LDA11-0218

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 86 single detached residential lots and 72 semi-detached residential lots from portions of Lot 1, Block A, Plan 102 7151 and NE 16-51-24-4, located west of Orchards Gate and south of 23 Avenue SW; **THE ORCHARDS AT ELLERSLIE**

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**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 approved subdivision within the Orchards at Ellerslie Neighbourhood (File No. LDA10-0346) be registered prior to or concurrent with this application;
4. that the owner modify the corner cut of the residential lot and dedicate as road right-of-way to accommodate a 12m turning radius, as shown on the "Conditions of Approval" map, Enclosure I, (Option A);
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that the owner prepare and register a disturbed soil restrictive covenant in favour of the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 pays his proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 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 owner construct a 1.5 m concrete sidewalk with bollards and lighting with the walkway. If the owner chooses not to fulfill Condition I(4), then the emergency access walkway must contain a 3m concrete sidewalk with T-bollards and lighting (Option B);
8. that the owner construct a noise attenuation fence within residential property lines for all lots backing onto 25 Avenue SW, as shown on the "Conditions of Approval" map;
9. that the owner construct all fences (wholly within private property lines), sidewalks, lighting and bollards to the satisfaction of the Transportation Services and Sustainable Development in the locations as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 the Transportation Services, Sustainable Development and Infrastructure Services.

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

Municipal Reserve for Lot 1, Block 24, Plan 072 9093 were addressed by LDA06-0266 through the registration of a DRC (#072 620 379) for 0.4666 ha. This DRC was then transferred to NW 15-51-24-4 as a condition of LDA07-0438.

Municipal Reserve requirements for Lot 1, Block A, Plan 102 7151 were addressed by LDA07-0438 through the dedication of 1.12 ha of land and the registration of a DRC (#092 023 920) for 2.79 ha. LDA10-0334 reduced this DRC by 0.25 ha, leaving 2.54 ha remaining.

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 Mr. Nicholas Dyjach at 780-496-1758 or write to:

**Mr. Nicholas Dyjach, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority



SM/nd/Posse #111704183-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 29, 2011

LDA11-0218

|  |   |
|--|---|
| ■■■■■ Limit of proposed subdivision                            |  4.5m Utility easment          |
| — 1.8m Uniform fence, as per Zoning Bylaw                      |  Register as road right-of-way |
| ..... 1.5m Concrete walkway with lighting<br>(or 3m, Option B) | ▲ RPL lots, Lots under 9.0m width   |
| --- Noise attenuation fence                                    | * Caveat re: Disturbed soil   |
|  | TT Bollards or T-Bollards (Option B)  |
|  | ▲ Corner cut re: 12m turning radius (Option A)  |

