



February 7, 2013

File No: LDA11-0376

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create three (3) multi family residential lots, and one (1) commercial lot from Lot 1, Block, 90 Plan 0722548 and a portion of Lot 2, Block 90, Plan 1121554 for the consolidation with Lot 1-6 Block 20, Plan 0729861, located east of Rabbit Hill Road and north of Anthony Henday Drive; **MACTAGGART**

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**I The Subdivision by Plan is APPROVED on February 7, 2013, subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$45,373.90 representing 0.334 ha owing against Lot 1, Block 90, Plan 0722548 and Lot 2, Block 90, Plan 1121554 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant 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;
4. that the owner dedicate road right-of-way to conform to a new approved Concept Plan, based on the January 2012, 170<sup>th</sup> Street Planning Study, or to the satisfaction of Transportation Services, for Rabbit Hill Road from the Transportation Utility Corridor (TUC) boundary to Mullen Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkway as legal road right-of-way, as shown on the "Condition of Approval" map, Enclosure I;
6. that the owner prepare a restrictive covenant in favour of EPCOR Water that will be registered against all lots within this subdivision as shown on the "Conditions of Approval" map, Enclosure I, to identify the requirement for service line pressure reducing valves;
7. that the proposed lots be consolidated with adjacent lots 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 (2) 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 lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
4. that the owner pay the proportionate share of the Arterial Roadway Assessments 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 Drawing include the construction of a 3 m granular shared use path (SUP) within the Transportation Utility Corridor (TUC) and extend the SUP in a northeasterly direction to the Rabbit Hill Road/Mullen Road intersection, as shown on the "Conditions of Approval" map, Enclosure I. Application for Ministerial Consent is to be made by the developer and is required for all development within the TUC;
8. that the owner construct a 1.8 m double board/no gap solid uniform screen fence or combination thereof on a 1 m berm within private property lines for all lots backing or flanking onto the TUC, as shown on the "Conditions of Approval" map, Enclosure I, as per the submitted noise survey for the area. The fence shall be constructed using a low maintenance material with a minimum density of 20 kg/m<sup>3</sup> to the satisfaction of the Transportation Department;
9. that the walkway contain a 1.5 m concrete sidewalk with bollards, lighting, and fence within residential property lines 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 Financial and Utility Services.

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

Municipal Reserve in the amount of 0.334 ha representing 10% of the titled area of this subdivision will be provided as Money-In-Lieu.

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. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority





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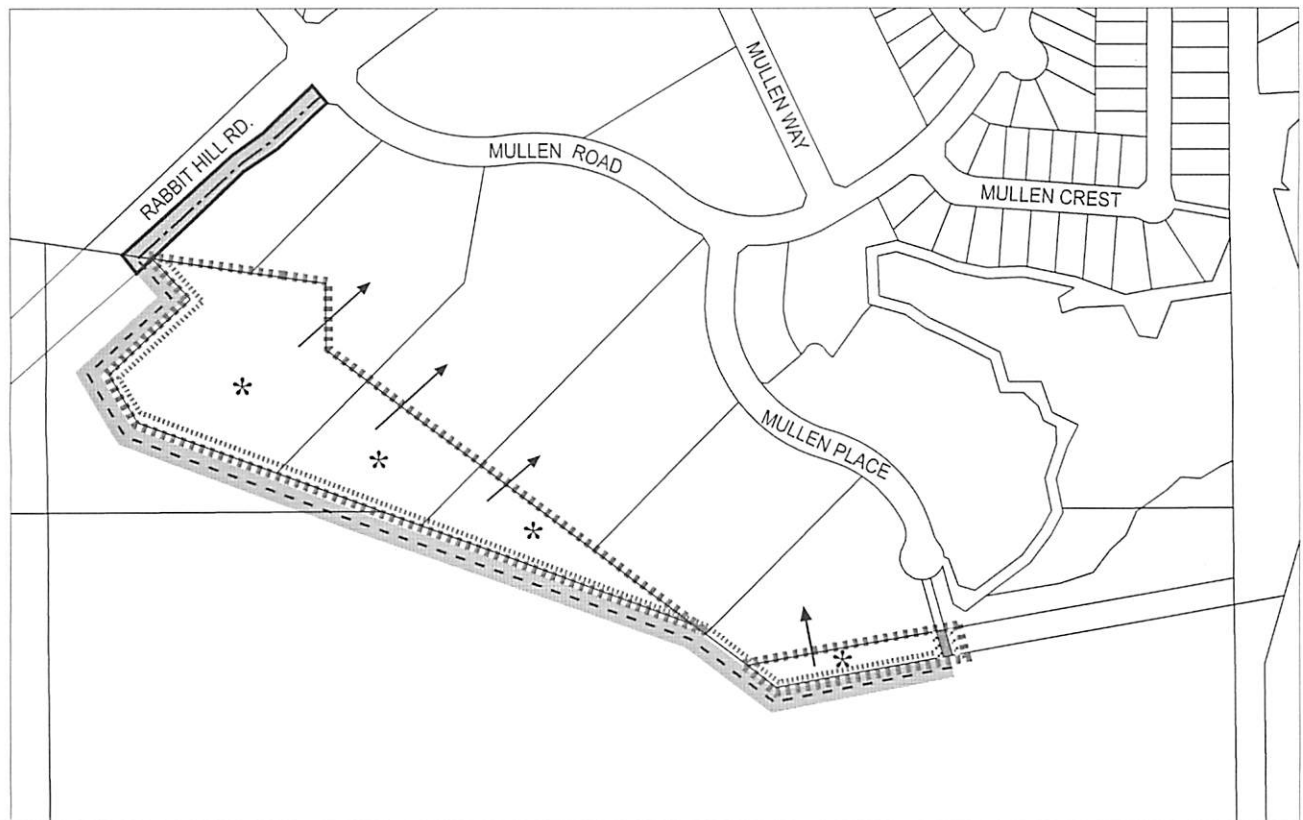
Enclosure


## SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2013

LDA11-0376

- |   |   |   |  |  |
|---|---|---|--|--|
| .....   | Limit of proposed subdivision   |  | Include in Engineering drawing   | <br>N |
|  | Register walkway as legal road right-of-way and construct 1.5m concrete sidewalk with bollards and lighting                     |  | Dedicate road right-of-way to conform to the approved concept plan or to the satisfaction of Transportation services |  |
| .....   | Construct 1.8m double board/no gap solid uniform screen fence or combination thereof on a 1m berm within private property lines | -----   | Construct 3m granular shared use path in the TUC   |  |
| *   | Restrictive Covenant for service line pressure reducing valves  | - - - - -   | Extension of 3m granular shared use path   |  |
|   |   | ///////   | 1.8m uniform screen fence  |  |
|   |   | —————>  | Consolidate with adjacent lot  |  |



- |   |                              |
|---|------------------------------|
|  | Titled area to be subdivided |
| .....   | Subdivision area             |

