



Subdivision Authority

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

March 7, 2013

File No. LDA11-0420

IBI Group
Suite 300, 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 57 single detached residential lots, 118 semi-detached residential lots, one (1) Municipal Reserve parcel and two (2) Public Utility lots from the SW 25-52-26-4 and SE 25-52-26-4, located east of 231 Street NW and north of Whitemud Drive NW; **ROSENTHAL**

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

1. that the owner dedicate Municipal Reserve as a 3.33 ha parcel, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner provide Municipal Reserve in the amount of 6.39 ha by a Deferred Reserve Caveat to the SW 25-52-26-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner prepare an easement for a 6 m gravel temporary roadway connection located on the residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of one (1) Municipal Reserve parcel, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner be permitted to register this plan 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;
8. that the owner dedicate Whitemud Drive NW and 231 Street NW to conform to the an approved concept plan to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;

9. subject to condition I (8), the owner clear Whitemud Drive NW and 231 Street NW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner prepare a 7.5m Pipeline Development Setback Restrictive Covenant in the favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner prepare a berm and noise attenuation fence Restrictive Covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm and noise attenuation fence, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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 (3) 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 250 mm offsite water main with Stage 2 to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include removal of the existing access to Whitemud Drive NW with Stage 2 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of a 4 m wide temporary gravel emergency access with T-bollards, prior to CCC (or at the discretion and direction of Transportation Services), to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct a 6 m wide gravel temporary roadway connection, prior to CCC (or at the discretion and direction of Transportation Services), to satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the construction of 6 m wide gravel temporary roadway connection, prior to CCC (or at the discretion and direction

- of Transportation Services), with Stages 1 and 2 to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
 13. that the owner provide a zebra marked crosswalk with curbs ramps and pedestrian signage to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure II;
 14. that the owner construct a 2.8 m berm and 1.8 m noise attenuation fence as per the City of Edmonton’s Roadway Design and Construction Standards Drawing No. 5205, or combination thereof, to conform to the submitted Noisy Study, within the residential property lines for all the lots backing onto Whitemud Drive, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 15. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centreline and “Shared Use” signage, lighting, bollards and landscaping to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
 16. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I and II; and
 17. 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 Financial Services & Utilities, Transportation Services and Sustainable Development.

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

Municipal Reserve for the SW 25-52-26-4 will be provided through a Deferred Reserve Caveat (6.39 ha) with this application. Municipal Reserve for the SE 25-52-26-4 have been previously provide by way of a Deferred Reserve Caveat (DRC) (No. 122 420 206), this DRC will be reduced by dedication of a Municipal Reserve parcel (3.33 ha) with this application and the remainder is to be carried forward to the parent 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, 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,

A handwritten signature in blue ink, appearing to read 'Scott Mackie', with a stylized, flowing script.

Scott Mackie
Subdivision Authority

SM/vs/Posse # 117907572-001

Enclosure (s)



