



Subdivision Authority

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

February 7, 2013

File No. LDA12-0099

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 36 single detached residential lots from SE 23-51-25-4, located west of 141 Street SW and north of 28 Avenue SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on February 7, 2013, 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 Hays Ridge Neighbourhood (File No. LDA11-0114) be registered prior to or concurrent with this application;
4. that the owner shall provide written confirmation that the infrastructure development project, which includes water main construction along Ellerslie Road over Whitemud Creek, has been completed to the satisfaction of EPCOR Water Services Inc. and Financial Services and Utilities, prior or concurrent with registration of this subdivision;
5. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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/or lateral sewer Oversizing Charges 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 engineering drawings include construction of the stormwater management facility to its ultimate size and design, to the satisfaction of Financial Services and Utilities as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include construction of a 6 m temporary gravel roadway connection prior to CCC, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards within the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 2.5 m hard surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly within private property lines, to the satisfaction of the Transportation 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 rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for the SE 23-51-25-4 will be addressed by Deferred Reserve Caveat with the registration of LDA12-0143.

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 Ms. Ania Schoof at 780-423-7495 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/as/Posse #120964327-001

Enclosure (s)

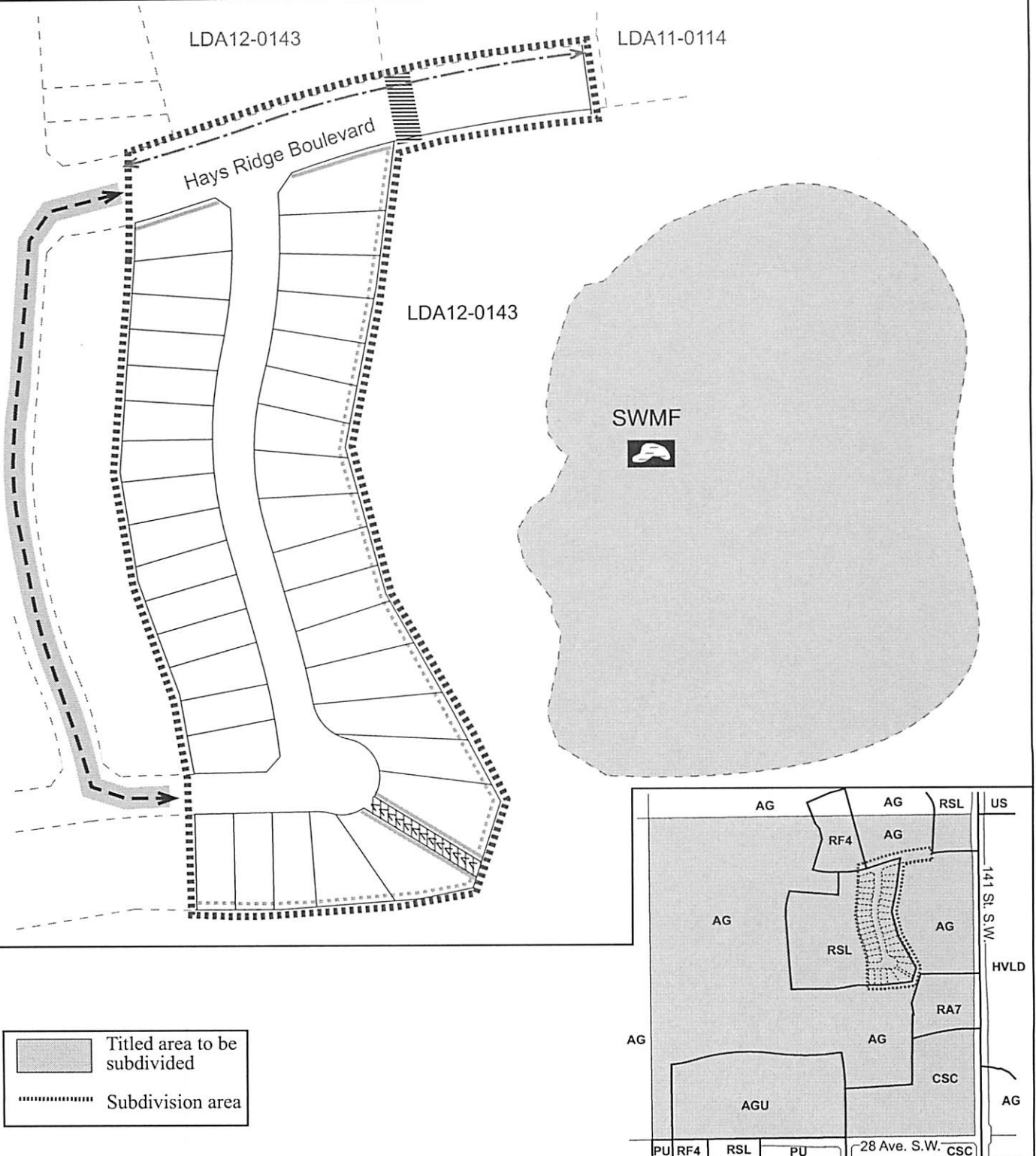
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 7, 2013

LDA12-0099



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|--|--|
| Limit of proposed subdivision | ← - → 6m Temporary gravel roadway connection |
| <<<<<< 1.5m Concrete sidewalk with lighting and bollards | Register as road right-of-way |
| —— 1.8m Uniform screen fence, as per Zoning Bylaw | Zebra marked cross walk with curb ramps and pedestrian signage |
| 1.2m Uniform fence | Include in Engineering Drawings |
| ← - - - -> 2.5m Hard surface shared use path | Construct stormwater management facility |



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

