



February 21, 2013

File No. LDA12-0124

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create one (1) medium density residential lot 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 21, 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 subdivisions within the Hays Ridge Neighbourhood, File No. LDA11-0114, LDA12-0099 and LDA12-0143, 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 to or concurrent with registration of this subdivision;
5. that the owner register the walkway as 10 m 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 owner provide a Noise Study to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and to the satisfaction of Transportation Services;
8. that the engineering drawings include a 12 m radius temporary turnaround with bollards or mini-barriers, prior to CCC, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include offsite water main connections to provide water main looping, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map Enclosure I;
10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 1.5 m concrete sidewalk with lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include signage and design elements to separate the golf course path from the sidewalk within the road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. 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 SE 23-51-25-4 will be carried forward 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,



Scott Mackie
Subdivision Authority




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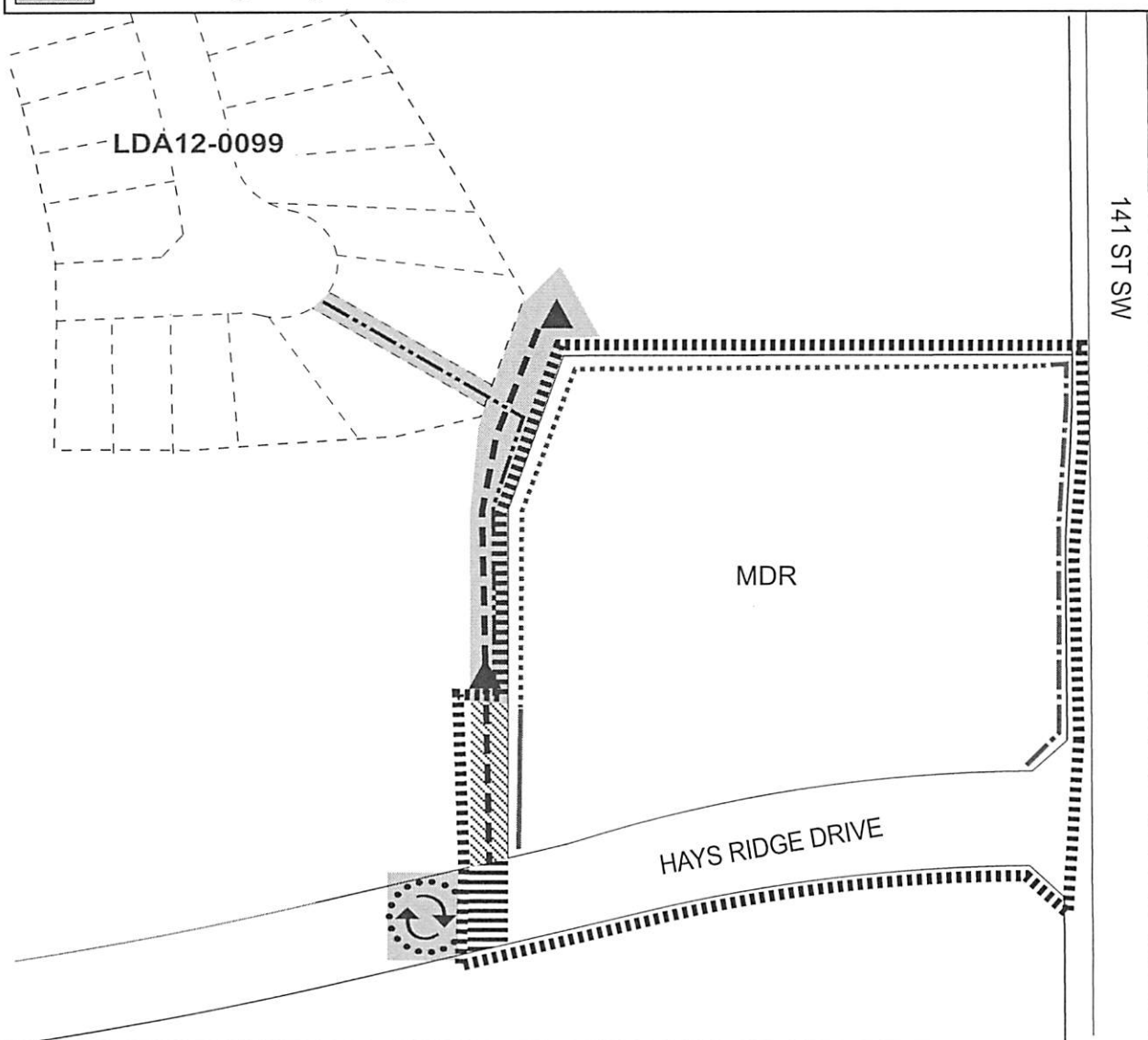
Enclosure (s)


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

LDA 12-0124

-----	Limit of proposed subdivision	-----	Construct water main connection
.....	1.2m Demarcation fence	⊙	12m Temporary turnaround with bollards or mini barriers
————	1.8m Uniform screen fence	▲	Provide signage and design features for separation of golf path and pedestrian walkway
	Register walkway as 10m road right-of-way	----	1.5m Concrete sidewalk with lighting, and bollards
	Zebra marked crosswalk with curb ramps and signage	-----	Noise attenuation in accordance with Noise Study requirements
	Include in Engineering drawings		



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

