



Subdivision Authority

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

October 3, 2013

File No. LDA12-0296

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

ATTENTION: Latoya Powder

Dear Ms. Powder:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot A, Block 1, Plan 1322811, located west of 141 Street SW and north of 28 Avenue SW; **HAYS RIDGE**

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**I The Subdivision by Plan is APPROVED on October 3, 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. LDA12-0124 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 dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 28 Avenue SW as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Clause I (6), the owner clear and level 28 Avenue SW as required for road right-of-way dedication to the satisfaction of Transportation Services; and
7. 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 additional carriageway widening for 144 Street SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include landscaping to an arterial roadway standard along 141 Street SW to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct improvements to 28 Avenue SW, to an arterial roadway standard, including a right turn bay, intersection improvements, and sidewalk on the north side of 28 Avenue SW in the ultimate alignment, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for the installation of three traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installations will be at the discretion and direction of Transportation Services. If traffic signals are not deemed warranted by the Transportation Services within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
11. that the owner construct a joint accesses to 144 Street SW and Hays Ridge Drive SW from the site, in the locations shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services. The turnaround will be required prior to CCC for roads, or at the discretion and direction of Transportation Services;

13. that the owner construct a 1.5 m concrete sidewalk within road right-of-way in the ultimate alignment of 28 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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 I;
15. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences (and post and rail fencing on the future MR parcel), positioned wholly within private property lines to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; 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 and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserve for Lot A, Block 1, Plan 1322811 is to be deferred with LDA12-0143 and carried forward on title with this subdivision.

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

SM/as/Posse #120964327-001

Enclosure (s)

