



Subdivision Authority

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

December 19, 2013

File No. LDA12-0312

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 281 single detached residential lots, five (5) Public Utility lots, four (4) Environmental Reserve parcels, and two (2) Municipal Reserve parcels from the SE 24-53-26-4, located west of 215 Street NW at Hawks Ridge Boulevard; **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on December 19, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 4.93 ha parcel and a 0.25 ha parcel pursuant to section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Environmental Reserve parcel as a 1.47 ha parcel and a 3.98 ha and a 4.34 ha and a 0.41 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. 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;
6. that the owner dedicate an additional emergency access walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register the walkways as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the identified residential lots be withheld from registration until the temporary turnaround is no longer required as deemed by the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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, the Expansion Assessment, and/or Lateral Sewer Oversizing 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 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 owner be responsible for the disposal of any sewage generated by the proposed development, at their own cost, until such time as W14 Sanitary Trunk Sewer is completed and operational to the satisfaction of Financial Services and Utilities;
8. that the owner enter into a 3 year maintenance period agreement for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of Financial Services and Utilities;
9. that the owner develop and implement a water quality monitoring program for Hawks Ridge. The monitoring program must be developed and approved prior to the approval of the engineering drawings to the satisfaction of Financial Services and Utilities;
10. that the owner construct a temporary 6 m wide gravel surface roadway connection with Stage 1 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of Transportation Services;
11. that the owner construct a temporary 3 m wide gravel walkway to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 12 m radius gravel surface temporary turnaround with bollards or mini-barriers as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads at the discretion and direction of Transportation Services;
13. that the owner provide a zebra marked crosswalk with curb extensions, curb ramps and pedestrian signage at the mid-block crossing as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner pay for the installation of future traffic signals at the south intersection of Hawks Ridge Boulevard and 215 Street, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by 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;
15. that the owner construct a 2 m mono-walk with straight faced curb and gutter along the collector roadway adjacent to the Municipal Reserve site, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m wide concrete emergency access walkways with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto 215 Street as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 3 m asphalt shared-use path within the Public Utility lots, the top-of-the-bank setback and sewer pipeline right-of-way with dividing yellow centerline and "Share Use " signage with landscaping, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct all fences wholly on privately owned lands and post and rail on Municipal Reserve parcel to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility right-of-way, road islands, boulevards, medians, walkways and Municipal Reserve parcels, to the satisfaction of Sustainable Development, Transportation Services and Financial Services and Utilities.

Enclosure I is a map of the subdivision identifying major conditions of this approval. Enclosure II is a map of the subdivision identifying staging of the subdivision related to this approval.

Municipal Reserves are being provided as a 4.93 ha parcel and 0.25 ha parcel. The existing DRC will be reduced accordingly.

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 Don Read at 780-496 3633 or write to:

**Don Read, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



For

Scott Mackie
Subdivision Authority

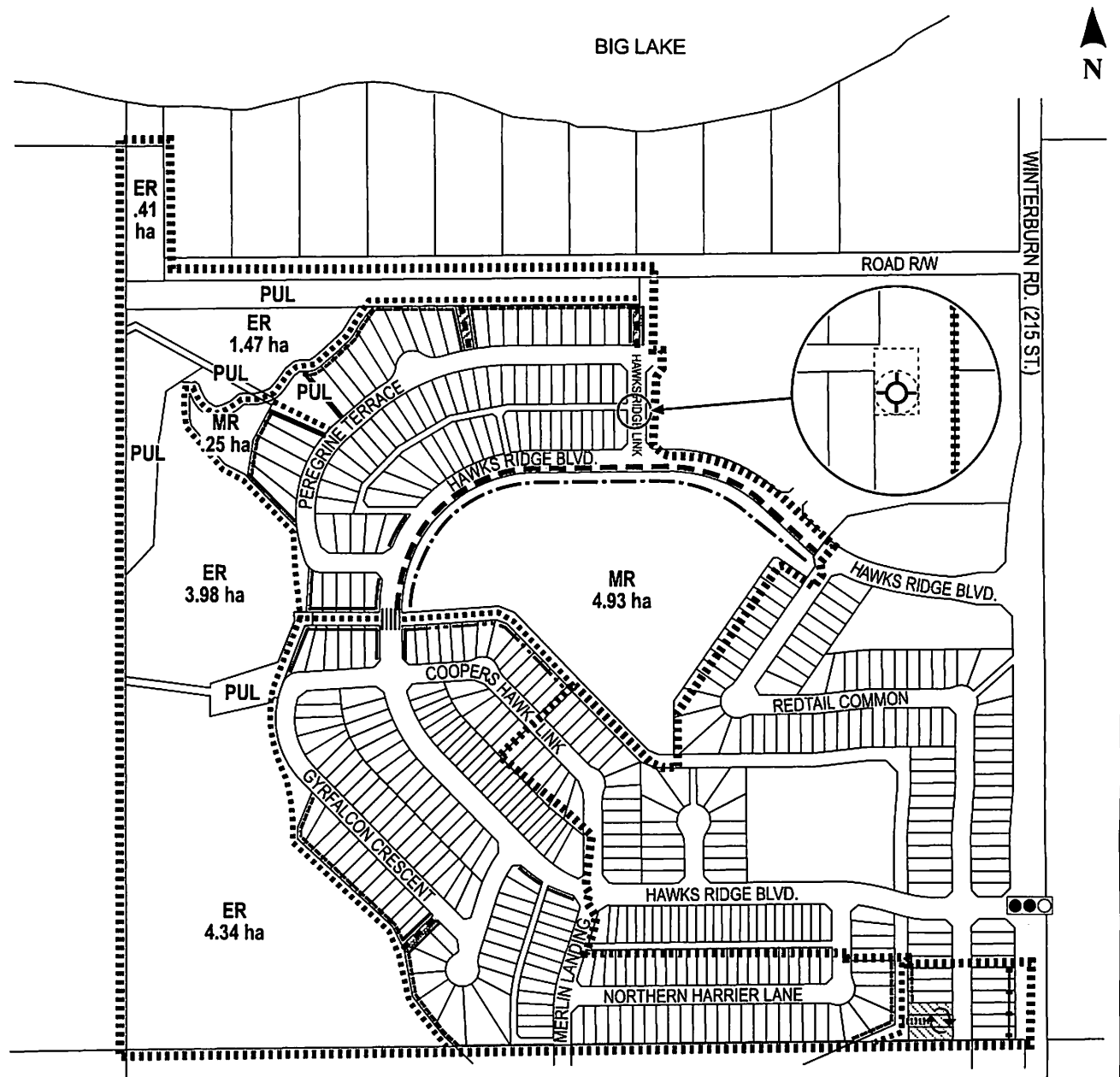
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

LDA 12-0312



- | | |
|---|---|
| Limit of Proposed Subdivision | Temporary Walkway Connection |
| —— 1.8m Uniform Fence as per Zoning Bylaw | Construct a 3.0m Shared Use Path |
| —•—•— 1.8m Noise Attenuation Fence | —•— Construct a 2.0m Monowalk |
| —•— Post and Rail Fence | ↻ 12m Radius Gravel Temporary Turnaround |
| —•— 1.8m Uniform Fence | ●●● Pay for Installation of Traffic Signals with Pedestrian signage, Curb Ramps and Curb Extensions |
| ----- 1.2m Uniform Fence | Zebra Crosswalk |
| --- 3m Concrete Sidewalk with Bollards and Lighting | ▨ Withhold From Registration |
| ▨ Register as Road Right-of-Way | ⊕ Wellhead |

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

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 Limit of Proposed Subdivision


6m Wide Gravel Temporary Emergency Access Easement

 Stage Boundary
