



February 21, 2013

File No. LDA12-0334

Scheffer Andrew Ltd.
12204 - 145 Street
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 151 single detached residential lots, 84 semi-detached residential lots, and two (2) Municipal Reserve lots from Block D, Plan 2887AQ, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE, CRYSTALLINA NERA, & JOVIZ**

I The Subdivision by Plan is APPROVED on February 21, 2013, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.05 ha and a 0.52 ha parcel for a total of 0.57 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$1,443,098 representing 2.46 ha pursuant to Section 667 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 be permitted to register this plan of subdivision 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;
6. that the owner register the walkways as legal road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the identified residential lot 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
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Condition 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 Permanent Area Contributions and other assessments applicable to the subdivision area 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 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 a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I, with Stage 1. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
8. that the owner construct a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I, with Stage 4. This turnaround will be required prior to CCC or at the discretion and direction of Transportation Services;
9. that the owner construct a temporary 6m wide gravel roadway as shown on the "Conditions of Approval" map, Enclosure I, with Stage 1. The temporary emergency access will be required prior to CCC or at the discretion and direction of Transportation Services;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3m wide hard-surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, bollards, and landscaping as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 1.5m concrete sidewalks with bollards and lighting within the walkways as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a watermain feed connecting from a future watermain to be constructed on Schonsee Drive to a proposed watermain to be constructed at the south-eastern boundary of this subdivision, to the satisfaction of EPCOR Water, as shown on the "Conditions of Approval" map, Enclosure I, with Stage 2;

14. that the owner construct all fences positioned wholly on privately owned lands and on the Municipal Reserve parcels to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner be responsible for the design, landscaping, and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal and Environmental 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.

All Municipal Reserve owing is being provided as land and money-in-place of land. Deferred Reserve Caveat No. 062 491 643 will be discharged through 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 decision is deemed to be five days from the date the decision is mailed.

If you have any questions, please contact Mr. Dan MacGregor at (780) 496 6087, or write to him at:

**Mr. Daniel MacGregor, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/dm/Posse # 129615029-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

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