



Subdivision Authority

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

April 18, 2013

File No. LDA12-0406

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 226 single detached residential lots and 36 semi-detached residential lots from a portion of the SW 36-52-26-W4M, located south of Stony Plain Road NW and east of 231 Street NW; **SECOND**

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**I The Subdivision by Plan is APPROVED on April 18, 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 owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 231 Street, as shown on the "Conditions of Approval" map, Enclosure I;
4. that subject to Condition 3, the owner clear and level 231 Street as required for road right-of-way dedication to the satisfaction of Transportation Services;
5. that the approved subdivisions LDA11-0456 and LDA12-0113 be registered prior to or concurrent with this application to provide the logical roadway extensions and to ensure availability of essential water main feeds;
6. 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;
7. that the owner register the walkway as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner prepare a berm and noise attenuation fence restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the berm, 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 (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 pay the proportionate share of the 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 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 engineering drawings include 6 m wide gravel temporary roadway connections, as shown on the "Conditions of Approval" map, Enclosure I. The temporary roadways will be required prior to CCC (or at the discretion and direction of Transportation Services);
8. that the engineering drawings include an offsite water main connection to a proposed 300 mm water main stub to be constructed on Secord Promenade, at Secord Landing under LDA12-0113, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the first two lanes of 231 Street to an arterial roadway standard, from Secord Road NW to the future 97 Avenue NW collector road, north of the subject parcel being subdivided (SW 36-52-26-4), including channelization, accesses, intersections, shared use path (must tie into walkway at south end of subdivision), lighting and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be submitted for 231 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Services. Sufficient detail regarding the temporary and ultimate design of the intersection of 231 Street and Secord Road must be submitted with engineering drawings for this subdivision. Additional subdivisions of the parent parcel will not be approved without an approved preliminary plan;
10. that the engineering drawings include the widening of 231 Street to provide a temporary southbound left turn bay into Secord Road, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.0 m berm and 1.8 m noise attenuation fence or a combination thereof, as per the submitted Noise Study, for all residential lots backing onto 231 Street, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately owned lands to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve of 5.344 ha is due from the N ½ of SW 36-52-26-4 under DRC # 122 032 980. This DRC will be carried forward.

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. Nola Kilmartin at 780-944-0123 or write to:

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

Yours truly,



**FOR**

Scott Mackie  
Subdivision Authority

SM/nk/Posse # 131412730-001

Enclosure(s)





