



Subdivision Authority

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

February 21, 2013

File No. LDA12-0411

Stantec Consulting
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 65 single detached residential lots, 56 semi-detached residential lots, 10 row housing lots, one (1) Public Utility Lot, and one (1) Municipal Reserve lot from SW 24-51-25-4, located east of 141 Street SW and north of 28 Avenue SW; **HERITAGE VALLEY NEIGHBOURHOOD 12 (PAISLEY)**

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 3.01 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 provide Municipal Reserve in the amount of 3.41 ha by Deferred Reserve Caveat to the remainder of SW 24-51-25-4, pursuant to Section 669 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 prepare a freeboard restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing on the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register the walkways as legal road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 a noise study be provided to confirm the noise attenuation required adjacent to 141 Street SW, in accordance with the City of Edmonton's Urban Traffic Noise Policy, and that the owner construct noise attenuation in accordance with the requirements outlined in the noise study, to the satisfaction of Transportation Services. The owner must construct, at a minimum, a 1.8 m noise attenuation fence as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto 141 Street SW, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include grading plans for the future roadway to be constructed adjacent to the Urban Village Park, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a temporary 12 m radius gravel turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required prior to CCC (or at the discretion of Transportation Services);
10. that carriageway widening, at a minimum of 11.5 m, be provided at the 141 Street SW entrance to the neighbourhood to accommodate traffic volumes at this location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct a "Key Pedestrian Crossing" at the intersection between the stormwater management facility and the Urban Village Park, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the local roadway adjacent to the Urban Village Park include "No Parking" signage, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;

13. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centre line and "shared use" signage, lighting, bollards and landscaping, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences positioned 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
16. that the owner is responsible for the design, landscaping and construction within the Public Utility Lot, utility rights-of-way, road islands, boulevards, medians and walkways, 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 (MR) in the amount of 6.42 ha is required for SW 24-51-25-4, from which dedication in the amount of 3.01 ha will be used to create an MR lot. A Deferred Reserve Caveat shall be placed on the remaining titled area for the outstanding MR owing.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Kristen Rutherford at 780-442-5047 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/kr/Posse #131281180-001

Enclosure (s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 21, 2013

LDA12-0411

- Limit of proposed subdivision
- ▨▨▨▨ Widen carriageway to accomodate traffic volumes
- Register walkway as road right-of-way and provide 1.5m concrete sidewalk with bollards and lighting
- - - 3m hard surface shared use path
- ▨▨▨ Key pedestrian crossing
- ⊙ 12m Radius temporary turnaround with bollards
- · - · 1.8m Noise attenuation fence
- 1.8m Uniform fence as per Zoning Bylaw
- ▨▨▨▨ Grading plans
- 1.2m Uniform fence
- Post and rail fence
- * Restrictive covenant re: freeboard
- ▨▨▨▨ Include in Engineering drawing
- x x x x "No Parking" signage



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

