



April 11, 2013

File No. LDA12-0429

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

ATTENTION: Alex Marshall

Dear Mr. Marshall:

RE: Tentative plan of subdivision to create 87 single detached residential lots, 52 semi-detached residential lots, 38 row housing residential lots and one (1) Public Utility lot from the NE 25-52-26-4 located west of 215 Street NW and north of Rosenthal Boulevard NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 11, 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 subdivision boundary be amended to accommodate a 3.6 m monowalk within road right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map Enclosure I; and
4. 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 the Surface Drainage Bylaw 11501, 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 complete the design and construction of the stormwater management facility to its ultimate size and location to the satisfaction of Financial Services & Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the 200mm offsite water main connections, as per the approved Hydraulic Network Analysis, to the satisfaction of EPCOR Water Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3.0 m hard-surfaced shared use path, as per City of Edmonton Design and Construction Standards including bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3.6 m monowalk within road right-of-way, as per City of Edmonton Design and Construction Standards including bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on private owned lands to the satisfaction of Financial Services and Utilities and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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, Transportation Services and Sustainable Development.

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

Municipal Reserve for the NE 25-52-26-4 was previously provided by way of Deferred Reserve Caveat (DRC) (No. 122 420 207). This DRC will be carried forward to the parent title through this application.

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 Vivian Gamache at 780-944-0122 or write to:

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

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

Scott Mackie
Subdivision Authority

SM/vg/Posse #131967198-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2013

ENCLOSURE I
LDA12-0429

- Limit of proposed subdivision
- Amend subdivision boundary to accommodate a 3.6m mono walk within road right-of-way
- ==== Construct a 3.6m monowalk
- Construct a 3.0m hard-surface shared use path
- 1.8m Uniform fencing, as per Zoning Bylaw
- 200mm off-site watermain connection
- Include in Engineering drawings
- Construct Stormwater Management Facility
- • Bollards

