



October 3, 2013

File No. LDA13-0184

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 170 single detached residential lots and one (1) medium density residential lot from Lot 9, Plan 782 3226 and Lot 201, Block 12, Plan 122 3711, located south of Stony Plain Road and west of 222 Street; **SECOND**

I The Subdivision by Plan is APPROVED on October 3, 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 approved subdivisions LDA11-0456 and LDA12-0218 be registered prior to or concurrent with this application;
4. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the titled lots backing on to the berm, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkways as road rights-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 sidewalks, shared use paths 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/or other assessments applicable 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 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 construct a 1.6 m berm and a 1.8 m noise attenuation fence as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto Stony Plain Road to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I
8. that the engineering drawings include a 3.0 m hard-surface shared use path, as per City of Edmonton Design and Construction Standards including bollards, to connect to the shared use path in LDA12-0218 to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 1.5 m concrete sidewalks with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the design, landscaping and construction within the Public Utility lots, utility rights-of-way, road islands, boulevards, and medians, 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 Reserves were provided for this application with Registered Plans 4717 RS and 782 3225.

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

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/vg/Posse # 137744785-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 3, 2013

LDA 13-0184

- | | |
|---|---|
| <ul style="list-style-type: none"> Limit of Proposed Subdivision —— 1.8m Fence as per Zoning Bylaw ----- 1.2m Uniform Screen Fence Construct a 1.5m Concrete Sidewalk --- Construct a 3.0m Shared Use Path with Lighting | <ul style="list-style-type: none"> --- Construct a 1.8m Noise Attenuation Fence & 1.6m Berm * Register a Restrictive Covenant re: Berm & Fence Register as Road Right-of-Way .. Bollards Include in Engineering Drawings |
|---|---|

