



Subdivision Authority

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

November 28, 2013

File No. LDA13-0275

Corporate Properties  
20th Floor, 9803 - 102A Avenue NW  
Edmonton, AB T5J 3A3

ATTENTION: Jennifer Van Popta

Dear Ms. Van Popta:

RE: Tentative plan of subdivision to create five (5) single detached residential lots from Lot 5, Block 17, Plan 239 HW and Lot 13, Block 13, Plan 239 HW, located east of 111 Street NW and south of 61 Avenue NW; **PLEASANTVIEW**

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**I The Subdivision by Plan is APPROVED on November 28, 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 the satisfaction of Transportation Services for 111 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
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, 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 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 and affected utility agencies;
4. 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;

5. that the engineering drawings include 1.5 m concrete sidewalks with lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the engineering drawings include the construction of 60 Avenue NW to an urban local roadway standard, including street lighting and landscaping and any transitional improvements, as per City of Edmonton's Roadway Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include the upgrade of the existing gravelled alley to a paved residential alley standard, including the alley crossing, to City of Edmonton's Roadway Design and Construction Standards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of a curb ramp at the north terminus of 60 Avenue NW to accommodate the transition between the existing shared use path and the 60 Avenue NW road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner remove the existing residential access on the north side of 60 Avenue NW, construct the curb and gutter, and restore the boulevard, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include bollards within the alley right-of-way to prevent direct access to the arterial roadways, as well as to provide a barrier between the existing shared use path and the alley, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include an upgrade and extension of the 200 mm water main with an on-street fire hydrant, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m noise attenuation fence within residential property lines, for all lots backing or flanking onto 111 Street NW, as per the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205 and to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences, positioned wholly within private property lines 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.

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

There are no Municipal Reserves owing as the lands to be subdivided in this plan of subdivision are under 0.8 ha, as per Section 663 of the Municipal Government Act.

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 Mr. Wesley Woo at 780-496-7370 or write to:

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

Yours truly,



**For** Scott Mackie  
Subdivision Authority

SM/ww/Posse #139785836-001

Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

November 28, 2013

LDA 13-0275

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|--|---|
| ----- Limit of proposed subdivision  | - - - - Upgrade/extension of a 200mm water main                                     |
| - . - . - . 1.8m noise attenuation fence   | ----- Reconstruct to a paved residential alley standard                             |
| ←-----→ 1.5m concrete sidewalk with lighting   | ✱ Construct alley crossing  |
| ■ ■ ■ ■ Construct to an urban local road standard including street lights, landscaping and transitional improvements | ⊙ Construct curb ramp   |
| ● ● ● Bollards   | ▨ Remove existing residential access, construct curb & gutter and restore boulevard |
| ▨ Dedicate as road right-of-way  | ▩ Include in engineering drawings   |

