



October 24, 2013

File No. LDA13-0284

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 11 single detached residential lots and one (1) Public Utility lot from Lot 1, Plan 2296RS, located west of 156 Street SW and south of Windermere Boulevard SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on October 24, 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 register the Public Utility lot as legal road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that approved subdivision file no. LDA13-0015 be registered prior to or concurrent with this application;
5. that Bylaw 16614 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision; 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, and 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 identified 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 lateral Sewer Oversizing Charges applicable to the area of subdivision 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 provide redline drawings to replace the previously approved Ambleside Stage 24, Project Number 1161-101855 drawings to show the revised drainage servicing required resulting from changes affecting both LDA13-0015 and LDA13-0284;
7. that the owner provide redline drawings to replace the previously approved Ambleside Stage 17, Project Number 1160-39201, LDA11-0405 drawings to show the revised drainage servicing required resulting from changes affecting both LDA13-0015 and LDA13-0284;
8. 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;
9. that the owner construct the stormwater management facility to its ultimate design, to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure 1;
10. that the owner construct a 3 m hard-surface shared use path with a dividing yellow centre line and "shared use" signage and landscaping connecting to the existing shared use path to the south as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
11. that the owner construct an offset 3 m hard-surface shared use path with T-bollards and lighting to residential alley standard roadway to allow for service vehicle access to the drainage site as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
12. that the owner complete the design and construction of the permanent minor storm servicing to the satisfaction of Financial Services and Utilities;
13. that the owner construct all fences wholly on privately owned lands to the satisfaction of Financial Services and Utilities 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 right-of-ways, road islands, boulevards, medians and walkways, to the satisfaction of Transportation Services, Financial Services and Utilities and Sustainable Development.

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

Municipal Reserve for Lot 1, Plan 2296RS was addressed under LDA13-0015.

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. Kerry Girvan at 780-423-7472 or write to:

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

Yours truly,



F&R

Scott Mackie
Subdivision Authority

SM/kg/Posse# 140024109-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 24, 2013

LDA 13-0284

-----	Limit of Proposed Subdivision	-----	3m Hard Surfaced Shared Use Path with dividing centre line and "Shared Use" signage and Landscaping connecting to the existing Shared Use Path to the south
-----	1.8m Uniform Screen Fence, as per Zoning Bylaw	-----	3m Shared Use Path Constructed to a Residential Alley Standard Roadway
-----	1.2m Uniform Fence	-----	Register as Legal Road Right-of-Way
●●	T-Bollards		

