



Subdivision Authority

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

May 3, 2012

File No. LDA11-0416

Scheffer Andrew Limited
14505 - 123 Avenue NW
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 42 semi-detached lots and 58 single detached residential lots from Block D, Plan 2887AQ, located north of 167 Avenue and west of 66 Street; **SCHONSEE**

I The Subdivision by Plan is APPROVED on May 3, 2012, 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 16082 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
4. that Bylaw 16081 to close a portion of Meenely Avenue NW receive third reading and that this portion of road be consolidated with the adjacent parcels prior to the registration of this subdivision;
5. that the owner provide walkways as road rights-of-way 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 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 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 Schonsee East Neighbourhood Design Report be completed prior to the approval of Engineering Drawings, to the satisfaction of Infrastructure Services;
8. that engineering drawings include the construction of the Sanitary Trunk Sewer connection required to service the proposed development area, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Infrastructure Services;
9. that the engineering drawings include the construction of a temporary 4m wide gravel emergency access with T-bollards, in the location shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required prior to CCC, or at the discretion and direction of Transportation Services;
10. that the engineering drawings include the construction of a 12m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department in the location shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC, or at the discretion and direction of Transportation Services;
11. that the owner construct 1.5m concrete sidewalks with bollards and lighting to the satisfaction of Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the locations shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 Transportation Services.

Enclosures I & II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve entitlements for Block D, Plan 2887AQ were deferred with SUB/05-0048 by registering a Deferred Reserve Caveat (DRC) of 3.03 ha on the title. The DRC will be carried forward to the remainder of Block D, Plan 2887AQ.

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. Lisa Stern at 780-442-5387 or write to:

**Ms. Lisa Stern, 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".

Scott Mackie
Subdivision Authority

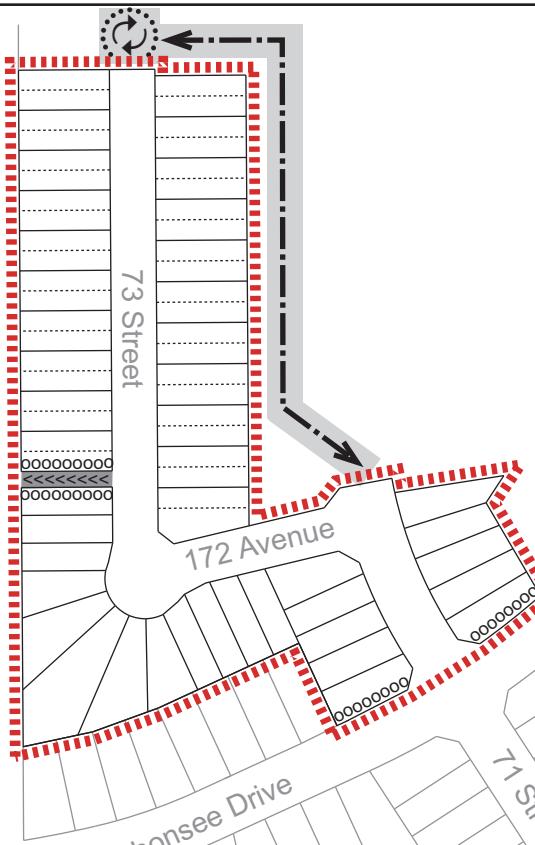
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Enclosure

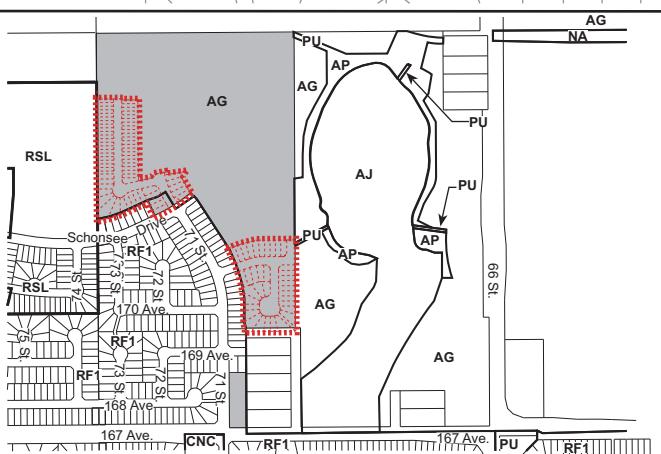
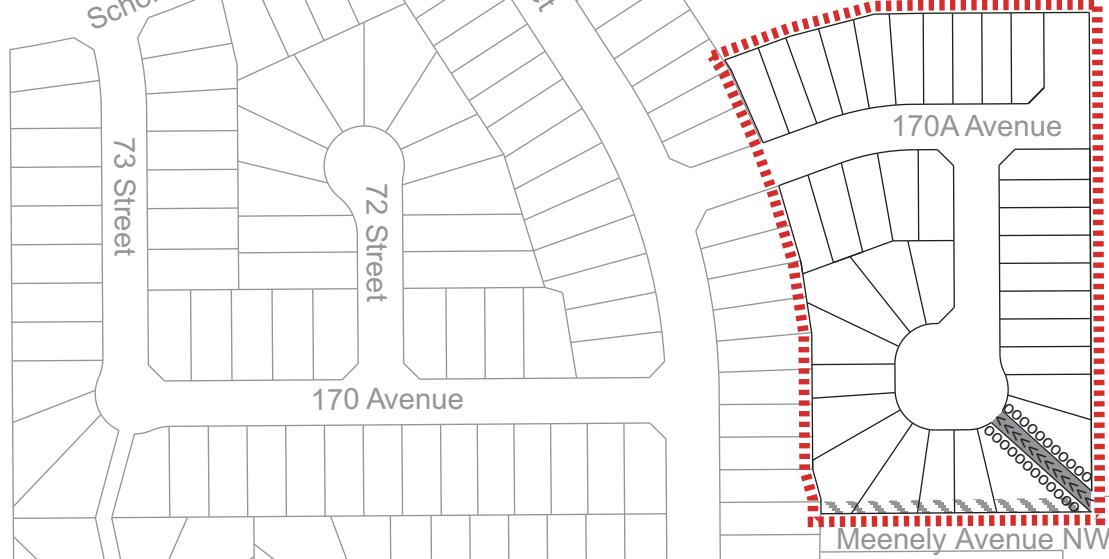
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 3, 2012

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|--|--|
| | Limit of proposed subdivision |
| | 1.5m Concrete sidewalk with bollards and lighting |
| | 1.8m uniform fence, as per Zoning Bylaw |
| | Temporary 4m wide gravel emergency access with T-bollards. To be constructed and registered as an easement |
| | 12m radius gravelled temporary turnaround with bollards or mini barriers to be constructed and registered as an easement |
| | Road closure (Bylaw 16081) |
| | Register as road right-of-way |
| | Include in Engineering Drawings |



SUBDIVISION CONDITIONS OF APPROVAL MAP

May 3, 2012

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