



May 9, 2013

File No. LDA12-0378

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 61 single detached residential lots, 30 semi-detached residential lots, and one (1) Municipal Reserve lot from Lot 3, Block 1, Plan 022 6736 and SW 18-51-24-4, located east of James Mowatt Trail and north of 41 Avenue SW; **ALLARD**

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**I The Subdivision by Plan is APPROVED on May 9, 2013, subject to the following conditions:**

1. that the owner provide Municipal Reserve as a 7.68 ha parcel, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner register an easement on the Certificate of Title for Lot 1, Block 1, Plan 092 6061 to facilitate construction of the local roadway, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the walkway as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for James Mowatt Trail SW and 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I (6), the owner clear and level James Mowatt Trail SW and 41 Avenue SW as required for road right-of-way dedication to the satisfaction of Transportation Services;
8. that the approved subdivision within the Allard Neighbourhood (File No. LDA12-0058) be registered prior to or concurrent with this application; and
9. 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 (2) 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 pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges 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 and affected utility agencies;
6. 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;
7. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk with bollards and lighting, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the submission of a grading plan for a portion of Allard Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the construction of the local roadway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences, excluding post and rail fencing on the MR parcel, 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
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 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 addressed through LDA07-0286 and is being implemented with this subdivision.

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

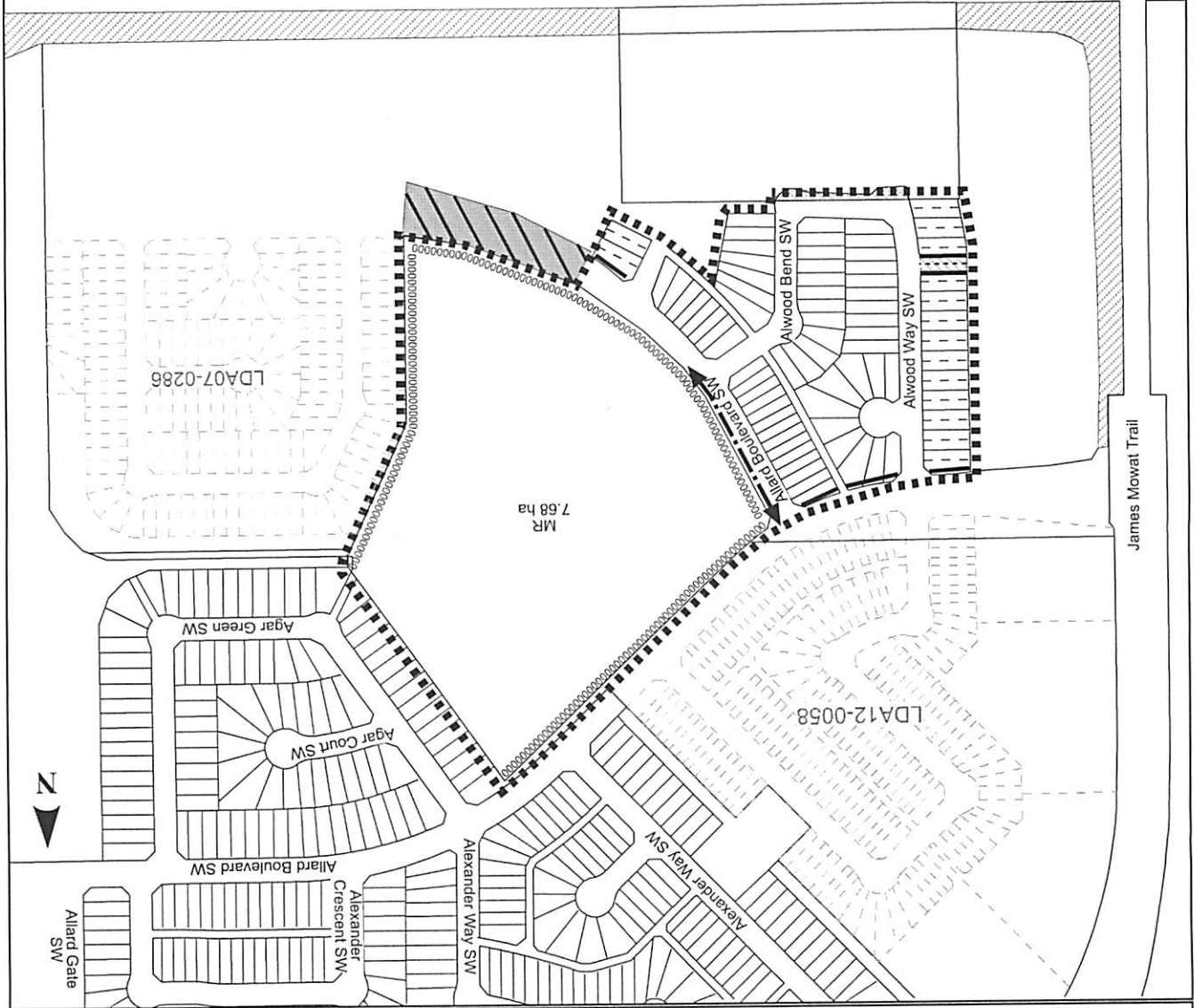
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Enclosure(s)

LDA 12-0378

May 9, 2013

# SUBDIVISION CONDITIONS OF APPROVAL MAP



41 AVE SW

Titled area to be subdivided  
 Subdivision area



- Limit of proposed subdivision
- Register easement and include in engineering drawings
- Construct 2 m mono-walk
- Register as road right-of-way and construct 1.5 m concrete sidewalk with lighting and bollards
- Include in Engineering Drawings
- Submit grading plans
- Dedicate James Mowat Trail and 41 Avenue SW as road right-of-way
- 1.8 m uniform fencing as per Zoning Bylaw
- Post and rail fencing