



Subdivision Authority

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

September 10, 2015

File NO. LDA15-0091

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 95 single detached residential lots and 44 semi-detached residential lots, from the NW 13-51-25-W4M located south of 28 Avenue SW and east of 141 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on September 10, 2015, 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 & Transmission Inc., and EPCOR Water Services Inc., 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 the greenway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication of additional road rights of way for 28 Avenue SW and Heritage Valley Trail SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to Condition I (4) above, the owner clear and level 28 Avenue SW and Heritage Valley Trail SW as required for road right of way dedication;
6. that the approved subdivision LDA13-0016 be registered prior to or concurrent with this application for the logical extensions of roadway connections; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. 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;
6. that the owner submits 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;
7. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Services);
8. that the engineering drawings include two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to CCC for roads (or when required by Transportation Services);
9. that the engineering drawings include two temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Services);
10. that the engineering drawings include 200 mm and 300 mm offsite water main connections, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings for the arterial roadway and subdivision, to the satisfaction of Transportation Services;
12. that the owner designs and constructs an acceptable means for temporary major drainage to be accommodated from the subdivision to the Storm Water Management Facility (SWMF 2) to the satisfaction of Financial Services and Utilities;
13. that the owner construct a 3 m hard surface shared use path with a dividing yellow centerline, "Shared Use" signage, lighting, and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Services. If traffic signals are not deemed warranted by Transportation Services within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto or flanking 28 Avenue SW, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) were addressed for the NW 13-51-25-W4M with LDA11-0108. A Deferred Reserve Caveat (DRC) was placed on title (Instrument No. 142 024 263) with LDA11-0108. This DRC was partially discharged with the registration of LDA13-0016 (Plan 1520441), Stage 1. This DRC is to be carried forward on title and will be reduced in accordance with arterial roadway dedication.

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 NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



for
Scott Mackie
Subdivision Authority

SM/kw/Posse #168229864-001

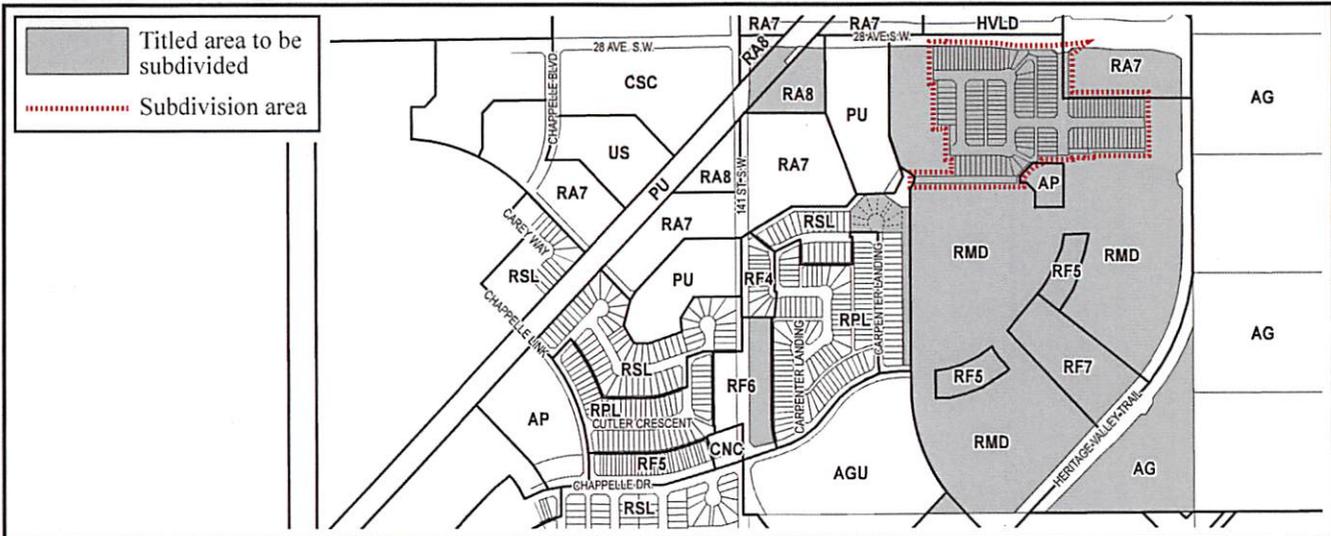
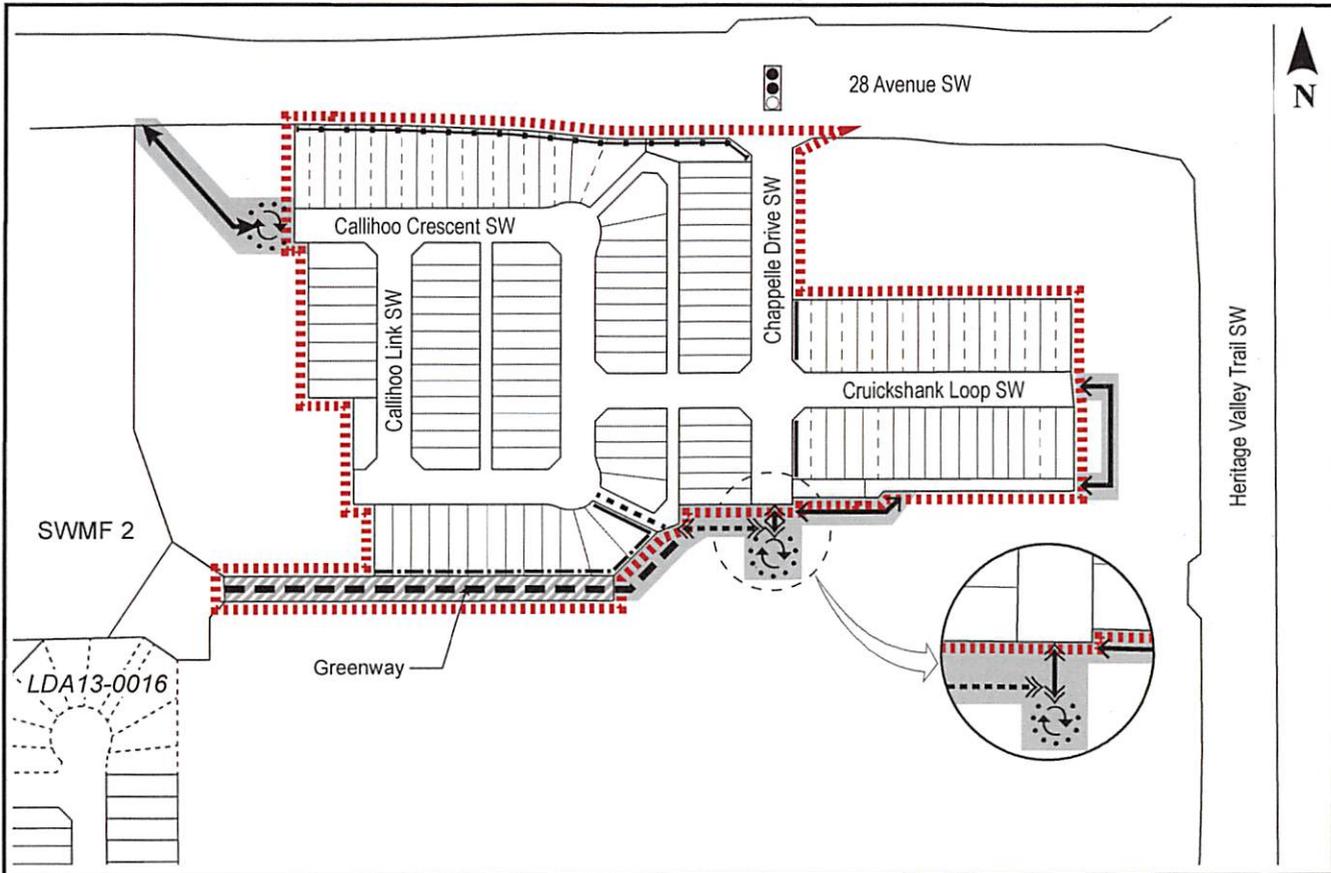
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 10, 2015

LDA15-0091

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|  Limit of proposed subdivision |  Traffic signals |
|  Include in engineering drawings |  200 mm water main connection |
|  Dedicate as road right of way |  300 mm water main connection |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Temporary 4 m emergency access |
|  1.2 m uniform fence |  Temporary 6 m roadway |
|  3.0 m hard surface shared use path |  Temporary 12 m radius turnaround |
|  Noise attenuation fence | |
|  1.5 m concrete sidewalk | |



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 10, 2015

LDA15-0091

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ⋯⋯⋯⋯⋯ Amend subdivision boundary
- ▬▬▬▬▬▬▬ Include in engineering drawings
- ▨▨▨▨▨▨▨ Dedicate as road right of way
- ⋯⋯⋯⋯⋯ Construct first two lanes to an arterial roadway standard

