



Subdivision Authority

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

May 1, 2008

File No. LDA07-0248

Al-Terra Engineering
4010 – 76 Avenue
Edmonton, AB
T6B 2P1

ATTENTION: Glen Thoman

Dear Mr. Thoman:

RE: Tentative plan of subdivision to create 19 low density residential lots, 1 environmental reserve parcel and 2 municipal reserve parcels from SE-1-52-25-4 and Block 1, Plan 148MC; located west of Whitemud Creek Ravine and north of 23 Avenue NW;
HODGSON

I The Subdivision by Plan is APPROVED on May 1, 2008 subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 0.69 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve as a 0.06 ha parcel and a 0.035 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money-in-place of Municipal Reserve, in the amount of \$152,152.00 pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be placed on all lots backing onto the top-of-bank line as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report and City recommendations (File No. LDA07-0248), as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner provide an emergency access right-of-way connecting Holland's Point cul-de-sac to the top-of-bank in the location as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner remove the existing access from 23 Avenue to the subject site to the satisfaction of the City of Edmonton in the location as shown on the "Conditions of Approval" map, Enclosure I;

9. that the property line and road right-of-way dedication conform to an approved Concept Plan or to the satisfaction of the City of Edmonton for 23 Avenue;
10. that the owner prepare the necessary plans and documentation to grant new easements and/or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; and
11. 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 (4) contain, among other things, the following:

1. that the owner pay all costs identified in Servicing Agreement, among other things, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of the Permanent Area Contributions, the Expansion Assessment, and/or Lateral Sewer Oversizing applying to the area of subdivision for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportionate share of the Boundary Improvements cost of construction of certain existing municipal improvements on Hollands Landing abutting this subdivision, from which the subdivision will benefit;
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 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 the emergency access/walkway to contain a 1.5 m concrete sidewalk with T bollards, lighting and 1.8 m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m compacted granular trail within the top-of-bank right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.0 m berm with a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 23 Avenue as shown on the "Conditions of Approval" map, Enclosure I. The berm shall be tapered to account for the increasing grade separation between 23 Avenue and private property (that portion with a difference greater than 1.0 m);
10. 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 the Community Services, Transportation and Asset Management and Public Works Departments; and

11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the City of Edmonton in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

Please note that no vehicular access is permitted onto 23 Avenue NW from this subdivision, and a future top-of-bank multi-use trail connection may continue southward, crossing underneath 23 Avenue.

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.

If you have further questions, please call Ms. Jillian Savage at 496-1650 or write to:

**Ms. Jillian Savage, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt
Subdivision Authority

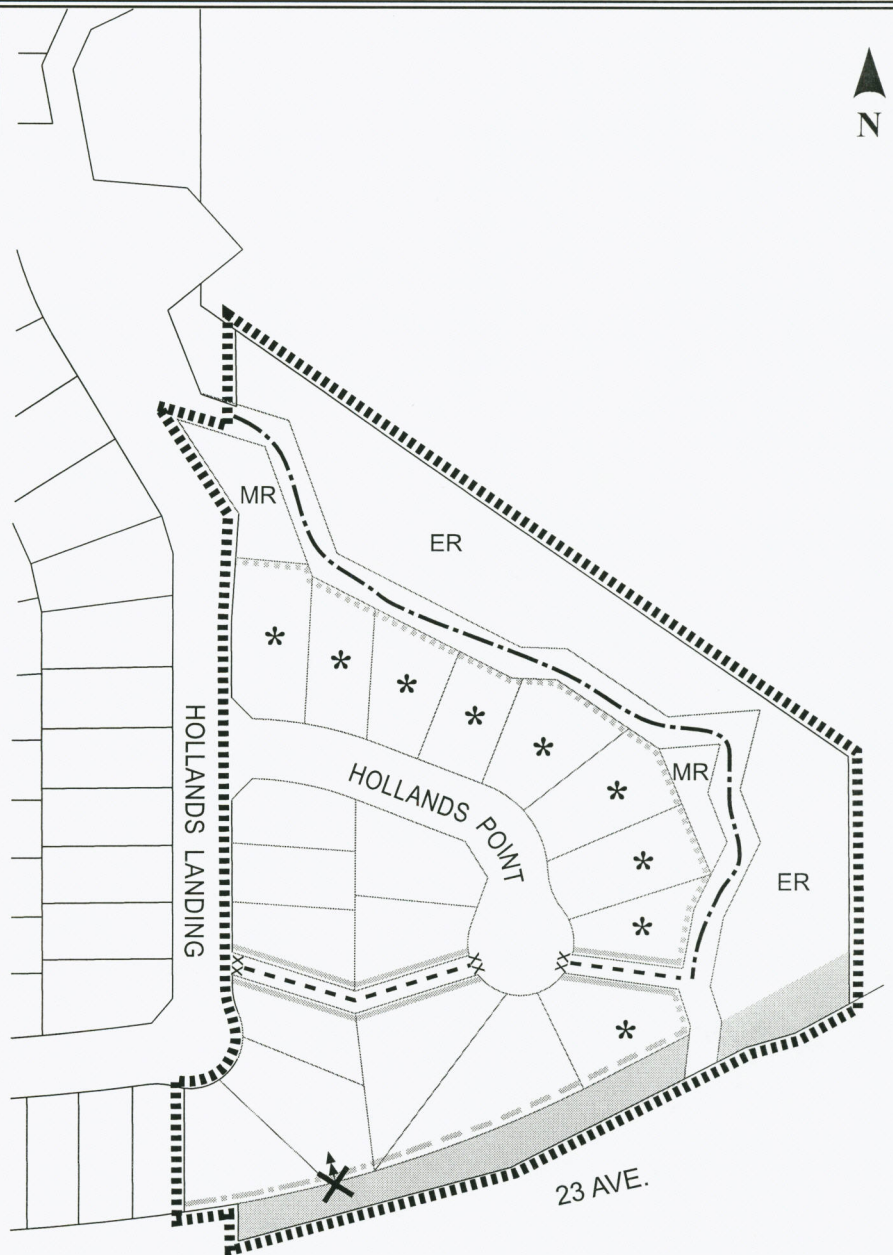
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 1, 2008

LDA07-0248

- Limit of proposed subdivision
 * Restrictive covenant re:CT and Associates Engineering Inc. reports in LDA07-0248
 ■ Dedicate and register as road right- of- way
 ■ 1.0m Berm with a 1.8m double board/no gap solid uniform screen fence
 ■ 1.8m Double board/no gap solid uniform screen fence
 ■ 1.8m Uniform screen fence
 ■ 1.2m Uniform fence
 - - - Register as road right- of- way with 1.5m Concrete emergency access/ walkway with lighting
 - - - Register as road right- of- way with 1.5m Compacted granular trail
 xx T-bollards
 ✕ Remove existing access



- Titled area to be subdivided
 ■ Subdivision area

