



## Subdivision Authority

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

March 27, 2008

File No. LDA07-0286

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 788 single detached lots, 346 semi-detached lots, 131 row housing lots, 4 multi-family lots, 1 school site, 2 parks, 2 public utility lots and 4 greenways from Lot 3, Block 1, Plan 0226736, Lot 2, Block 1, Plan 8321482 and a portion of NE-18-51-24-4, Lot 1, Block 1, Plan 7521577 and SW-18-51-24-4; located south of 30 Avenue SW and east of 127 Street; **ALLARD**

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**I The Subdivision by Plan is APPROVED on March 27, 2008 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 subdivision boundary be amended to include the dedication of James Mowatt Trail and 25 Avenue SW, and the collector roadway to 25 Avenue SW with Stage 2, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner clear and level James Mowatt Trail and 25 Avenue SW as required for road right of way dedication, to the satisfaction of the Transportation Department;
4. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that the approved subdivision within the Callaghan Neighbourhood (File No. LDA06-0176) be registered prior to or concurrent with Stage 1 of this application OR that the owner dedicate and construct the first 2 lanes of James Mowatt Trail from Callaghan Drive to 25 Avenue SW, the intersection of 25 Avenue SW and James Mowatt Trail and the first 2 lanes of 25 Avenue SW to the first collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions within the Callaghan Neighbourhood (File Nos. SUB/06-0020, LDA07-0018 and LDA07-0162) be registered prior to or concurrent with Stage 2 of this application OR that the owner dedicate and construct the first 2 lanes of 25 Avenue SW from 108 Street to the second collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the Bylaw 14782, to rezone a portion of NE-18-51-24-4 and Lot 3, Block 1, Plan 0226736, receive third reading from City Council prior to the endorsement of Stage 3 of this subdivision as shown on the "Conditions of Approval" map, Enclosure I;



8. the owner provide all emergency accesses and walkways as legal road rights-of-way in the locations as shown on the "Conditions of Approval" map, Enclosure I;
9. that Shared all-directional cross lot accesses will be granted to James Mowatt Trail and 25 Avenue SW, and the owner provide cross lot access easements on the Certificate of Titles in favour of the City of Edmonton for all affected parcels in Stage 1 and Stage 3, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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 James Mowatt Trail and 25 Avenue SW adjacent to the subdivision as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. 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 costs identified in the Servicing Agreement, including 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 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;
5. that the engineering drawings include the construction of James Mowatt Trail, 25 Avenue SW, a portion of 106 Street, all temporary turnarounds, all permanent and temporary emergency accesses, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
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 complete the next stage of the stormwater management facility in Stage 2 to accommodate this and any previous stages of development, in a size and location shown in the Heritage Valley Neighbourhood 8 (Allard) Neighbourhood Design Report;
8. that the owner submit grading plans for the north-south minor walkway connection in Stage 2 with engineering drawings, to the satisfaction of the



Transportation Department and to be approved by Roadways Design Section, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct the first 2 lanes of James Mowatt Trail from Callaghan Drive to 25 Avenue SW, the full intersection of James Mowatt Trail and 25 Avenue SW in the north, south and east directions including permanent tie in connections and islands (if necessary) and the first 2 lanes of 25 Avenue SW to the first collector roadway (108 Street), with Stage 1, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct the first 2 lanes of 25 Avenue SW from 108 Street to 106 Street with Stage 2, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the first 2 lanes of James Mowatt Trail from 25 Avenue SW to 33 Avenue SW with Stage 3, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct an offset 17 m radius asphalt temporary transit turnaround with bollards and a 12 m radius graveled temporary turnaround with bollards, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary roadway connection to the easterly cul-de-sac in Stage 4 as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner not sell or convey the affected residential lots until the temporary roadway connection in Stage 4 is no longer required due to the completion of the local roadway network, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct curb extensions at the multi-use trail crossing on the collector in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centerline and "Shared Use" signage as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct walkways to contain a 1.5 m concrete sidewalk with 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;
19. that the owner construct emergency access walkways to contain a 3 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;
20. that the owner construct a 1.8 m uniform fence within residential property lines for all lots backing or flanking onto the collector roadways, school/park sites and greenways as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a temporary emergency access to 41 Avenue SW with Stage 4, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 25 Avenue in Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;



23. that the owner construct a 1.5 m berm and a 1.83 m double board/no gap solid uniform screen fence or combination thereof within residential property lines for all lots backing onto James Mowatt Trail in Stage 3, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I; and
24. 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.

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

Please note that there is an over-dedication of Municipal Reserve as a result of this subdivision. The over-dedication will be credited to the landowner with future subdivisions of their land.

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

PA/js/Posse # 65560985-001

Enclosure



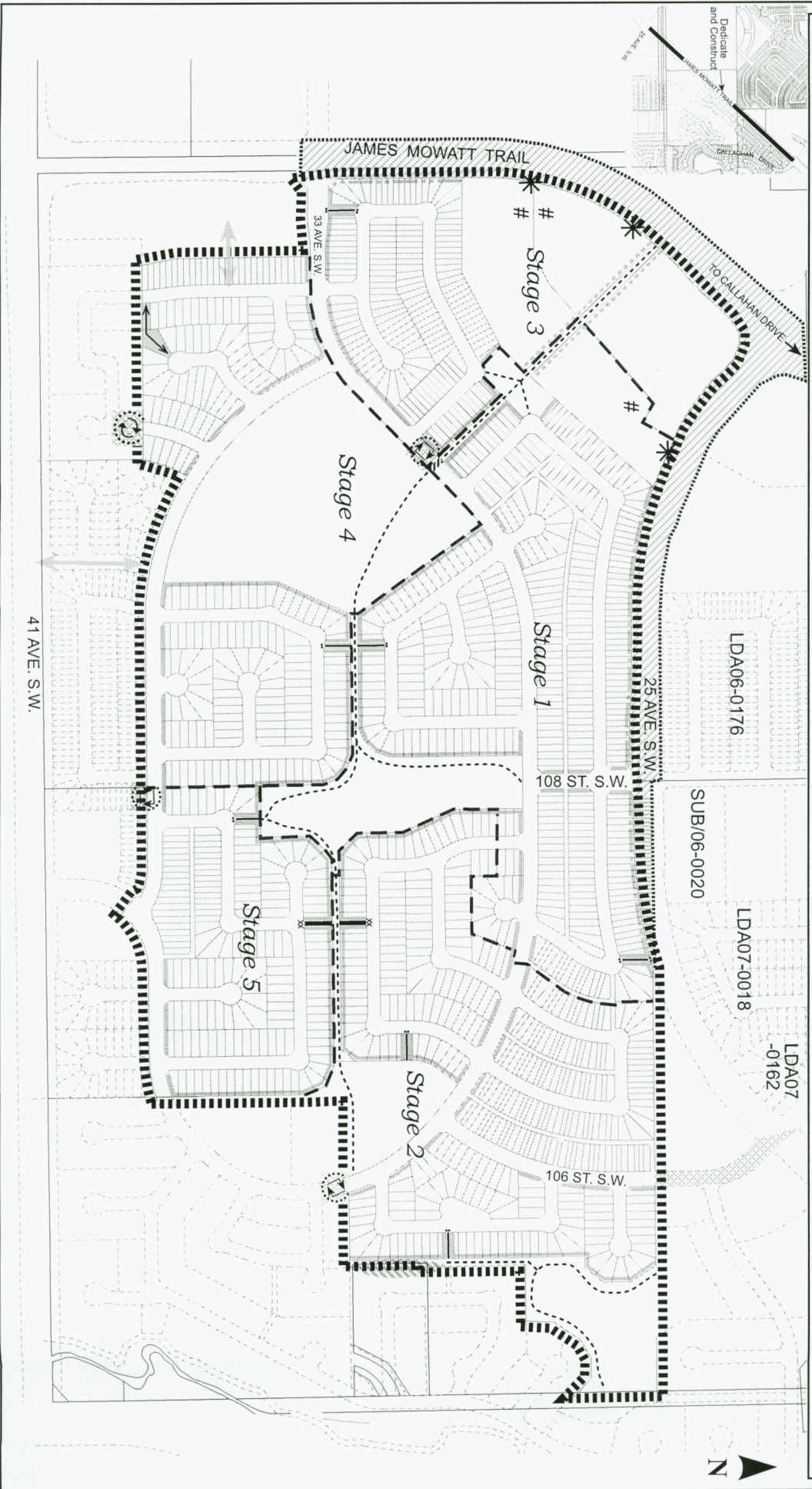
# SUBDIVISION CONDITIONS OF APPROVAL MAP

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Limit of proposed subdivision	1.8m Double board no gap solid uniform screen fence	* Shared all-directional access	- Bollards
Amend subdivision boundary	1.8m Uniform fence	# Cross lot easement	xx T-bollards
Include in Engineering Drawings	1.2m Uniform fence	Temporary emergency access	≡ Zebra crosswalk with curb extensions, ramps and signage
Dedicate and construct intersection and first two lanes of James Mowatt Trail and 25 Ave. S.W.	3.0m Asphalt Multi-use trail with dividing yellow line and shared use signage	Temporary roadway connection	
Dedicate	Register as road right-of-way with a 1.5m concrete walkway with lighting	Temporary 12.0m gravel turnaround	
1.5m Berm with a 1.83m double board no gap solid uniform screen fence	Register emergency access road right-of-way with a 3.0m concrete walkway with lighting	Temporary 17.0m offset transit turnaround	
		Grading plans	

NOTE: Property lines along James Mowatt Trail and 25 Ave S.W. to conform to Concept Plan





SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2008

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Titled area to be subdivided

Subdivision area

Bylaw 14782

