



**Subdivision Authority**

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

March 6, 2008

File No. LDA07-0438

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 203 residential lots and a public utility lot from portions of NE-16-51-24-4, OT-16-51-24-4, and Plan 0729093 Block 24 Lot 1 located south of 25 Avenue SW and 91 Street SW; **THE ORCHARDS**

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**I The Subdivision by Plan is APPROVED on March 6, 2008 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 1.12 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 provide Municipal Reserve in the amount of 2.79 ha by agreement and caveat to the remainder of NE-16-51-24-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve on OT-16-51-24-4 in the amount of 0.324 ha and transfer by agreement and caveat to NW-15-51-24-4, pursuant to Section 669 of the Municipal Government Act;
4. that the DRC of 0.466 ha registered to Plan 0729093 Block 24 Lot 1 be transferred by agreement and caveat to NW-15-51-24-4, pursuant to Section 669 of the Municipal Government Act;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. 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 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;
7. that the subdivision boundary be amended to include the road right-of-way dedication in conformance with the Concept Plan for 91 Street from 21 Avenue SW to 25 Avenue SW and for 25 Avenue SW from 91 Street to the east boundary of the subdivision as shown on the "Conditions of Approval" map, Enclosure I;
8. that the proposed Bylaw #14872 to amend the Zoning Bylaw from AG and AGI to PU, AP, RSL, RPL, and RF4 be approved prior to the endorsement of the plan of subdivision;
9. 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; and

10. 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 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 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 constructs three lanes of 91 Street from 21 Avenue SW to 25 Avenue SW and four lanes of 25 Avenue SW from 91 Street to the north/south collector (approximately 90 Street) to a divided urban arterial roadway standard, including all channelization, accesses, intersections, multi-use trails, sidewalks, lighting, landscaping and any transitional improvements. Arterial construction must be completed with the road operational and open to traffic, with all lighting installed and energized in conjunction with development of Stage 1 of the current application or with Stage 3 of LDA06-0216. The portion of arterial roadway construction that includes 91 Street must be completed and opened to traffic by October 15, 2010, to coincide with further development south of 25 Avenue SW. Should a servicing agreement not be executed for the construction of 91 Street by the end of 2008, the completion date for 91 Street will be extended to a date mutually acceptable to the owner and City taking into consideration the status of further development south of 25 Avenue;
5. that the owner provide level and clear the 25 Avenue road right-of-way dedication to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct all local roads with RPL lots fronting onto the roadway with boulevard walks with a straight-faced curb (with the intent of limiting access to the boulevard while at the same time providing adequate snow removal and storage areas) to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. 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;
9. that the engineering drawings include a six metre temporary utility right-of-way, a temporary emergency access, a temporary alley connection and a temporary 17 m radius asphalt transit turnaround with bollards as shown on the "Conditions of Approval" map, Enclosure I;



10. that the owner construct and complete the 400mm water main located in 90 street as required under LDA047-0216 to provide water supply to LDA07-0438 to the satisfaction of EPCOR Water Services Inc.;
11. that the owner construct a temporary emergency access, temporary alley connections and a temporary turnaround with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt multi-use trail with dividing yellow centreline and "Shared use" signage and shall tie into the west side of the intersection of the collector roadway as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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.


NE-16-51-24-4 is 39.83 ha in size of which 0.70 ha is required for the arterial road. MR requirements for NE-16-51-24-4 are 3.91 ha of which 1.12 ha will be dedicated as the MR parcel and the balance of 2.79 ha will be registered as a DRC on title. The MR requirement for OT-16-51-24-4 is 0.324 ha and is to be registered as a DRC to NE-15-51-24-4. MR requirements for Plan 0729093 Block 24 Lot 1 were addressed under subdivision file LDA06-0266 where a 0.466 ha DRC was required on title. Parks requested that the DRC be transferred to NW-15-51-24-4 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.

If you have further questions, please call Ms. Cyndie Prpich at 944-0115 or write to:

**Ms. Cyndie Prpich, 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/cp/Posse #71478854-001

Enclosure



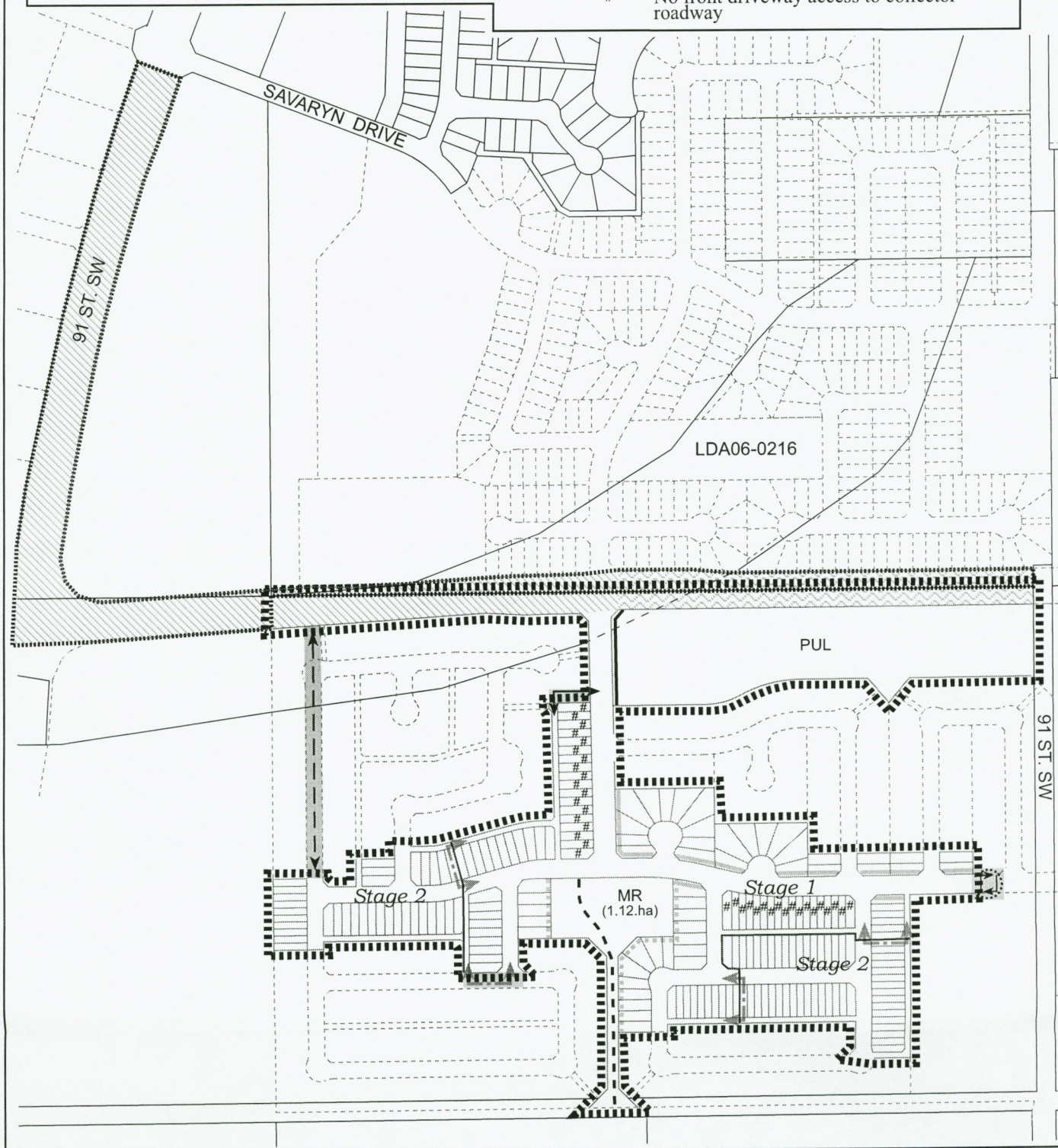
## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2008

LDA07-0438

- Limit of proposed subdivision
- ..... Amend subdivision boundary
- Include in Engineering Drawings
- ▨ Dedicate and construct roadway
- ▩ Dedicate road right-of-way (clear and level)
- 1.8m Uniform screen fence
- ..... 1.2m Uniform fence

- - - 3.0m Multi-use trail with yellow centre line and shared use signage
- Sidewalk
- ← - - Temporary utility right-of-way
- ↻ 17.0m Temporary asphalt transit turnaround
- ↔ Temporary emergency access
- ↑ ↑ Temporary alley connections with Stage 1
- .... Bollards
- # No front driveway access to collector roadway





## SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2008

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