



Subdivision Authority

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

August 28, 2008

File No. LDA08-0058

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 106 single detached lots, 3 multi-family lots, portions of a stormwater management facility, 5 municipal reserve parcels, 1 environmental reserve parcel and 1 public utility parcel from portions of Lot A, Block 6236NY, Lot B, Plan 6236NY and Block OT, Plan 5581NY; located south of 30 Avenue SW and east of 127 Street; **ALLARD**

I The Subdivision by Plan is APPROVED on August 28, 2008, subject to the following conditions:

1. that the owner dedicate Environmental Reserve as a 7.10 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 a 0.35 ha parcel as Municipal Reserve for Lot B, Plan 6236NY, as shown on the "Conditions of Approval" map, Enclosure I. The existing DRC (082160645) shall be reduced by 0.35 ha and the remainder (0.62 ha) transferred to SE-18-51-24-4;
3. that the owner dedicate Municipal Reserve as a 0.54 ha, 0.10 ha and 0.07 ha parcel, for a total of 0.71 ha, plus a 0.1927 ha Deferred Reserve Caveat registered against the remainder of Block OT, Plan 5581NY, as shown on the "Conditions of Approval" map, Enclosure I;
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 approved subdivisions within the Callaghan Neighbourhood (File No. LDA06-0176 and LDA07-0078) be registered prior to or concurrent with this application;
6. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the road closure Bylaw for LDA08-0112 receive third reading from City Council and the closure area be consolidated with the adjacent parcel prior to the endorsement of this subdivision as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the lots backing onto the top-of-bank as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. Geotechnical Investigation Report. June 2006 and the Slope

Stability Assessment Report No.6004-13, September 2006, as shown on the "Conditions of Approval" map, Enclosure I;

9. 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
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, 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 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;
6. that the owner completes the next stage of the stormwater management facility to accommodate this and any previous stages of development, to the satisfaction of the Drainage Department;
7. 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 second collector roadway (Allard Link) all to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct a temporary emergency access across the two residential properties OR that the owner construct the north-south multi-use trail to a paved residential standard roadway, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. The temporary emergency access will be required at FAC or earlier, at the discretion of the Transportation Department and will remain in place until a secondary permanent access is constructed to this area;
9. that the owner withhold development of lots, as shown on the "Conditions of Approval" map, Enclosure I, until such time as a the temporary emergency access is no longer required as deemed by the City of Edmonton;

10. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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;
12. 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, to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences positioned wholly on privately-owned lands, 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.

Please note, Municipal Reserves owing for Lot A, Plan 6236NY will be addressed with SUB/06-0020, which will dedicate a Municipal Reserve parcel of 0.55 ha, reducing the existing DRC (082160644) to 0.49 ha. The remaining DRC of 0.49 ha will be provided as cash in lieu with the registration of SUB/06-0020. Also, the MR parcel directly south of Lot R2, is to be dedicated as non-credit MR.

Also, in regards to Condition (I) 5, if LDA06-0176 and LDA07-0078 are not registered prior to or concurrent with this application (LDA08-0058), the City will accept the following in place of Condition (I) 5; that the owner shall include the extension of water services in the Engineering Drawings and obtain an easement for the extension and construction of the water network to serve this area, to the satisfaction of EPCOR Water.

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. Yolanda Lew at 944-0112 or write to:

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

Yours truly,



Peter Ohm
Subdivision Authority

PO/yl/Posse # 65560985-001

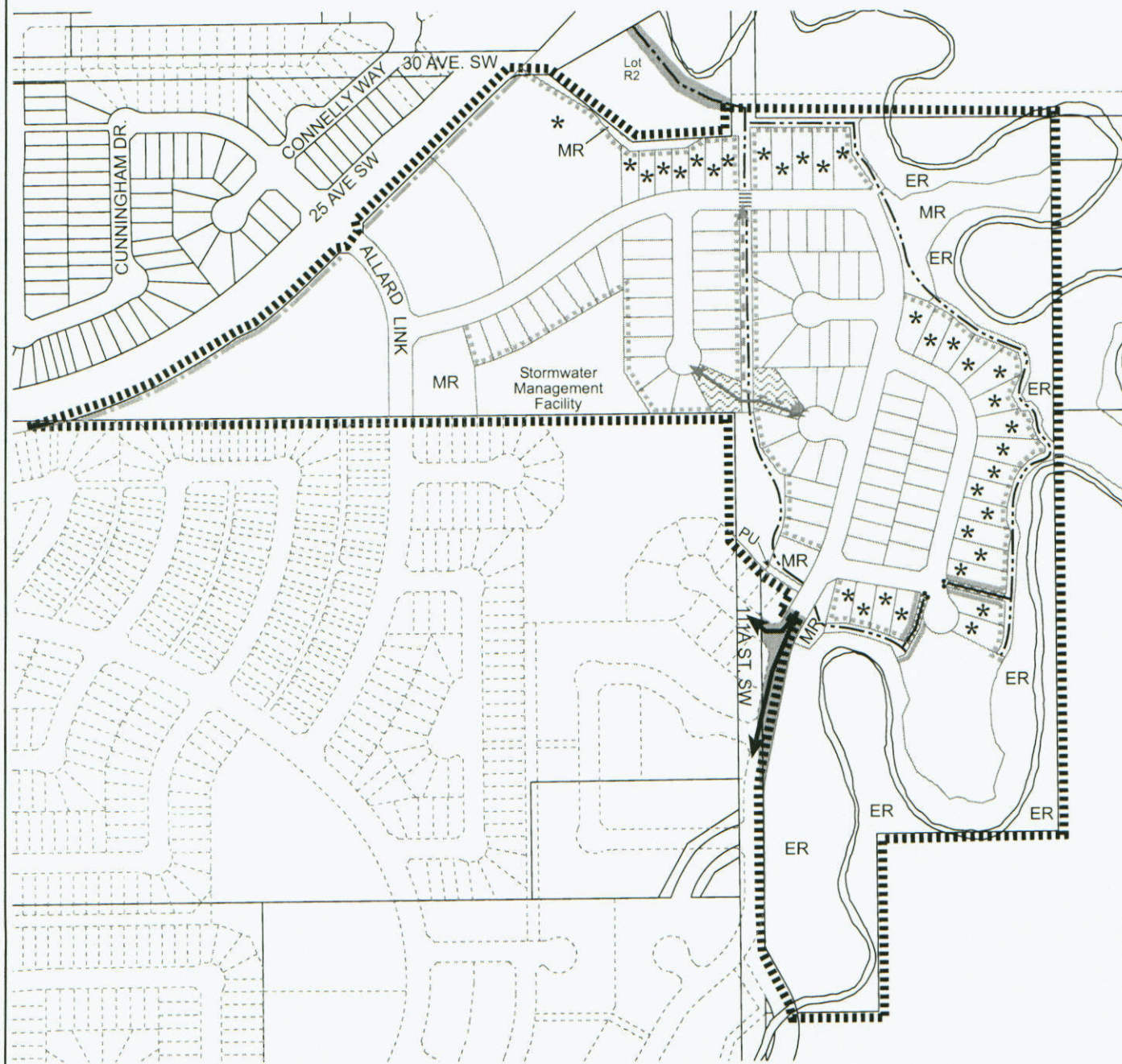
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2008

LDA08-0058





■■■■■	Limit of proposed subdivision	---	3.0m Asphalt multi-use trail with dividing yellow center line and signage
*	Restrictive Covenant re: Geo Technical report (6004-13) Hoggan Engineering & testing (1980) LTD	—	1.5m Concrete walk
■	Include in Engineering Drawings	←	Road connection to 111A Street for access
▨	Road right of way	≡	Zebra marked crosswalk with curb ramps and pedestrian signage
- - -	1.8m Double board/no gap solid uniform screen fence	↔	Temporary emergency access -Option 1
—	1.8m Uniform screen fence	↔ - -	Temporary emergency access -Option 2
· · · · ·	1.2m Uniform fence	▨	Withhold development on residential lots until emergency access is no longer required
		· ·	Bollards



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 28, 2008

LDA08-0058

-  Titled area to be subdivided
 Subdivision area
 Require a servicing agreement for the construction of the first two lanes of James Mowatt Trail and 25 Ave.
 Road closure LDA08-0112

