



Subdivision Authority

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

September 16, 2010

File No.: LDA07-0141

Scheffer Andrew
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create three (3) single detached residential lots from portions of Lots 41-43, Plan 5392AE and Lots 56-65, Plan 5392AE, located south of 162 Avenue and west of 139 Street; **CARLTON**

I The Subdivision by Plan is APPROVED on September 16, 2010, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.27 ha by a Deferred Reserve Caveat registered against the remainder of Lots 56-65, Plan 5392AE pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements, rights-of-way and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision, SUB/05-0197, be registered prior to or concurrent with this application;
5. that the owner provide a public access easement to allow for public use of the t-type turnaround as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;

3. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
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 illustrated residential lot be withheld from development until such time as the temporary t-type turnaround is no longer required as deemed by the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 10 m x 20 m gravelled temporary t-type turnaround to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner install signage, restricting parking on either side of the t-type turnaround on 140 Street and on the lot. Contact Dale Blacklock at 780-944-5649 of Transportation Operations; and
10. that the owner install bollards to the satisfaction of the Transportation Department as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve requirements for Lots 41-43, Plan 5392AE were dealt with through the approval of SUB/06-0197 by means of money in place of land. Municipal Reserve requirements for Lots 56-65, Plan 5392AE will be dealt with through LDA07-0246 by means of money in place of land.

Should this application be registered prior or concurrent to SUB/05-0197, then the requirement for the temporary asphalt turnaround for SUB/05-0197 may be eliminated and the t-type turnaround, as per LDA07-0141, may be constructed, to the satisfaction of the Transportation Department.

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. The date of receipt of decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Iris Li at 780-496-6092 or write to:

**Ms. Iris Li, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority





SM/il/Posse #065874339

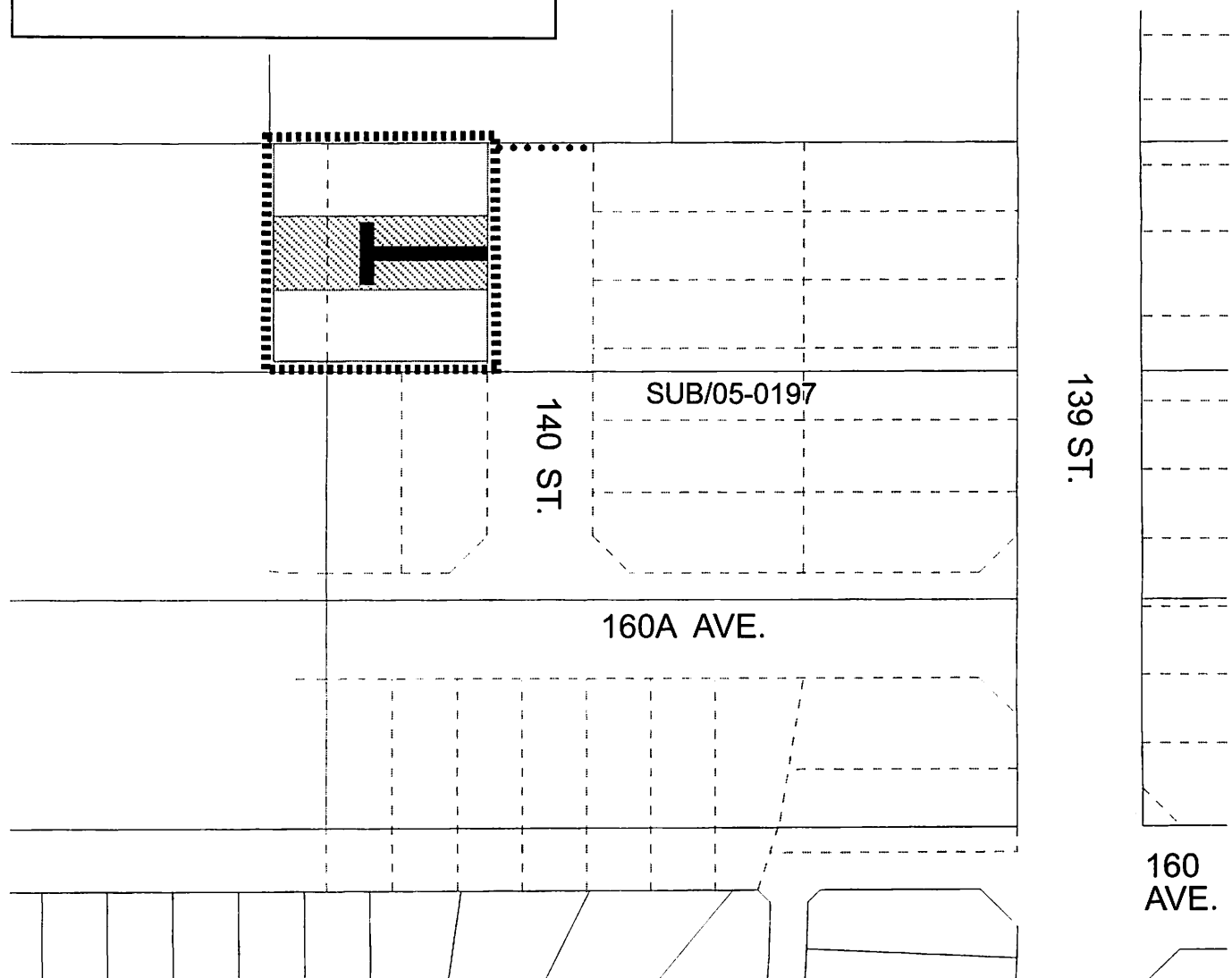
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 16, 2010

LDA07-0141

-  Limit of proposed subdivision
 10m x 20m Graveled temporary T-type turnaround and public access easement
 Lot to be withheld from development
 Bollards



-  Titled area to be subdivided
 Subdivision area

