



Subdivision Authority

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

April 22, 2010

File No. LDA07-0176

Dan Weiss  
#301, 10324 - 82 Avenue  
Edmonton, AB T6E 1Z8

ATTENTION: Dan Weiss

Dear Mr. Weiss:

RE: Tentative plan of subdivision to create a residential block shell and a public utility lot from Plan 882 2480 (former TUC) and two closed portions of roadway (45 Avenue and 45 Avenue widening); **JAMIESON PLACE**.

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**I The Subdivision by Plan is APPROVED on April 22, 2010, subject to the following conditions:**

1. That the owner provides money-in-place of Municipal Reserve, in the amount of \$246,482.25 (subject to verification by final survey) pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against the proposed parcel a claim of interest by caveat of the Deferred Servicing Agreement;
4. 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd., as required by the aforementioned agencies, specified in the report or identified in the engineering drawings associated with the Servicing Agreement;
5. that a public utility lot be provided in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, which ever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to, amongst other things, do 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 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 Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage 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 submits 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 a 3.0 metre asphalt multi-use trail with a dividing yellow centerline, lighting, landscaping and "Shared Use" signage through the public utility lot, and to tie this trail into the existing trail to the north and the proposed trail to the south, as shown on "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the upgrade of the existing walkway to an emergency access standard with a 3.0 metre concrete sidewalk, including T-bollards and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility right-of-way, road islands, boulevards, medians, and walkways, to the satisfaction of the Parkland Services, Transportation and Asset Management and Public Works Departments; and
10. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the City of Edmonton 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 shall be addressed by a cash in lieu payment.

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 the decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Kenan Handzic at 944-0123 or write to:

**Mr. Kenan Handzic, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



FOR

Scott Mackie  
Subdivision Authority

SM/kh/Posse # 65877558-001

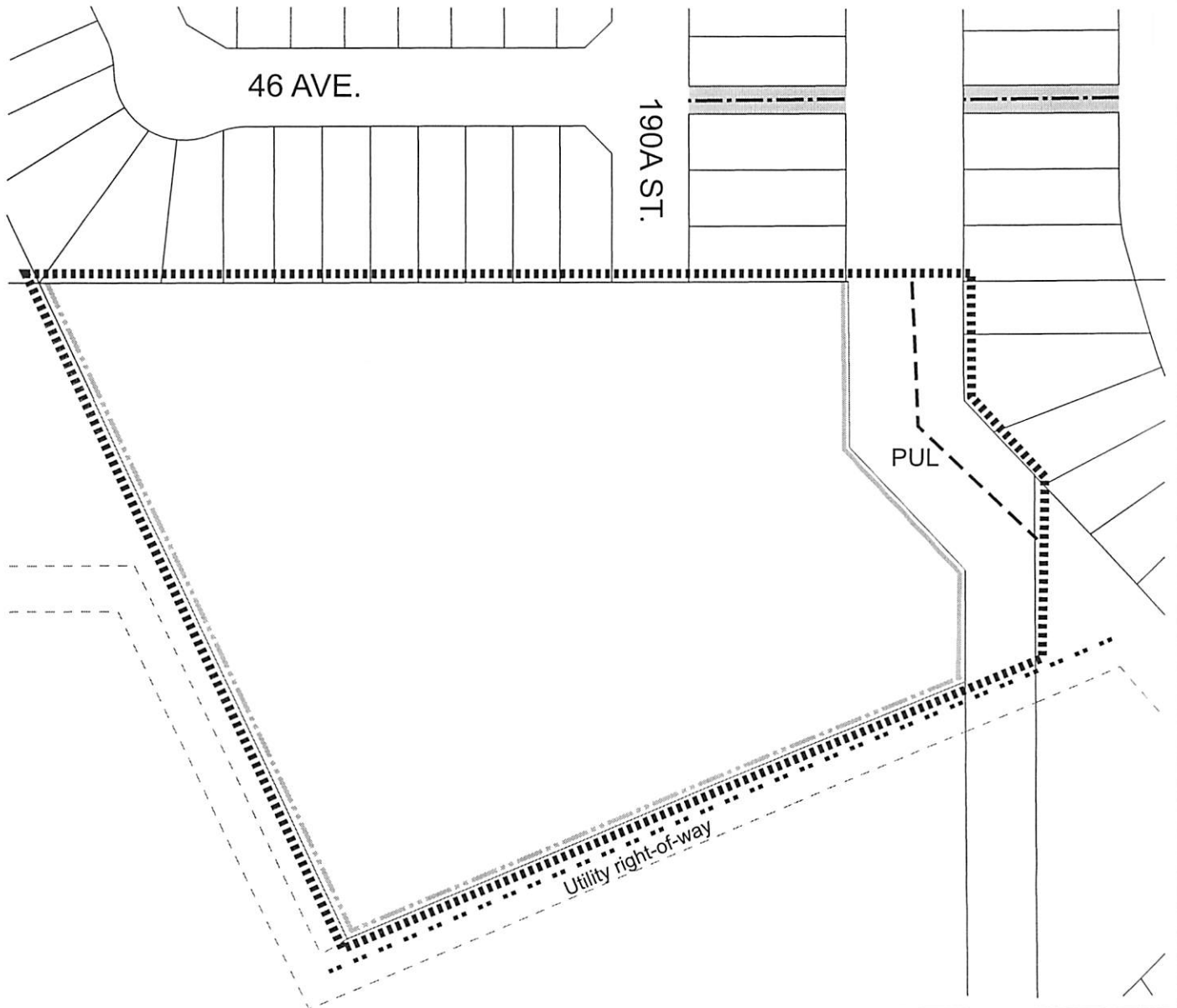
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 22, 2010

LDA07-0176

- |   |                                    |
|---|------------------------------------|
| ■■■■■■■ Limit of proposed subdivision                       | — · — · Emergency Access upgrade   |
| ■ Include in Engineering Drawings                           | — — — 3.0m Asphalt multi-use trail |
| — · — · 1.8m Double board/no gap solid uniform screen fence | · · · · No access to Lessard Road  |
| — — — 1.8m Uniform screen fence                             |                                    |



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|--------------------------------|
| ■ Titled area to be subdivided |
| ■■■■■■■ Subdivision area       |

