



Subdivision Authority

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

April 21, 2011

File No. LDA07-0246

Scheffer Andrew
12204 - 145 Street
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 58 single detached residential Lots and Lot A from Lot 56-65 Plan 5392 AE, located east of the existing 142 Street and south of 162 Avenue;
CARLTON

I The Subdivision by Plan is APPROVED on April 21, 2011, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$114,654.40 representing 0.32 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant 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 or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivision SUB/05-0197 within the Carlton Neighbourhood be registered prior to or concurrent with this application;
5. that the owner provide an emergency access/walkway right-of-way, 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, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), 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 his proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing apply to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 grading plans must be included in the submission of engineering drawings for the construction of the Emergency Access to 162 Avenue to the satisfaction of the Transportation Department;
8. that the owner pay their proportional share of the future upgrade of the 162 Avenue collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC or at the discretion and direction of the Transportation Department;
10. that the illustrated residential lots as shown on the "Conditions of Approval" map, Enclosure I, be withheld from development until such time as the temporary 12m radius gravel surface temporary turnaround is no longer required, as deemed by the City of Edmonton;
11. that the emergency access/walkway right-of-way contain a 3 m concrete sidewalk with T bollards, and lighting, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2 m berm and a 1.8 m double board/no gap solid uniform screen fence (density of 20 kg/m³) or combination thereof, within residential property lines to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I. The berm and fence is to wrap around 162 Avenue and transition to a 1.8 m double board/no gap solid uniform screen fence over a few lots;
13. 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 Transportation and Asset Management and Public Works Departments; and
14. that the owner construct all fences, walkways, temporary turnaround and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

The owner is required to prepare a restrictive covenant in favour of the Canadian National Railway Company that will be registered against the proposed lots backing onto the 2.0 m high berm with 1.8 m high noise attenuation fence to protect the integrity of the berm and fence.

Upon construction of the berm and fence, ownership of the land on the west side of the fence, contained within Lot A, will be transferred to the Canadian National Railway Company and consolidated with the railway right-of-way.

The municipal reserve requirement is being addressed in its entirety by money-in-place for the subject lots.

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 Ms. Carman Yeung at (780) 496-6213 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

SM/cy/Posse #67222170-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

