



Subdivision Authority

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

September 10, 2009

File No. LDA09-0130

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 47 single detached residential lots, 22 semi-detached residential lots, one (1) municipal reserve lot and one (1) public utility lot from Lot 2, Plan 782 2211, located west of 50 Street SW and south of Anthony Henday Drive;
CHARLESWORTH

I The Subdivision by Plan is APPROVED on September 10, 2009, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.91 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosures I & II;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$166,483 representing 0.49 ha pursuant to Section 667 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 1.21 ha by a Deferred Reserve Caveat to the remainder of Lot 2, Plan 782 2211 pursuant to Section 669 of the Municipal Government Act;
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 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 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;
6. that the subdivision boundary be amended to include the dedication of 4 Avenue SW, from the proposed east subdivision boundary to 50 Street SW to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the property line and road right-of-way dedication for 4 Avenue SW conform to an approved Collector Roadway Plan to the satisfaction of the Transportation Department as shown on the "Conditions of Approval Map", Enclosure I;

8. that the owner obtains and registers an easement or right-of-way to allow for construction of the south portion of 4 Avenue SW based on an approved collector roadway plan or to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner obtains and registers an easement or right-of-way to the satisfaction of the Transportation Department for 50 Street SW and/or Ellerslie Road to facilitate the construction of 50 Street and/or Ellerslie Road; 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 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 Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay 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 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 engineering drawings include the design and construction of the ultimate stormwater management facility with this stage of development to the satisfaction of the Asset Management and Public Works Department, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include the construction of two new northbound lanes of 50 Street SW, adjacent to the two existing rural lanes, to a divided urban arterial roadway standard from Anthony Henday Drive to 400 m south of Ellerslie Road, with intersection improvements at Ellerslie Road. Arterial roadway construction must be completed with the road operational and open to traffic in conjunction with the development of this subdivision to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the construction of Ellerslie Road to a divided urban arterial roadway standard from 62 Street SW to 50 Street SW. Arterial roadway construction must be completed with the road operational and open to traffic in conjunction with the development of this subdivision to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include the construction of 4 Avenue SW from the existing terminus of 3 Avenue SW to 50 Street SW, based on an approved

collector roadway plan and to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include the construction of the complete intersection of 3 Avenue SW and 4 Avenue SW to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner install traffic signals at the intersection of 50 Street SW and 4 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I. The timing of the traffic signal installation should coincide with the opening of 4 Avenue SW and it will be at the direction of the Transportation Department. If the traffic signals are not deemed warranted by the Transportation Department within five years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
13. that the owner provide preliminary plans for 50 Street SW and Ellerslie Road prior to submission of the engineering drawings to the satisfaction of the Transportation Department;
14. that the owner construct fences, multi-use trails and sidewalks, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval Map", Enclosure I; and
15. 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.

Enclosures I & II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserves were previously addressed by LDA06-0116 by means of a 3.61 ha DRC (#072647998) registered on title for Lot 2, Plan 782 2211 of which 1.91 ha will be used as land for the natural area and 0.49 ha will be received as money-in-place. The balance of the DRC (1.21 ha) will be provided as money-in-place proportionally with each subsequent subdivision application from the remnant parcel approximately 12.1 ha in size.

On August 31, 2009, Council approved Bylaw 15266 to rezone Lot 2, Plan 782 2211 from (AG) Agricultural Zone to (RSL) Residential Small Lot Zone, (RPL) Planned Lot Residential Zone, (RF4) Semi-detached Residential Zone and (RA7) Low Rise Apartment Zone.

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. Adryan Wahl at 780-944-7688 or write to:

**Mr. Adryan Wahl, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

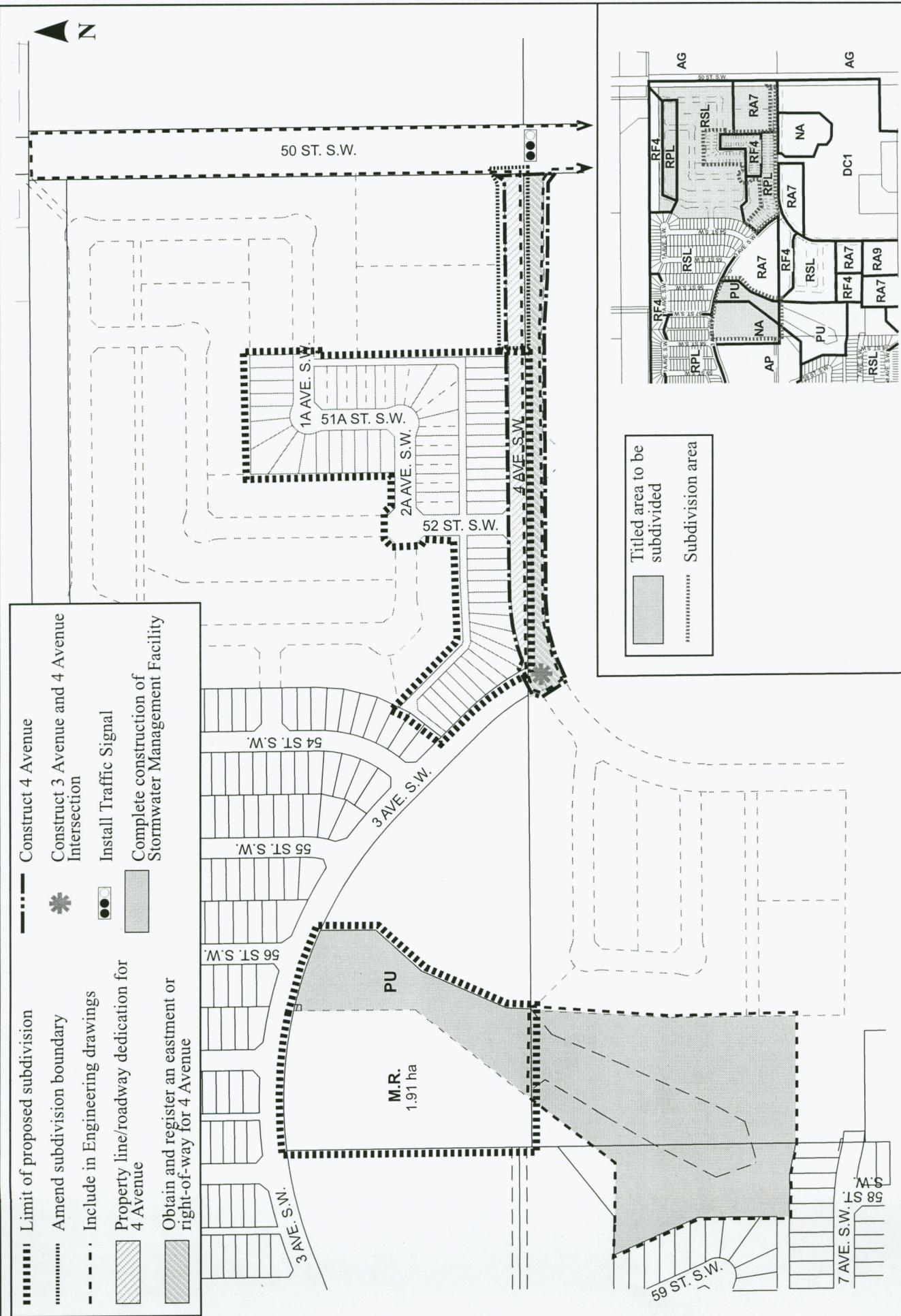


FOR

Scott Mackie
Subdivision Authority

SM/aw/Posse # 87643989-001

Enclosures



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 10, 2009

LDA09-0130

