



Subdivision Authority

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

April 29, 2010

File LDA10-0018

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 74 single detached residential lots and 48 semi-detached residential lots from Lot 2, Plan 782 2211 and Lot 51, Block RW, Plan 752 0669; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on April 29, 2010 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$196,042.67 with Stage 1, 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 655 of the Municipal Government Act;
3. 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, 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 owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
5. 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 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 owner provide no parking signage in the locations to the satisfaction of the Transportation Department;
8. that the engineering drawings include a 3.0 m granular multi-use trail as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 1 m berm and 1.8 m double board/no gap solid uniform screen fence as shown on the "Conditions of Approval" map, Enclosure I;
10. 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; and
11. that the owner construct all fences, sidewalks, lighting and bollards to the satisfaction of the Transportation and Asset Management and Public Works Departments in the location 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 Reserves were previously addressed for Lot 2, Plan 782 211 by LDA09-0130 which dedicated land, provided money-in-place and registered a DRC. The 1.21 ha DRC (#092 460 839) will be provided as money-in-place proportionally with each subsequent subdivision application. This DRC will be reduced by 0.457 ha with this subdivision and a 0.753 ha DRC will be registered on title.

Municipal Reserves for Lot 1, Block RW, Plan 752 0669 will be provided as money-in-place with this subdivision (0.12 ha).

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. Kim Petrin at 780-496-2939 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/ka/Posse #93828894

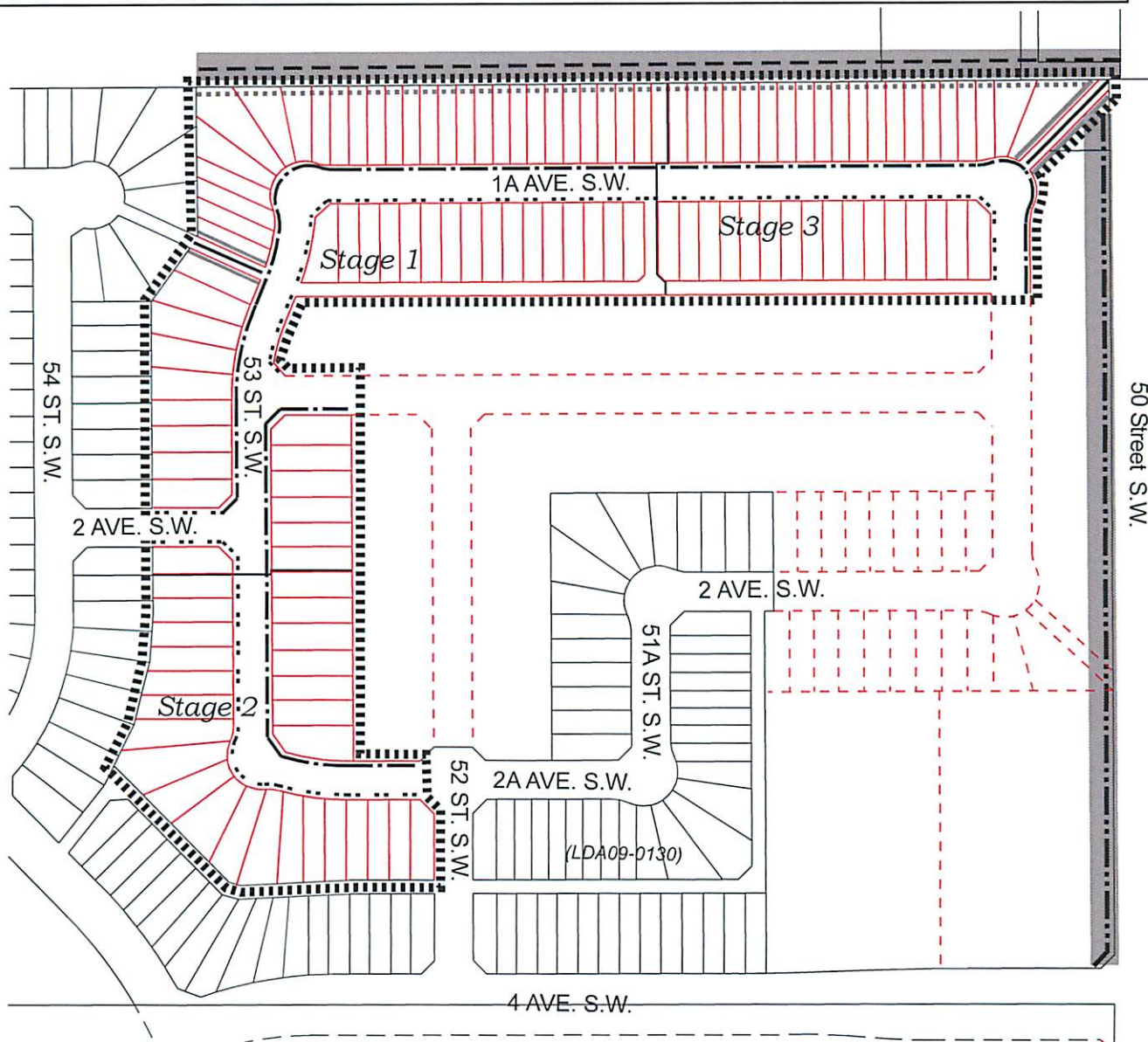
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 29, 2010

LDA10-0018

- | | |
|---|---|
| ■■■■■■■ Limit of proposed subdivision | --- 3.0m Granular multi-use trail and signage |
| ■ Include in Engineering drawings | - - - Monowalk |
| --- 1.0m Berm and 1.8m double board no gap uniform screen fence | ... Boulevard sidewalk |
| 1.8m double board no gap uniform screen fence | — 1.5m sidewalk, bollards and lighting |
| — 1.8m uniform screen fence | |



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

