



Subdivision Authority

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

August 19, 2010

File No. LDA10-0173

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create 100 single detached residential lots and 26 semi-detached residential lots from a portion of Lot 2, Plan 782 2211 and a portion of Lot 51, Block RW, Plan 752 0669, located north of 4 Avenue SW and west of 50 Street SW;  
**CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on August 19, 2010 subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$255,840.79 representing 0.753 ha, upon the endorsement of Stage A of the plan of subdivision as shown on the "Conditions of Approval" map, Enclosure I;
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;
5. that the approved subdivision within the Charlesworth Neighbourhood (File LDA10-0018) be registered prior to or concurrent with this application;
6. that the subdivision boundary be amended to include the dedication of 50 Street SW to conform to an approved concept plan or to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner clear and level 50 Street SW to the satisfaction of the Transportation Department;
8. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on to 50 Street SW as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; and

9. 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 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 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 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 owner provide no parking signage on local roads to the satisfaction of the Transportation Department;
8. 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;
9. that the owner construct a 12 m gravel temporary turnaround with bollards with Stage A to the satisfaction of the Transportation Department in the location 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 Department 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.

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 1.2 ha DRC (#092 460 839) registered on title was reduced by 0.457 with LDA10-0018 and the remaining amount (0.753 ha) will be taken as money-in-place with this subdivision.

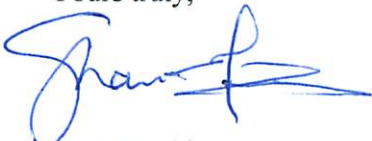
Municipal Reserves for Lot 1, Block RW, Plan 752 0669 were provided as money-in-place with LDA10-0018.

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  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie  
Subdivision Authority

SM/ka/Posse #98912661

Enclosure

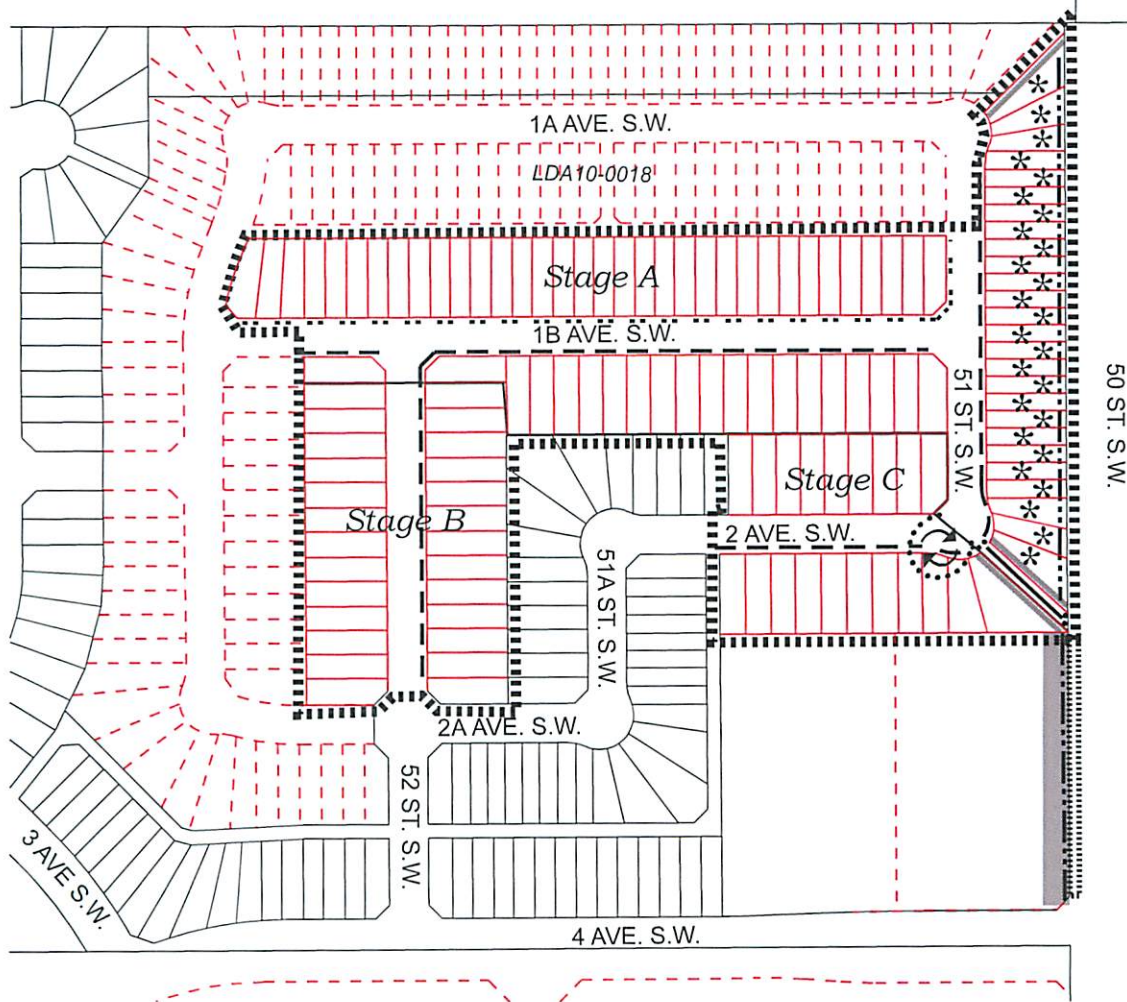
## SUBDIVISION CONDITIONS OF APPROVAL MAP

August 19, 2010

LDA10-0173

- Limit of proposed subdivision
- Include in engineering drawings
- ..... Amend subdivision boundary
- \* Restrictive Covenant re:berm
- 1.0 m Berm and 1.8 m double board no gap uniform screen fence
- 1.8 m Uniform screen fence

- 1.5 m sidewalk and lighting
- ↻ Temporary turnaround
- ... Bollards
- — — Monowalk
- ... .. Boulevard sidewalk



- Titled area to be subdivided
- ..... Subdivision area

