



Subdivision Authority

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

June 30, 2011

File No. LDA10-0207

Scheffer Andrew Ltd.
12204 - 145 Street
Edmonton AB T5L 4V7

ATTENTION: John Andrew

Dear Mr. Andrew:

RE: Tentative Plan of subdivision to create 175 single detached residential lots and a one (1) Municipal Reserve Lot from Block C, Plan 5392AE, Block D, Plan 5392AE, and Lots 26-35, Plan 5392AE, **CARLTON**

I The Subdivision by Plan is APPROVED on June 30, 2011, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.84 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money-in-place of Municipal Reserve in the amount of \$37,729.25 pursuant to Sections 666 and 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that Bylaw 15828 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision;
6. that Bylaw 15829 to close portions road rights-of-way receive third reading prior to the registration of this subdivision and that these portions of road be consolidated with the adjacent parcels, to the satisfaction of Transportation Services;
7. that the approved subdivision within the Carlton Neighbourhood (File No. LDA09-0244) be registered prior to or concurrent with this application;

8. that the owner register a temporary emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide road right-of-way, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I, having regard to the provision of roadways and the logical extension of services; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

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 the proportionate share of Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities;
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 engineering drawings include the construction of 139 Street to its ultimate 11.5m collector standard on a 20m right-of-way, from its existing terminus south of 162 Avenue to the northern limit of the subdivision as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services;
8. that the engineering drawings include the construction of a 300mm water main, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of EPCOR Water;

9. that the owner construct a temporary emergency access with T bollards to 136 Street with Stage 1, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5m concrete sidewalk, bollards and lighting, within the road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner submit a driveway plan for the lot shown on the "Conditions of Approval" map, Enclosure I, to ensure that the driveways do not encroach into any portion of the corner radius of the curve;
12. that the owner construct all fences positioned wholly on privately-owned lands in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Services and Sustainable Development; and
13. that the owner be 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 Transportation Services and Sustainable Development.

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

All Municipal Reserve owing for the titled area is being provided with this subdivision.

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

If you have further questions, please call Lisa Stern at (780) 442-5387 or write to:

**Ms. Lisa Stern, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority



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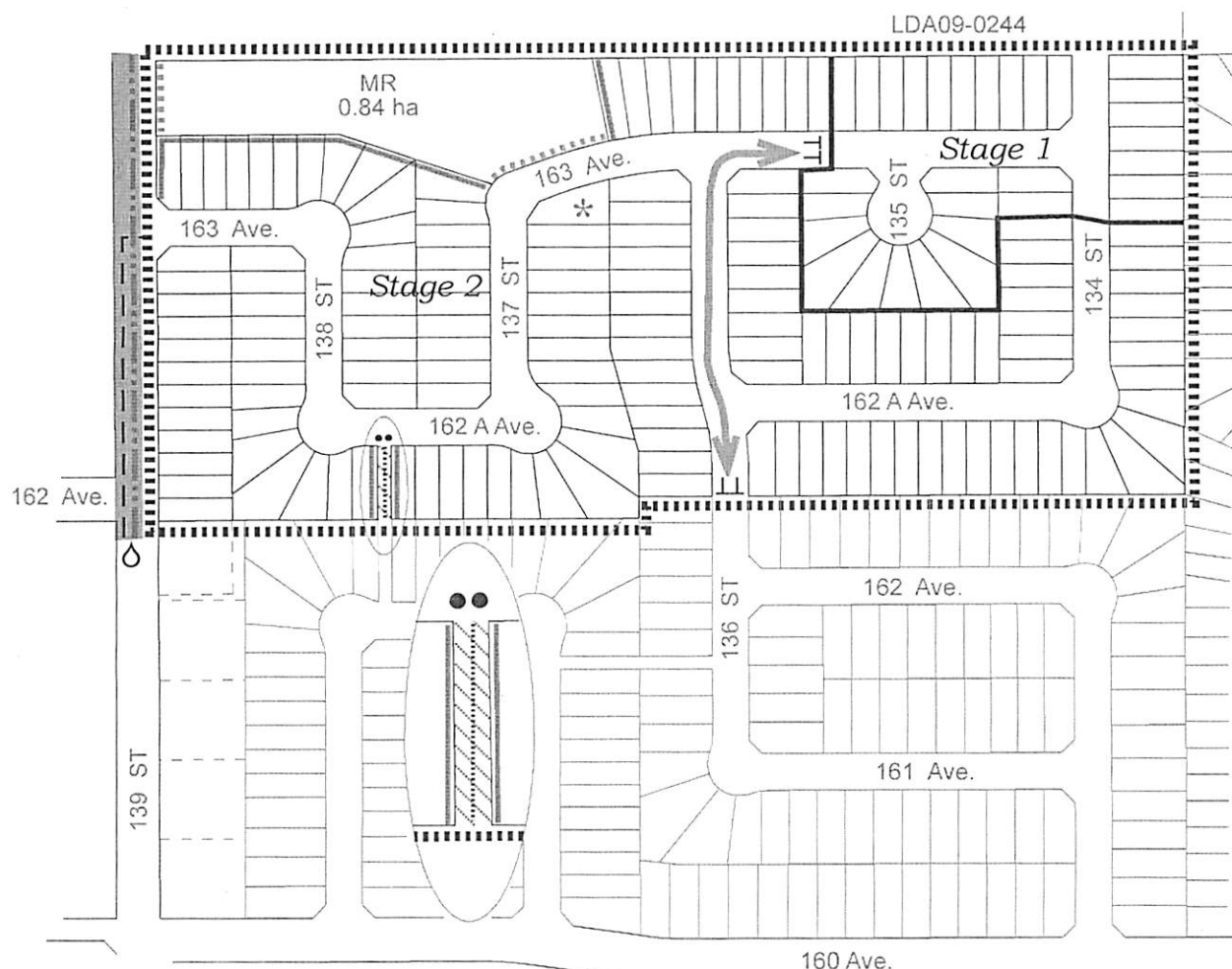
Enclosure


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2011

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■■■■■■■	Limit of proposed subdivision		Include in Engineering Drawings
---	Construct 300mm Water Main		Road right-of-way
---	Construct 139 Street to 11.5 m collector standard	*	Driveway plan required
---	1.8m Uniform screen fence as per the Zoning Bylaw	••	Bollards
.....	Post and Rail Fence	⦿	Water connection
.....	1.5m Walkway with lighting	↔	Register temporary emergency access easement and construct temporary emergency access
---	Staging line	TT	T-Bollards



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

