



September 12, 2013

File No. LDA12-0026

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) multi-family residential lot and one (1) Municipal Reserve lot from Lot B, Block 22, Plan 112 2045 located south of 4 Avenue SW and west of 50 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on September 12, 2013 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 1.84 ha lot 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 \$134,991.83 representing 0.23 ha as per Deferred Reserve Caveat No. 112159897 pursuant to Section 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 shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments and 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 the Permanent Area Contributions and other assessments for the entire titled parcel, 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 entire titled parcel, for the construction of arterial roadways in the catchment area;
5. that the owner pay a boundary assessment for the municipal infrastructure of 4 Avenue SW, including associated engineering, surveying and administrative costs;
6. 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;
7. 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;
8. that the engineering drawings include a temporary demarcation fence around the Municipal Reserve lot as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner construct all fences positioned wholly on privately-owned lands and the post and rail fence on the Municipal Reserve lot, to the satisfaction of Sustainable Development, Transportation Services and Infrastructure Services 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 entitlements were addressed under LDA09-0078. The 2.07 ha DRC on title will be discharged with the dedication of the 1.84 natural area and a cash-in-lieu payment on 0.23 ha (based on an approved valuation report indicating \$586,921/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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Cyndie Prpich at (780) 944-0115 or write to:

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

Yours truly,


for Scott Mackie
Subdivision Authority

SM/cp/Posse #118885373-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

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