



Subdivision Authority

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

July 15, 2010

File No. LDA09-0274

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative Plan of subdivision to create 65 single detached residential lots, two medium residential density lots, and 3 municipal reserve parcels from a portion of NE, NW, OT 18-51-24-4 and Lot 1, Plan 852 2000 located north of the proposed 30<sup>th</sup> Avenue and east of James Mowatt Trail; **CALLAGHAN**

**I The Subdivision by Plan is APPROVED on July 15, 2010, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.15 ha parcel, 0.57 ha parcel and a 0.08 ha parcel, for a total of 0.80 ha 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 for Lot 1, Plan 852 2000, representing 0.119 ha of land, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide money-in-place of Municipal Reserve for NE, NW, OT 18-51-24-4, representing 0.583 ha of land, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner provide Municipal Reserve in the amount of 2.37 ha by a Deferred Reserve Caveat to the remainder of Lot 1, Plan 852 2000 pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide Municipal Reserve in the amount of 0.64 ha by a Deferred Reserve Caveat to the remainder of NE, NW, OT 18-51-24-4 pursuant to Section 669 of the Municipal Government Act;
6. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
7. that the owner register joint access easements for all properties affected by the all directional accesses to the site, as shown on the "Conditional of Approval" map, Enclosure I;
8. that the owner register a public access easement to allow public use of the multi-use trail, as shown on "Conditions of Approval" map, Enclosure I;
9. 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;

10. 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;
11. that the approved subdivisions within Callaghan and Allard neighbourhoods, LDA09-0209, LDA08-0058 and LDA06-0176 be registered prior to or concurrent with this application;
12. that proposed Bylaw 15517 (LDA09-0274) to close a portion of 30 Avenue SW be approved prior to the registration of the plan of subdivision;
13. that the road closure of a portion of 30 Avenue SW (Bylaw 15517) be consolidated with the adjacent parcel prior to the registration of this subdivision;
14. that the subdivision boundary be amended to include James Mowatt Trail and 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner dedicate and register the walkway and greenway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of the Transportation Department for James Mowatt Trail from the north corner of Lot 1 Plan 8522000 to 30 Avenue SW and for 30 Avenue SW from James Mowatt Trail to the east property line of Stage 1 of the proposed subdivision as shown on the "Conditions of Approval" map, Enclosure I;
17. that subject to Condition 16, the owner clear and level James Mowatt Trail and 30 Avenue SW as required for road right-of-way dedication to the satisfaction of the Transportation Department; and
18. 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 (6) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and roadway modification costs, constructions 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 construct joint accesses to the sites; as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct a walkway to contain a 1.5 m concrete sidewalk with bollards, lighting and a 1.8 m uniform screen fence to be provided within residential property lines, as shown on Enclosure I;
10. that the owner construct a 1.8 m double board/no gap solid uniform screen fence within residential property lines for all lots backing onto 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.2 metre uniform fence within the residential property lines for all lots backing or flanking onto Municipal Reserve, including the greenway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Municipal Reserve (MR) is owing for Lot 1 Plan 8522000, less land provided for Arterial road right-of-way. The titled area is 26.6 ha and 1.38 ha is being provided for Arterial roadway. The resulting area is 25.22 ha, and therefore MR in the amount of 2.52 ha (10%) is owing. Of the 2.52 ha MR owing, money-in-place of Municipal Reserve will be provided for 0.119 ha of land, 0.03 ha dedicated as MR and 2.37 ha as Deferred Reserve Caveat (DRC).

MR is owing for the NW, NE, OT 18-51-24-4 and 30<sup>th</sup> Avenue, less land provided for Arterial road right-of-way. The titled area is 22.01 ha and 2.08 ha is being provided for Arterial roadway. The resulting area is 19.93 ha, and therefore MR in the amount of 1.99 ha (10%) is owing. Of the 1.99 ha owing, money-in-place of Municipal Reserve will be provided for 0.583 ha of land, 0.77 ha dedicated as MR and .64 ha as DRC.

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. Livia Balone at (780) 496-6295 or write to:

**Ms. Livia Balone, 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/lb/Posse #9176059-001

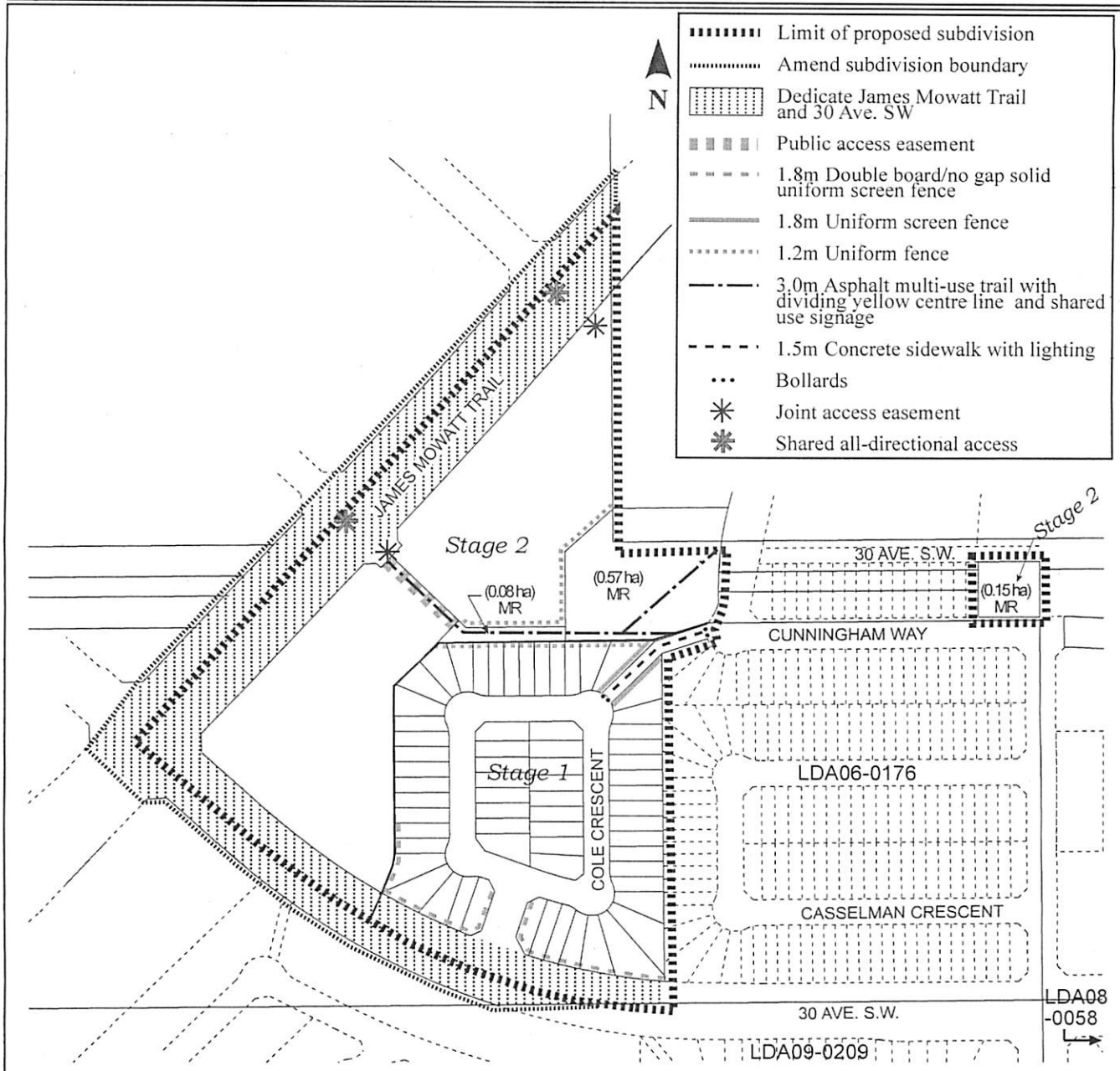
Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 15, 2010

LDA09-0274



Titled area to be subdivided  
 Subdivision area

