



Subdivision Authority

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

April 7, 2011

File No. LDA10-0330

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

ATTENTION: Peter Tsoukalas

Dear Mr. Tsoukalas:

RE: Tentative plan of subdivision to create two (2) medium density residential lots from a portion of Lot 2, Plan 782 2211, 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 April 7, 2011, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. 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;
3. that the owner register a cross-lot easement against both proposed parcels as shown on the "Conditions of Approval" map, Enclosure I. The easement must stipulate that neither owner can discharge the easement without the express written consent of the City of Edmonton;
4. that the owner prepare a Restrictive Covenant in favour of the City of Edmonton that will be registered against the proposed lot backing on the berm and noise attenuation fence as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm; 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 (1) contain, among other things, the following:**

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 his proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area 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 construct a 1 m berm and 1.8 m double board/no gap uniform screen fence to be provided within the residential property lines as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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.

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 LDA09-130 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) was taken as money-in-place with LDA10-0173.

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 Mr. Nicholas Dyjach at 780-496-2939 or write to:

**Mr. Nicholas Dyjach, 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/nd/Posse # 103852528

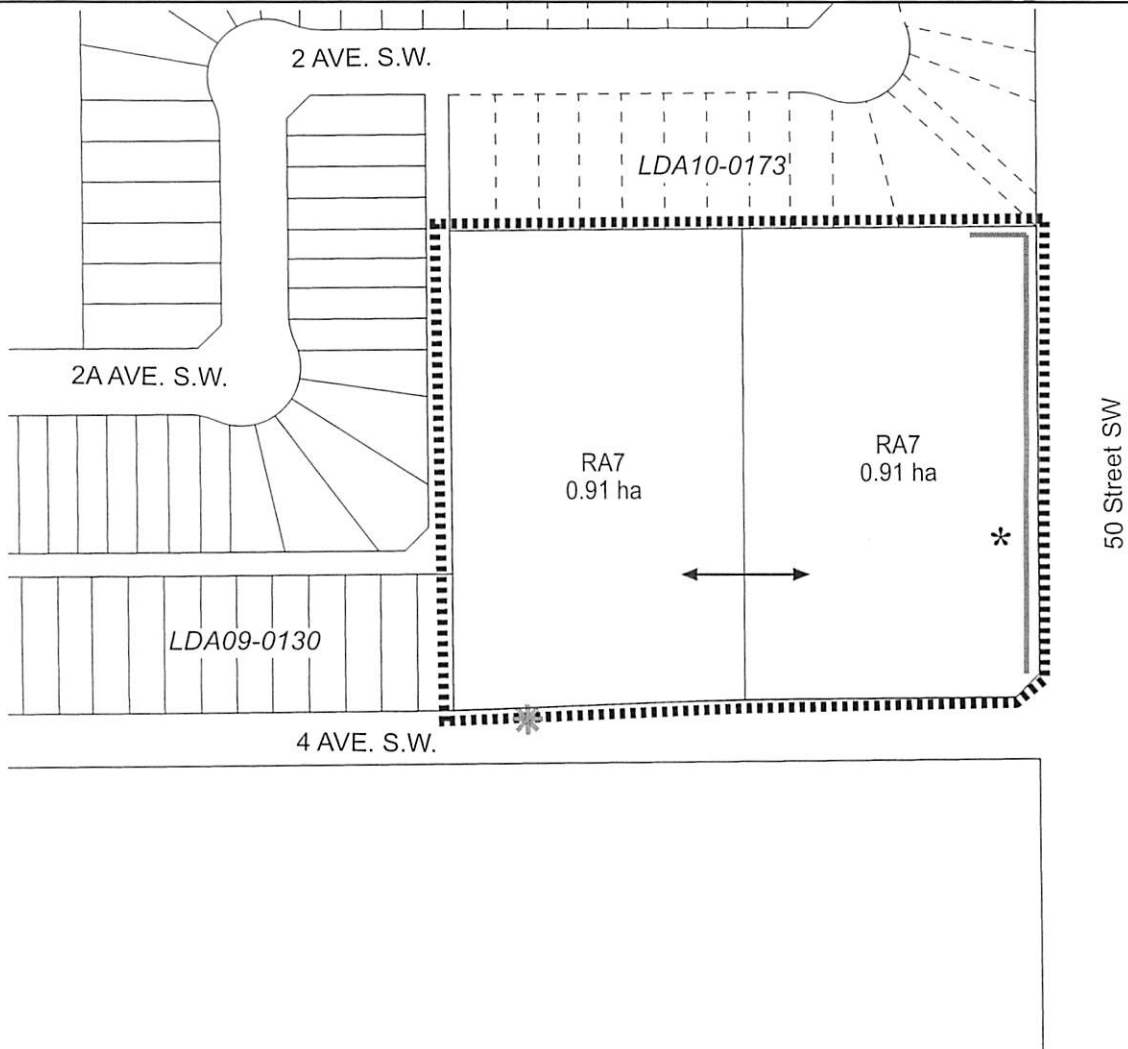
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2011

LDA10-0330

- Limit of proposed subdivision  
 — 1m Berm and 1.8m double board, no gap uniform screen fence  
 \* Restrictive covenant to protect integrity of berm  
 \* All directional access  
 ↔ Cross-lot access easement



- Titled area to be subdivided  
 ■ Subdivision area

