



Subdivision Authority

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

April 8, 2010

File No.: LDA09-0194

Urban Systems
10104 - 103 Avenue
Edmonton AB T5J 0H8

ATTENTION: Jane Purvis

Dear Ms. Purvis:

RE: Tentative plan of subdivision to create 16 (RSL) Residential Small Lots from Plan 5392AE, Lots 36 to 40 inclusive, located south of 162 Avenue and east of 139 Street;
CARLTON

I The Subdivision by Plan is APPROVED on April 8, 2010, 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, rights-of-way and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution 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 engineering drawings for 139 Street (160 to 162 Avenue), required as part of SUB/06-0083 and signed Servicing Agreement DS-1330, be approved prior to the registration of this subdivision; and
4. 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 costs identified in the Servicing Agreement, among other things, assessments and roadway modification costs, construction costs, and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pays the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
3. that the owner pay the proportional share of the Permanent Area Contributions and/or Lateral Sewer Oversizing applying to the area of the subdivision for the construction of permanent storm and sanitary servicing facilities;
4. 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 affect utility agencies;

5. 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;
6. 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 Parkland Services, Transportation and Asset Management and Public Works Departments; and
7. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department 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.

The Municipal Reserve for the subdivision area has been dealt with through a previous subdivision application, SUB/06-0083, by means of money in place of land.

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

If you have further questions, please call Ms. Iris Li at (780) 496-6092 or write to:

**Ms. Iris Li, 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/il/Posse #89084733-001

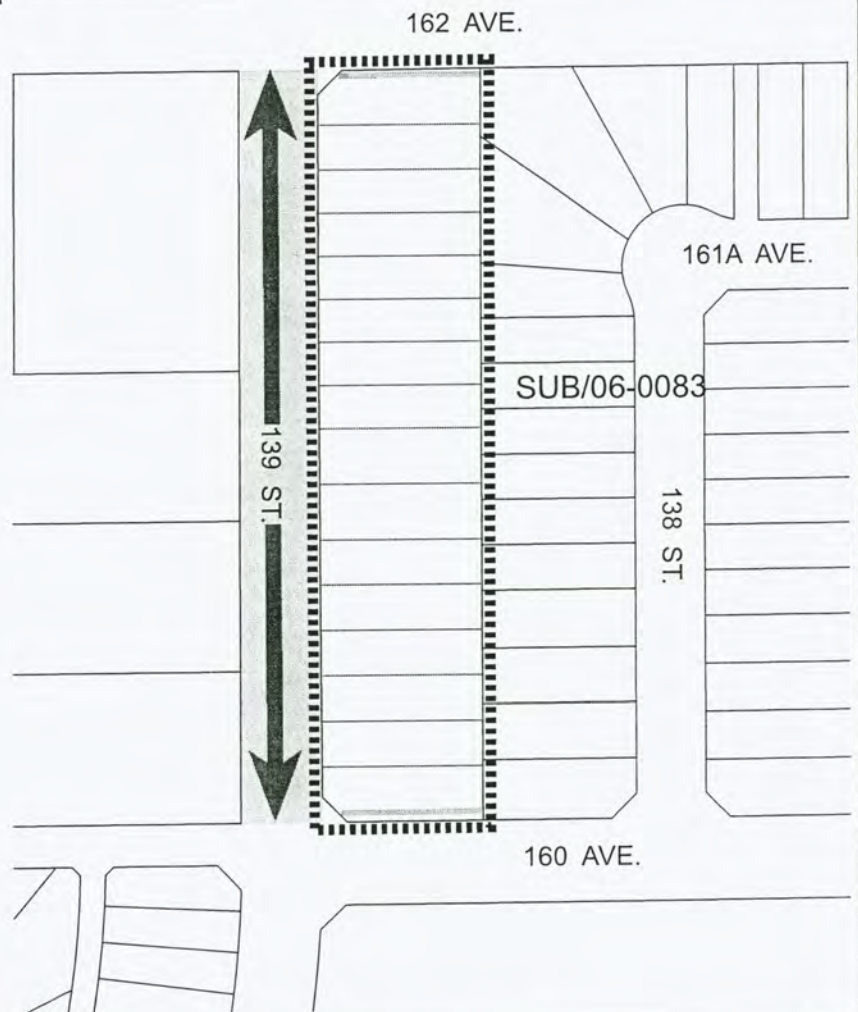
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

April 8, 2009

LDA09-0194

-  Limit of proposed subdivision
 Include in Engineering drawings
 1.8m Uniform screen fence
 139 Street to be constructed as per SUB/06-0083



-  Titled area to be subdivided
 Subdivision area

