



Subdivision Authority

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

July 28, 2011

File No. LDA11-0101

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create 18 single detached residential lots from Lot A, Plan 3274KS located north of Ellerslie Road SW and east of 58 Street SW;
CHARLESWORTH

I The Subdivision by Plan is APPROVED on July 28, 2011, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve for Lot 1 Plan 3274KS representing 0.1 ha of land, in the amount of \$44,460.00 pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner obtains and registers an easement to allow for construction and public access for 7 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing on the berm abutting Ellerslie Road SW as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the noise attenuation facility;
6. that the owner dedicate road right-of-way for Ellerslie Road SW to conform to an approved Concept Plan or to the satisfaction of Transportation Services for Ellerslie Road SW as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to condition I.6 above, the owner clear and level Ellerslie Road SW as required for road right of way dedication to the satisfaction of Transportation Services;
8. that the owner dedicate the walkway as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 (2) 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 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 preliminary plans for Ellerslie Road SW be submitted and approved, to the satisfaction of Transportation Services, prior to the submission of engineering drawings;
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 construction of 7 Avenue SW to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5m sidewalk with lighting, and bollards in the locations as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.0 m berm and 1.8 m double board/no gap solid uniform fencing (wrapping around the residential lots at the walkway) in the location as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of Sustainable Development and Transportation Services in the location 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, and Municipal Reserve parcels, to the satisfaction of the Transportation Services, Infrastructure Services and Sustainable Development.

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

MR owing for Lot A Plan 3274KS is 0.1 ha taking into account the 0.17 ha dedication for the arterial roadway and is being requested as cash-in-lieu with this subdivision.

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. Cyndie Prpich at 780-944-0115 or write to:

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

Yours truly,



For

Scott Mackie
Subdivision Authority

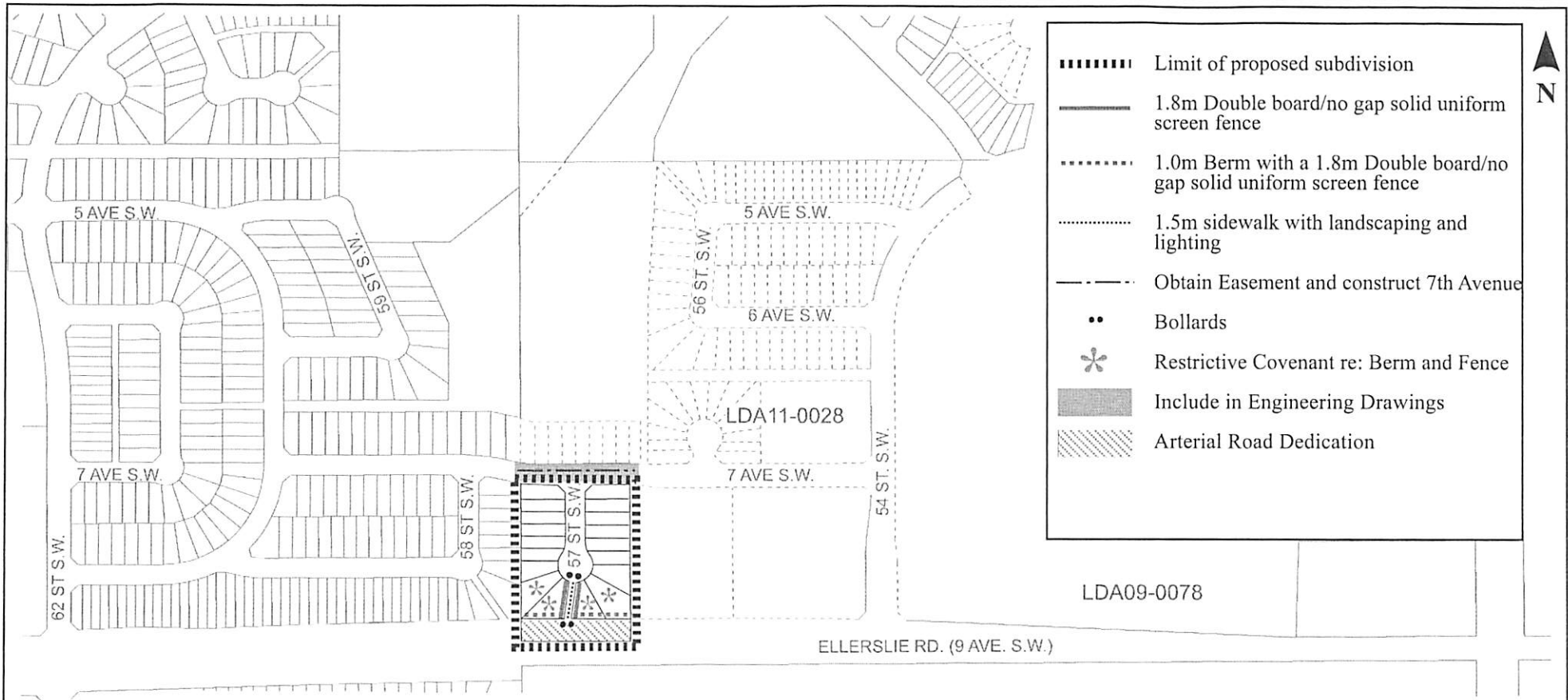
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 28, 2011

LDA11-0101



■ Titled area to be subdivided

----- Subdivision area

