



Subdivision Authority

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

December 19, 2013

File No. LDA13-0328

Scheffer Andrew Limited  
14505 - 123 Avenue NW  
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart

RE: Tentative Plan of subdivision to create 12 single detached residential lots, 64 semi-detached residential lots and two (2) Public Utility Lots, from Lot 8, Block 5, Plan 0324429 and W ½ LS 3 & 6 – 53-25-4, located South of Hudson Road NW and east of 140 Street NW; **HUDSON**

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**I The Subdivision by Plan is APPROVED on December 19, 2013 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner provide public utility lots in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Financial Services and Utilities;
4. that the owner register a utility right-of-way in the location as shown on the "Conditions of Approval" map Enclosure I, to the satisfaction of Financial Services and Utilities;
5. that the owner register the walkways as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 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; that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 design and construct the ultimate Hudson Lake 10 Stormwater Management Facility (SWMF) with associated real time control facilities;
8. that the owner construct an emergency access/walkway with a 3m concrete sidewalk with T-Bollards and lighting, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
9. that the owner construct walkways with 1.5m concrete sidewalks with bollards, and lighting, in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services;
10. that the owner construct all fences, positioned wholly on privately owned land in the locations as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Services, Financial Services and Utilities, and Sustainable Development; and
11. that the owner be 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 Transportation Services and Sustainable Development.

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

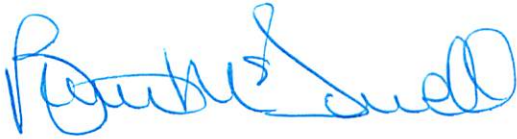
DRC #032 320 000 in the amount of 0.473ha should be carried forward to the remainder of Lot 8, Block 5, Plan 03224429. Municipal Reserves for W ½ LS 3 & 6 – 53-25-4 were previously addressed with SUB/01-0104 and LDA06-0231.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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. Lisa Stern at 780-442-5387 or write to:

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

Yours truly,



FdP

Scott Mackie  
Subdivision Authority

SM/lS/Posse #139927553-001

Enclosure(s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

December 19, 2013

LDA 13-0328

<p>Limit of proposed subdivision</p> <p>1.8m uniform fence as per Zoning Bylaw</p> <p>1.2m chainlink fence</p> <p>Construct a 1.5m concrete sidewalk with bollards and lighting</p> <p>Construct a 3.0m walkway with T-bollards and lighting</p>	<p>Register as legal road right-of-way</p> <p>Register 3.0m utility right-of-way</p> <p>Dedicate PUL</p> <p>Construct stormwater management facility</p> <p>Include in engineering drawings</p>
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