



June 16, 2011

File No. LDA11-0028

G3 Development Services Inc.  
204, 17220 Stony Plain Road NW  
Edmonton AB T5S 1K6

ATTENTION: Ray Watkins

Dear Mr. Watkins:

RE: Tentative plan of subdivision to create 58 single detached residential lots, 38 semi-detached residential lots, two (2) medium density residential lots, one (1) high density residential lot, one (1) Municipal Reserve lot and one (1) Public Utility Lot from Lot A, Block 22, Plan 112 2045, and from a portion of Lot B, Block 22, Plan 112 2045, located west of 50 Street SW and north of Ellerslie Road SW; **CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on June 16, 2011, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.09 ha parcel 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, in the amount of \$275,450.90 pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the rear property line (& fence) of Lot A align with the rear property line of the adjacent lot to the west, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register the walkways as road rights-of-way, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 (3) 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 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 preliminary plans are required to be approved for Ellerslie Road SW prior to submission of engineering drawings, to the satisfaction of the Transportation Services;
8. that the owner completes the design and construction of the stormwater management facility, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include construction of two lanes of Ellerslie Road SW to a divided urban arterial roadway standard from 50 Street SW to 62 Street SW, including all channelization, accesses, intersections, shared use paths, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 54 Street SW from Ellerslie Road SW to 4 Avenue SW, to an approved collector roadway plan, including Shared Use Path on the east side, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineer drawings include the construction of a 3 m Shared Use Path, with a dividing yellow centreline and "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of the Transportation Services and Sustainable Development as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct 1.5 m sidewalk, to the satisfaction of the Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct fences, bollards, lighting, multi-use trails, and sidewalks, to the satisfaction of the Transportation Services and Sustainable Development in the locations identified on the "Conditions of Approval Map", Enclosure I; and
15. 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 Infrastructure Services, Transportation Services and Sustainable Development.

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

Municipal Reserves were previously addressed by LDA09-0078 by means of a 0.82 ha Deferred Reserve Caveat registered on title for Lot A, Block 22, Plan 112 2045 of which 0.09 ha will be dedicated as land and 0.73 ha will be received as money-in-place.

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. Adryan Wahl at (780) 944-7688 or write to:

**Mr. Adryan Wahl, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street NW  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

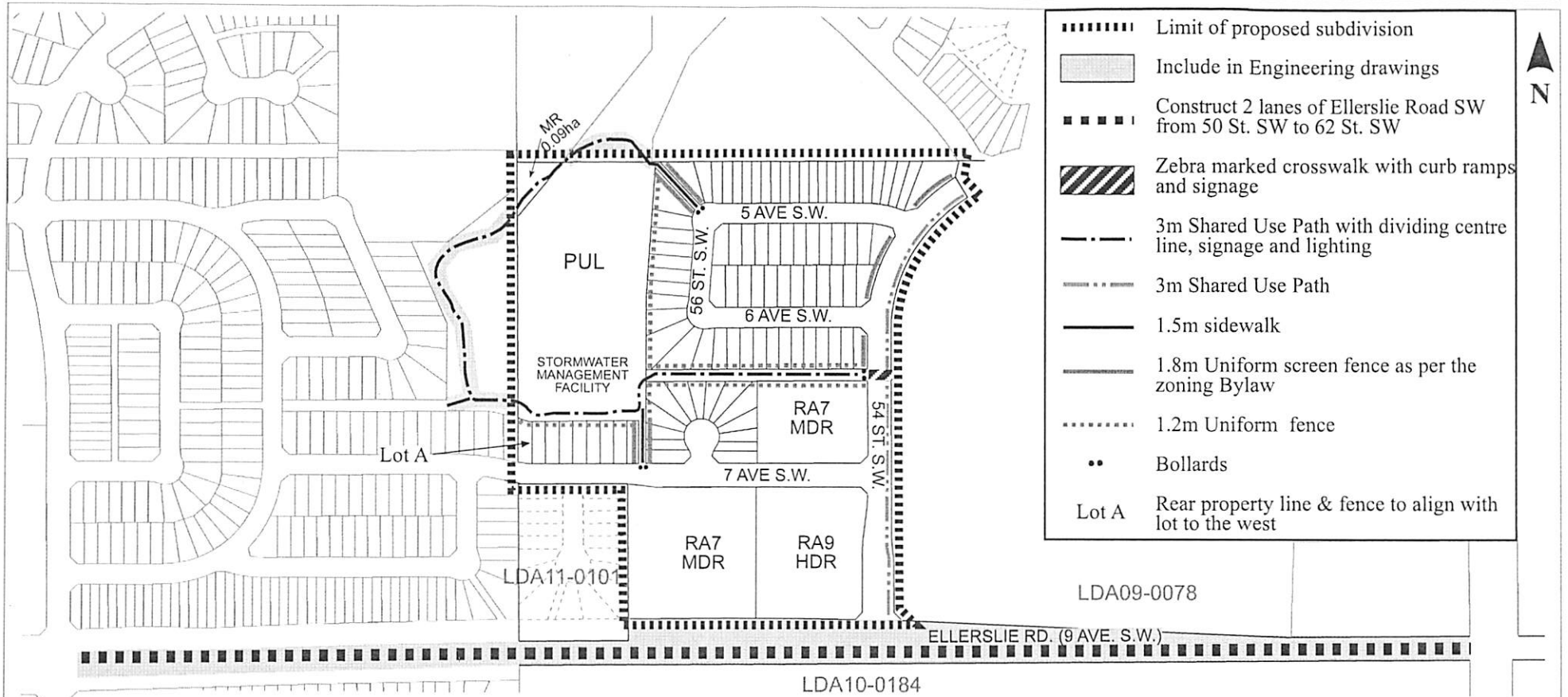
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Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

June 16, 2011

LDA11-0028



Titled area to be subdivided  
 Subdivision area

