



**Subdivision Authority**

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

September 4, 2008

File No. LDA07-0362

Scheffer Andrew Ltd.  
14505 - 123 Avenue NW  
Edmonton AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create 4 single detached residential lots, 2 medium density residential lots, 1 Municipal Reserve lot, and 1 public utility lot from Lot 6, Block 5, Plan 0320244, located north of 140 Avenue, south of 143 Avenue, and east of 140 Street; **HUDSON**

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**I The Subdivision by Plan is APPROVED on September 4, 2008, 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 provide Municipal Reserve in the amount of 0.12 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money-in-place of Municipal Reserve, in the amount of \$424,654.75 pursuant to Section 666 and 667 of the Municipal Government Act;
4. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" Map, Enclosure I, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
6. that the owner prepare an easement to accommodate a temporary turnaround as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate 4 m and 7.5 m road widenings and corner cuts for 140 Street as shown on the "Conditions of Approval" map, Enclosure I, to provide a 14.5 m carriageway, and a berm and fence pursuant to the approved Hudson Neighbourhood Structure Plan, to the satisfaction of the Transportation Department; and
8. 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 Servicing Agreement, among other things, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner pay the proportionate share of Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner design and construct stormwater management infrastructure to serve the area, including the Hudson Lake 10 stormwater management facility with associated real time control facilities, and the installation of real time control equipment at the Hudson Lake 8 outlet control structure;
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 Engineering Drawings include, and the owner construct portions of 140 Street NW and Hudson Road as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the Engineering Drawings for Stage 1 must include the design of Hudson Road from its western terminus (west of 136 Street) to the northern limit of the subdivision, including the final grades adjacent to the Municipal Reserve parcel;
9. that the owner construct Hudson Road from its western terminus (west of 136 Street) to the northern limit of this subdivision to a 20 m collector standard (11.5 m carriageway), as shown on the "Conditions of Approval" map, Enclosure I. Hudson Road may be constructed in stages, with the portion from the western terminus (west of 136 Street) to the northern limit of Stage 1, (north of 141 Avenue) with Stage 1, and the remaining portion to the northern limit of the subdivision with Stage 2, and shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 141 Avenue to a 24 m collector standard from Hudson Road to 140 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner upgrade 140 Street (14.5 m carriageway) from the existing terminus of the upgraded roadway north of 137 Avenue to 141 Avenue to a 24 m urban collector standard including lighting, landscaping, and sidewalk on the east side, to provide a permanent secondary access to the area, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 17 m temporary offset turnaround with bollards to the satisfaction of the Transportation Department in the locations as shown on the "Conditions of Approval" map, Enclosure I. The turnaround will be required at FAC of paved roads or earlier at the discretion and direction of the Transportation Department;
13. that the owner provide 3 phase power along the entire frontage of the Municipal Reserve lot, to the satisfaction of the Parks Branch of the Asset Management and Public Works Department, and EPCOR Distribution and Transmission Inc.;

14. that the owner construct bollards to the satisfaction of the Transportation Department in the location as shown on the "Conditions of Approval" map, Enclosure I;
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 Transportation and Asset Management and Public Works Departments;
16. that the owner construct a landscaped berm and uniform screen fence with a combined height of 3.8 metres as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Department; and
17. that the owner construct all fences and driveways access positioned wholly on privately owned lands to the satisfaction of the City of Edmonton in the locations shown on the "Conditions of Approval" map, Enclosure I.

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

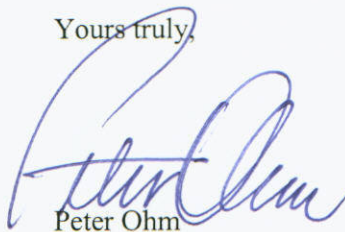
Municipal Reserve in the amount of 0.649 ha is outstanding (DRC #032 319 999). Reserves shall be provided as a 0.12 ha parcel to complete the Hudson school/park site. The remaining 0.529 ha shall be provided as money-in-place of land.

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.

If you have further questions, please call Mr. Shane Gerein at 780-496-6068 or write to:

**Mr. Shane Gerein, Subdivision Officer  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Peter Ohm  
Subdivision Authority

PO/sg/Posse #69556624-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

September 4, 2008

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