



**Subdivision Authority**

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

May 22, 2008

File No. LDA08-0016

Armin A. Preiksaitis and Associates  
#605 Empire Building  
10080 Jasper Avenue  
Edmonton, AB T5J 1V9

ATTENTION: Marcelo Figueira

Dear : Mr. Figueira

RE: Tentative plan of subdivision to create 1 high density residential parcel and 2 public utility lots from a portion of Lot 22, Block 2, Plan 2146TR, located east of 111 Street SW and north of Ellerslie Road , **RICHFORD**

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**I The Subdivision by Plan is APPROVED on May 22, 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 property line and road right-of-way dedication conform to an approved Concept Plan for 111 Street SW and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
3. that subject to Condition 2, the owner clear and level 111 Street SW and Ellerslie Road as required for road right of way dedication to the satisfaction of the Transportation Department;
4. that the subdivision boundary be amended to include the dedication of 111 Street SW and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a cross lot access easement, in favour of the City of Edmonton, on the Certificate of Title for all properties affected by the all directional access to 111 Street SW and the all directional access to Ellerslie Road;
6. that the owner register a 20 m wide access easement for the ultimate width of the east-west collector roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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; 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 (2) 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 pay the proportionate share of the 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 pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 affected utility agencies. The submission must include Engineering Drawings for the internal roadway, identified as 8 Avenue SW, for review and approval;
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 Engineering Drawings be amended to include a southbound left turn slot bay on 111 Street SW, the all directional access to 111 Street and to Ellerslie Road, a right turn cut-off, a 1.5 m sidewalk and removal/relocation of the existing bus stop/shelter pad on 111 Street, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner construct an all directional access to 111 Street including a southbound left turn slot bay, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an all directional access to Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a right turn cut off on the northeast corner of 111 Street and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk at the ultimate location along the north side of Ellerslie road and along the east side of 111 Street, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct fire hydrants in the locations, 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 and Asset Management and Public Works Departments.



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

Please note, the amount of reserves owing against Lot 22, Block 2, Plan 2146TR in Caveat (1111TN) for the amount of 2.21 ha shall be carried forward on title. The caveat was registered in 1973 as part of the Edmonton Regional Planning Commission File 71-S-124.

Please note, noise attenuation requirements including berming, fencing or combination thereof, adjacent to 111 Street and Ellerslie Road may be required at the Development Permit stage, in consultation with the Transportation Department. Any required noise attenuation must meet or exceed the requirements of the Urban Traffic Noise Policy C506.

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 Ms. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner  
Planning and Policy Services Branch  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Phillip Arendt  
Subdivision Authority

PA/yl/Posse #74544272

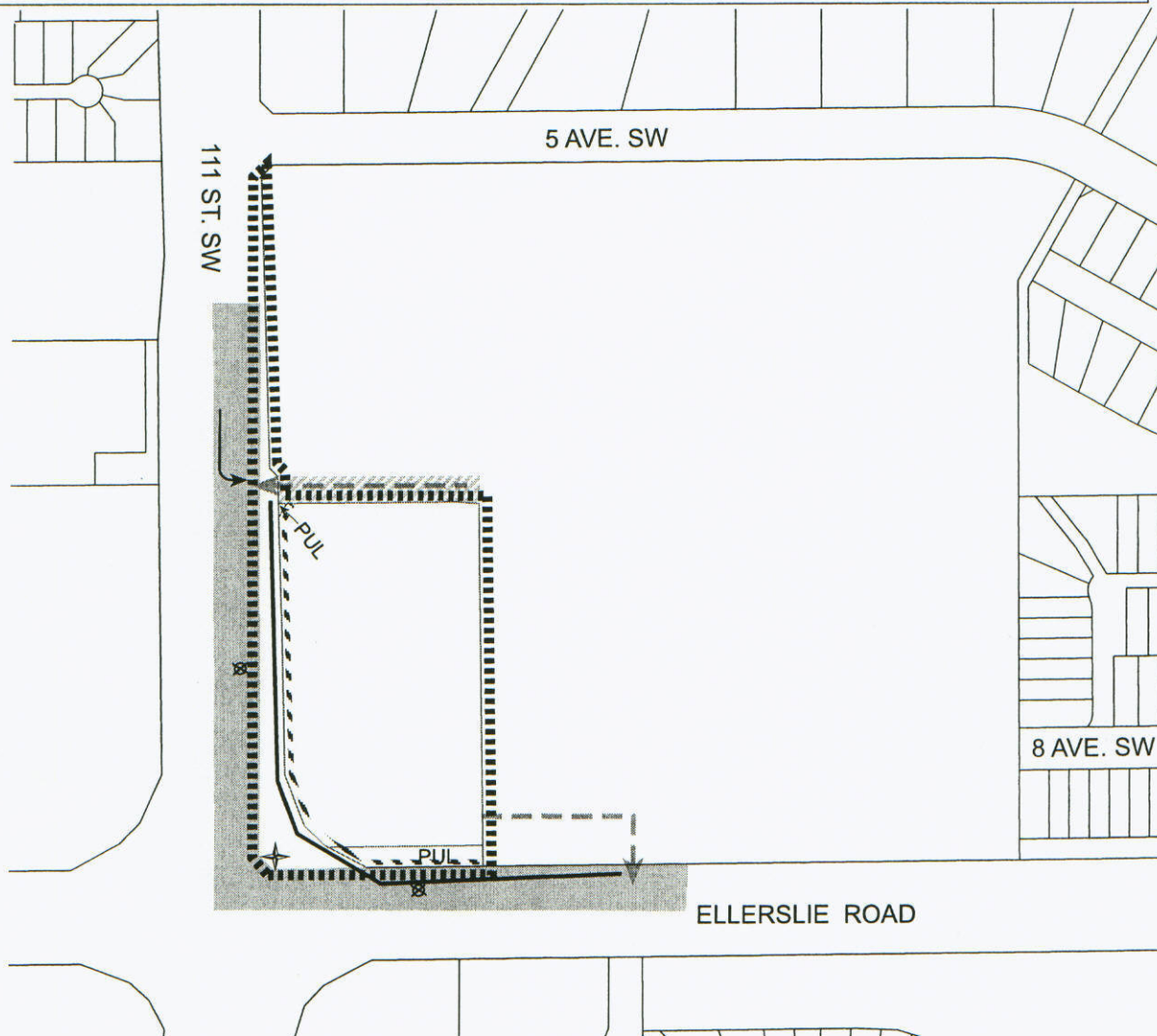
Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 22, 2008

LDA08-0016

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|---|---|
| <ul style="list-style-type: none"> <li>■■■■■■ Limit of proposed subdivision</li> <li>■ Include in Engineering Drawings</li> <li>— 1.5m Concrete sidewalk</li> <li>→ All directional access with access easement</li> <li>▨ 20.0m Access easement</li> </ul> | <ul style="list-style-type: none"> <li>✦ Construct Pork chop Island</li> <li>↪ Southbound left turn slot bay</li> <li>⊗ Fire hydrants</li> <li>- - - Property line and road right-of-way to conform to approved concept plan for 111 Street and Ellerslie Road</li> </ul> |
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|--------|------------------------------|
| ■      | Titled area to be subdivided |
| ■■■■■■ | Subdivision area             |

