



Subdivision Authority

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

January 17, 2007

File No. LDA07-0270

IBI Group
Suite 1050, 10405 Jasper Avenue
Edmonton AB T5J 3N4

Attention: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create two multi-family residential lots, one Municipal Reserve lot and three remnant lots from Lot 15, Block 2, Plan 6215V and portion of Lots 4, 5 and 14, Block 2, Plan 6215V, located south of 160 Avenue, north of 157 Avenue and east of 97 Street alignment; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on January 17, 2008, subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 0.39 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 Municipal Reserve in the amount of 0.424 ha by Deferred Reserve Caveat to Lot 5, Block 1, Plan 6215V, pursuant to Section 669 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 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 157 Avenue (east of 97 Street) property line and road right-of-way dedication conform to an approved Concept Plan to the satisfaction of the City of Edmonton, 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 (3) 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 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;
4. that the Engineering Drawings include upgrading of 157 Avenue, east of 97 Street, any required upgrades to the intersection of 97 Street and 157 Avenue, the construction of a walkway between the 157 Avenue cul-de-sac and 95 Street, and grading and seeding of the 157 Avenue road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare a Concept Plan for 157 Avenue, between 97 Street and 95 Street, to the satisfaction of the Transportation Department;
6. that the owner prepare preliminary plans for 157 Avenue to the satisfaction of the Roadways Design Section of the Transportation Department, prior to submission of Engineering Drawings, if the 157 Avenue roadway construction is planned to be staged. The staging of the roadway must be to the satisfaction of the Transportation Department and the construction of the second stage must be at the direction of the Transportation Department. The first stage of the roadway must be completed, operated and open to traffic, with all lighting installed and energized by no later than November 30, 2009;
7. that the owner construct 157 Avenue to an urban collector standard including all channelization, sidewalks, lighting, landscaping, cul-de-sac at the east end, and any required associated improvement to the 97 Street and 157 Avenue intersection, to the satisfaction of the Transportation Department;
8. that the owner grade and seed the 157 Avenue road right-of-way between the cul-de-sac east of 97 Street and 95 Street, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner install or pay for the installation of traffic signals at the intersection of 157 Avenue and 97 Street. The timing of the traffic signal installation will be at the direction of the Transportation Department. If traffic signals are not deemed warranted by the Transportation Department within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at a later date to fulfill this obligation;
10. that the owner complete the design and construct suitable storm sewer main extensions and a suitable stage of the Lake District Lake 11W stormwater management facility or alternative temporary stormwater storage to provide adequate capacity for the proposed subdivision, to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department;
11. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for the development and implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
12. that the owner construct emergency access walkway (with lighting and bollards), berm and fencing, in the locations shown on the "Conditions of Approval" Map,

Enclosure I, to the satisfaction of the Parks Branch of the Asset Management and Public Works, Planning and Development and Transportation Departments; and

13. that the owner is responsible for the design, landscaping and construction within the road islands, boulevards and medians, and walkways to the satisfaction of the Community Services, Transportation, and Asset Management and Public Works Departments.

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

The owner is required to dedicate a total of 0.814 ha of land for this subdivision by dedicating 0.39 ha of land from Lot 5, Block 2, Plan 6215V, plus providing 0.424 ha of land by agreement and caveat to Lot 5, Block 1, Plan 6215V to allow for future park assembly outside the subdivision area at Lot 5, Block 1, Plan 6215V.

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. Jackie Tse at 496-5809 or write to:

**Ms. Jackie Tse, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Phil Arendt
Subdivision Authority

PA/jt/Posse #67877778-001

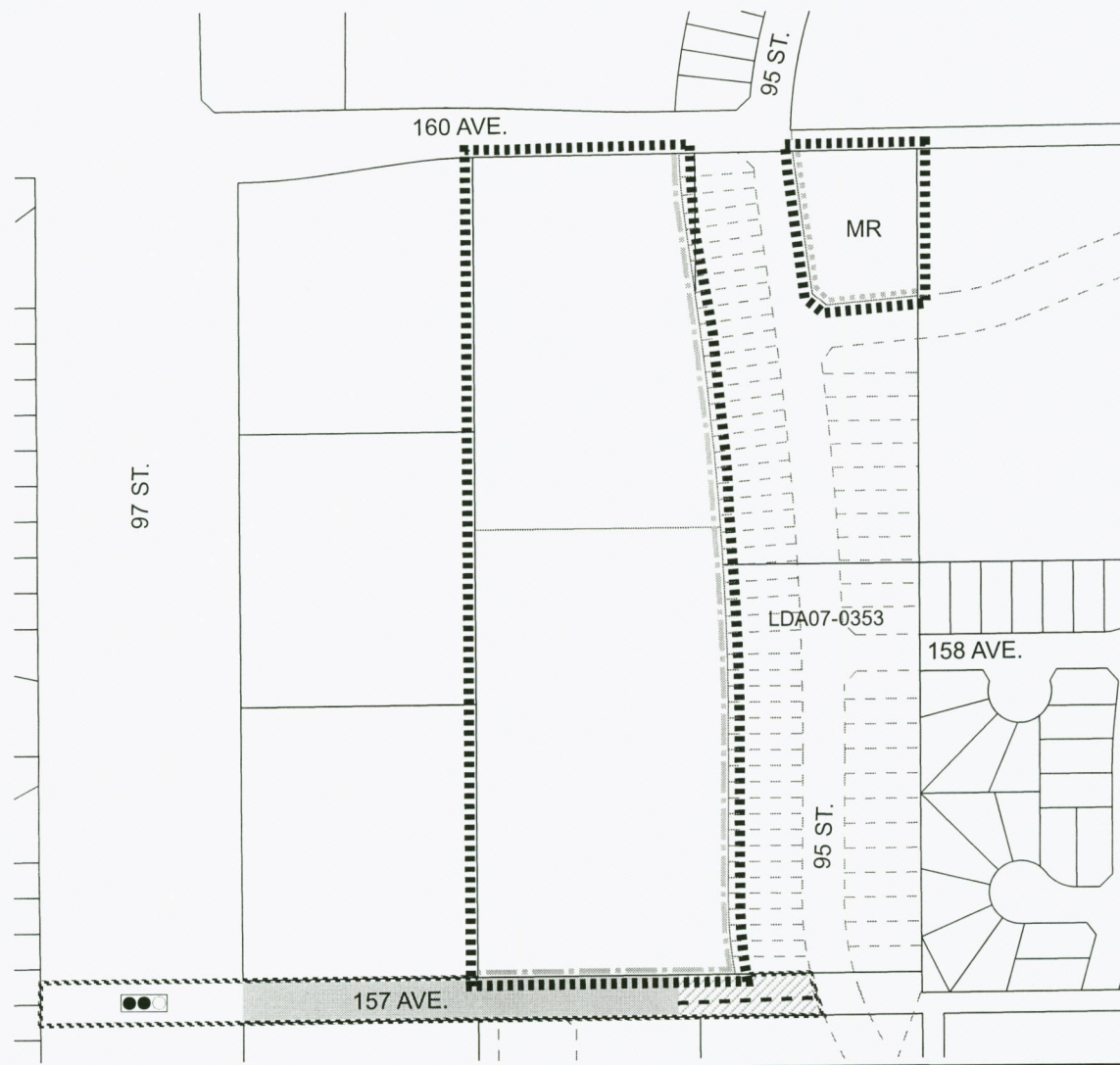
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

January 17, 2008

LDA07-0270

	Limit of proposed subdivision		Grade and seed 157 Avenue right-of-way
	Include in Engineering Drawings		3.0m Emergency access walkway with lighting and bollards
	1.0m Berm with a 1.8m solid uniform screen fence		Traffic signal
	Post and rail fence		
	Construct 157 Avenue		



	Titled area to be subdivided
	Subdivision area

