



Subdivision Authority

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

January 24, 2008

File No. LDA07-0294

Scheffer Andrews Ltd.
12204 - 145 Street NW
Edmonton AB T5L 4V7

ATTENTION: Tomoko Hagio

Dear Ms. Hagio:

RE: Tentative plan of subdivision to create 2 residential lots from portions of Plan 7274 AH, Block 21A and Plan 8620787, Block 52, Lot A, located south of Yellowhead Trail at 46 Street, **BERGMAN**

I The Subdivision by Plan is APPROVED on January 24, 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 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;
3. that the owner register the northern portion of Block 21A adjacent to the Yellowhead Trail berm, as road right-of-way for construction of the alley, as shown in the Enclosure I;
4. that the sales agreements for the purchase of Lot A be signed prior to registration of the subdivision; and
5. 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 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 owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for the this development and for the implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner construct the alley along the west and north sides of the proposed lots, as shown on "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. 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 Community Services, Transportation and Streets, and Asset Management and Public Works Departments; and
7. that the Engineering Drawings include construction of the alley on the west side of the proposed lots, as shown on "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department.

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

Municipal Reserves are not due as the area to be subdivided is less than 0.81 ha in size.

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. Claudia Wong at 944-0120 or write to:

**Ms. Claudia Wong, 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/cw/Posse # 68576582-001

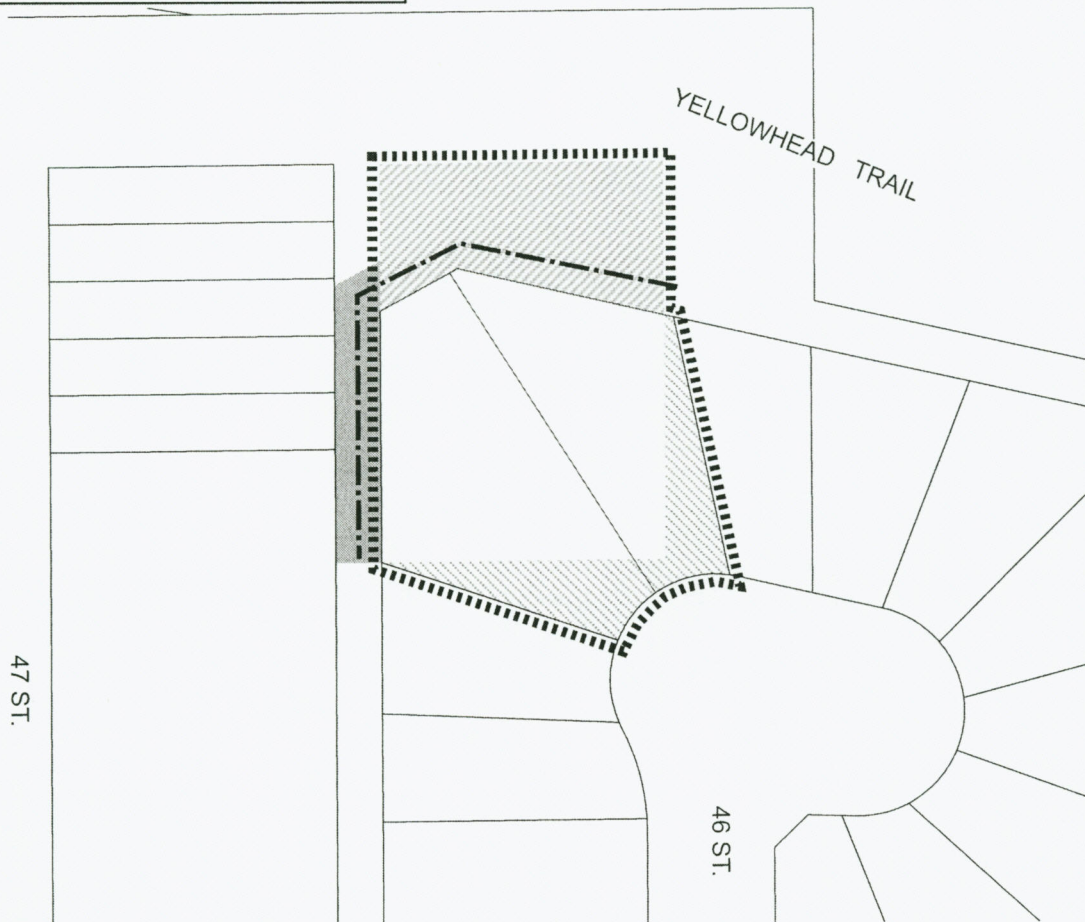
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 24, 2008

LDA07-0294

- Limit of proposed subdivision
- Include in Engineering Drawings
- - - Construct residential alley to tie into existing alleys
- ▨ Register as road right-of-way
- ▨ City owned Lot A



- Titled area to be subdivided
- Subdivision area

