



Subdivision Authority

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

January 17, 2007

File No. LDA07-0353

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

Attention: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create 50 Semi-detached residential lots and 24 Single Detached Residential lots from 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 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 approved subdivisions with the Eaux Claires Neighbourhood (File # LDA07-0270) be registered prior to or concurrent with this application; and
4. 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 design and construct suitable storm sewer main extensions and a suitable stage of the Lake District Lake 11W stormwater management facility or alternate temporary stormwater storage to provide adequate capacity for the subdivision area, to the satisfaction of the Drainage Services Branch of the Asset Management and Public Works Department;

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;
5. that the Engineering Drawings include construction of a temporary turnaround with bollards, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
6. 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;
7. 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; and
8. that the owner construct 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 and Transportation Departments.

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

The Municipal Reserve for titled areas has been provided through subdivision approval LDA07-0270. There is no Municipal Reserve requirement associated with this subdivision.

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 #69835735-001

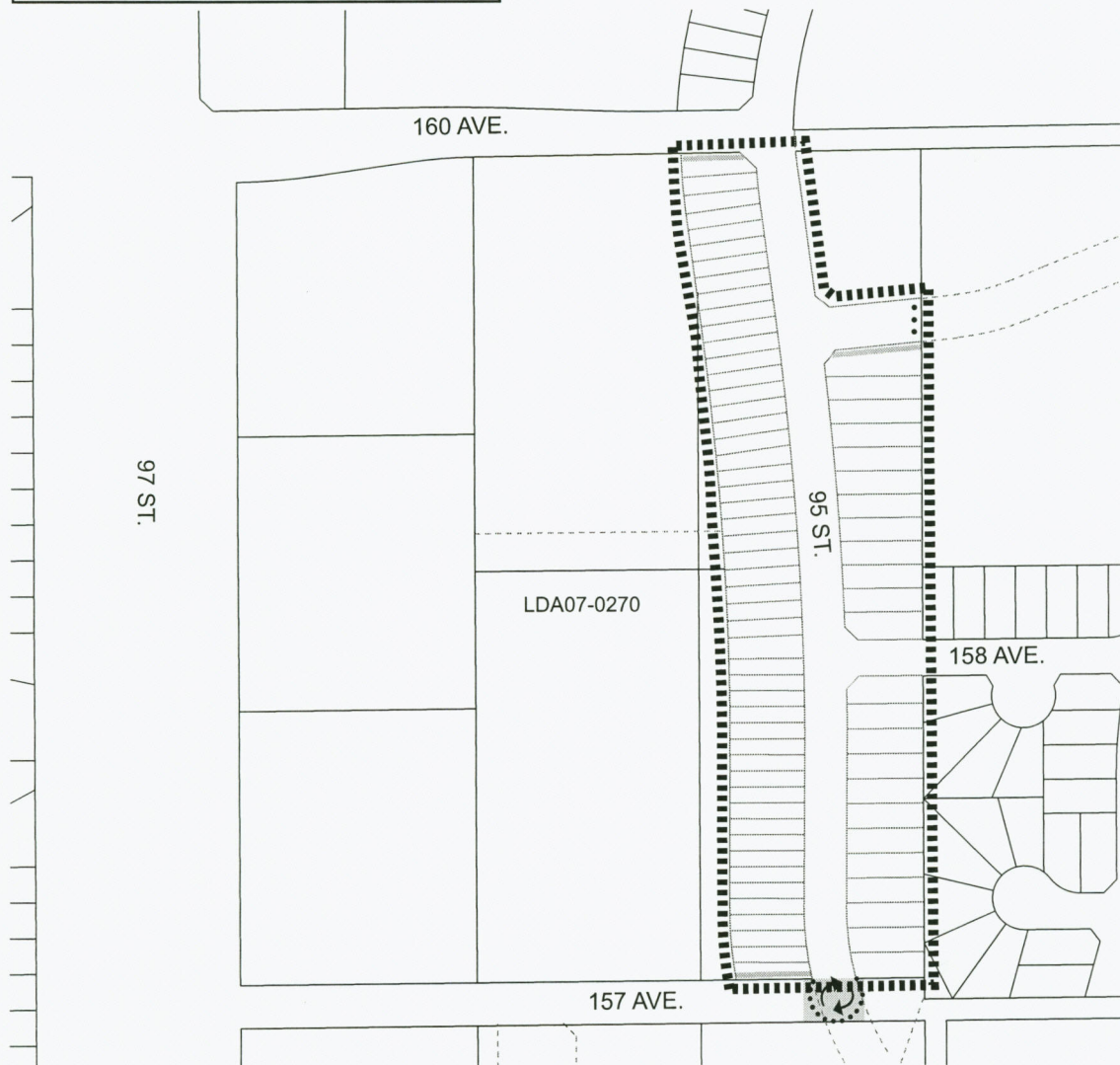
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 17, 2008

LDA07-0353

- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.8m Uniform screen fence
- ↻ 12.0m radius temporary turnaround
- ... Bollards



- Titled area to be subdivided
- Subdivision area

