



**Subdivision Authority**

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

July 24, 2008

File No. LDA07-0498

John Bosco Child and Family Services Foundation  
6770 -129 Avenue  
Edmonton AB T5C 1V7

ATTENTION: Don Moffat

Dear Mr. Moffat:

RE: Tentative plan of subdivision to create one institutional lot and one medium density residential lot from portions of Plan 9323281, Block 19, Lot 1C located north of 129 Avenue NW and east of 68 Street NW, **BALWIN**

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**I The Subdivision by Plan is APPROVED on July 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 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 an emergency access easement in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department; 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 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, including the Heritage Unit, and affected Utility Agencies;
3. that the Engineering Drawings include the construction of a water main extension as shown on the "Conditions of Approval" map, Enclosure I to the satisfaction of Epcor Water;

4. that the owner construct a 1.8 m chain link fence as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 Asset Management and Public Works Departments.

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

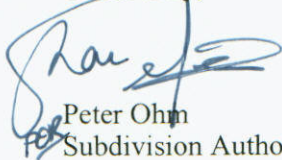
Municipal Reserves are not owing for this subdivision, as they were provided in 1969 through approval of SUB69-X-1, Plan 1774 RS.

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,



Peter Ohm  
Subdivision Authority

PO/cw/Posse #72864233-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 24, 2008

LDA07-0498

