



Subdivision Authority

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

October 9, 2008

File No. LDA07-0383

Scheffer Andrew Ltd.
12204 - 145 Street
Edmonton, AB T5L 4V7

Attention: Tomoko Hagio

Dear Ms. Hagio:

RE: Tentative plan of subdivision to create 28 semi-detached residential lots, from portions of SW 31-53-23-4 and Lot 1, Block 1, Plan 062 3025, and the closed portions of 151 Avenue, located north of 151 Avenue, west of 30 Street and east of the railway right-of-way alignment; **KIRKNESS**

I The Subdivision by Plan is APPROVED on October 9, 2008, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$61,503, representing 0.083 ha owing for Pt. SW 31-53-23-4 and a closed portion of 151 Avenue, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the approved subdivision within the Kirkness Neighbourhood (File No. LDA06-0098) be registered in its entirety prior to or concurrent with this application;
5. that the closure area be consolidated with the adjacent parcel, prior to the registration of this subdivision application; 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 (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 Boundary Recovery Assessment for municipal improvements previously constructed within the 151 Avenue right-of-way;
3. 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;
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 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;
6. 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;
7. that the owner remove two existing accesses to 151 Avenue, construct the curb and gutter and restore the boulevard to grass, as shown on the "Conditions of Approval" map, Enclosure I; and

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

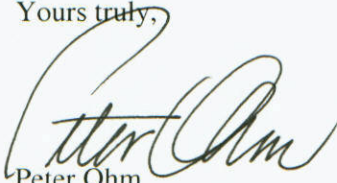
The Municipal Reserve for Lot 1, Block 1, Plan 062 3025 has been provided by means of cash in lieu through the approval of SUB/05-0111.

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 Sara Lundy at 780-496-6171 or write to:

**Mrs. Sara Lundy, 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/sl/Posse #70291458-001





Enclosure

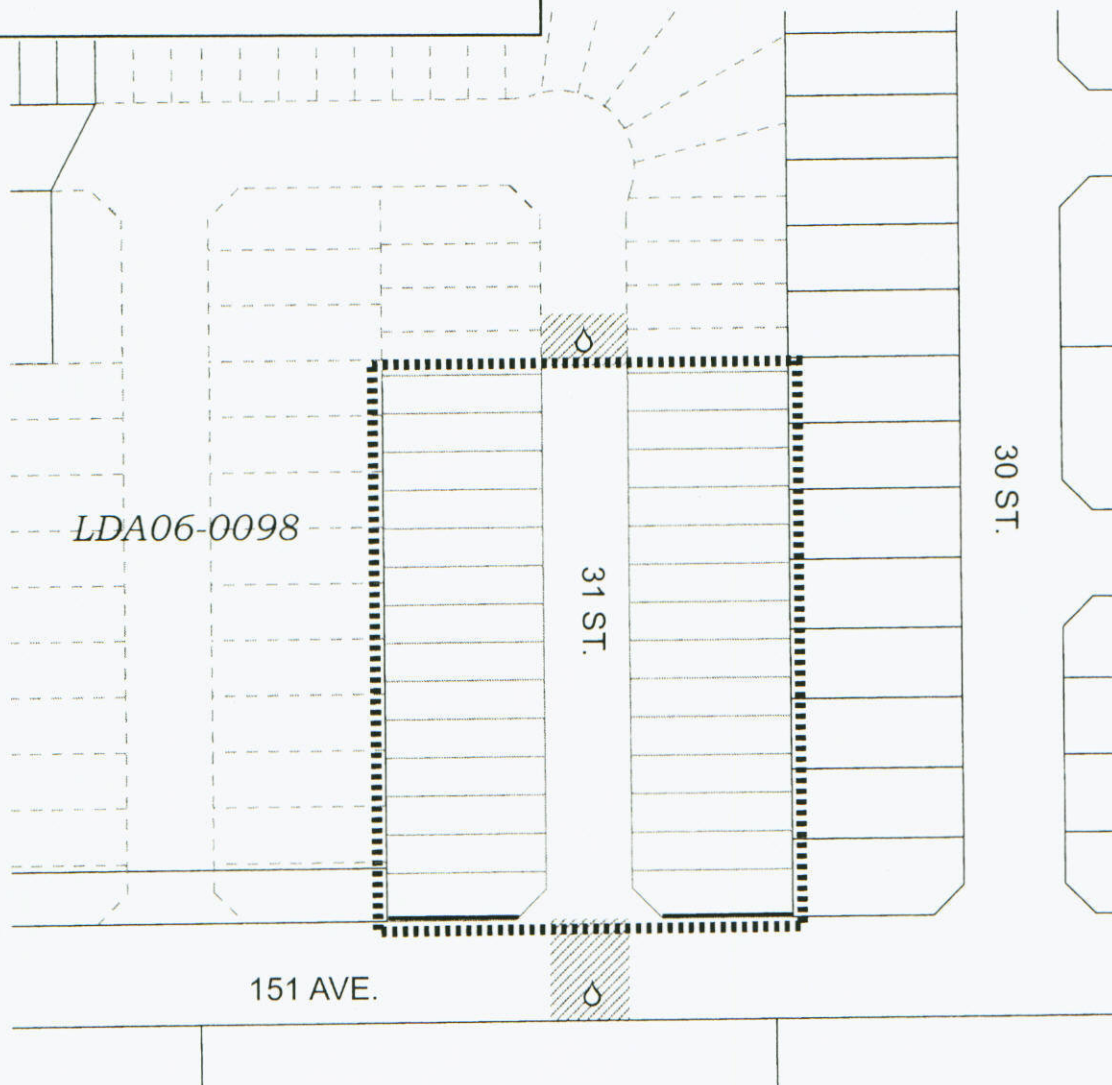
SUBDIVISION CONDITIONS OF APPROVAL MAP



October 9, 2008

LDA07-0383



-  Limit of proposed subdivision
-  Include in Engineering Drawings
-  Existing access to be removed and curb and gutter constructed and boulevard restored
-  Uniform screen fence



-  Titled area to be subdivided
-  Subdivision area

