



Subdivision Authority

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

October 2, 2008

File No: LDA08-0037

Scheffer Consultants Ltd
Planners & Engineers
14505 - 123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Tomoko Hagio

Dear Ms. Hagio

RE: Tentative plan of subdivision to create 9 residential bare land condominium units from Plan 8422077 Block 39 Lot 13 and a portion of Plan 8422077 Block 39 Lot 14, located south of 148 Ave and east of 127 Street; **BARANOW**

I The Subdivision by Bare Land Condominium be APPROVED on October 2, 2008 subject to the following conditions:

1. that tentative plan submitted by the applicant, included as enclosure I, be modified as shown in enclosure II as prepared by the City of Edmonton Planning and Development Department;
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 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; 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 (2) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, including among other things, assessments and roadway modification costs, construction Standards, and inspection costs to the satisfaction of the City Departments and affected utility agencies;
2. that the owner pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing for the construction of permanent storm and sanitary drainage facilities in the area;
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 construct an emergency/access walkway from the existing 125 Street turnaround to the north limit of the Islamic School parking lot that ties into the existing walkway constructed along the east side of the parking lot, as shown on the "Conditions of Approval" map, Enclosure II. No curb ramp is to be constructed from the emergency access/walkway to the parking lot;
5. that the owner construct a commercial crossing, with a minimum width of 7.5m, to 125 Street that will function as the site access, as shown on the "Conditions of Approval" map, Enclosure II;
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 Transportation and Asset Management and Public Works Departments; and
7. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the Asset Management and Public Works Department in the location as shown on the "Conditions of Approval" map, Enclosure II.

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

All Municipal Reserves entitlements for Plan 8422077 Block 39 Lot 13 and 14 were paid with the registration of previous subdivision.

Please be advised that Local Improvement Assessments for road construction were put on the taxroll of the parcels on January 1 2008, and additional Local Improvement Assessments for water, sewer and roads will be added to the taxroll on January 1 2009. The assessments will carry forward to the bare land units that are created by 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. Carman Yeung at 496-6213 or write to:

**Ms. Carman Yeung, 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


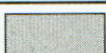

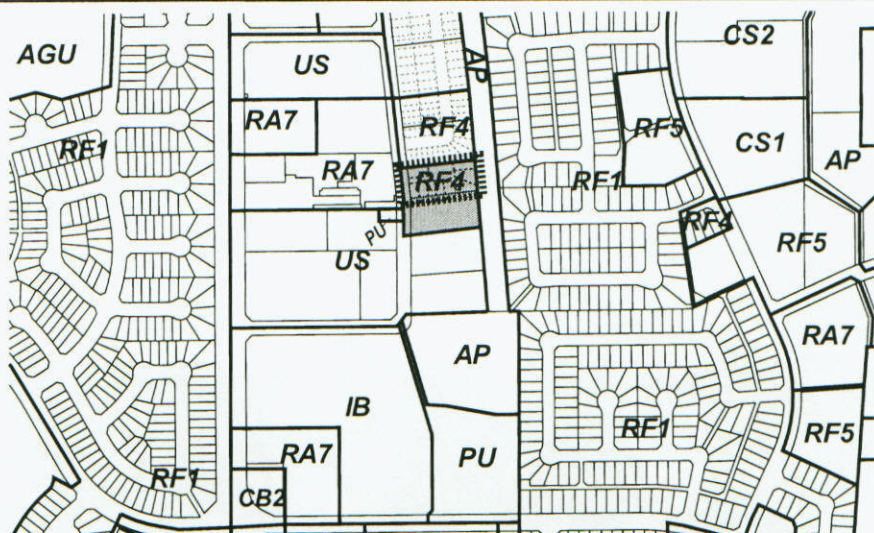
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 2, 2008

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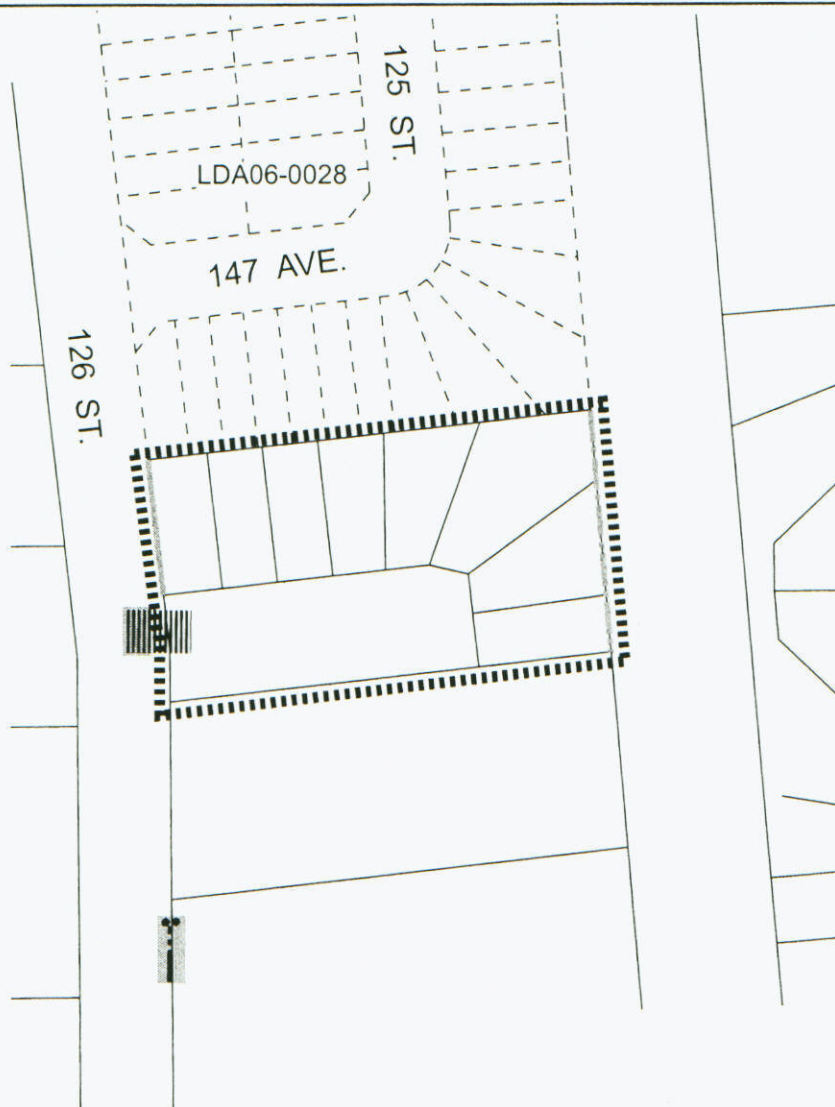
 Limit of proposed subdivision Titled area to be subdivided
 Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 2, 2008

LDA08-0037

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|---------------------------------------|--|
| ■■■■■■■ Limit of proposed subdivision | ▨ Construct 7.5m commercial crossing |
| ▨ Include in Engineering drawings | — — — Construct 3m wide emergency access/walkway |
| ▨ 1.8m Solid uniform fence | • • T-bollards |
| ▨ 1.2m Demarcation fence | |



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|--------------------------------|
| ▨ Titled area to be subdivided |
| ■■■■■■■ Subdivision area |

