



Subdivision Authority

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

October 2, 2008

File No. LDA08-0149

John M. Byrne
IBI Group
Standard Life Building
1050, 10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create four single-detached residential lots, one remnant parcel and one municipal reserve parcel from portions of Plan 9622131, Lot 1; located west of 156 Street; **PATRICIA HEIGHTS**

I The Subdivision by Plan is APPROVED on October 2, 2008, subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.39 ha pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 a restrictive covenant in favour of the City of Edmonton that will be placed on all lots created by this subdivision as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report and City recommendations (File No. LDA08-0149), as shown on Enclosure I;
4. that the owner dedicate road right-of-way along the top of bank, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare the necessary plans and documentation to grant new easements and/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, specified in the report or identified in the engineering drawings associated with the Servicing Agreement; 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 Permanent Area Contributions and/or lateral Sewer Oversizing Charges applicable to the area of subdivision for the construction of permanent storm and sanitary drainage facilities;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for the implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
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 construct a minimum 3.0 m wide asphalt multi-use trail with a dividing yellow centreline and "Shared Use" signage, on the top-of-bank from 156 Street to 158 Street, located to the satisfaction of the Transportation Department and Asset Management and Public Works, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner construct a 1.5 m sidewalk on the west side of 156 Street, as shown on Enclosure I;
7. that the owner construct a walkway (containing a 1.5 m concrete sidewalk with bollards, lighting and uniform fencing on the south side provided within residential property lines) within the existing east-west road right-of-way abutting the north boundary of the subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner is responsible for the design, landscaping and construction within the walkways and Municipal Reserve parcels to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments; and
9. that the owner construct all fences positioned wholly on privately-owned lands to the satisfaction of the City of Edmonton in the locations as shown on the "Conditions of Approval" map, Enclosure I.

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

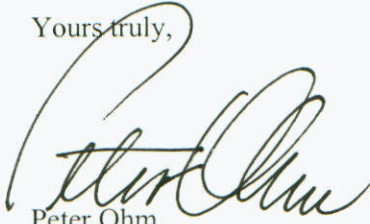
Lots created fronting onto 156 Street shall have a front yard setback of 6.0 m as agreed to by the applicant and that a Restrictive Covenant be placed on the title to this effect.

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-Rusnak at 944-0120 or write to:

**Ms. Claudia Wong-Rusnak, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in black ink, appearing to read 'Peter Ohm', written over a large, stylized, looping flourish.

Peter Ohm
Subdivision Authority

WH/cw/Posse #76988826-001

Enclosure

