



Subdivision Authority

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

November 6, 2008

File No. LDA08-0233

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton, AB T5K 2L6

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create 4 single detached residential lots from a portion of NE-35-53-24-4 located south of 167 Avenue and west of 50 Street (Government Road Allowance); **HOLICK KENYON**

I The Subdivision by Plan is APPROVED on November 6, 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; and
3. 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 Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner complete construction of existing 55 Street from 165 Avenue to 167 Avenue, including the asphalt overlay, street lighting, landscaping and any

shallow utilities. The asphalt overlay must be deferred until such time that an FAC has been issued for the existing 55 Street constructed under servicing agreement DDC-1357 for Hollick Kenyon – 55 Street (165 Avenue to 167 Avenue). A CCC, but not a FAC, will be required, to the satisfaction of the Transportation Department, as shown on the “Conditions of Approval” map, Enclosure I;

7. that the owner pays the proportionate share of the boundary improvement condition for the previous construction of 55 Street under servicing agreement DC-1357 for Hollick Kenyon – 55 Street from 165 Avenue to 167 Avenue to the satisfaction of the Transportation Department;
8. that the driveway access for the illustrated lot must not encroach into any portion of the corner radius of the curve, as shown on the “Conditions of Approval” map, Enclosure I;
9. 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; and
10. that the owner construct all fences positioned wholly on privately owned lands as shown on the “Conditions of Approval” map, Enclosure I.

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

Municipal Reserve was provided as land and cash-in-lieu through the previously approved subdivisions: SUB/03-0073, SUB/04-0014, SUB/04-0088 and SUB/05-0207.

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. Carla Semeniuk at 496-1582 or write to:

**Ms. Carla Semeniuk, 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/cs/Posse # 079072732-001

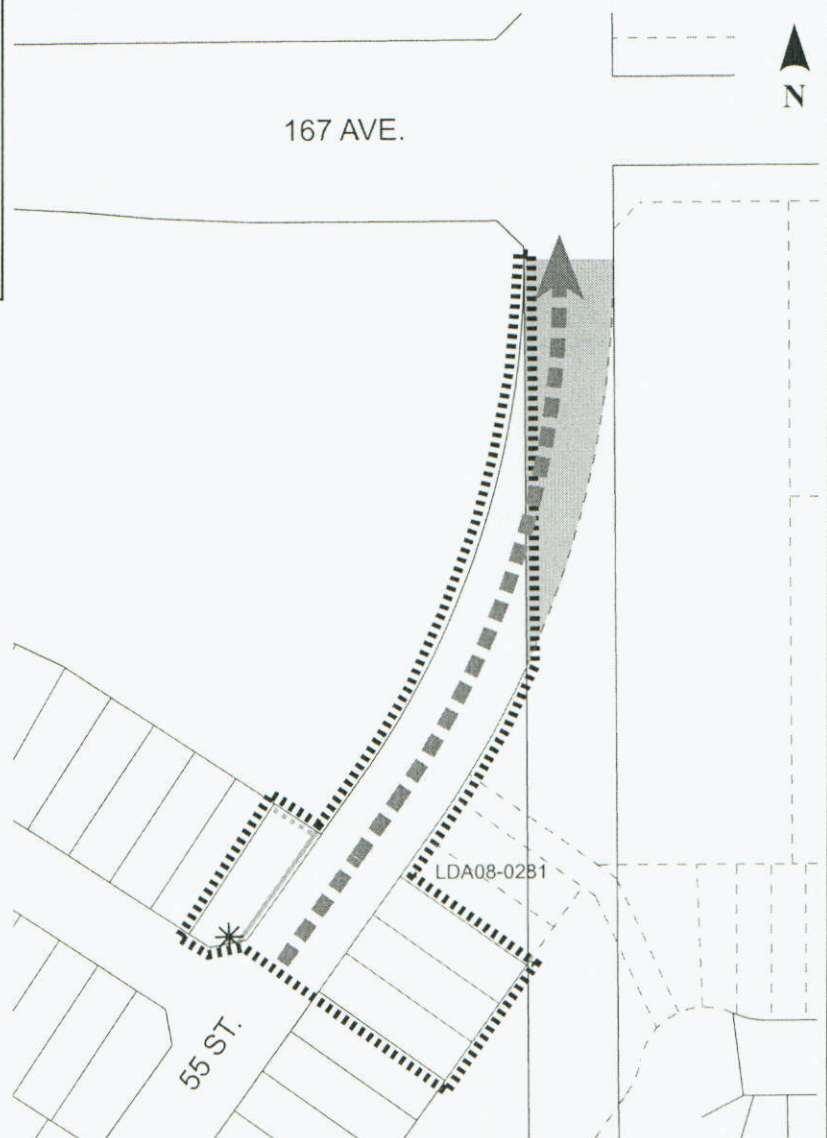
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 6, 2008

LDA08-0233

- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.8m Uniform screen fence
- 1.2m Uniform screen fence
- ■ ■ 55 Street roadway to be constructed
- * No encroachment onto corner radius



- Titled area to be subdivided
- Subdivision area

