



Subdivision Authority

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

February 19, 2009

File No: LDA07-0327

Balcomp Engineering Ltd.
208, 8716 - 48 Avenue
Edmonton, AB T6E 5L1

ATTENTION: Eric Balliant

Dear Mr. Balliant

RE: Tentative plan of subdivision to create 7 single detached residential lots, one medium density multi-family residential lot, and one public utility lot from a portion of PLAN 6215V Block 1 Lot 7, located south of 157 Ave and west of 91 Street; **Eaux Claires**

I The Subdivision by Plan is APPROVED on February 19, 2009, 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 provide money-in-place of Municipal Reserve in the amount of \$157,800.00 pursuant to Section 666 and Section 667 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;
4. that the illustrated residential lots be withheld from development until such time as the temporary turnaround is no longer required as deemed by the City of Edmonton as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner provide road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions within the Eaux Claires Neighbourhood (File Nos. LDA07-0270 and LDA07-0353) be registered prior to or concurrent with this application; and
7. 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 pays 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 pays his proportional share of the 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 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;
5. that the owner design and construct suitable temporary storm main extensions and a suitable temporary interim stage of the Lake District Lake 11W stormwater management facility to provide adequate storage capacity for the existing contributing basin and proposed subdivision area;
6. that the owner design and construct the water system within the area under the City of Edmonton Design and Construction Standards and the approved Hydraulic Network Analysis to the satisfaction of EPCOR Water, CM of Network Services and Operations;
7. that the walkway contain a 3m concrete sidewalk with knock-down bollards, light and 1.8m uniform fencing to be provided within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs an offset 17m radius asphalt temporary transit turnaround with bollards to the satisfaction of the Transportation Department, 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 Transportation and Asset Management and Public Works Departments; and
10. that the owner construct all fences, walkways, temporary turnaround and bollards to the satisfaction of affected City Departments in the locations as shown on the "Conditions of Approval" map, Enclosure I.

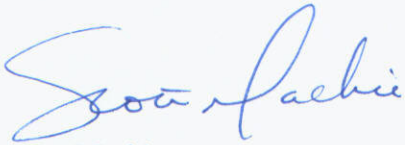
Enclosure I is a map of the subdivision identifying major conditions of this approval.

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
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/cy/Posse #66459211-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 19, 2009

LDA07-0327

- | | | | |
|--------|--|---------|---|
| ■■■■■■ | Limit of proposed subdivision | - - - - | 1.2m Screen fence |
| ↻ | 17m Radius asphalt temporary transit turnaround | — | 1.5m concrete sidewalk |
| ▨ | 3m Walkway with knockdown bollards to be registered as road right-of-way | •• | Bollards |
| ———— | 1.8m Uniform screen fence | * | Lots be withheld from development until such time as the temporary turnaround is no longer required |



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

