



Subdivision Authority

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

July 2, 2009

File No. LDA09-0051

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue
Edmonton AB T5J 3N4

Dear Mr. Marando

RE: Tentative plan of subdivision to create one (1) commercial lot from Lots 2 and 3, Block 2, Plan 6215V for the purpose of consolidation with the adjacent lot to the south, located south of 160 Avenue and east of 97 Street; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on July 2, 2009, subject to the following conditions:

1. That the owner provide money-in-place of Municipal Reserve, in the amount of \$289,434 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas Ltd, 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 storm sewer servicing required under the approved subdivisions LDA07-0353 and LDA07-0270 be provided prior to concurrent with this subdivision;
5. that the owner register, a joint access easement for all properties affected by the right-in/right out access to the site, as shown on the "Condition of Approval Map" Enclosure I, to the satisfaction of the Transportation Department; 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 servicing cost, assessments and roadway modification costs, construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
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. the owner design and construct a suitable stage of the Lake District Lake 11W storm water management facility or alternative temporary storm water storage as may be required to provide adequate capacity for the proposed subdivision, to the satisfaction of drainage services;
7. that the owner construct two 8 m wide curb return access to 97 Street, as shown on the "Conditions of Approval Map" Enclosure 1, to the satisfaction of the Transportation Department;
8. that the owner construct the southbound left turn bay on 97 Street for the southernmost access, as shown on the "Conditions of Approval Map" Enclosure 1, to the satisfaction of the Transportation Department;
9. that the owner construct a 1.5 m sidewalk in the ultimate alignment of 97 Street from 160 Avenue to the south property line of Remainder of Lot 1, Block 2, Plan 6215 V, as shown on the "Condition of Approval Map" Enclosure 1;
10. that the owner construct the northbound auxiliary lane on 97 Street from 157 Avenue as shown on the "Conditions of Approval Map" Enclosure 1, to the satisfaction of the Transportation Department; and
11. 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.

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

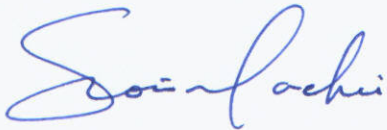
Municipal Reserves are being taken as money-in-place of land for Lots 2 and 3, Block 2, Plan 6215 V, which are consolidated on the same Certificate of Title

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. The date of receipt of this decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Laurie Moulton at 780-496-5480 or write to:

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

Yours truly,



Scott Mackie
Subdivision Authority

SM/lm/Posse #84858670-001

Enclosure

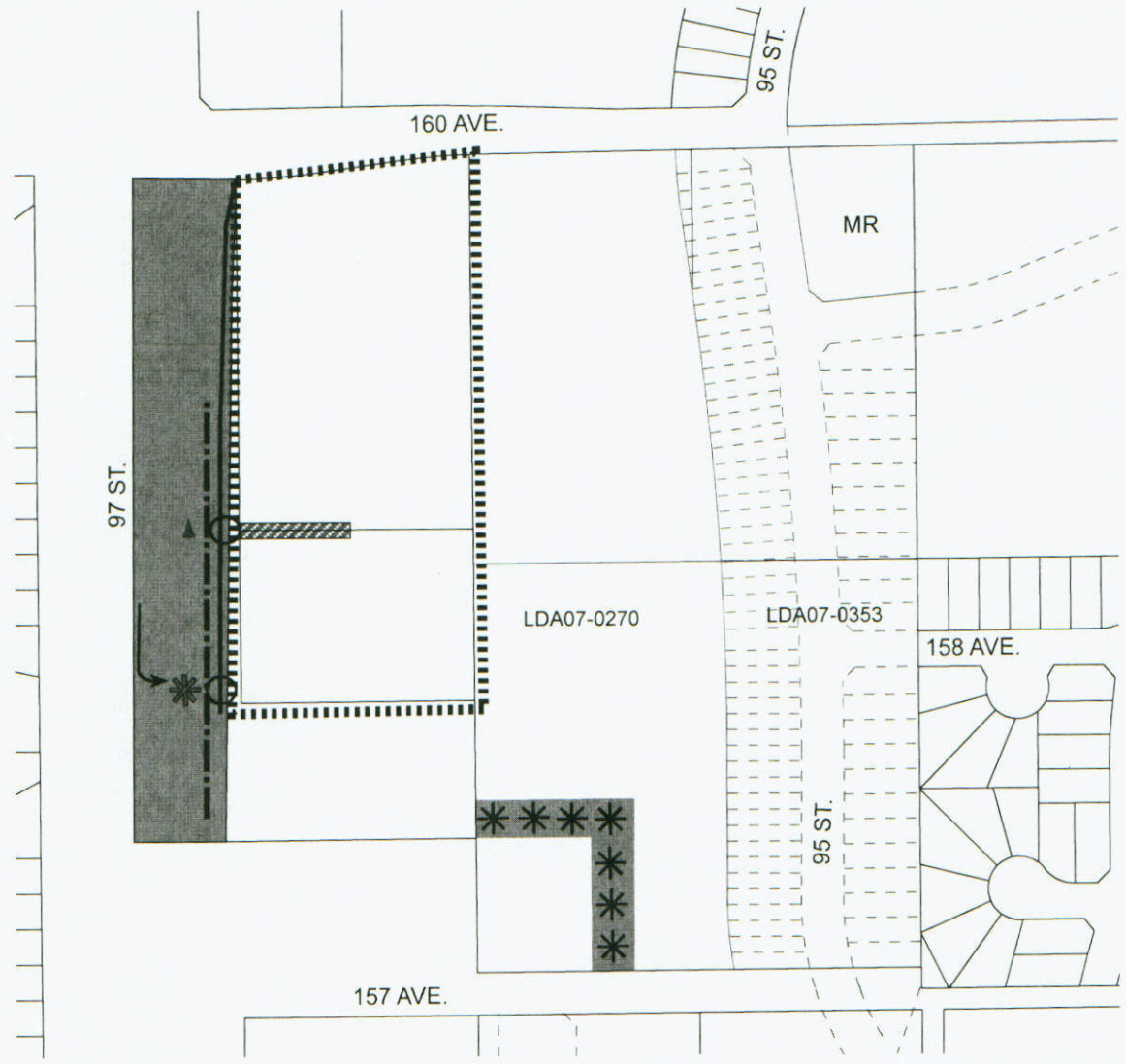
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2008

LDA09-0051



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| <ul style="list-style-type: none"> Limit of proposed subdivision ■ Include in Engineering drawings ○ Construct 8m curb return access to city standards — Construct 1.5m concrete sidewalk - - - Construct auxiliary lane | <ul style="list-style-type: none"> ▲ Right-in/right-out access only * Right-in/right-out and left-in access only ↩ Construct left turn bay ▨ Joint access easement required * Existing access agreement |
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|-------|------------------------------|
| ■ | Titled area to be subdivided |
| | Subdivision area |

