



Subdivision Authority

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

April 22, 2010

File No: LDA09-0260

Select Engineering Consultants Ltd.
220, 9303-34 Avenue
Edmonton AB T6E 5W8

ATTENTION: Brenda Peters

Dear Ms. Peters

RE: Tentative plan of subdivision to create 42 single detached residential lots, and 10 semi-detached residential lots from Plan 072 8312, Block 27, Lots 17 and 18, located west of 82 Street and north of 180 Avenue; **KLARVATTEN**

I The Subdivision by Plan is APPROVED on April 22, 2010 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 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;
3. that LDA09-0260 to rezone the subject site from (RF6) Medium Density Multiple Family Zone and (RA7) Low Rise Apartment Zone to (RSL) Residential Small Lot Zone and (RF4) Semi-detached Residential Zone receive third reading prior to the endorsement of the plan of subdivision; 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, 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 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 submit 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 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
6. that the owner construct all fences positioned wholly on privately-owned lands 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.

Municipal Reserve has been previously addressed with SUB/04-0022 through dedication of land and the remainder amount transferred to NW 3-54-24-4 by registration of a Deferred Reserve Caveat.

Please note that 1.8 m noise attenuation fences have been constructed adjacent to the Transportation/Utility Corridor (TUC) and 82 Street with Lakeview Stage 16B (File no. SUB/04-0022).

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 the decision is deemed to be 5 days from the date the decision is mailed.

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,

For Scott Mackie
Subdivision Authority

SM/cy/Posse #091608328

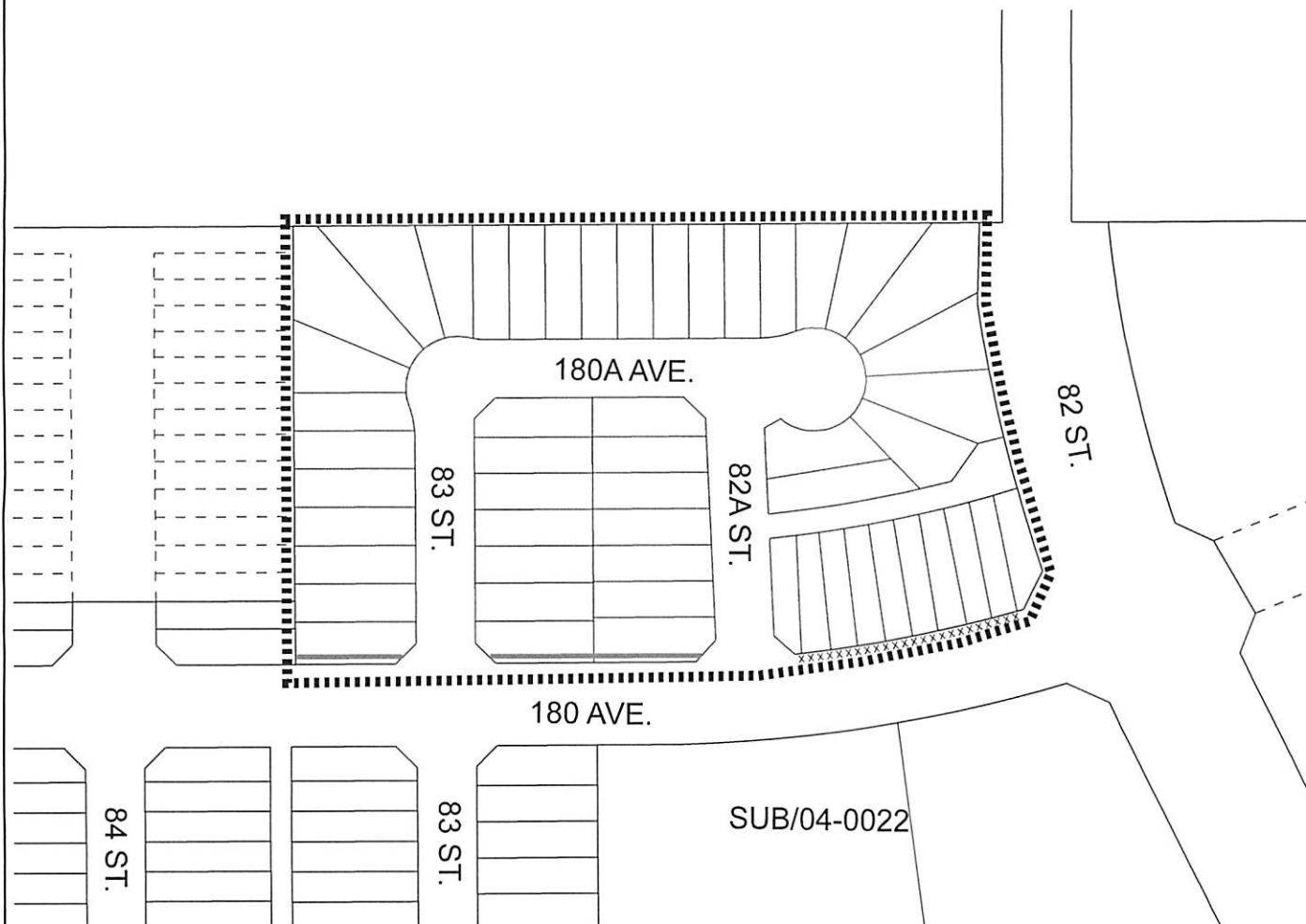
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 22, 2010

LDA09-0260

- Limit of proposed subdivision
- 1.8m Uniform screen fence
- xxxxxxx No access permitted



- Titled area to be subdivided
- Subdivision area

