



Subdivision Authority

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

July 29, 2010

File No: LDA08-0133

Scheffer Andrew Ltd
Planners & Engineers
14505 – 123 Avenue
Edmonton AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create three (3) single detached residential lots, and one (1) public utility lot from a portion of Lot A, Block 94, Plan 002 3305 located south of 156 Ave and west of 91 Street; **EAUX CLAIRE**S

I The Subdivision by Plan is APPROVED on July 29, 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 the approved subdivision within the Eaux Claires Neighbourhood (File No. LDA07-0327) be registered prior to or concurrent with this application;
4. that the owner provide a temporary T-type turnaround within the proposed subdivision, or alternatively, provide a 12.0 metre temporary turnaround south of 91 Street, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 pay the proportionate share of the Expansion Assessment, Permanent Area Contributions and/or Lateral Sewer Oversizing for the construction of permanent storm and sanitary drainage facilities in the area;
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 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;
6. that the owner abandon the existing temporary dry pond Stormwater Management Facility #391328 and existing temporary storm sewers associated with the temporary Stormwater Management Facility;
7. that the owner design and construct a portion of the ultimate Lake 11W Stormwater Management Facility within the proposed public utility lot to the satisfaction of Asset Management and Public Works Department Drainage Services;
8. that the owner provide and construct a walkway, lighting and landscaping to City Standard within the public utility lot to the satisfaction of the Asset Management and Public Works Department as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 10 m x 20 m graveled temporary T-type turnaround to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
10. that as an alternative to condition #9, the owner construct a 12.0 metre temporary turnaround to the satisfaction of the Transportation Department, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the illustrated residential lot as shown on the "Conditions of Approval" map, Enclosure I, be withheld from development until such time as the temporary T-type turnaround is not required, as deemed by the City of Edmonton;
12. 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
13. 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 note that Municipal Reserve was addressed with SUB/99-0058. Municipal reserve owing was provided as cash-in-lieu.

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 780-496-6213 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 #76543545

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

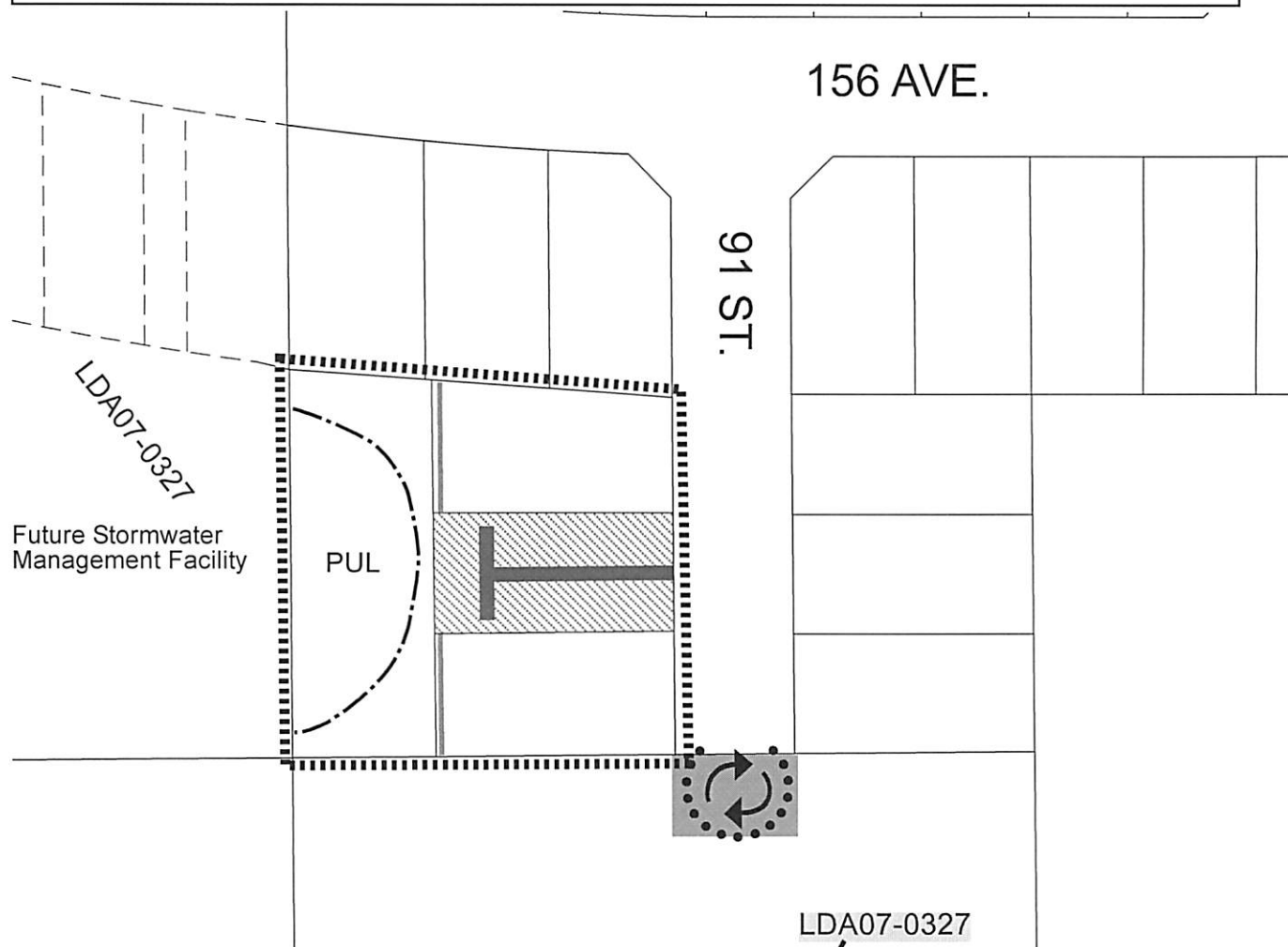
July 29, 2010

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- Limit of proposed subdivision
- Include in Engineering Drawings
- 1.2m Uniform fence
- ⊥ 10.0m x 20.0m temporary T-type turnaround
- ▨ Lot to be withheld from development

- ↻ Alternative 12.0m temporary turnaround
- ... Bollards
- Walkway



N


- Titled area to be subdivided
- Subdivision area

