



Subdivision Authority

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

October 3, 2013

File No: LDA12-0294

Scheffer Andrew Ltd.  
14505 - 123 Avenue NW  
Edmonton, AB T5L 2Y6

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one (1) multiple family residential lot from Lot 14, Block 1, Plan 6215V, located north of 153 Avenue NW and east of 95 Street NW; **EAUX CLAIRES**

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**I The Subdivision by Plan is APPROVED on October 3, 2013, pursuant to Section 654 of the Municipal Government Act, and subject to the following conditions:**

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$100,685 representing 0.157 ha 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 owner dedicate road right-of-way to upgrade 95 Street NW to a 11.5 m wide collector roadway standard, including pedestrian facilities, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate a 9 m x 9 m corner cut to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; 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 costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of subdivision;
3. that the owner pay the proportionate share of the Permanent Area Contributions and other applicable assessments 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 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 20 mm water service to the satisfaction of EPCOR Water Services Inc.;
7. that the engineering drawings include the construction of a 250 mm water main and a 300 mm water main to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the extension of sewer mains to the satisfaction of Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include upgrades to 95 Street NW to accommodate an 11.5 m collector roadway with pedestrian facilities, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 12 m radius gravel surface temporary turnaround with bollards or mini-barriers to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The temporary turnaround will be required prior to CCC for roads at the discretion and direction of Transportation Services;
11. that the engineering drawings include the upgrade of the existing bus stop to a 9 m x 4 m bus stop and amenities pad, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include a 3 m shared use path to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 parcel, to the satisfaction of Financial Services and Utilities, Transportation Services, and Sustainable Development.

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

Municipal Reserves are being provided as money-in-place of land with this subdivision.

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, 10019 – 103 Avenue, Edmonton AB T5J 0G9, 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 five days from the date the decision is mailed.

If you have further questions, please call Ms. Sarah Ramey at 780-496-6214 or write to:

**Ms. Sarah Ramey, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie". The signature is fluid and cursive, with the first name "Scott" and last name "Mackie" clearly distinguishable.

Scott Mackie  
Subdivision Authority

SM/sr/Posse #128168706-001

Enclosure (s)

## SUBDIVISION CONDITIONS OF APPROVAL MAP

October 3, 2013

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