



**Subdivision Authority**

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

February 28, 2008

File No. LDA07-0027

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

ATTENTION: Bob Spooner

Dear Mr. Spooner:

RE: Tentative plan of subdivision to create one (1) park lot from a portion of SW 18-52-25-4, located east of Winterburn Road (215 Street) and north of 45 Avenue; **THE HAMPTONS**

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**I The Subdivision by Plan is APPROVED on February 28, 2008 subject to the following conditions:**

1. 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 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;
2. that the owner dedicate sufficient road widening to conform to the approved concept plan for 215 Street (Winterburn Road) as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Transportation Department;
3. that the owner clear and level 215 Street as required for road right-of-way dedication, to the satisfaction of the Transportation Department;
4. that Bylaw 14871 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

Municipal Reserve dedication is not required as part of this subdivision, as the requirement has been satisfied by the full discharge of DRC #042414190 through the registration of Plan 062 6662 (Our File: SUB/04-0039).

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 Mr. Rod Heinrichs at 780-496-6211 or write to:

**Mr. Rod Heinrichs, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton, AB T5J 3P4**

Yours truly,

A handwritten signature in dark ink, appearing to read "P. Arendt", written in a cursive style.

Phillip Arendt  
Subdivision Authority

PA/rh/Posse #60037540-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

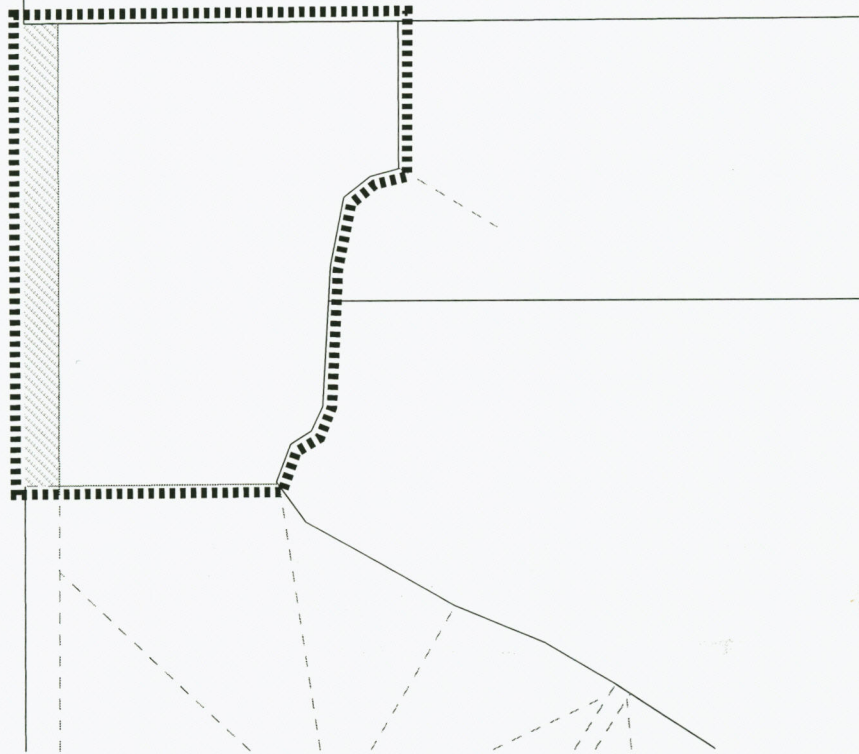
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- Limit of proposed subdivision
- Clear and level roadway dedication



WINTERBURN ROAD (215 ST.)



- Titled area to be subdivided
- Subdivision area

