



Subdivision Authority

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

January 8, 2009

File No. LDA07-0192

Margaret Yip
Asset Management and Public Works Department
City of Edmonton
19th Floor, 9803-102A Ave.
Edmonton, AB T5J 3A3

ATTENTION:

Dear Ms. Yip:

RE: Tentative plan of subdivision to create one (1) public utility lot from Lot 6, Block 41, Plan 752 1610 for the purpose of consolidation with adjacent Lot 9, Block 41, Plan 852 1884; located west of 178 Street and south of 93 Avenue; **BELMEAD**.

I The Subdivision by Plan is APPROVED on January 8, 2009, subject to the following conditions:

1. that the existing Deferred Reserve Caveat be carried forward to the remaining portion of Lot 6, Block 41, Plan 752 1610, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a deferred 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 easements and/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 identified in the engineering drawings associated with the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the deferred Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, among other things, construction costs and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;
2. that the owner construct all fences positioned wholly on privately owned lands to the satisfaction of the City of Edmonton in the locations shown on the "Conditions of Approval" map, Enclosure I; and

3. that the owner is responsible for the design and restoration of adjacent park land that will be impacted from this development to the satisfaction of the Parkland Services Branch of Asset Management and Public Works Department.

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


Municipal Reserve in the amount of 17.81 acres was provided under Plan 752 1610 that satisfied the Municipal Reserve requirements.

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. Kenan Handzic at 944-0123 or write to:

**Mr. Kenan Handzic, 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/kh/Posse # 066910217-003

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 8, 2009

LDA07-0192

- Limit of proposed subdivision
Parcel to be consolidated
Uniform demarcation fence



LOT 6
BLOCK 41
PLAN 752 1610

LOT 9
BLOCK 41
PLAN 852 1884

178 ST.

ERMINESKIN TRAIL

- Titled area to be subdivided
Subdivision area

