



**Subdivision Authority**

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

July 2, 2009

File No. LDA08-0090

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

ATTENTION: Blaydon Dikken

Dear Mr. Dikken:

RE: Tentative plan of subdivision to create 26 semi-detached residential lots from a portion of SW 36-51-25-4, located east of Rabbit Hill Road and north of Anthony Henday Drive;  
**MACTAGGART**

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**I The Subdivision by Plan is APPROVED on July 2, 2009, 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 subdivision boundary be amended to remove a portion of the roadway, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the approved subdivision within the Mactaggart Neighbourhood (File No. LDA07-0467) be registered prior to or concurrent with this application;
4. 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; 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 Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;

5. 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;
6. that the owner submits 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; and
7. that the owner construct all fences positioned wholly on privately-owned lands 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 the municipal reserve is not due for this subdivision area as all requirements will be dealt with under Subdivision File No. LDA07-0467.

Please be advised that an appeal may be lodged in accordance with 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. Tammy Niina at 780-496-1650 or write to:

**Ms. Tammy Niina, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/tn/Posse #75159137-001

Enclosure

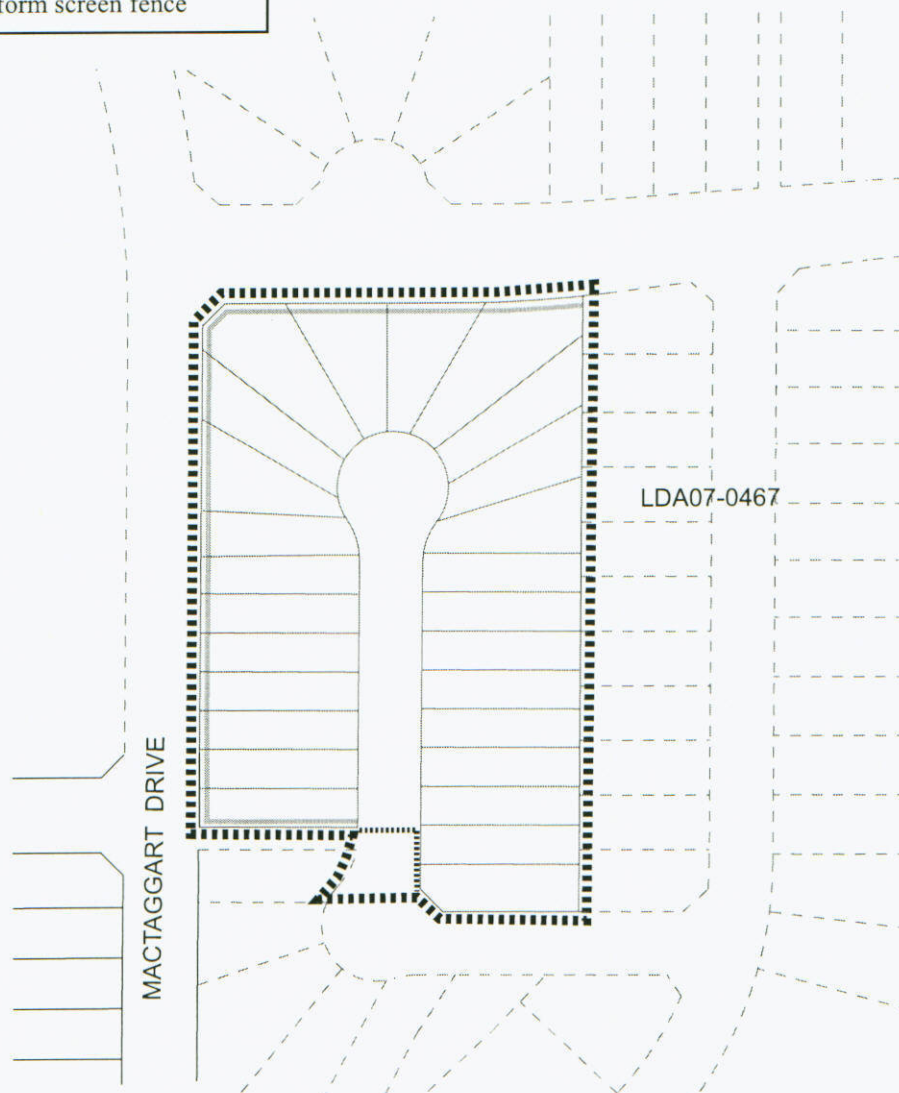


## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 2, 2009

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- Limit of proposed subdivision  
..... Amend subdivision boundary  
----- 1.8m Uniform screen fence



- Titled area to be subdivided  
..... Subdivision area

