



**Subdivision Authority**

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

July 23, 2009

File No. LDA08-0123

Stantec Consulting Ltd.  
10160 - 112 Street  
Edmonton AB T5K 2L6

Attention: Mark Lawrence

Dear Mr. Lawrence:

RE: Subdivision application to create one (1) high density residential lot from a portion of Lot 271, Block 2, Plan 072 9263, located north of 105 Avenue and east of 103 Street,  
**CENTRAL MCDOUGALL**

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**I The Subdivision by Plan is APPROVED on July 23, 2009, 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 and Transmission Inc., EPCOR Water Services Inc., and ATCO Gas, as required by the aforementioned agencies;
2. that the owner register a utility right-of-way in favour of EPCOR Distribution and Transmission Inc. as shown on the "Conditions of Approval" map, Enclosure I;
3. that prior to the endorsement of the plan of subdivision the owner shall enter into an agreement with the City of Edmonton which shall include among other things:
  - a) a Phase III Environmental Site Assessment to remediate the site to the satisfaction of the City of Edmonton (Planning and Development and Transportation Department) and the recognized environmental regulatory authority (Alberta Environment and Alberta Health Services);
  - b) a Letter(s) of Credit to secure the remediation of the site to the satisfaction of the City of Edmonton;
  - c) a clear definition of the commencement of remediation, monitoring and time lines for completion of the remediation of the site to the satisfaction of the City of Edmonton and the recognized environmental regulatory authority; and
4. 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 Reserves will be dealt with under the redevelopment levy required by the Downtown North Edge (Central McDougall Queen Mary Park Area Redevelopment Plan).

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 was mailed.

If you have further questions, please call Ms. Kim Agar at 780-496-2939 or write to:

**Ms. Kim Agar, 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/ka/Posse #76552972-001

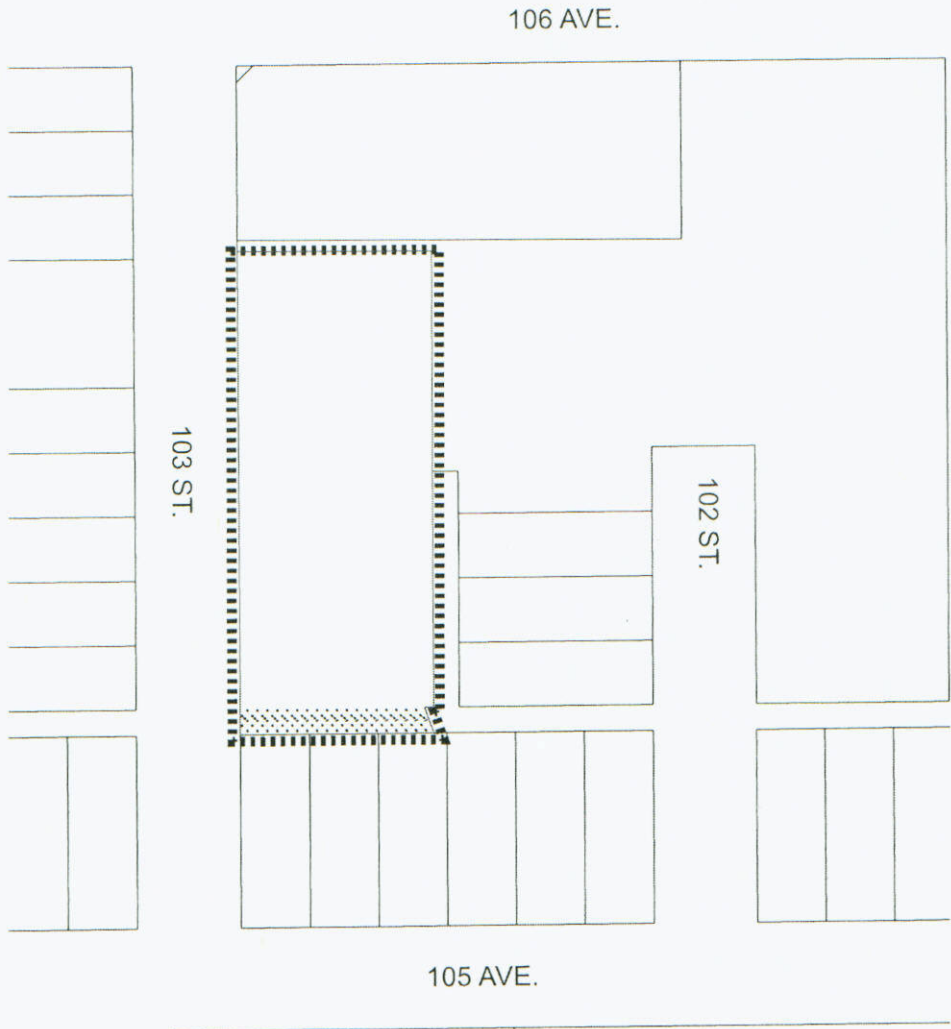
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 23, 2009

LDA08-0123

- Limit of proposed subdivision
- Utility right-of-way (EPCOR Distribution and Transmission Inc)



- Titled area to be subdivided
- Subdivision area

