



Subdivision Authority

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

April 23, 2009

File No. LDA09-0028

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

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Subdivision application to create two bare land condominium units from Lot K, Plan 789TR, located north of 76 Avenue NW and west of 44 Street NW; **WEIR INDUSTRIAL**

I The Subdivision by Bareland Condominium is APPROVED on April 23, 2009 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$437,367 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 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;
4. that the owner prepare a blanket easement in favour of the EPCOR Distribution Inc. that will be registered prior to or concurrent with the plan of subdivision; 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 (2) contain, among other things, the following:

1. 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.

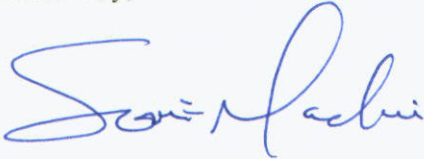
Enclosure I is a map of the subdivision identifying major conditions of this approval.

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 is 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,



Scott Mackie
Subdivision Authority


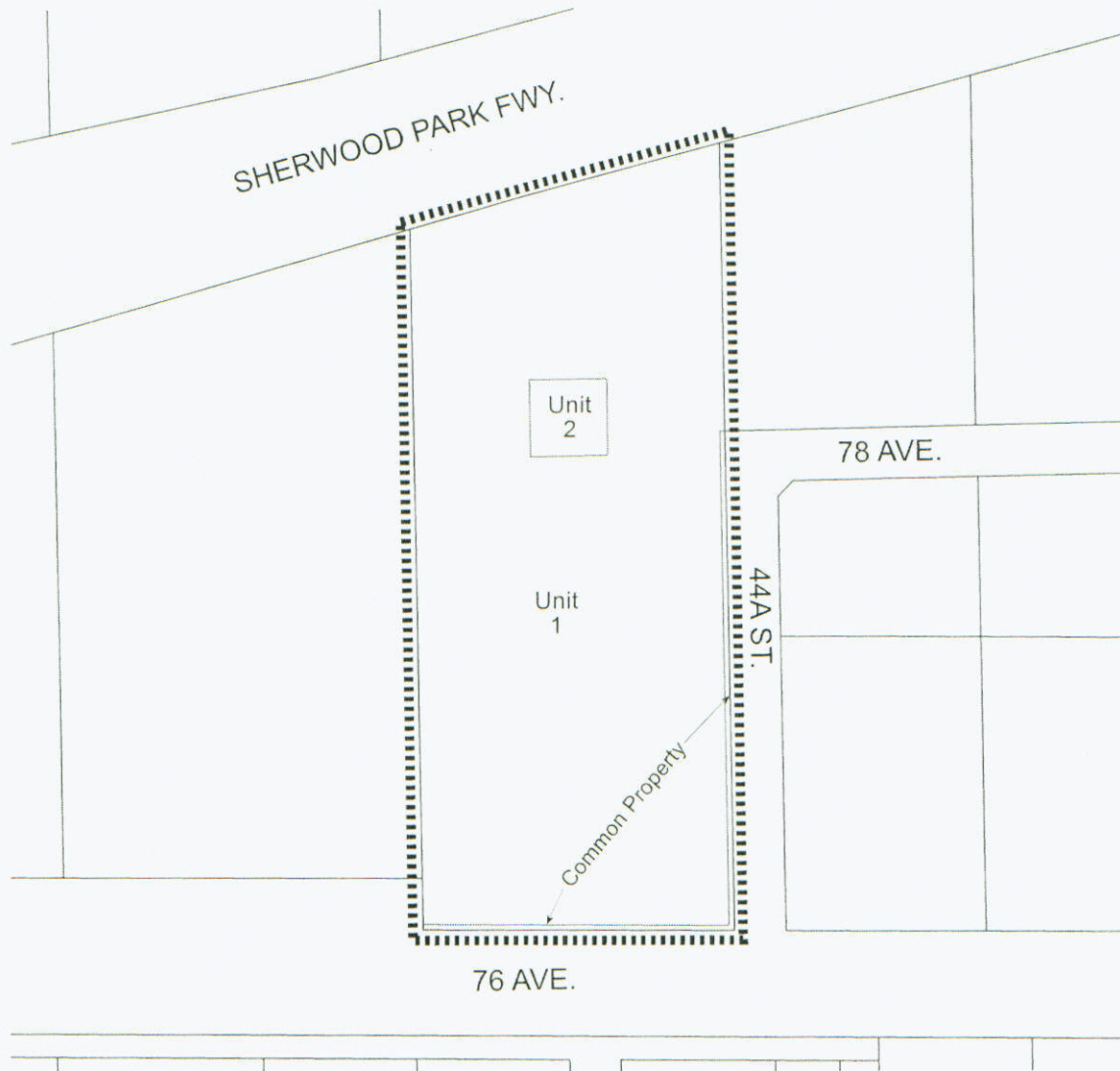

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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2009

LDA09-0028

 Limit of proposed subdivision Titled area to be subdivided
 Subdivision area