



Subdivision Authority

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

January 14, 2010

File No. LDA09-0119

City of Edmonton  
Asset Management & Public Works Department  
19<sup>th</sup> Floor, 9803 - 102A Avenue  
Edmonton, AB T5J 3A3

ATTENTION: Margaret Yip

Dear Ms. Yip:

RE: Tentative plan of subdivision to create one (1) public service lot, and one (1) remnant lot within a portion of SW 36-53-24-4, located south of 159 Avenue and west of realigned 50 Street; **HOLLICK-KENYON**

---

**I The Subdivision by Plan is APPROVED on January 14, 2010, subject to the following conditions:**

1. that the owner enter into a Memorandum of Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the plan amendments, rezoning and road closure applications (LDA09-0119) must be approved by City Council, prior to the registration of this subdivision application;
3. The closure area subject to the associated road closure application (LDA09-0119) must be consolidated with the adjacent parcel (area subject to this subdivision application), concurrent with registration of this subdivision;
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 Memorandum of Agreement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

**II That the Memorandum of 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 Memorandum of Agreement prior to the endorsement of the plan of subdivision;
3. 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;

4. that the owner pay the proportionate share of the Permanent Area Contributions and other assessments applicable to the subdivision area for the construction of permanent storm and sanitary drainage facilities in the basin;
5. that the owner submit 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;
6. that the owner install or pay for the installation of traffic signals at the intersection of 50 Street and 159 Avenue, in conjunction with development at this newly created lot. Further details will be reviewed upon submission of a detailed site plan or development application;
7. that the owner construct an on-street fire hydrant, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, and Municipal Reserve parcels, to the satisfaction of the Community Services, Transportation and Asset Management and Public Works Departments.

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

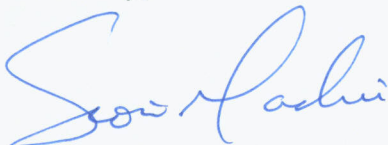
The Municipal Reserve for the subdivision area has been provided as money in place through the approval and registration of SUB/02-0098 and SUB/05-0191.

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 decision is deemed to be 5 days from the date the decision is mailed.

If you have further questions, please call Ms. Jackie Tse at 780-496-5809 or write to:

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

Yours truly,



Scott Mackie  
Subdivision Authority

SM/jt/Posse #87209258-001

Enclosure



## SUBDIVISION CONDITIONS OF APPROVAL MAP

January 14, 2010

LDA09-0119

- ..... Limit of proposed subdivision  
■ Include in Engineering Drawings  
\* Construct on-street hydrant



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

