



Subdivision Authority

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

April 29, 1010

File No. LDA09-0245

Gillmore Surveys  
7322 - 101 Avenue  
Edmonton, AB T6A 0J2

ATTENTION: Dean Zarudenec

Dear Mr. Zarudenec:

RE: Tentative plan of subdivision to create one (1) parcel from a portion of Lot 4, Plan 707RS located north of Ellerslie Road SW and east of 34 Street; **RURAL SOUTH EAST**

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**I The Subdivision by Plan is APPROVED on April 29, 2010, in accordance with Section 654 of the Municipal Government Act, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 1.42 ha by agreement and caveat to the remainder of Lot 4, Plan 707RS pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement for the remnant parcel with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against the remnant parcel a claim of interest by caveat of the deferred Servicing Agreement;
4. that the owner registers a cross lot access easement on the Certificate of Title for Lot 4 in favour of the City of Edmonton to allow for roadway access from the proposed EPCOR site to Ellerslie Road SW as shown on "Conditions of Approval" map, Enclosure I; and
5. 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) require that upon further subdivision or development application, whichever occurs first, the owner or its successor in title will be required to enter into another agreement which will contain, among other things, the following:**

1. that the owner dedicate road right-of-way for Ellerslie Road SW, the dedication of which must conform to an approved concept plan or to the satisfaction of the Transportation Department.

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

Municipal Reserves entitlements for Lot 4, Plan 707RS of 1.42 ha will be registered as a DRC to the remnant parcel.

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. Cyndie Prpich at 780-944-0115 or write to:

**Ms. Cyndie Prpich, Planner  
Planning and Policy Services Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie  
Subdivision Authority

SM/cp/Posse #09301746-001

Enclosure

cc  
Don Ladner  
Project Manager, Distribution Technical Services  
EPCOR Water Services Inc.  
10065 Jasper Avenue,  
Edmonton, AB T5J 3B1

## SUBDIVISION CONDITIONS OF APPROVAL MAP

April 29, 2010

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