



May 27, 2010

File No. LDA10-0097

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

ATTENTION: John Byrne

Dear Mr. Byrne:

RE: Tentative plan of subdivision to create ten (10) block shell parcels from Portions of 14-51-24-4, NE and SE 15-51-25-4, Lot 2, Block 1, Plan 032 6012, and Lot B, Plan 1009TR, to facilitate a land transfer, located west of 141 Street SW and North of 41 Avenue, **HERITAGE VALLEY/CHAPPELLE**

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**I The Subdivision by Plan is APPROVED pursuant to section 654 of the Municipal Government Act on May 27, 2010, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 3.23 ha by a Deferred Reserve caveat registered against the NE 15-51-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 3.20 ha by a Deferred Reserve Caveat registered against the SE 15-51-25-4, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide Municipal Reserve in the amount of 3.22 ha by a Deferred Reserve Caveat registered against the SW 14-51-25-4, pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide Municipal Reserve in the amount of 6.47 ha by a Deferred Reserve Caveat against the NW 14-51-25-4, pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide Municipal Reserve in the amount of 3.24 ha by a Deferred Reserve Caveat registered against the W½ of the SE 14-51-25-4, pursuant to Section 669 of the Municipal Government Act;
6. that the owner provide Municipal Reserve in the amount of 1.64 ha by a Deferred Reserve Caveat registered against Lot B, Plan 1009TR, pursuant to Section 669 of the Municipal Government Act;
7. that the owner provide Municipal Reserve in the amount of 0.40 ha by a Deferred Reserve Caveat registered against Lot 2, Block 1, Plan 032 6012, pursuant to Section 669 of the Municipal Government Act;

8. 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;
9. that the owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure II, at the discretion of the Senior Subdivision Officer, having regard to the provision of roadways and the logical extension of services; and
10. 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. Enclosure II is a map showing the Chappelle Neighbourhood Area Structure Plan and is attached for context.

Municipal Reserve (MR) will be addressed by way of Deferred Reserve Caveats (DRCs) to the associated parent parcels. A DRC in the amount of 6.065 Hectares for the NE 14-52-25-4 is already registered on title (032 476 156). This DRC was registered through File SO/03-0074. File SO/00-0022 subdivided the first parcel from the NE 14-52-25-4 and did not provide MR. This first parcel out, now part of Lot 2, Block 1, Plan 032 6012, will provide MR with this application as per Condition 7.

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

If you have further questions, please call Ms. Vivian Sigurdson at 780-944-0122 or write to:

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

Yours truly,

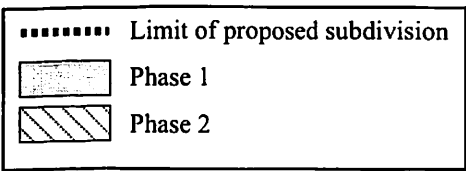


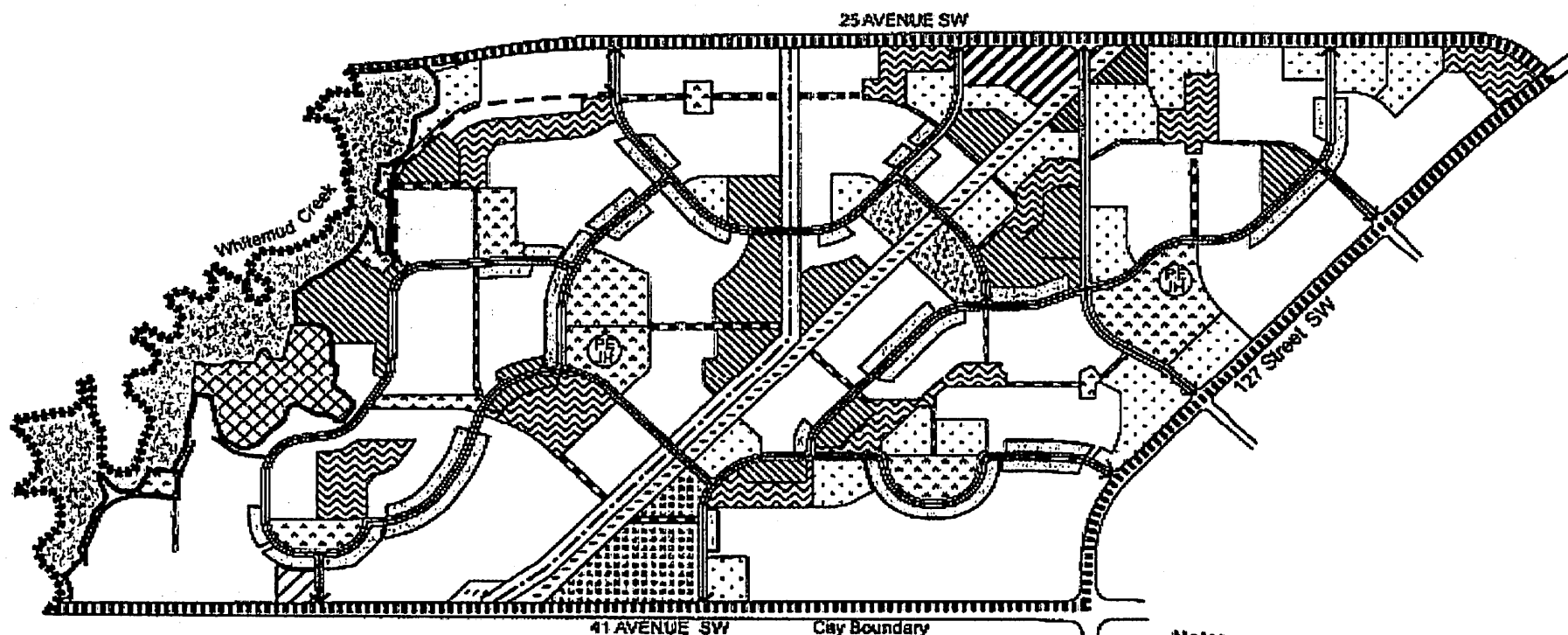
**FOR** Scott Mackie  
Subdivision Authority

SM/vs/Posse #96806221-001  
Enclosure

**May 27, 2010**

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**BYLAW 14779  
CHAPPELLE**  
Neighbourhood Area Structure Plan

**Note:**  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

- Low Density Residential
- Street Oriented Residential
- Town House
- Low Rise Apartments
- High Density Residential
- Commercial
- Neighbourhood Commercial

- School/Park
- Public Elementary Junior High
- Urban Village Park
- Environmental Reserve
- Mixed Use
- Special Study Area
- Stormwater Management Facility

- Greenways / Multi-Use Trail
- 11.5m Enhanced Local Roadway Connection
- Top of Bank Walkway
- Top of Bank Roadway
- Pipeline R/W
- Electrical Transmission
- Collector Roadway
- NASP Boundary

PLANNING AND DEVELOPMENT