



Subdivision Authority

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

October 21, 2010

File No. LDA10-0249

IBI Group  
Suite 1020, Standard Life Building  
10405 Jasper Avenue  
Edmonton, AB T5J 3N4

ATTENTION: John Byrne

Dear Mr. John Byrne:

RE: Tentative plan of subdivision to create a residential block shell from the W ½ of the SE 14-51-25-4, a portion of the SW 14-51-25-4 and Lot 1, Block 99, Plan 102 5202, located west of 141 Street SW and north of 41 Avenue SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on October 21, 2010 subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 1.687 ha by a Deferred Reserve Caveat registered against the newly created parcel, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve in the amount of 1.553 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;
3. that the subdivision boundary be amended to include the area for a future Municipal Reserve parcel, to the satisfaction of the Asset Management Public Works Department, as shown on the "Conditions of Approval" map, Enclosure I;
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 Servicing Agreement; and
5. 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.

The existing Deferred Reserve Caveat registered against the W½ of the SE 14-51-25-4 will be discharged and two new Deferred Reserve Caveats will be registered through this subdivision.

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 # 101123772-002

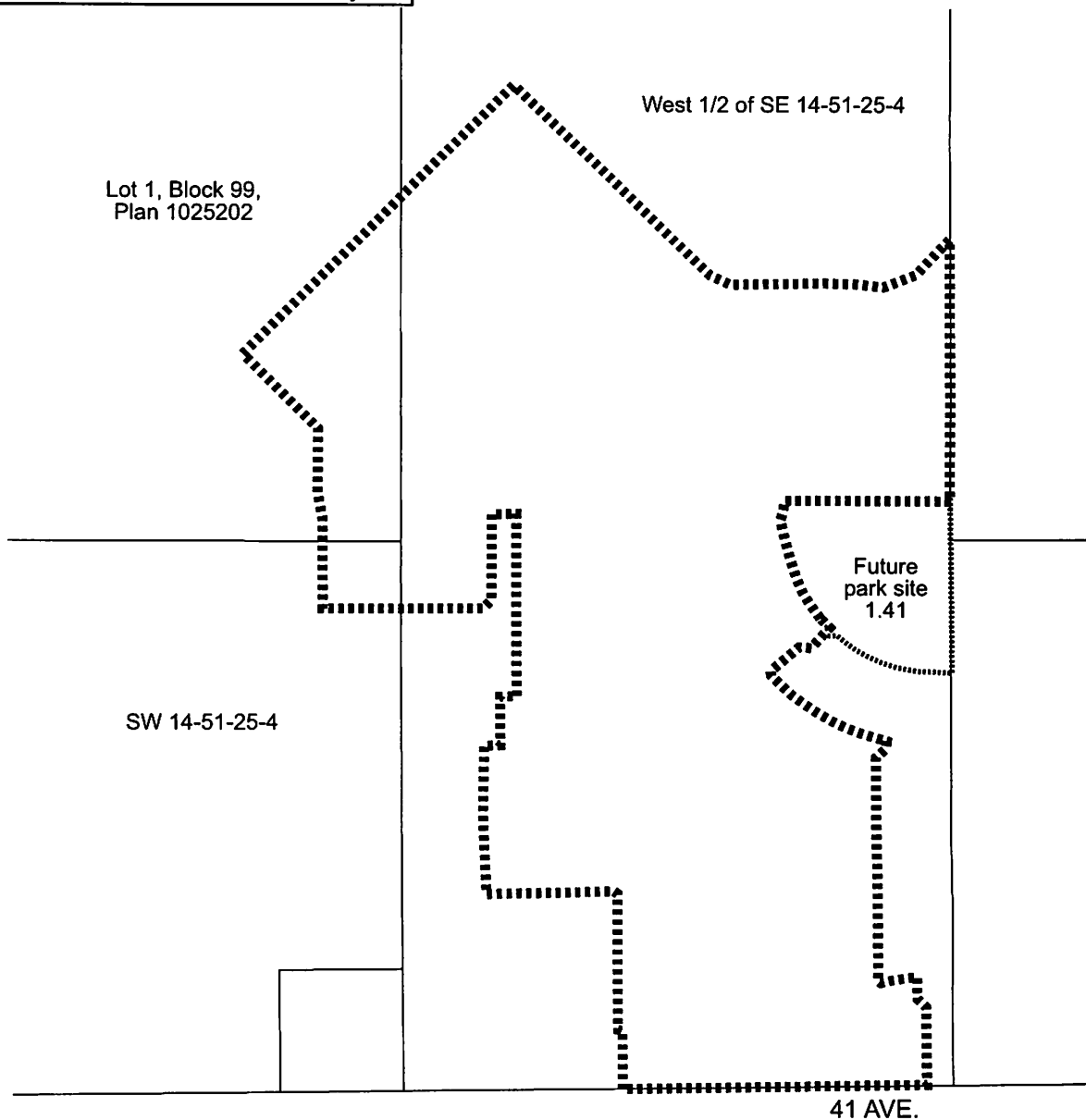
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 21, 2010

LDA10-0249

- Limit of proposed subdivision
- ..... Amend subdivision boundary



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

