



August 22, 2013

File No. LDA13-0168

Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton, AB T5K 2L6

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) medium density residential lot from a portion of Lot B, Plan 6704MC, located south of Lessard Road and west of 199 Street NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on August 22, 2013, subject to the following conditions:**

1. that the owner provide Municipal Reserve in the amount of 0.80 ha by a Deferred Reserve Caveat to the remainder of Lot B, Plan 6704MC, pursuant to Section 669 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 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;
4. that the subdivision boundary be amended to include the dedication of 199 Street from the north property line to the south property line of the parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Services for 199 Street from Edgemont Way to the terminus of the quarter section as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner consolidate the proposed lot with adjacent Lot 1, Block 4, Plan 132 0959; and
7. 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 all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs occasioned by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to the endorsement of the plan of subdivision;
3. 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; and
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area.

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

Municipal Reserves are being carried forward by Deferred Reserve Caveat with 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 the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call Ms. Nola Kilmartin at 780-944-0123 or write to:

Ms. Nola Kilmartin, Planner  
Current Planning Branch  
Sustainable Development  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4

Yours truly,



for Scott Mackie  
Subdivision Authority

SM/nk/Posse # 137607188-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 22, 2013

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