



Subdivision Authority

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

June 9, 2011

File No. LDA10-0262

Alvin Reinhard Fritz Architect Inc.
5801 - 1st Avenue S
Lethbridge, Alberta T1J 4P4

ATTENTION: Alvin Fritz

RE: Tentative Plan of subdivision to create two (2) lots, from Lot 2, Blk 112, Plan 9923660; located south of 167 Avenue NW east of 95 Street NW, **EAUX CLAIRE**S

I The Subdivision by Plan is APPROVED on June 9, 2011 subject to the following conditions:

1. 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 as shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
2. that Bylaw 15742 to amend the Edmonton Zoning Bylaw receive third reading prior to the registration of this subdivision; and
3. 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 approval.

No Municipal Reserve is due for this title area as it was addressed by previous subdivision applications.

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 five days from the date the decision is mailed.

If you have further questions, please call Lisa Stern at (780) 442-5387.

Yours truly,

FOR
Scott Mackie
Subdivision Authority

SM/lS/POSSE# 098692913

Enclosure

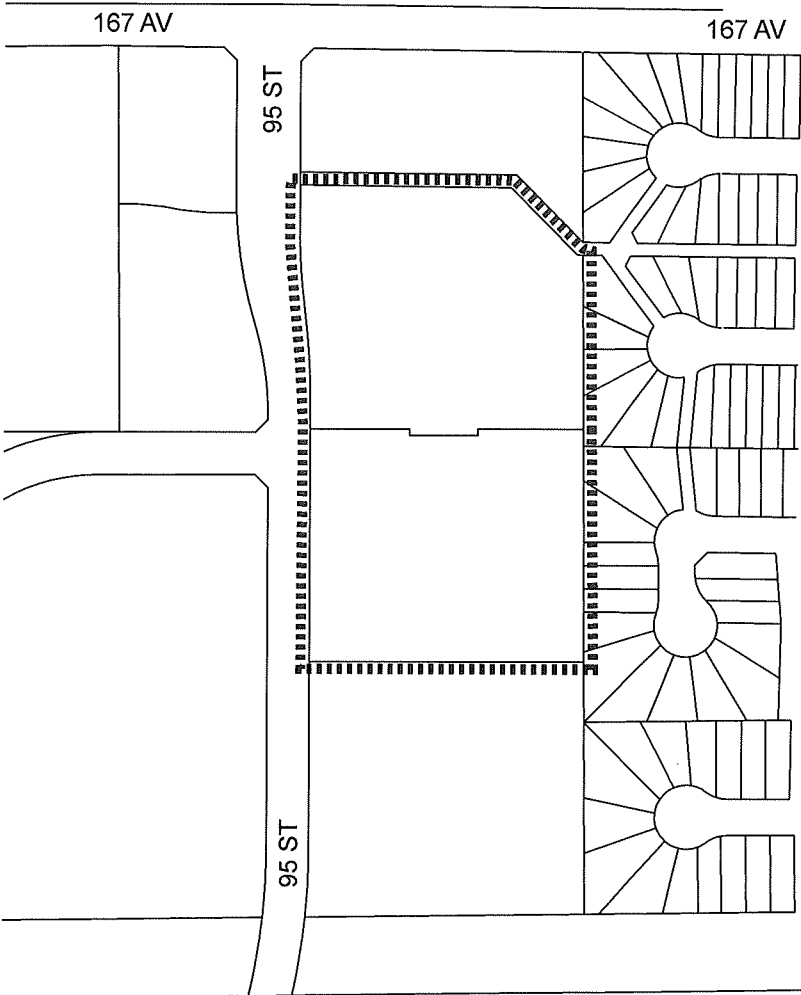
SUBDIVISION CONDITIONS OF APPROVAL MAP



June 9, 2011

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..... Limit of proposed subdivision



-  Titled area to be subdivided
-  Subdivision area

