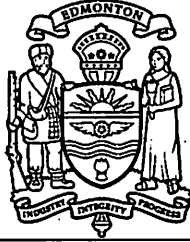


**Thursday, May 27, 2010**

**10:00 a.m.**



**PLACE: Room 701**

## **SUBDIVISION AUTHORITY AGENDA MEETING NO. 21**

**1. ADOPTION OF AGENDA**

**RECOMMENDATION**

That the Subdivision Authority Agenda for the May 27, 2010 meeting be adopted.

**2. ADOPTION OF MINUTES**

**RECOMMENDATION**

That the Subdivision Authority Minutes for the May 20, 2010 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA10-0097  
Posse 96806221-001

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 Street, **HERITAGE VALLEY/CHAPPELLE**

**5. OTHER BUSINESS**



Subdivision Authority

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

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 Street, **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 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;

8. 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
9. 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.

Municipal Reserve will be addressed by way of Deferred Reserve Caveats to the associated parent parcels. A Deferred Reserve Caveat in the amount of 6.065 Hectares for the NE 14-52-25-4 is already registered on title (Registered number 032 476 156). This was registered as a result of approved File SO/03-0074.

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,

Scott Mackie  
Subdivision Authority

SM/vs/Posse #96806221-001

Enclosure

## SUBDIVISION CONDITIONS OF APPROVAL MAP

May 27, 2010

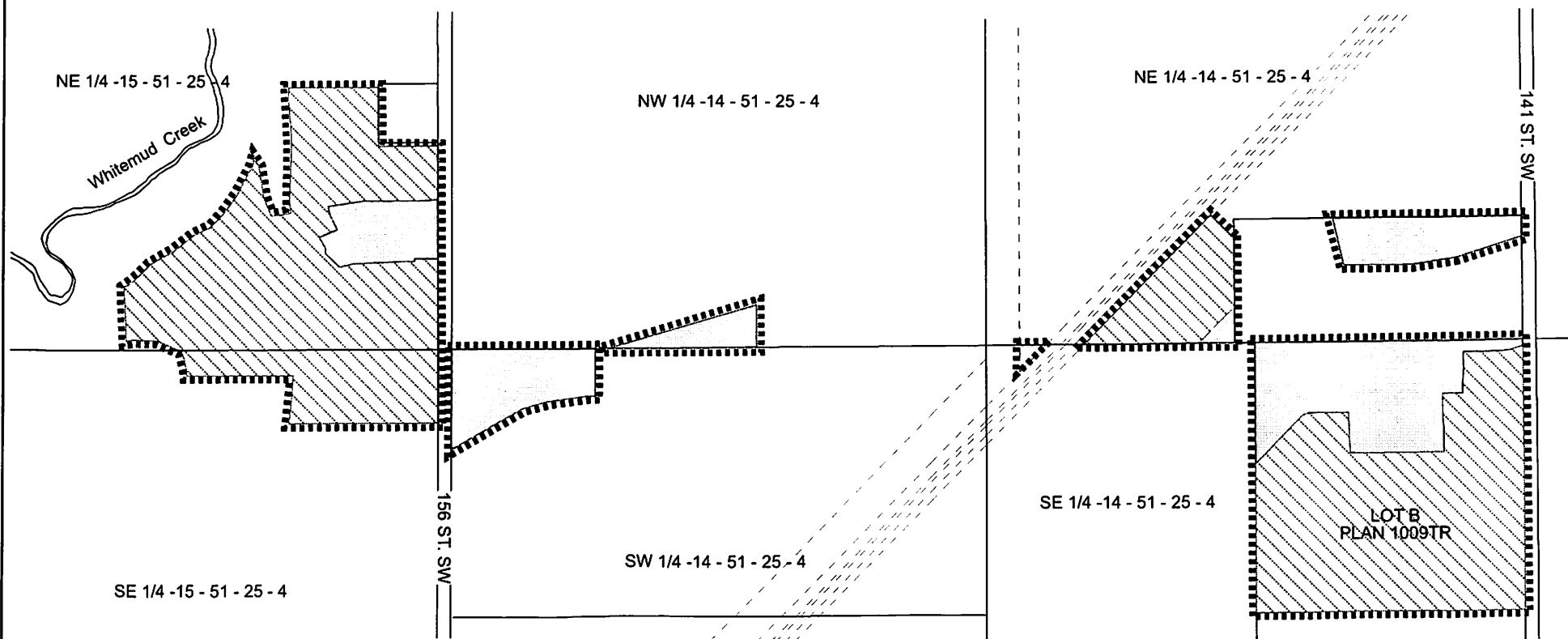
LDA10-0097

..... Limit of proposed subdivision

Phase 1

Phase 2

N



Thursday, May 20, 2010  
10:00 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 20

**PRESENT**     **Blair McDowell, Senior Subdivision Officer**

**1.     ADOPTION OF AGENDA**

**MOVED**

, Blair McDowell

That the Subdivision Authority Agenda for the May 20, 2010 meeting be adopted.

**FOR THE MOTION**

Blair McDowell,

**CARRIED**

**2.     ADOPTION OF MINUTES**

**MOVED**

, Blair McDowell

That the Subdivision Authority Minutes for the May 13, 2010 meeting be adopted.

**FOR THE MOTION**

Blair McDowell,

**CARRIED**

**3.     OLD BUSINESS**

**4.     NEW BUSINESS**

1.

LDA10-0071  
Posse 96321905-001

Tentative plan of subdivision to create 136 single detached residential lots, 56 semi-detached residential lots and one (1) Municipal Reserve parcel from NE-19-51-24-4 and a portion of Lot 7, Block 1, Plan 082 2710 located west of Rutherford Road SW and south of 14A Avenue SW; **RUTHERFORD**

**MOVED**

, Blair McDowell

That the application for subdivision be Approved as Amended.

**FOR THE MOTION**

Blair McDowell,

**CARRIED**

**5.     OTHER BUSINESS**

**6.     ADJOURMENT**

The meeting adjourned at 10:25 a.m.