



Subdivision Authority

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

June 10, 2010

File No. LDA10-0108

Roth & Der Architects Ltd.,
9947 - 81 AVENUE
EDMONTON, ALBERTA T6E 1W5

ATTENTION: Jim Der

Dear: Mr. Der

RE: Tentative plan to subdivide a 0.086 ha portion from Lot 4A, Block W, Plan 942 3804 for the purpose of consolidating that portion with adjacent Lot 2A, Block W, Plan 942 3804, located west of 180 Street and north of 102 Avenue, **MORIN INDUSTRIAL**

I The Subdivision by Plan is APPROVED on June 10, 2010, subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$248,644.37 representing 0.161 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. 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., Telus, 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision. The municipal reserve requirement is being addressed in it's entirety by money-in-place for both subject lots.

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 5 days from the date the decision is mailed.

If you have further questions, please call Mr. Don Read at (780) 496-3633.

Yours truly,

Scott Mackie
Subdivision Authority

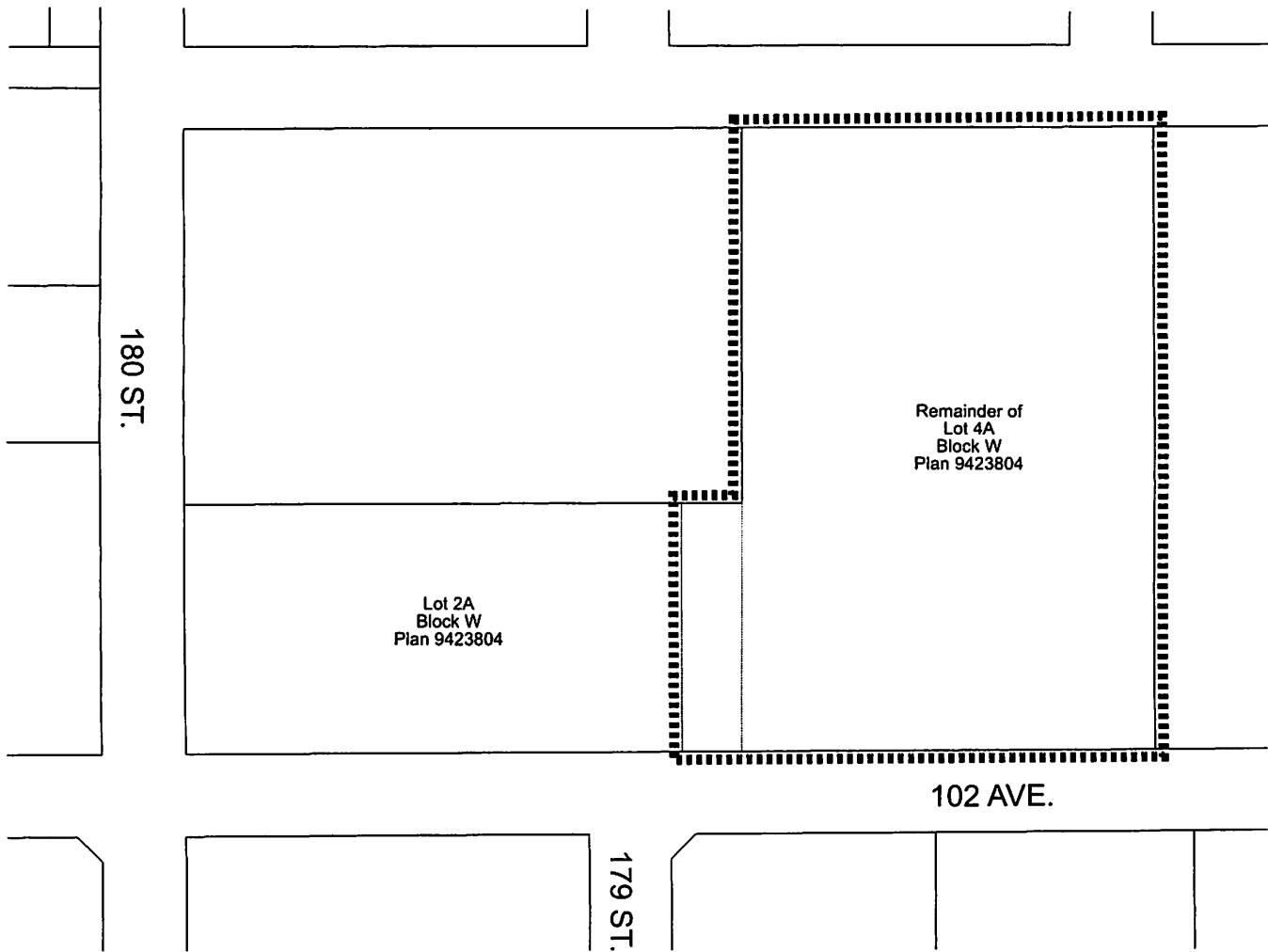
SM/dr/Posse # 096660106-001
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2010

LDA10-0108

..... Limit of proposed subdivision



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

