



Subdivision Authority

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

March 24, 2011

File No. LDA10-0048

MMM Group Limited
#200, 10576 - 113 Street
Edmonton AB T5H 3H5

ATTENTION: Chris Davis

Dear Chris Davis:

RE: Tentative plan of subdivision to create three (3) Medium Density Residential lots and one (1) Municipal Reserve parcel from a portion of Lot 1, Block 1, Plan 092 7530, located south of Cunningham Drive SW and east of James Mowatt Trail; **CALLAGHAN**

I The Subdivision by Plan is APPROVED on March 24, 2010 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 0.20 ha by agreement, and caveat to the remainder of Lot 1, Block 1, Plan 092 7350 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 owner be permitted to register this plan of subdivision in stages, as shown on the "Conditions of Approval" map, Enclosure I, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services;
5. that LDA10-0269 to close a portion of 30 Avenue SW be approved and registered prior to or concurrent to the registration of Stage 2 of this proposed subdivision;
6. that the owner prepare a restrictive covenant in favour of the City of Edmonton that will be registered against the proposed lots backing or flanking onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I, to protect the integrity of the berm;
7. that a cross-lot access easement be registered for all properties affected by the all directional access to the site, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 Permanent Area Contributions and/or other assessments applicable for the construction of permanent storm and sanitary drainage facilities in the basin;
4. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
5. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner construct all fences and berms positioned wholly on privately-owned lands in accordance with the City's Design and Construction Standards to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the design, landscaping and construction within the public utility lots, road rights-of-way, boulevards, walkways, and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Department.

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

Please note, subject to the approval of LDA10-0269 those portions of 30th Avenue that will be closed and consolidated with the adjacent parcels will create an additional 0.114 ha which will owe an additional 0.014 ha of Municipal Reserve. Deferred Reserve Caveat #072675216 in the amount of 2.66 ha will increase to 2.674 ha and be used to assemble a 0.20 ha Municipal Reserve parcel, leaving a DRC of 2.474 ha on the remainder of the title.

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 Ms. Heather Dybvig at 780-442-5386 or write to:

**Mr. Heather Dybvig, Planner
Current Planning Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Scott Mackie
Subdivision Authority

SM/hd/Posse # 94318990

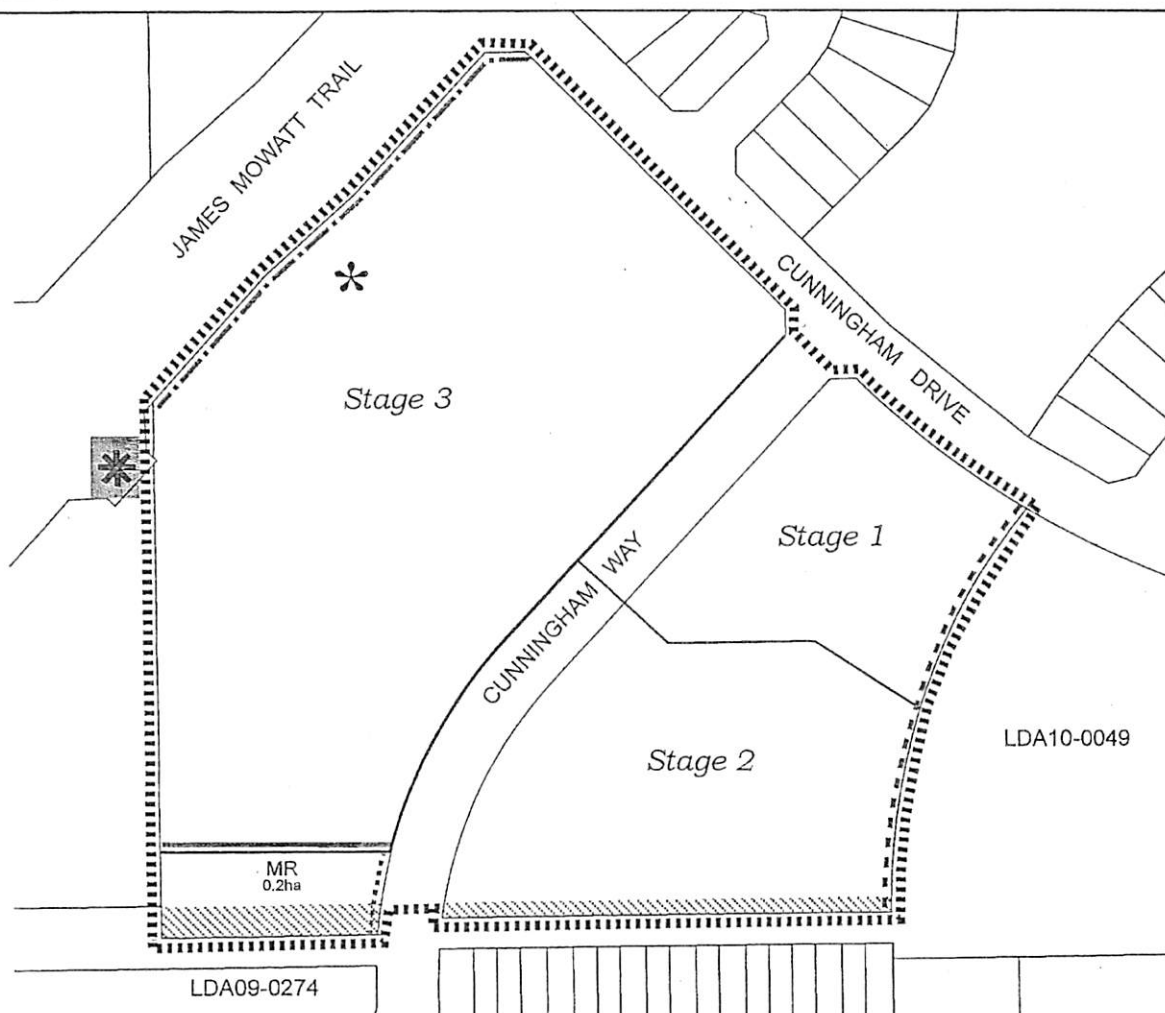
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2011

LDA10-0048

- | | | | |
|-----------|--|-------|--|
| ----- | Limit of proposed subdivision | ----- | Demarcation fence |
| ▨ | Proposed road closure area (LDA10-0269) | | Post and rail fence |
| — · — · — | 1.0m Berm with a 1.8m double board no gap solid uniform screen fence | * | Cross-lot all-directional joint access within easement |
| - - - - - | 1.2m Uniform screen fence | * | Restrictive Covenant re: Berm |
| ▨ | Include in Engineering drawings | | |



- | | |
|-------|------------------------------|
| ▨ | Titled area to be subdivided |
| ----- | Subdivision area |

