



Subdivision Authority

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

August 5, 2010

File No. LDA10-0105

Hagen Surveys (1982) Ltd.
8929-20 Street
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create three (3) bare land condominium units within Lot 47, Block 7, Plan 092 9981 located north of 121 Avenue and west of 103 Street; WESTWOOD

I The Subdivision by Bare Land Condominium is APPROVED on August 5, 2010 subject to the following condition(s):

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$320,248.60 representing 0.1296 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction of the required water main and hydrant, and that it be designed and constructed under the City of Edmonton Design and Construction Standards, to the satisfaction of EPCOR Water, Director of Water Distribution and Transmission;
3. that a blanket easement in favour of EPCOR Distribution and Transmission be registered either prior to or concurrent with the plan of subdivision; and
4. that any outstanding property taxes be paid.

Please be advised of the following:

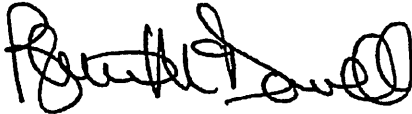
1. that all municipal services enter the site through Common Property;
2. that the City of Edmonton will not issue Compliance Certificates on the basis of individual units. Compliance Certificates will be issued on a project basis only;
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$845.00 – corrected for application fee overpayment) and subsequently released to the applicant for registration at the Land Titles Office;

4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that an appeal may be lodged with the Subdivision and Development Appeal Board, 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. Carla Semeniuk at 780-496-1582 or write to:

**Ms. Carla Semeniuk
Current Planning Branch
Planning and Development Department
5th Floor, 10250 – 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/cs/Posse # 96566156

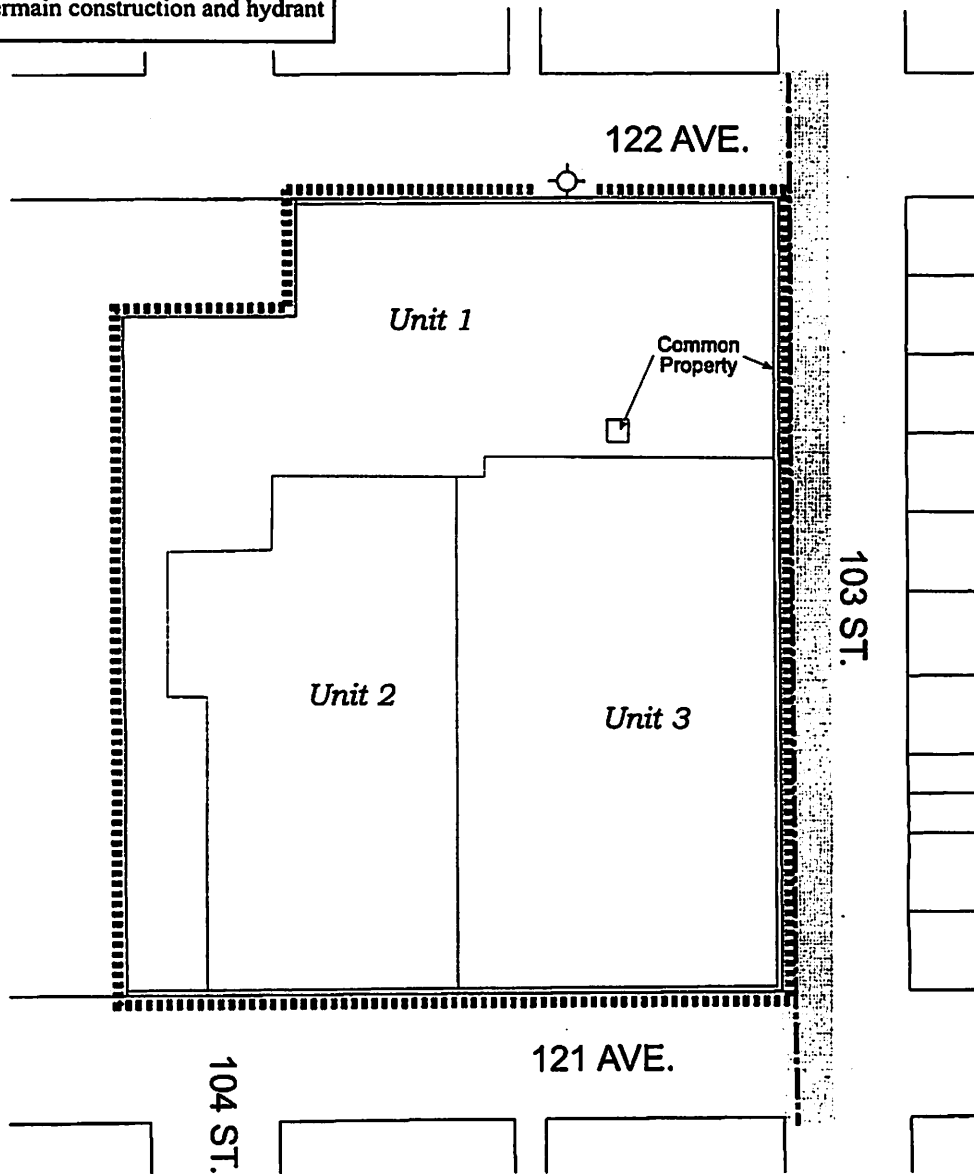
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 5, 2010

LDA10-0105

- Limit of proposed subdivision
- Include in Engineering Drawings
- ⊙ Construct new hydrant
- - - Watermain construction and hydrant



- Titled area to be subdivided
- Subdivision area

