



Subdivision Authority

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

November 4, 2010

File No. LDA10-0245

Stantec Consulting  
10160 - 112 Street  
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create one (1) public utility lot from a portion of Lot 1, Block 22, Plan 072 1051 and a portion of Lot 1, Block A, Plan 102 0680 located south of 122 Street SW and east of 26 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

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**I The Subdivision by Plan is APPROVED on November 4, 2010 subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 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., 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;
3. that the approved subdivision within the Heritage Valley Town Centre Neighbourhood (File No. LDA10-0165) be registered prior to or concurrent with this application;
4. that proposed resolution to the Heritage Valley Servicing Concept and Design Brief, proposed Bylaw 15563 amendment to the Rutherford Neighbourhood Area Structure Plan (NASP), proposed Bylaw 15564 amendment to the Heritage Valley Town Centre NASP, and proposed Bylaw 15565 amendment to the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
5. 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 (1) contain, among other things, the following:**

1. that the owner pay all servicing costs, roadway modification costs, 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 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;
4. 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; and
5. that the owner is responsible for the design, landscaping and construction within the public utility lots, utility rights-of-way, road islands, boulevards, medians, walkways, greenways and Municipal Reserve parcels, to the satisfaction of the Transportation and Asset Management and Public Works Departments.

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

Please note that Municipal Reserve requirements were addressed through subdivision files SUB/05-0072, SUB/05-0081, and SUB/05-0093 via cash-in-lieu payments for DRC 03237619.

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. Kristen Rutherford at 780-442-5047 or write to:

**Ms. Kristen Rutherford, Planner  
Current Planning Branch  
Planning and Development Department  
5th Floor, 10250 - 101 Street  
Edmonton AB T5J 3P4**

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/kr/Posse # 100503080-002

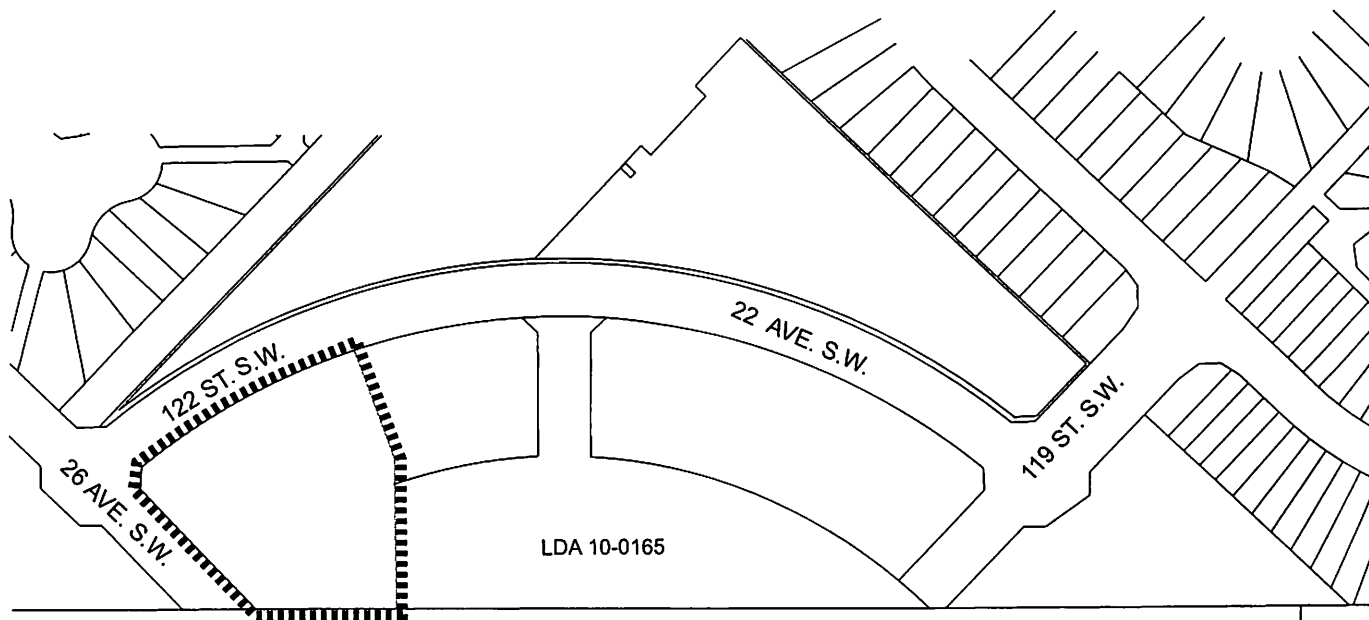
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 4, 2010

LDA10-0245

Limit of proposed subdivision



Titled area to be subdivided  
Subdivision area

