



Subdivision Authority

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

December 9, 2010

File No. LDA10-0263

IBI Group  
Suite 1050, Standard Life Building  
10405 Jasper Avenue  
Edmonton AB T5J 3N4

ATTENTION: Mike Pankiw

Dear Mr. Pankiw:

RE: Tentative plan of subdivision to create 1 Medium Density Residential lot, 1 Municipal Reserve lot and 1 Environmental Reserve lot from portions of the NE & SE 1/4 36-51-25-4, located south of 23 Avenue NW and east of Magrath Boulevard NW; **MAGRATH**

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**I The Subdivision by Plan is APPROVED on December 9, 2010 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve as a 0.37 ha parcel pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Environmental Reserve as a 0.15 ha parcel pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the approved subdivisions LDA08-0062 and LDA08-0350 be registered prior to or concurrent with this application;
5. 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; and
6. 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 (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments and 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 pay the proportionate share of the 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 a 3 m hard surface multi-use trail within the Top of Bank walkway, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2.5 m concrete walk connection to May Link, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct fences, lighting, and sidewalks, to the satisfaction of the Transportation and Asset Management and Public Works Departments in the locations identified on the "Conditions of Approval" map, Enclosure I; and
10. 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, 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 major conditions of this approval.

Municipal Reserve (MR) dedication for the above-mentioned titled area was dealt with through LDA08-0062 wherein a Deferred Reserve Caveat (DRC) is to be registered against the remainder of the titled area. The DRC registered with LDA08-0062 shall be reduced by 0.37 ha to account for the MR dedicated with this subdivision approval. In addition, the Environmental Reserve (ER) dedication will be deducted from the gross titled area and the DRC adjusted accordingly.

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. Vivian Sigurdson at 780-944-0122.

Yours truly,



**FOR** Scott Mackie  
Subdivision Authority

SM/vs/Posse #101113570

Enclosure

