



Subdivision Authority

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

April 7, 2011

File No: LDA10-0308

Stantec Consulting Ltd.
10160 - 112 Street
Edmonton AB T5K 2L6

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create two (2) Natural Area parcels and one (1) Municipal Reserve parcel from a portion of Block 1 Plan 7722209 and a portion of NE 2-54-24-W4, located west of 50 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on April 7, 2011 subject to the following conditions:

1. that the owner dedicate Municipal Reserve as a 2.388 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 669 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant 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 an easement be registered to provide temporary access to the natural area, until such time that the permanent collector road is extended, as shown on the "Conditions of Approval" map, Enclosure I; 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 (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 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 Municipal Reserve parcel be provided at original grades with native topsoil in place. The site must be free of debris and free of any hazards, and in a condition suitable for its intended use;
5. that the owner install post and rail fencing in the location as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of the Asset Management and Public Works Department; and
6. 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.

The full 10% municipal reserve requirement has been provided for Plan 7722209 Block 1 under subdivision file LDA08-0071. The municipal reserve requirement for NE 2-54-24-W4 is being addressed in its entirety through the dedication of a 2.388 ha parcel.

Please be advised that the owner of the adjacent land will be responsible for the construction of pedestrian facilities including walkways and connections to walkways within the natural area buffers. These walkways must be provided to the satisfaction of the Transportation Department at such time as development is proposed abutting the natural area.

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. Carman Yeung at 780-496-6213 or write to:

**Ms. Carman Yeung, 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/cy/Posse # 102703598

Enclosure

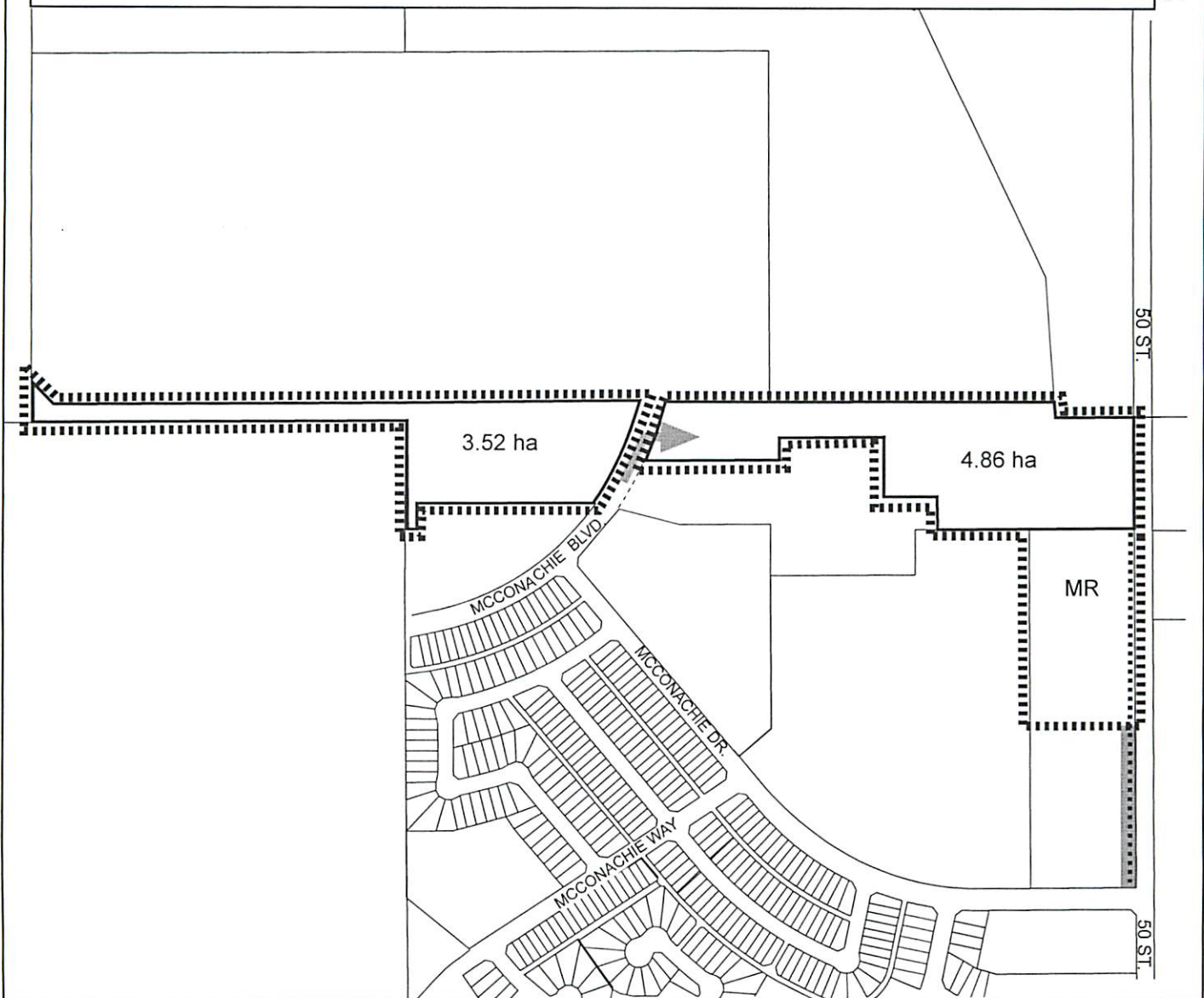
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 7, 2011

LDA10-0308

- Limit of proposed subdivision
■ Include in Engineering drawings

- Post and rail fencing
← Temporary access easement



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

