



Subdivision Authority

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

April 14, 2010

File No. LDA10-0020

Pals Surveys & Associates Ltd.
10704 - 176 Street
Edmonton AB T5S 1G7

ATTENTION: John Boudreau

Dear Mr. Boudreau:

RE: Tentative plan of subdivision and consolidation of 2 medium industrial business lots from Lots 9 and 10, Block 8 Plan 1751KS, located east of 149 Street and south of 118 Avenue, **HUFF BREMNER ESTATES**

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- I The Subdivision by Plan is APPROVED on April 14, 2010, subject to the following conditions:
1. that the owner provide money-in-place of Municipal Reserve in the amount of \$214,272.50 representing 0.1388 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
 2. that the owner upgrade the two existing commercial accesses from proposed Lot 9A to 118 Avenue, to current City standards and to the satisfaction of the Transportation Department. The owner/applicant must also obtain a curb crossing permit from the Planning & Development Department (contact Val Gordychuk at 780 496 6733);
 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., Telus, 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
 4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

The municipal reserve requirement is being addressed in its entirety by money-in-place for both subject lots.

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 Mr. Don Read at (780) 496-3633 or write to:

**Mr. Don Read, 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/dr/Posse #91129086-002

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

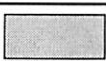
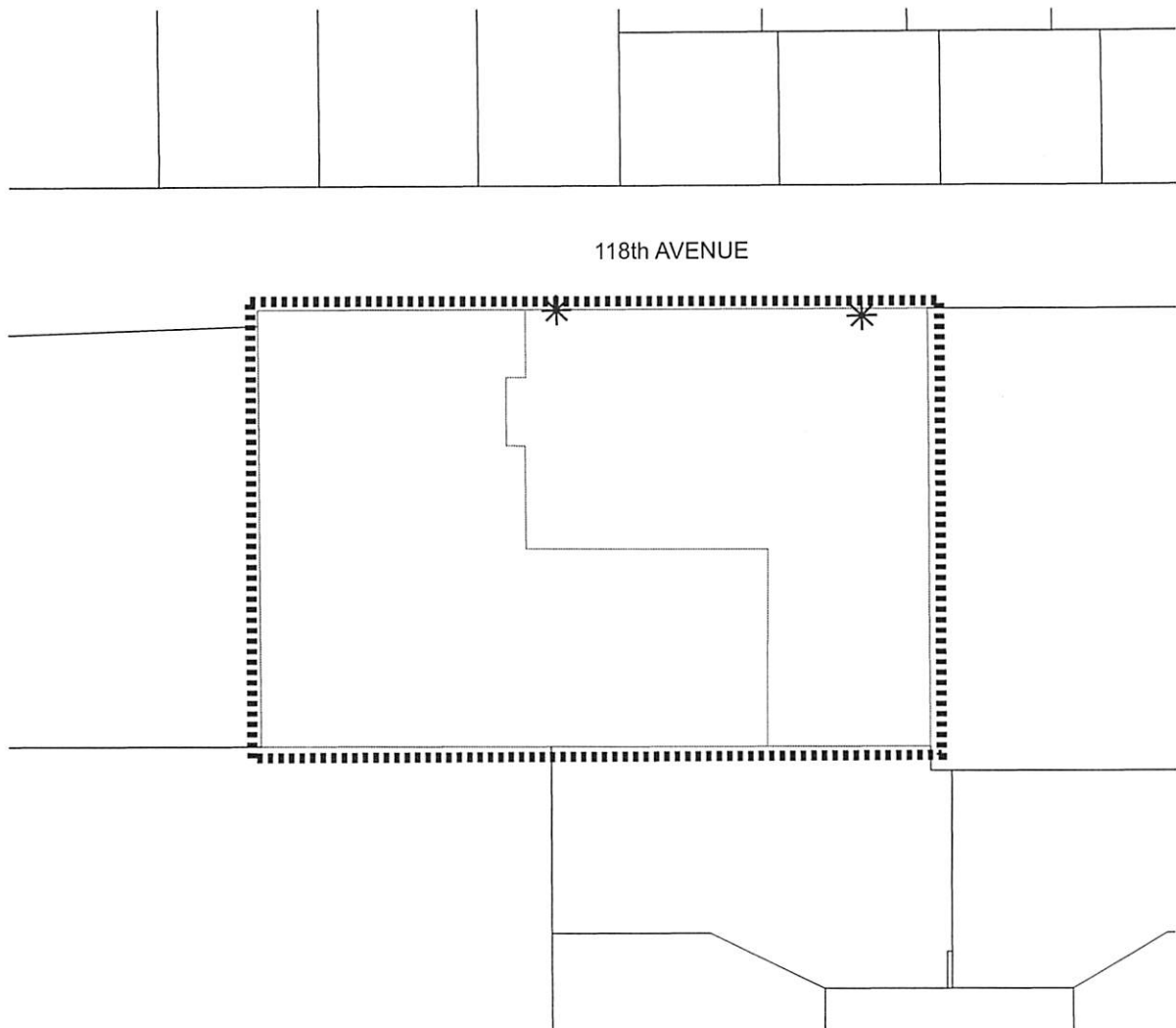
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■■■■■■ Limit of proposed subdivision



* Access requires upgrading & commercial crossing permit

 Titled area to be subdivided

■■■■■■ Subdivision area

