



Subdivision Authority

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

September 1, 2011

File No: LDA11-0041

Scheffer Andrew
12204 - 145 Street
Edmonton AB T5L 4V7

ATTENTION: Aime Stewart

Dear Ms. Stewart:

RE: Tentative plan of subdivision to create one (1) natural area lot from a portion of SW 2-54-24-4, located east of 66 Street and north of 167 Avenue; **McCONACHIE**

I The Subdivision by Plan is APPROVED on September 1, 2011, subject to the following conditions:

1. 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;
2. that an access easement be registered to provide temporary access to the natural area, as shown on the "Condition of Approval" map, Enclosure 1;
3. that the natural area 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;
4. that the owner provide temporary fencing outside the southern edge of the subdivision boundary, where the abutting property is designated for future residential uses, as shown on the "Condition of Approval" map, Enclosure 1, to prevent dumping, storage or other intrusions into the natural area until it is replaced by permanent fencing provided by an abutting subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

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

A Deferred Reserve Caveat was registered on the title through LDA08-0071. This DRC (102 373 997) will be carried forward.

The intention is to consolidate this natural area parcel with the natural area parcel to the west, LDA11-0042. After consolidation the access easement from LDA08-0071 will no longer be necessary.

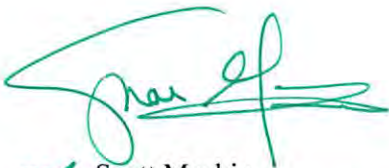
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, Office of the City Clerk,

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. Sarah Ramey at 780-496-6214 or write to:

**Ms. Sarah Ramey, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



FOR Scott Mackie
Subdivision Authority

SM/sr/Posse #106525470-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 1, 2011

LDA11-0041

..... Limit of proposed subdivision



Access easement

N

- - - - - Temporary fencing



LDA11-0042

natural area

4.6 ha

LDA08-0071

McConachie Boulevard

-  Titled area to be subdivided
-  Subdivision area

