



Subdivision Authority

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

October 13, 2011

File No. LDA11-0239

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create 23 single detached residential lots from a portion of Lot 3, Block 1, Plan 022 6736, located south of 30 Avenue SW and east of 127 Street SW; **ALLARD**

I The Subdivision by Plan is APPROVED on October 13, 2011, subject to the following conditions:

1. that the owner submit red line revisions for Allard Stage 3 (DS-1510) to the satisfaction of Drainage Services Branch of Infrastructure Services, EPCOR Water Services Inc. and EPCOR Distribution and Transmission Inc.;
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 Bylaw 15920 to amend the Edmonton Zoning Bylaw receive third reading prior to the endorsement of this proposed subdivision; and
4. 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.

Municipal Reserve for Lot 3, Block 1, Plan 022 6736 was addressed through LDA10-0215.

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 five days from the date the decision is mailed.

If you have further questions, please call Mr. Wesley Woo at 780-496-7370 or write to:

**Mr. Wesley Woo, Planner
Current Planning Branch
Sustainable Development
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,

A handwritten signature in blue ink, appearing to read "Scott Mackie", with a stylized flourish at the end.

FOR

Scott Mackie
Subdivision Authority

SM/ww/Posse #112297761-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 13, 2011

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