



Subdivision Authority

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

February 14, 2008

File No. LDA07-0340

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

ATTENTION: Chris Dulaba

Dear Mr. Dulaba:

RE: Tentative plan of subdivision to create one public utility lot from a portion of SW 28-51-24-4, located north of Ellerslie Road SW and east of 101 Street SW; **ELLERSLIE INDUSTRIAL AREA**

I The Subdivision by Plan is APPROVED on February 14, 2008 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve in the amount of \$ 894,312.90 representing 2.682 ha as per Deferred Reserve Caveat No. 062490948 pursuant to Section 667 of the Municipal Government Act;
2. that the owner consolidate the public utility lot with the adjacent public utility lot (Lot 4PUL, Block 1, Plan 022 5088);
3. that Bylaw 14839 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.

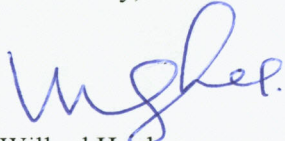
Municipal Reserves were to be addressed through a 2.682 ha DRC required with SUB/01-0034 (north half and south half of SW 28-51-24-4). This subdivision has never been registered. The 2.682 ha municipal reserve requirement will be taken as cash-in-lieu with this subdivision.

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.

If you have further questions, please call Ms. Kim Agar at 496-2939 or write to:

**Ms. Kim Agar, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Willard Hughes
Subdivision Authority

WH/ka/Posse #69583656-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 14, 2008

LDA07-0340

Limit of proposed subdivision



6 AVE. SW

100 ST. SW

Stormwater Managment Facility

ELLERSLIE RD. (9 AVE. SW)

Titled area to be subdivided

Subdivision area

