



Subdivision Authority

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

June 19, 2008

File No. LDA07-0370

Richard Ferguson
17731 - 103 Avenue
Edmonton, AB T5S 1N8

ATTENTION: Richard Ferguson

Dear Mr. Ferguson:

RE: Tentative plan of subdivision to create one additional commercial parcel from a portion of 14-33-52-25 located west of 180 Street and south of Stony Plain Road; **PLACE LA RUE**

I The Subdivision by Plan is APPROVED on June 19, 2008 subject to the following conditions:

1. that the owner provide money-in-place of Municipal Reserve, in the amount of \$190,498.00 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that a cross lot access easement be registered on the Certificate of Titles for both parcels,
4. 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 Inc., EPCOR Water Services Inc., and ATCO Gas, as shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; 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 and roadway modification costs, 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; and
4. 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 Community Services, Transportation and Streets, and Asset Management and Public Works Departments.

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

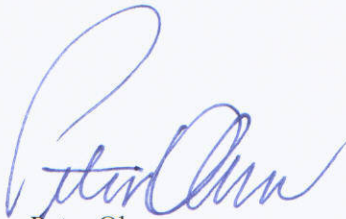
Reserves are owing from the entire parcel.

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

**Mr. Don Read, Planner
Planning and Policy Services Branch
Planning and Development Department
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Peter Ohm
Subdivision Authority

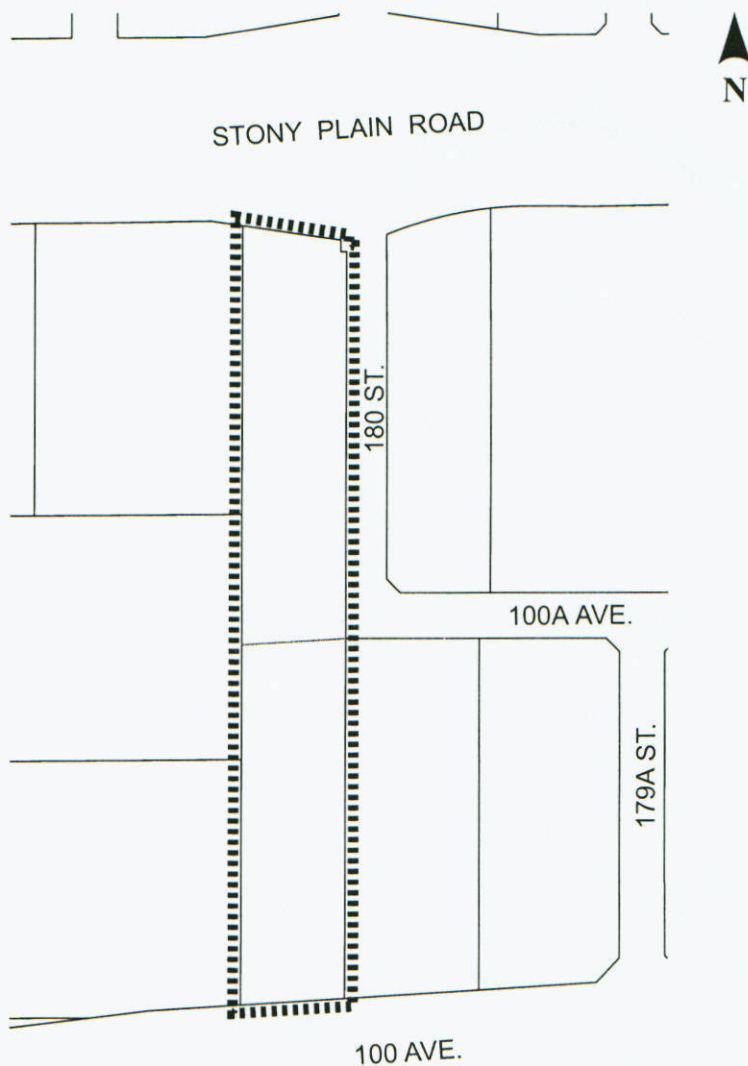
PO/dr/Posse #69815469-001
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 19, 2008

LDA07-0370

Limit of proposed subdivision



Titled area to be subdivided

Subdivision area

