



Subdivision Authority

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

July 10, 2008

File No. LDA08-0062

IBI Group
Suite 1050, Standard Life Building
10405 Jasper Avenue
Edmonton, AB T5J 3N4

ATTENTION: Mike Pankiw

Dear Mr. Pankiw:

RE: Tentative plan of subdivision to create 17 single detached residential lots and 1 Environmental Reserve parcel, from portions of NE-36-51-25-4, SE-36-51-25-4 and NW-36-51-25-4, located east of Magrath Boulevard and south of 23 Avenue, **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on July 10, 2008 subject to the following conditions:

1. that the owner provide Municipal Reserve in the amount of 3.3291 ha by a Deferred Reserve Caveat registered against NE-36-51-25-4, SE-36-51-25-4 pursuant to Section 669 of the Municipal Government Act;
2. that the owner dedicate Environmental Reserve as a 23.61 ha parcel pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the Bylaw to rezone the subject property from AG to NA and RPL and RSL to RPL (LDA08-0025) be approved prior to the endorsement of the plan of subdivision;
5. that the owner dedicate the collector roadway connections, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 required by the aforementioned agencies or shown on the Engineering Drawings that are deemed to be part of the Servicing Agreement; and
7. 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 (3) contain, among other things, the following:

1. that the owner pay all costs identified in the Servicing Agreement, among other things, assessments and inspection costs occasioned by this subdivision prior to the endorsement of the plan of subdivision;

2. that the owner pay the proportionate share of the Permanent Area Contributions and/or lateral Sewer Oversizing Charges for the construction of permanent storm and sanitary drainage facilities in the basin;
3. that the owner pay the proportionate share of the Arterial Roadway Assessment for the construction of arterial roadways in the catchment area;
4. 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;
5. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner construct all fences within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 Transportation and Asset Management and Public Works Departments.

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

Please note, municipal reserves owing for NW-36-51-25-4 were previously addressed with SUB/05-0226. The balance of the DRC (052337882) was transferred to SW-36-51-25-4.

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. Yolanda Lew at 944-0112 or write to:

**Ms. Yolanda Lew, Planner
Planning and Policy Services Branch
5th Floor, 10250 - 101 Street
Edmonton AB T5J 3P4**

Yours truly,



Blair McDowell
Subdivision Authority

BM/yl/Posse #74897079-001

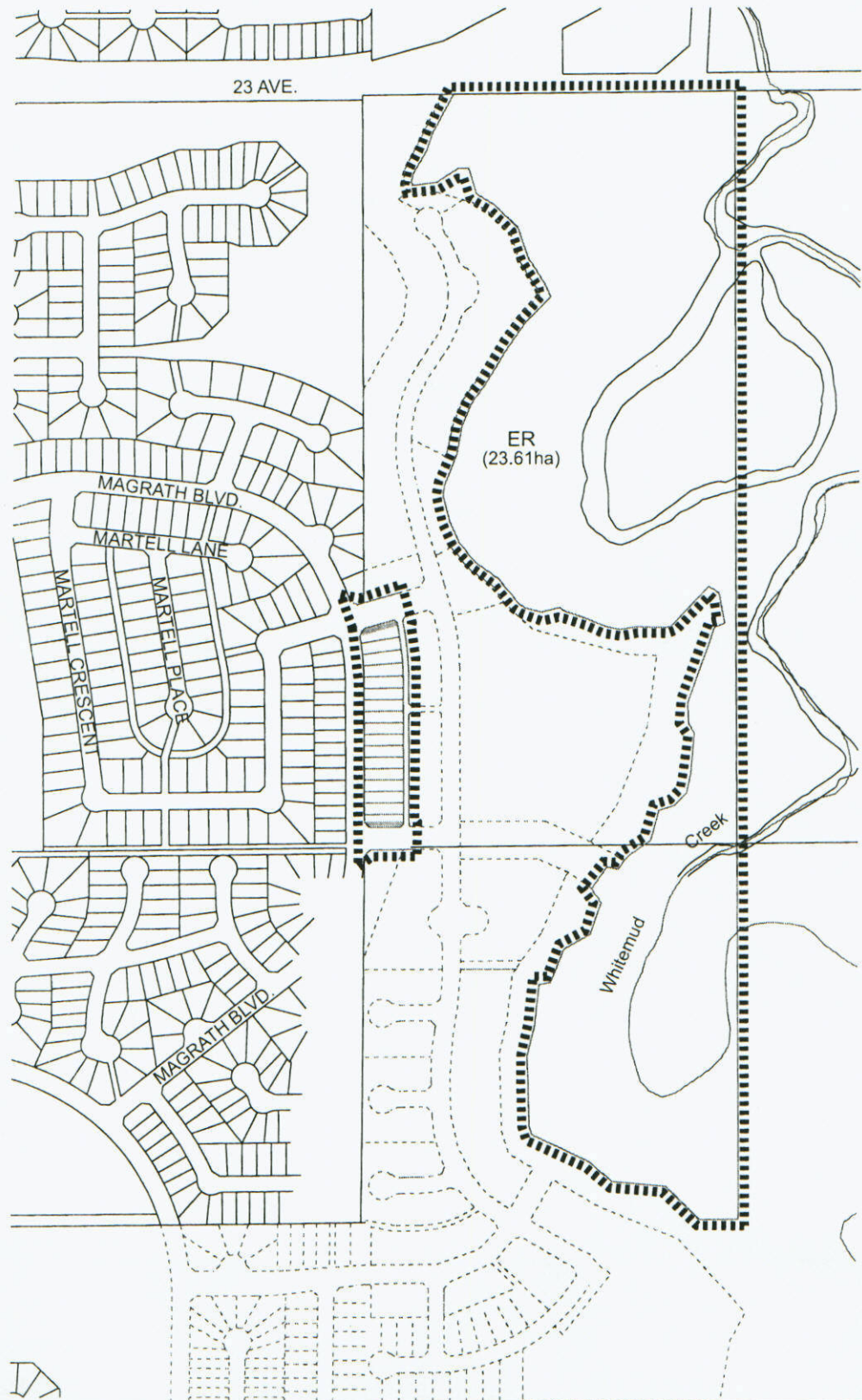
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2008

LDA08-0062

■■■■■■ Limit of proposed subdivision
■■■■■■ 1.8m Uniform fence



SUBDIVISION CONDITIONS OF APPROVAL MAP

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