

Thursday, September 7, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 36

PRESENT April Gallays, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

April Gallays

That the Subdivision Authority Agenda for the September 7, 2017 meeting be adopted.

FOR THE MOTION

April Gallays

CARRIED

2. ADOPTION OF MINUTES

MOVED

April Gallays

That the Subdivision Authority Minutes for the August 31, 2017 meeting be adopted.

FOR THE MOTION

April Gallays

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0369
255062267-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 41, Block 1, Plan 122 1444 located south of Hawks Ridge Boulevard NW and west of Winterburn Road NW; **HAWKS RIDGE**

MOVED

April Gallays

That the application for subdivision be Approved.

FOR THE MOTION

April Gallays

CARRIED

2. LDA17-0103
241306924-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 3, Plan RN37, located North of 101A Avenue NW and east of 89 Street NW; **RIVERDALE**

MOVED

April Gallays

That the application for subdivision be Approved.

FOR THE MOTION

April Gallays

CARRIED

3.	LDA17-0256 246552300-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 3, Plan 3079 HW located south of Strathearn Drive NW and west of 85 Street NW; STRATHEARN
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
4.	LDA17-0338 254411478-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 3, Plan 1522 AS, located north of 85 Avenue NW and west of 88 Street NW; BONNIE DOON
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
5.	LDA17-0381 255516554-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 95, Plan 5109 HW, located south of 98 Avenue NW and east of 143 Street NW; CRESTWOOD
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
6.	LDA17-0407 257430483-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 3, Plan 6046 HW, located south of 66 Avenue NW and east of 88 Street; ARGYLL
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
5.	ADJOURMENT The meeting adjourned at 10:10 a.m.	



September 7, 2017

File No. LDA17-0369

Opus Stewart Weir
140, 2121 Premier Way NW
Sherwood Park, AB T8H 0B8

ATTENTION: Connie Peterson

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 41, Block 1, Plan 122 1444 located south of Hawks Ridge Boulevard NW and west of Winterburn Road NW; **HAWKS RIDGE**

I The Subdivision by Plan is APPROVED on September 7, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register a public access easement for the 1.5 m sidewalk as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits 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;

4. that the owner submits 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
5. that the owner constructs offsite storm and sanitary extensions, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves were previously addressed by Deferred Reserve Caveat through LDA10-0343. Subsequent to MR dedication, the DRC was discharged in full through LDA12-0312.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



TCD
Blair McDowell
Subdivision Authority

BM/sc/Posse #255062267-001

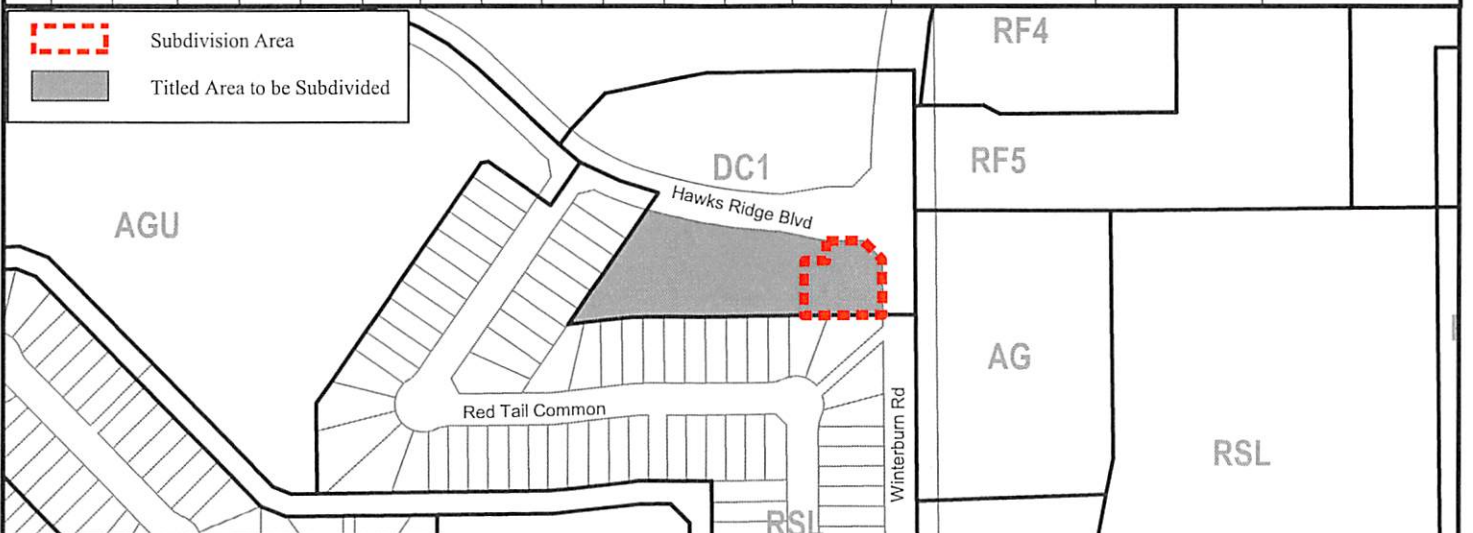
Enclosure(s)

- Limit of proposed subdivision
- Storm sewer extension

- Sanitary sewer extension
- Cross lot access easement
- Public access easement



NOTE: All roads shown on this map are within the NW quadrant



- Subdivision Area
- Titled Area to be Subdivided



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

September 7, 2017

File No. LDA17-0103

Jacqueline Skeffington
11244 - 123 Street NW
Edmonton, AB T5M 0E7

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 3, Plan RN 37, located North of 101A Avenue NW and east of 89 Street NW; **RIVERDALE**

The Subdivision by Plan is APPROVED on September 7, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-496-423-6889);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.8 m north of the south property line of Lot 11. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

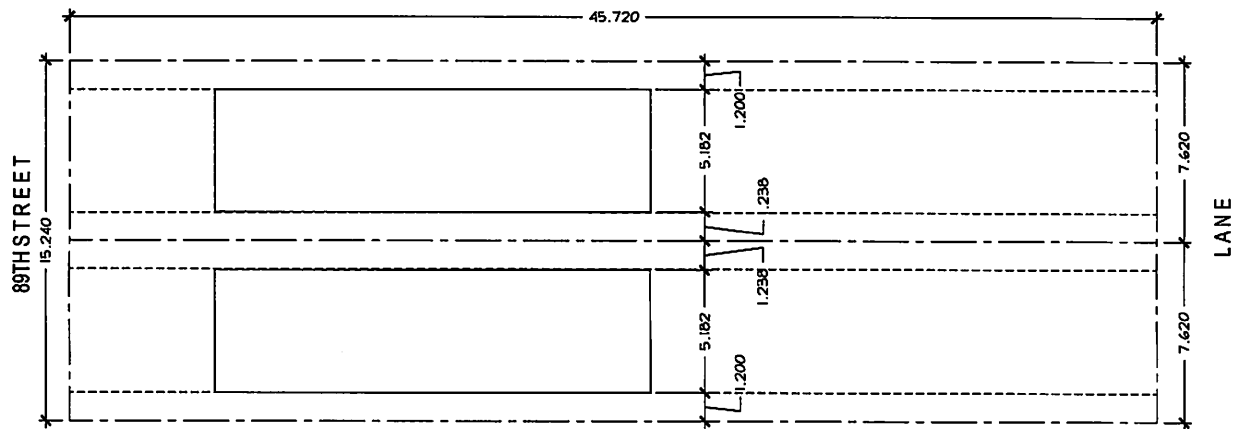
Regards,



For Blair McDowell
Subdivision Authority

BM/sc/Posse #241306924-001

Enclosure(s)



Site Plan

SCALE: 1:200

LEGAL DESCRIPTION

LOT : 11
 BLOCK : 3
 PLAN : RN37



POTESTIO FAMILY
 INFILL SUBDIVISION
 10151 89th STREET
 EDMONTON, ALBERTA

SITE PLAN



January 2017
 Job no. 3700A
 SD01.1
 edmonton
 canada
 780.455.3590



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

September 7, 2017

File No. LDA17-0256

Pals Geomatics Corp
10704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 3, Plan 3079 HW located south of Strathearn Drive NW and west of 85 Street NW;
STRATHEARN

The Subdivision by Plan is APPROVED on September 7, 2017 subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.5 m north of the south property line of Lot 25. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

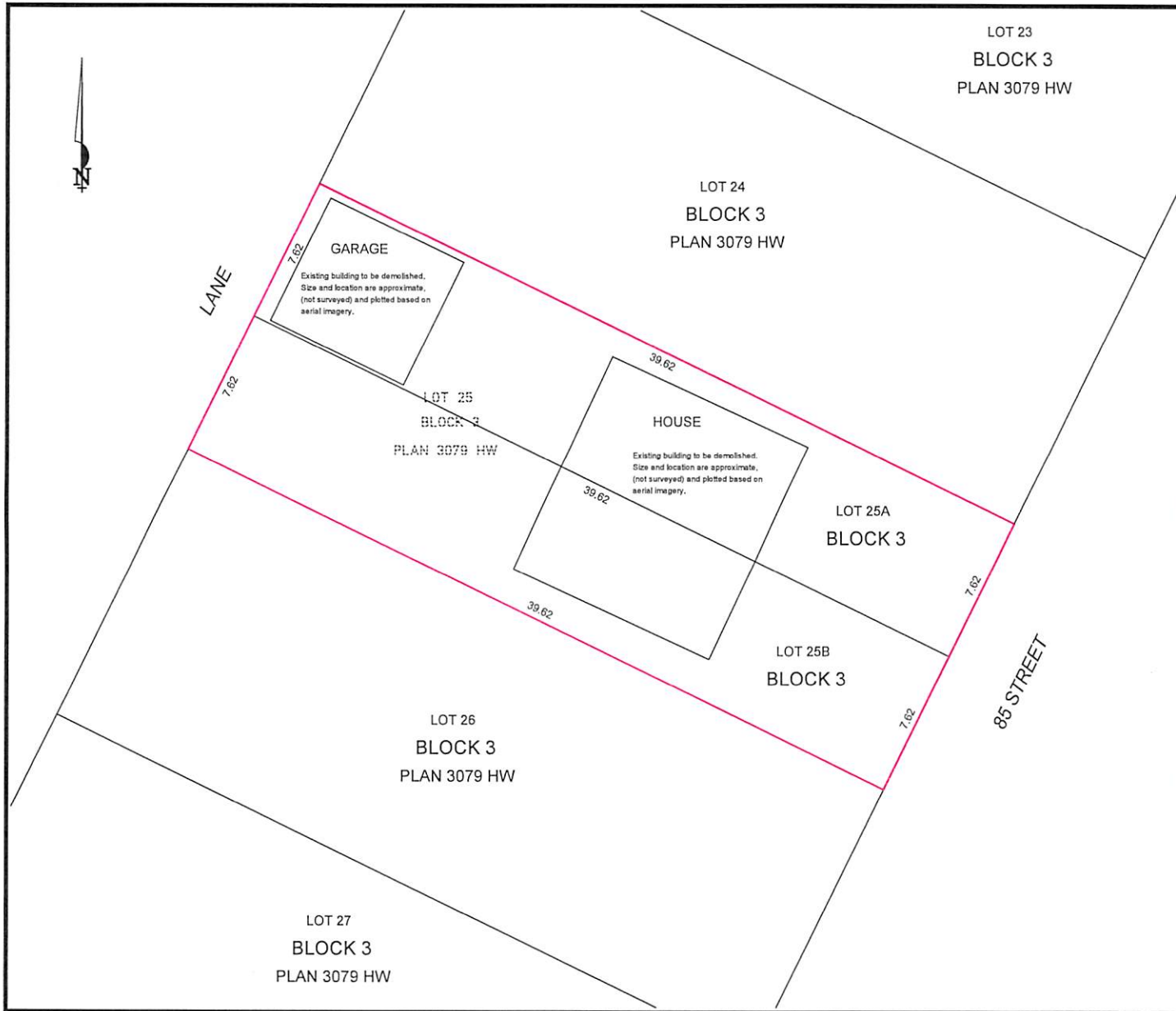
Regards,



For Blair McDowell
Subdivision Authority

BM/gq/Posse #246552300-001

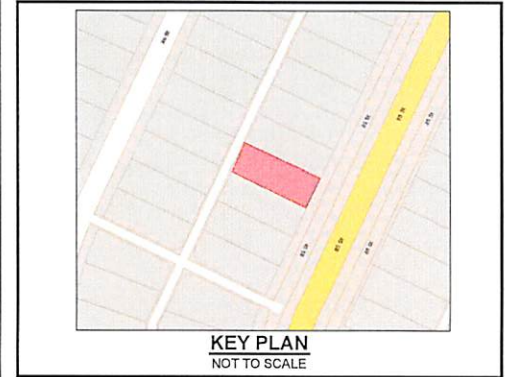
Enclosure(s)



URBANAGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.060 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 25, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

STRATHEARN
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 25, BLOCK 3, PLAN 3079 HW
WITHIN THE
W. 1/2 SEC. 34 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700025T	DRAFTED BY:	AN	CHECKED BY:	BM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

September 7, 2017

File No. LDA17-0338

Pals Geomatics Corp.
10704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 3, Plan 1522 AS, located north of 85 Avenue NW and west of 88 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on September 7, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

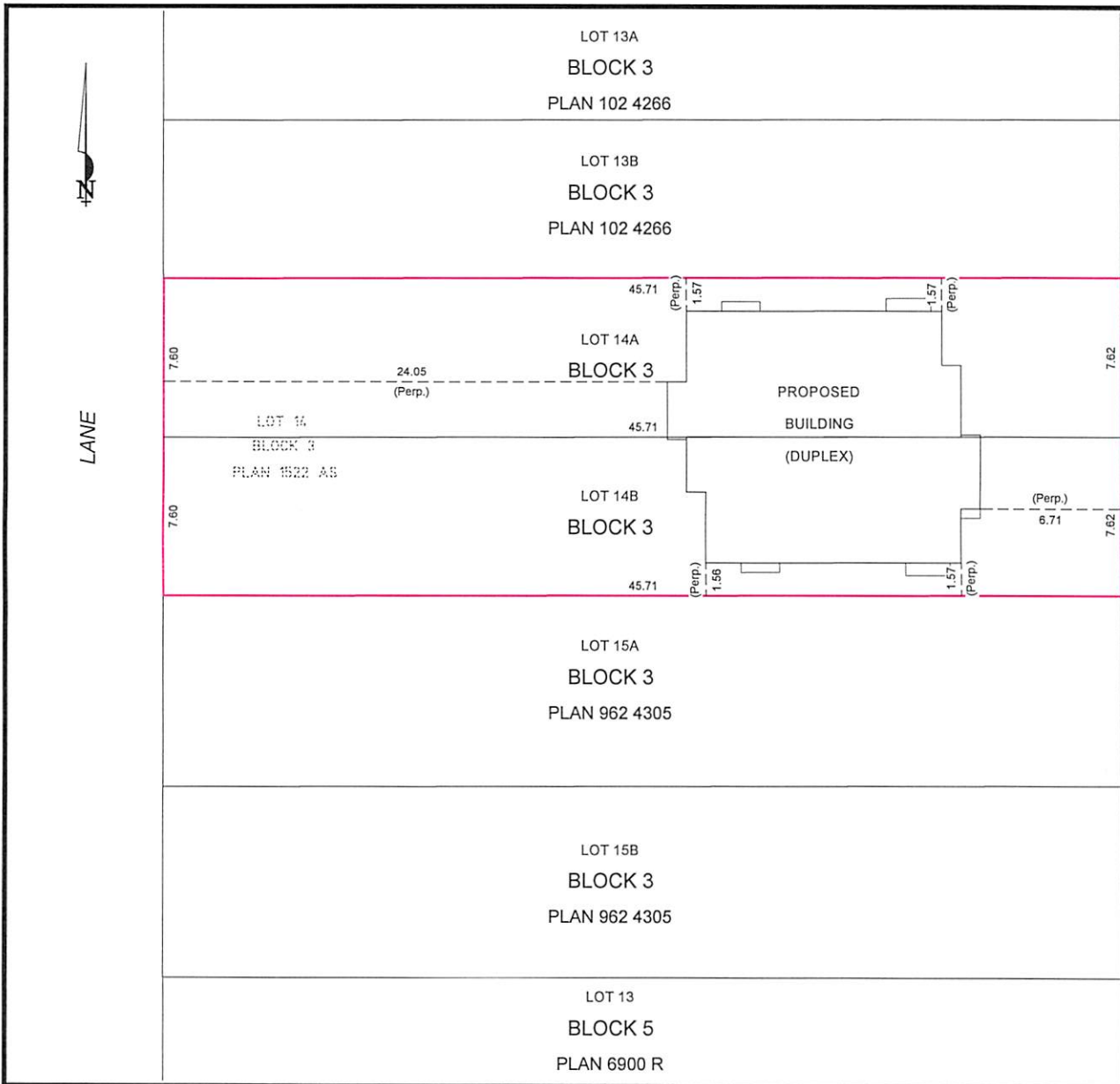
Regards,



True
Blair McDowell
Subdivision Authority

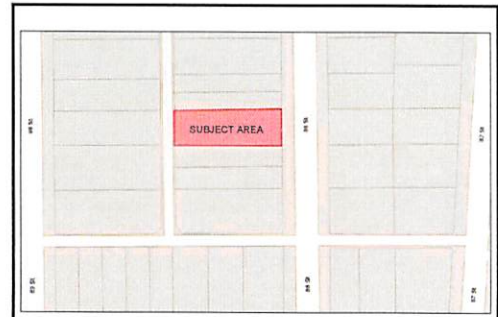
BM/at/Posse #254411478-001

Enclosure(s)



PLEX DEVELOPMENTS LTD.

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
 - THE ZONING OF THIS SUBJECT AREA IS RF3.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS _____
 - AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 13, 2017	ORIGINAL PLAN COMPLETED	AN

BONNIE DOON
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 14, BLOCK 3, PLAN 1522 AS
WITHIN THE
N.W. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA

2017
SCALE: 1:200

Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 81700044T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

September 7, 2017

File No. LDA17-0381

Pals Geomatics Corp
10704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 95, Plan 5109 HW, located south of 98 Avenue NW and east of 143 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on September 7, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.42 m north of the south property line of Lot 13 and storm servicing is approximately 7.68 m south of the north property line of Lot 13. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



For Blair McDowell
Subdivision Authority

BM/sm/Posse #255516554-001

Enclosure

URBAN AGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
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- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.067 ha.



REV. NO.	DATE	ITEM	BY
1	AUG. 28, 2017	ADD DEFLECTION TO THE FRONT OF LOT	AN
0	JUNE 28, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

CRESTWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

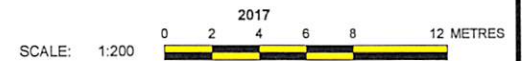
OF

LOT 13, BLOCK 95, PLAN 5109 HW

WITHIN THE

N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700036T	DRAFTED BY:	AN	CHECKED BY:	BM
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LOT 12
BLOCK 95
PLAN 5109 HW

LOT 13A
BLOCK 95

HOUSE

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

GARAGE

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

LOT 13
BLOCK 95
PLAN 5109 HW

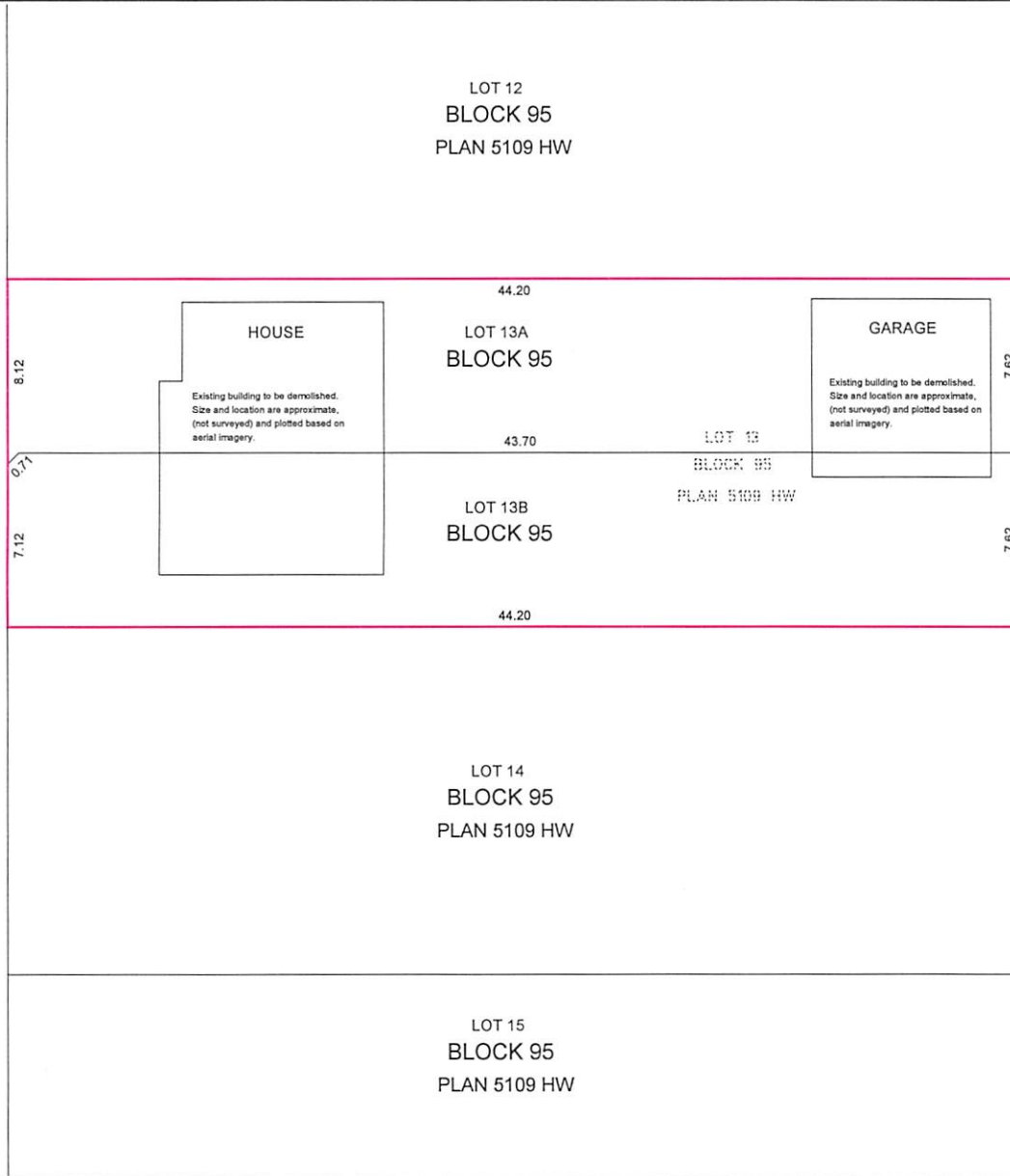
LOT 13B
BLOCK 95

LOT 14
BLOCK 95
PLAN 5109 HW

LOT 15
BLOCK 95
PLAN 5109 HW

143 STREET

LANE





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

September 7, 2017

File No. LDA17-0407

Geodetic Surveys and Engineering Ltd.
9538 - 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 3, Plan 6046 HW, located south of 66 Avenue NW and east of 88 Street; **ARGYLL**

The Subdivision by Plan is APPROVED on September 7, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act contact Susana Maki at 780-423-6889; and
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.2 m south of the north property line of Lot 25. That the existing service (storm) enters the proposed subdivision approximately 8.2 m north of the south property line of Lot 25. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
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If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



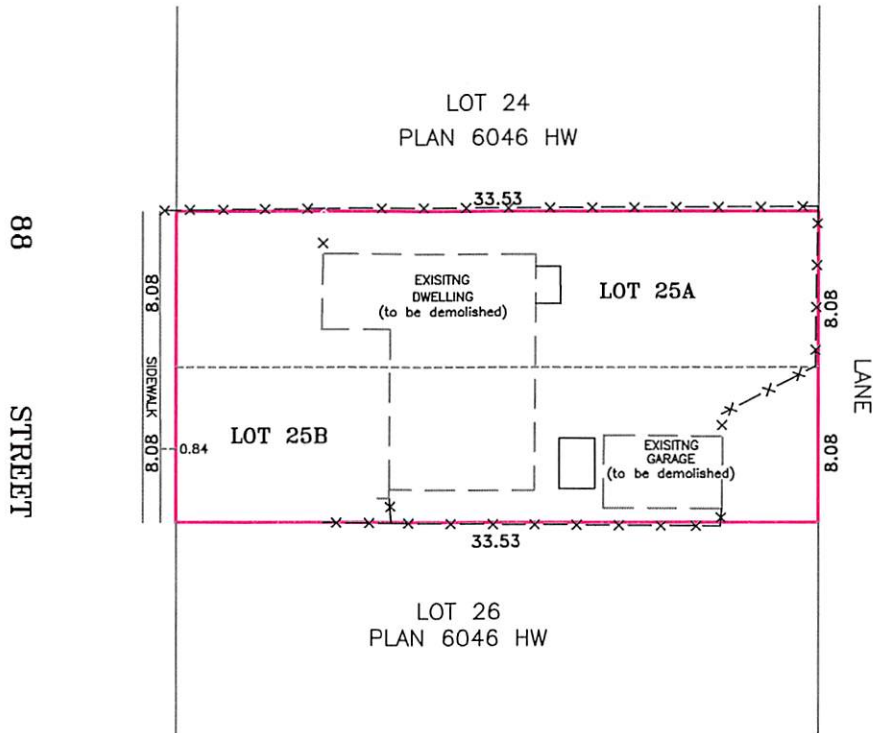
For Blair McDowell
Subdivision Authority

BM/mb/Posse #257430483-001

Enclosure

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 25, BLOCK 3, PLAN 6046 HW
S.W. 1/4, SEC. 22 TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.054 ha.



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DRAWN BY: P.S.

DATE : JULY 17th, 2017.

SCALE 1 : 300

JOB No. 117861