

Thursday, February 16, 2017  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the February 16, 2017 meeting be adopted as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the February 9, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA16-0591 237361155-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 115, Block 101, Plan 162 4163 located south of 151 Avenue NW and east of Ford Road NW; <b>KIRKNESS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA16-0592 237644873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS located south of 135 Avenue NW and east of 124 Street NW; <b>KENSINGTON</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
3.	LDA16-0593 237592012-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 11 and 12, Block 14, Plan 7884 AH located west of 71 Street and north of 79 Avenue; <b>KING EDWARD PARK</b>

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA17-0002 238063933-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 10, Plan 2778 KS located south of 110B Avenue NW and east of 161 Street NW; <b>MAYFIELD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA17-0040 239517042-001	Tentative plan of subdivision to revise conditionally approved LDA13-0464 (62 single detached residential lots and 2 Public Utility lots to 64 single detached residential lots and 2 Public Utility lots) from Lot 1, Plan 812 0646 and the SW 23-51-24-W4M located south of Watt Drive SW and east of Winspear Crescent SW; <b>WALKER</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA17-0052 239612807-001	Tentative plan of subdivision to revise conditionally approved LDA13-0129 by adding two (2) single detached residential lots within the SE 25-52-26-W4M, located west of Winterburn Road NW and north of Whitemud Drive NW; <b>ROSENTHAL</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:10 a.m.		



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

February 16, 2017

File NO. LDA16-0591

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 115, Block 101, Plan 162 4163 located south of 151 Avenue NW and east of Ford Road NW; **KIRKNESS**

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**The Subdivision by Phased Condominium is APPROVED on February 16, 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 all municipal services enter the site through Common Property;
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 (\$2869.00) 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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

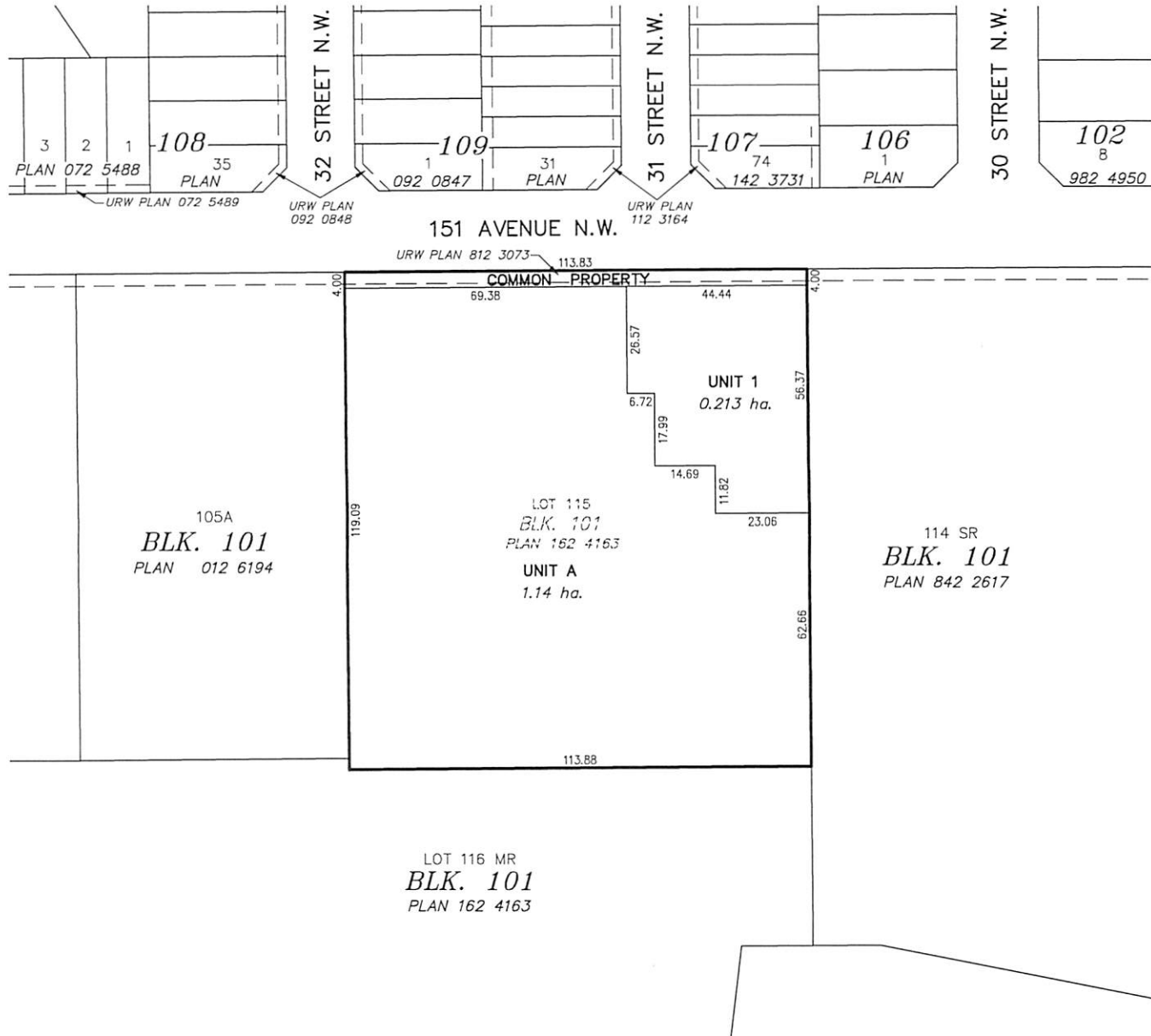
Regards,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #237361155-001

Enclosure(s)



Stantec Geomatics Ltd.  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7289  
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.  
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client


LANDMARK COMMUNITIES INC.

TENTATIVE PLAN SHOWING  
PROPOSED PHASED  
CONDOMINIUM DEVELOPMENT  
OF  
LOT 115, BLOCK 101, PLAN 162 4163  
WITHIN THE  
N.W. 1/4 SEC. 30, TWP. 53, RGE. 23, W.4 MER.

KIRKNESS

SCALE 1 : 1000  
DECEMBER 2016

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.40 Hectares



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

February 16, 2017

File NO. LDA16-0592

Falconbridge Custom Homes  
266, 52147 - RR231  
Sherwood Park, AB T8B 1A4

ATTENTION: Richard Lutz

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS located south of 135 Avenue NW and east of 124 Street NW;  
**KENSINGTON**

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The Subdivision by Plan is **APPROVED** on February 16, 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. (780-4124000), 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 9.8 m south of the north property line of Lot 25. The existing storm service enters the proposed subdivision approximately 9.7 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 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;

5. 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;
6. 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
7. 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 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

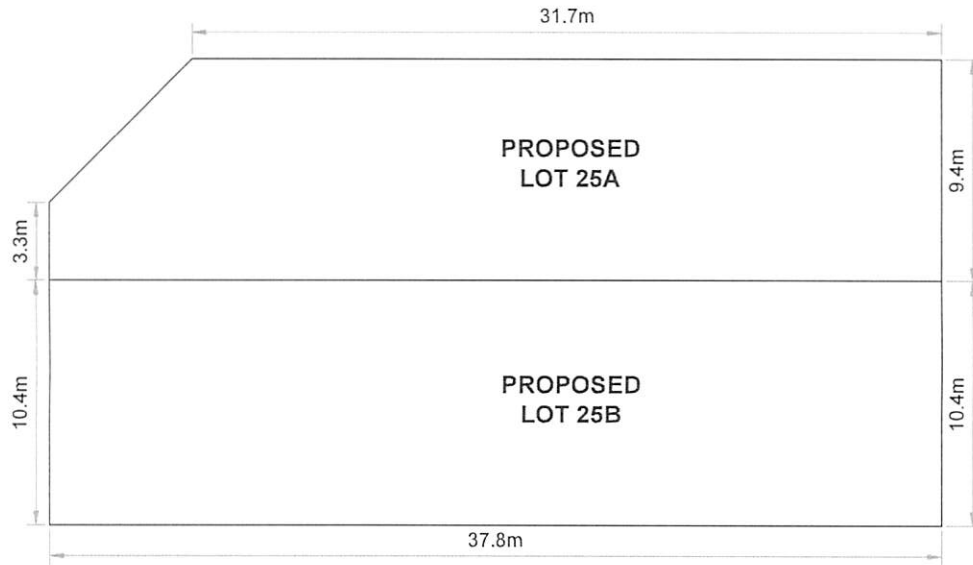
BM/sc/Posse #237644873-001

Enclosure(s)



124 STREET NW

135 AVE NW



LANE

1 PROPOSED LOT PLAN  
A1 1:200

Legal Address	LOT 25, BLOCK 8, PLAN 4766KS		
Municipal Address	13439 124 STREET		
Project	TENTATIVE LOT PLAN		
Drawing Number	A1	Date	DEC 12, 2016
Scale	1:200		
			
P:780.570.5874 F:780.570.5875 266-52147 RR 231 Sherwood Park, AB T8B 1A4			





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

February 16, 2017

File NO. LDA16-0593

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 Lots 11 and 12, Block 14, Plan 7884 AH located west of 71 Street and north of 79 Avenue;  
**KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on February 16, 2017, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots;
3. 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);
4. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
5. 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. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
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 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;
4. 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;
5. 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;
6. 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
7. 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 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Regards,



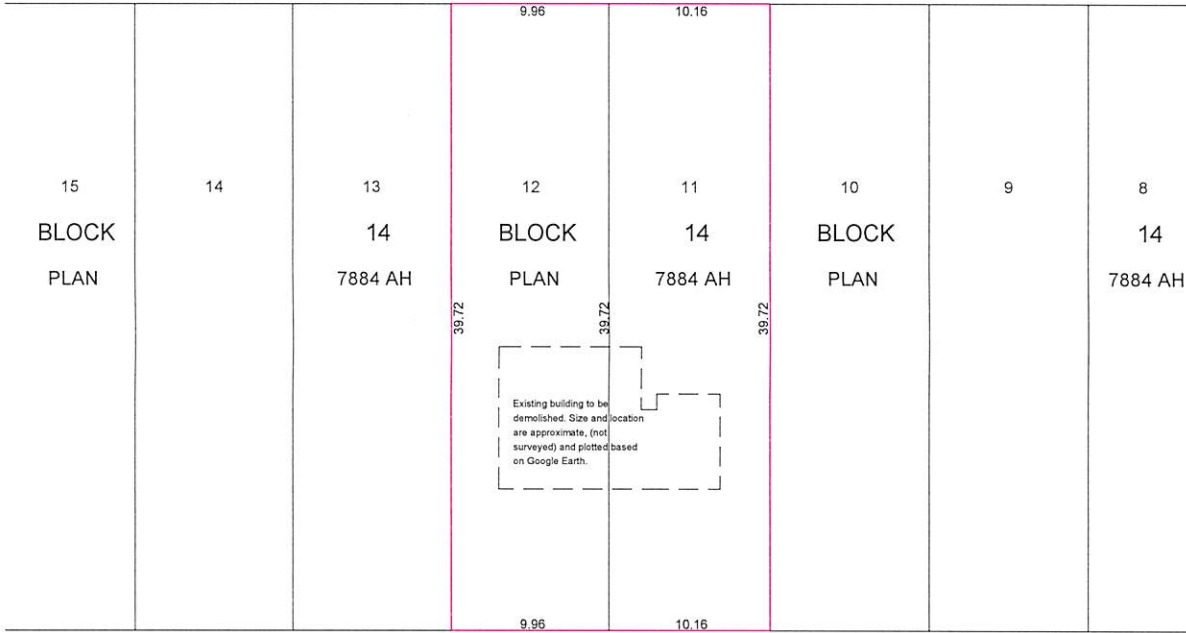
Blair McDowell  
Subdivision Authority

BM/gq/Posse #237592012-001

Enclosure(s)

BLOCK 22	23	24	25	26	27	28	14 29
PLAN							7884 AH

LANE

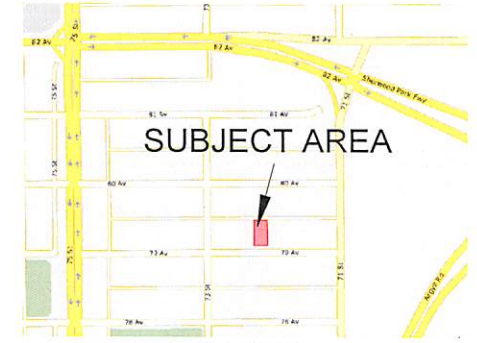


79 AVENUE

### SOLID ROCK 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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.080 ha.



KEY PLAN  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	FEB. 14/17	ADJUSTED CENTER LOT LINE	TP
0	DEC. 14/16	ORIGINAL PLAN COMPLETED	JM

REVISIONS

## KING EDWARD PARK TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION (BY TITLE SEPARATION)

OF

LOTS 11 & 12, BLOCK 14, PLAN 7884 AH

WITHIN THE

S.W. 1/4 SEC. 26 - TWP. 52 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA

SCALE: 1:300 (11x17) 2017

	Phone: (780) 455 - 3177 Fax: (780) 451 - 2047	
	Email: edmonton@palsgeomatics.com 10704 - 176 Street NW, Edmonton, Alberta T5S 1G7	
FILE NO. 61600053T	DRAFTED BY: JM/TP	CHECKED BY: BM



February 16, 2017

File NO. LDA17-0002

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 30, Block 10, Plan 2778 KS located south of 110B Avenue NW and east of 161 Street NW;  
**MAYFIELD**

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**The Subdivision by Plan is APPROVED on February 16, 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; 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. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water, sanitary and storm) enter the proposed subdivision approximately 7.1 m south of the north property line of Lot 30. 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 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Regards,



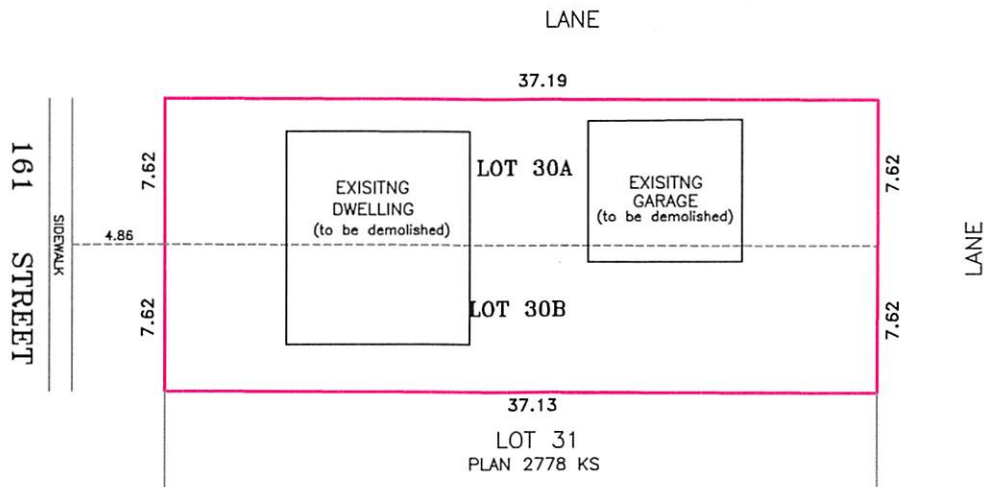
Blair McDowell  
Subdivision Authority

BM/gq/Posse #238063933-001

Enclosure(s)

TENTATIVE PLAN  
SHOWING  
PROPOSED SUBDIVISION  
OF  
LOT 30, BLOCK 10, PLAN 2778 KS  
S.E. 1/4, SEC. 10 TWP. 53, RGE. 25, 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 0.057 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : DEC. 22nd, 2016.

SCALE 1 : 300

JOB No. 1161834



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

February 16, 2017

File NO. LDA17-0040

IBI Group Inc.  
300, 10830 Jasper Avenue NW.  
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0464 (62 single detached residential lots and 2 Public Utility lots to 64 single detached residential lots and 2 Public Utility lots) from Lot 1, Plan 812 0646 and the SW 23-51-24-W4M located south of Watt Drive SW and east of Winspear Crescent SW; **WALKER**

---

**The Subdivision by Plan is APPROVED on February 16, 2017, subject to the following conditions:**

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination; 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 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; and
2. 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.

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

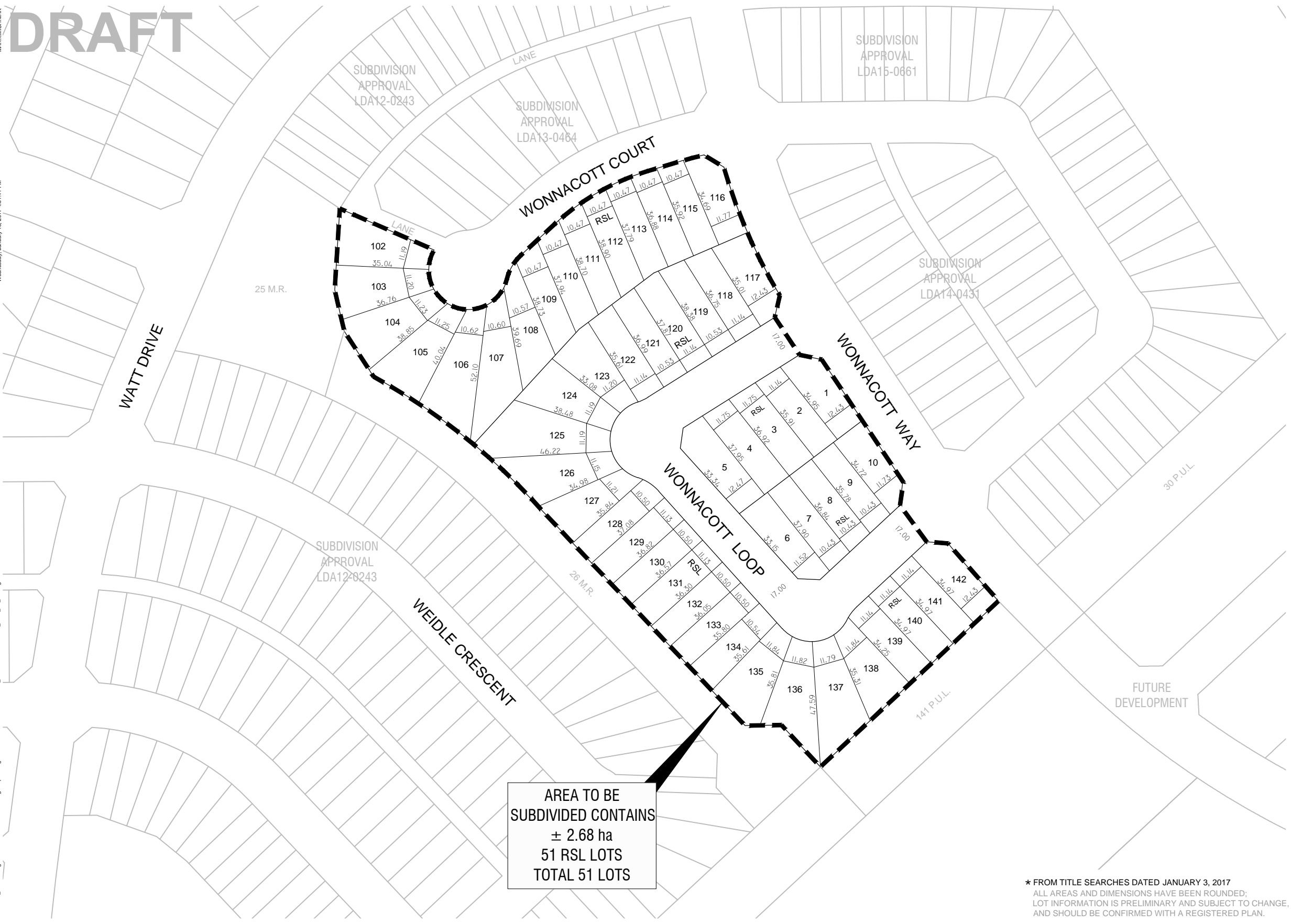
Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

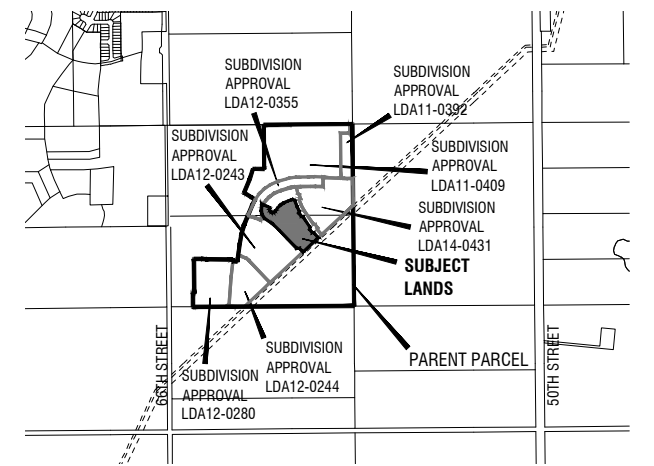
Blair McDowell  
Subdivision Authority  
BM/gq/Posse #239517042-001  
Enclosure(s)

MARK MICHNAK  
 Wednesday, January 18, 2017 4:51:41 PM  
 J:\105524\_Walker\Stage26\Subdivision\Subdivision\SUB1\SUB1\_Walker 26 Subdivision\_2017\_01\_18.dwg

# DRAFT



**AREA TO BE  
 SUBDIVIDED CONTAINS  
 ± 2.68 ha  
 51 RSL LOTS  
 TOTAL 51 LOTS**



**CONTEXT PLAN**

LAND USE SUMMARY	
GROSS HECTARES*	64.70 ha
SW-23-51-24-4	64.70 ha
<b>EXCEPTING THEREOUT TOTAL</b>	<b>52.89 ha</b>
<b>EXCEPTING THEREOUT (ON TITLE)</b>	<b>50.93 ha</b>
PLAN 112 5397	9.13 ha
PLAN 122 4945	5.55 ha
PLAN 122 5012	6.57 ha
PLAN 132 2649	2.13 ha
PLAN 132 5101	1.11 ha
PLAN 132 5137	3.41 ha
PLAN 132 5175	2.52 ha
PLAN 132 5195	2.65 ha
PLAN 142 5483	7.98 ha
PLAN 152 0049	0.04 ha
PLAN 152 4693	0.10 ha
PLAN 152 5168	5.55 ha
PLAN 152 5739	0.06 ha
PLAN 162 4309	4.12 ha
PLAN 162 4323	0.01 ha
<b>EXCEPTING THEREOUT (SUBMITTED)</b>	<b>1.96 ha</b>
SUBDIVISION APPROVAL LDA14-0431	1.14 ha
SUBDIVISION APPROVAL LDA13-0464	0.82 ha
<b>GROSS DEVELOPABLE AREA</b>	<b>11.81 ha</b>
<b>PROPOSED APPLICATION</b>	<b>2.68 ha</b>
<b>RESIDENTIAL</b>	<b>2.30 ha</b>
51 (RSL) RESIDENTIAL SMALL LOT ZONE	2.30 ha
<b>CIRCULATION</b>	<b>0.38 ha</b>
LOCAL ROADS	0.38 ha
<b>REMNAINT</b>	<b>9.13 ha</b>

\* FROM TITLE SEARCHES DATED JANUARY 3, 2017  
 ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;  
 LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE,  
 AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

NO.	DATE	DESCRIPTION	BY	APRVD
6	-	-	-	-
5	-	-	-	-
4	-	-	-	-
3	-	-	-	-
2	-	-	-	-
1	18 JAN 2017	SUBDIVISION APPLICATION SUBMITTED TO CITY OF EDMONTON	MM	BD







Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J5

February 16, 2017

File NO. LDA17-0052

IBI Group Inc.  
300, 10830 - Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0129 by adding two (2) single detached residential lots within the SE 25-52-26-W4M, located west of Winterburn Road NW and north of Whitemud Drive NW; **ROSENTHAL**

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**The Subdivision by Plan is APPROVED on February 16, 2017, subject to the following conditions:**

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination; 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 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; and
2. 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.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

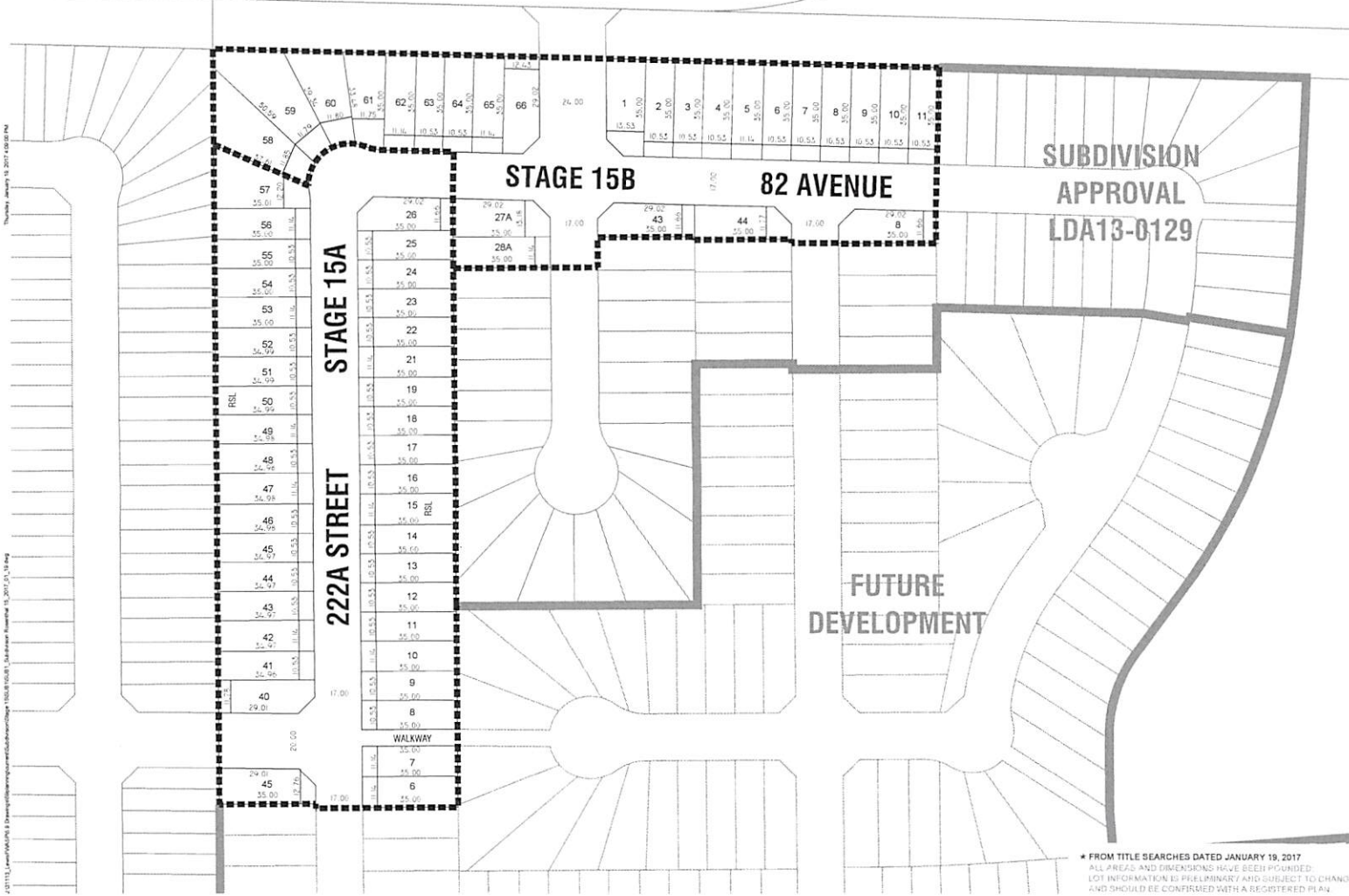
Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell  
Subdivision Authority  
BM/sc/Posse #239612807-001  
Enclosure(s)

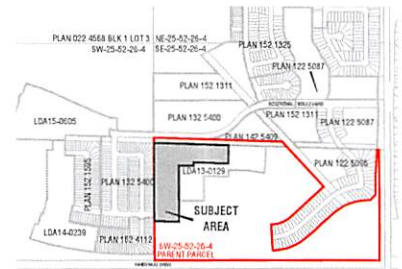
**DRAFT**

**ROSENTHAL BOULEVARD**



**SUBDIVISION APPROVAL LDA13-0129**

**FUTURE DEVELOPMENT**



**CONTEXT PLAN**

**LAND USE SUMMARY**

GROSS HECTARES*	64.00 ha
SE-25-52-24-4	64.00 ha
EXCEPTING THEREOUT TOTAL	38.26 ha
EXCEPTING THEREOUT (ON TITLE)	38.26 ha
THE NORTHERLY 660 FEET	16.20 ha
PLAN 1225087	4.33 ha
PLAN 1225096	10.20 ha
PLAN 1325400	4.51 ha
PLAN 1425409	1.19 ha
PLAN 1425447	0.01 ha
PLAN 1521311	1.82 ha
EXCEPTING THEREOUT (SUBMITTED)	#### ha
SUBDIVISION APPROVAL LDA13-0129	ha
SUBDIVISION APPLICATION/APPROVAL	ha
GROSS DEVELOPABLE AREA	25.74 ha
PROPOSED APPLICATION	3.56 ha
<b>RESIDENTIAL</b>	2.55 ha
S4 (RSL) RESIDENTIAL SMALL LOT ZONE	2.55 ha
<b>CIRCULATION</b>	1.01 ha
LOCAL ROADS	0.99 ha
WALKWAY	0.02 ha
REMNANT	22.18 ha

\* FROM TITLE SEARCHES DATED JANUARY 19, 2017  
 ALL AREAS AND DIMENSIONS HAVE BEEN COMPARED  
 LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE  
 AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN

WMA 1024444  
 Thursday, January 19, 2017 1:00:00 PM  
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**IBI GROUP PROFESSIONAL SERVICES (CANADA) INC**  
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**CITY OF EDMONTON**  
 Proposed Subdivision Application SE-25-52-26-4  
 ROSENTHAL STAGE 15

NO.	DATE	DESCRIPTION	BY	APPROV
1	19 JAN 2017	SUBDIVISION SUBMITTED TO CITY OF EDMONTON	WMA	BD

**DATE:** January 19, 2017  
**DESIGNED BY:** BD  
**DRAWN BY:** GS  
**CHECKED BY:** BD  
**SCALE:** 1:1500  
**JOB NUMBER:** 31113

