



Subdivision Authority

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

February 15, 2005

SUB/04-0107

Pals Surveys and Associates Ltd.
10704 - 176 Street
Edmonton AB T5S 1G7

Attention: James Saunders

Dear Sir:

Subject: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 18, Plan 1652 CL located south of 102 Avenue and east of 119 Street; Oliver

The Subdivision by Plan is APPROVED on February 15, 2005, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner shall provide an easement in favour of EPCOR Distribution Inc. in the location as identified on the attached sketch; and
2. that any outstanding property taxes be paid.
(Tax Collection Branch 496-6366)

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 Inc. (412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 423-2500), ATCO Gas (424-5222), and the Asset Management and Public Works Department (water and sewer 496-5444);
2. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
3. that the owner shall either obtain an OSCAM permit from the Transportation and Streets Department (Traffic Operations at 496-2680) for the gravel that is currently being stored in the lane, or remove the obstruction immediately;

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 (\$415.00) 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 an appeal may be lodged with the Subdivision and Development Appeal Board, 3rd Floor, City Hall, 1 Sir Winston Church Square, Edmonton, Alberta, T5J 2R7 within 14 days from the date of the receipt of this decision.

If you have further questions, please call me at 496-6198.

Yours truly,

A handwritten signature in black ink, appearing to read 'Mark A. Lawrence', with a stylized, cursive script.

Mark A. Lawrence
Subdivision Authority

ML/bm/Posse # 43772210

Enclosure(s)

February 17, 2005

File No.:

DR - 442

Your POSSE #:

43772210

TO: Mark Lawrence
Subdivision Officer
Planning and Development Department

FROM: Christine Whalen, P.Eng.
Senior Engineer, Development Review Services
Transportation Planning Branch

SUBJECT: Proposed Subdivision SUB/04-0107 REVISED RESPONSE
Located west of 119 Street and south of 102 Avenue
Oliver

The Transportation and Streets Department has reviewed our requirement for the alley upgrade with this proposed subdivision and has determined that it is not clear that the current state of the alley is strictly attributable by the developer of this project. Therefore, we are removing this condition, and provide the following **REVISED RESPONSE**. The Transportation and Streets Department does not object to the proposed subdivision, subject to the following:

ADVISEMENT:

1. The alley behind this development is currently blocked and is being used to store gravel. The applicant is advised that he must obtain an OSCAM permit immediately for this use, or the obstruction and gravel must be removed from the alley immediately. The owner must call Traffic Operations at 496-2680 to arrange for the permit.

Should you require any additional information please contact Tami Hinse at 496-2613.



TH/
Enclosure

- c. Doug Moffatt, Streets Engineering
Al Cepas, Streets Engineering
Kelly Oakes, Streets Engineering
Doug Saunders, Pals Surveys & Associates
Euro Design Inc.

INFORMATION ONLY

ENCLOSURE

FILE: SUB/04-0107

DATE: FEB 1 /05

EURO DESIGN INC.

NOTES:

AREA AFFECTED BY REGISTRATION OF THIS PLAN SHOWN THIS
AND CONTAINS 0.030 Ha.

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

REVISION No.	DATE	DESCRIPTION	BY
1	DEC. 22/04	INSERTED FOUNDATION	WH
0	DEC. 9/04	ORIGINAL PLAN DRAWN	WH

HUDSON'S BAY RESERVE

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 2, BLOCK 18, PLAN 1652 C.L.

ALL WITHIN

(THEO. TWP.53 - RGE.24- W.4th)

EDMONTON - ALBERTA

2004

JOHN M. BYRNE, A.L.S.



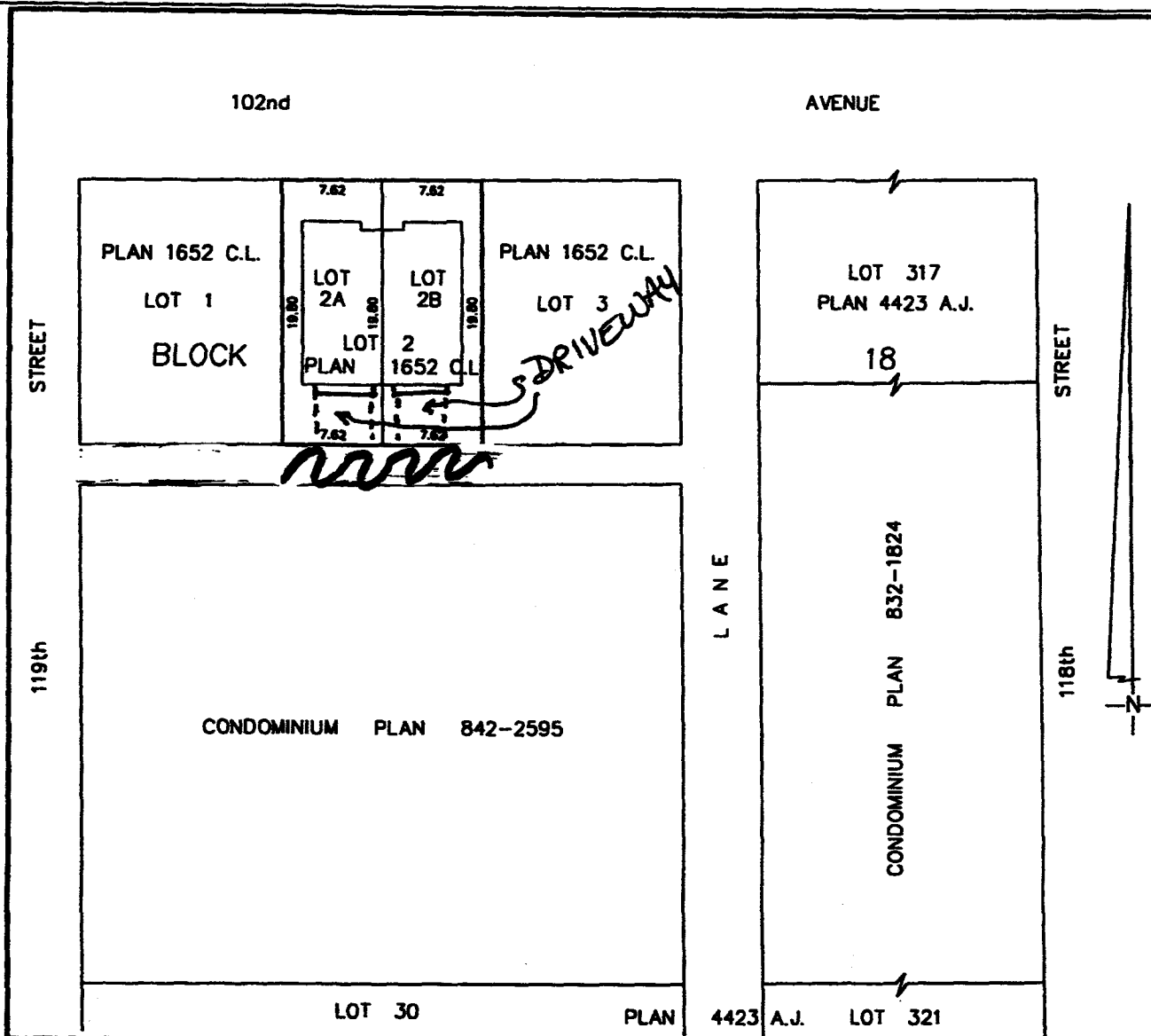
PALS SURVEYS AND ASSOCIATES LTD.

10704-176th STREET, EDMONTON, ALBERTA

PHONE: 455-3177

FILE NO.: 41603T

SCALE: 1:300





ENTERED
74

10065 Jasper Avenue
Edmonton, Alberta
T5J 3B1 Canada

January 13, 2005

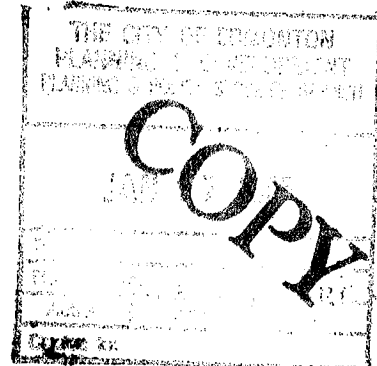
Your File #: Sub 04-0107
Posse #: 43772210

MEMORANDUM

TO: Mark Lawrence
Planning and Development Department

FROM: Roy Gilham CET
Engineering Technologist
Distribution Engineering

SUBJECT: Proposed Subdivision of Plan 1652CL Block 18 Lot 2
East of 119 Street, South of 102 Avenue



EPCOR has reviewed the above mentioned proposal and has no objections to the proposed subdivision subject to the following conditions.

1. EPCOR has existing facilities at this location. Based on the plan supplied, EPCOR will require a registered easement for the property service as shown on the attached plan. All costs of providing this easement are the responsibility of the property owner or the City of Edmonton. Please contact Janine Goh of EPCOR's Land Administration Group at 412 - 3991 for the correct documents to be used.
2. Any request for the modification, relocation and or removal of the existing EPCOR facilities shall be at the property owner's expense.
3. Any future construction of buildings, signs, light standards or other structures must meet the clearance requirements of the Alberta Safety Codes Act and the Canadian Electrical Code.
4. The response on this circular does not address conflicts or concerns with respect to facilities relating to Streetlighting, Communication Company installations or EPCOR Transmission Facilities. Please contact the owners of these facilities directly for their comments.

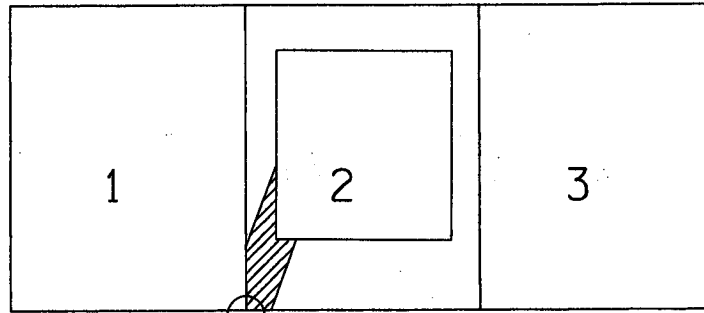
This installation must comply with the Alberta Safety Codes Act, the Canadian Electrical Code, and EPCOR's Customer Connection Guide.

I hope this information meets your needs, should you have any questions or require additional information, please call me at 412 - 3437.

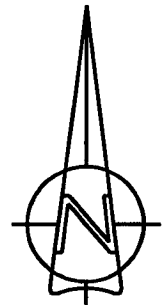
35

102 Ave.

119 St.



Easement to be 3.0 meters wide and cover service to house.



EPCOR

EPCOR EASEMENT
REQUIREMENTS FOR
LOT 2 BLOCK 18
PLAN 1652 CL

No.	Details	By	Date	App
REVISIONS				

Drawn By R. Gilham	Checked By R. Gilham	Scale N. T. S.
Date 14 Jan 2005	Approved By R. Gilham	Drawing No. EP04-0107