



July 20, 2011

LDA11-0049

IBI Geomatics Inc.  
1050, 10405 – Jasper Avenue  
Edmonton AB T5J 3N4

Attention: John Byrne

Dear Sir:

Subject: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 58A, Block 9, Plan 082 1851 located north of 100 Avenue and west of 109 Street: Downtown

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The Subdivision by Plan is APPROVED on July 20, 2011, subject to the following condition(s):

1. that the owner prepare and register a parking agreement to ensure that parking for proposed Lot 59A will be permitted on the remainder of Lot 58A in perpetuity, or until such time as parking is provided with the redevelopment of proposed Lot 59A;
2. that the owner is required to make satisfactory arrangements with the Drainage Services Branch of Infrastructure Services for the provision of a separate sanitary service connection to proposed Lot 59A; and
3. 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 and Transmission Inc. (412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 423-2500), ATCO Gas (424-5222), and Infrastructure Services (water and sewer 496-5444);
2. 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 (\$1719.00) and subsequently released to the applicant for registration at the Land Titles Office;

3. 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;
4. 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
5. that an appeal may be lodged with the Subdivision and Development Appeal Board, 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. The date of receipt of the decision is deemed to be five days from the date the decision is mailed.

If you have further questions, please call me at 496-6197.

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sg/Posse #107201791-001