

Thursday, May 12, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the May 12, 2016 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the May 5, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0108
184459570-001 Tentative plan of subdivision to create three (3) industrial lots from the SE 35-53-25-W4M located south of 157 Avenue NW and west of 142 Street NW; **RAMPART INDUSTRIAL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0512
180603857-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 7, Plan 6054 HW located south of 92A Avenue and east of 146 Street; **PARKVIEW**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0086 187420071-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 267, Block 6, Plan 7540 AH located south of 109 Avenue and east of 107 Street; CENTRAL MCDUGALL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0104 187885140-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 22, Plan 2156 HW located south of 63 Avenue and east of 109 Street; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0113 188166562-001	Tentative plan of subdivision to create two (2) semi-detached residential units from Lots 41 and 42, Block 29, Plan 2715 AN located north of 119 Avenue and east of 37 Street; BEACON HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0114 186968861-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 22, Plan 2655 HW located north of 70 Avenue and west of 95 Street; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0122 188031496-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 17, Plan 2600 KS located south of 80 Avenue and west of 142 Street; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0129 188589930-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 2521 HW located south of 99 Avenue and west of 162 Street; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0134 188762790-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 25, Block 22, Plan 2156 HW, located south of 63 Avenue NW and west of 108 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0144 189208051-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19 and the east half of Lot 18, Block 6, Plan 2239 X located south of 74 Avenue and west of 98 Street; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0217 220854937-001	Tentative plan of subdivision to revise conditionally approved LDA15-0066 by adjusting property lines to accommodate servicing connections from Lot 2, Plan 822 3027 and the NE 21-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:35 a.m.	



Subdivision Authority

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

May 12, 2016

File NO. LDA16-0108

Real Estate and Housing
City of Edmonton
19th Floor, 9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

Dear Mr. Tymchak:

RE: Tentative plan of subdivision to create three (3) industrial lots from the SE 35-53-25-W4M located south of 157 Avenue NW and west of 142 Street NW; **RAMPART INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 12, 2016, subject to the following conditions:

1. that the owner enter into a Memorandum of 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 subdivision boundary be amended to include the dedication of 153 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17647 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Memorandum of 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 pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

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

Municipal Reserve for SE 35-53-25-W4M was addressed by Deferred Reserve Caveat through LDA09-0195.

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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lc/Posse #184459570-001

Enclosure(s)

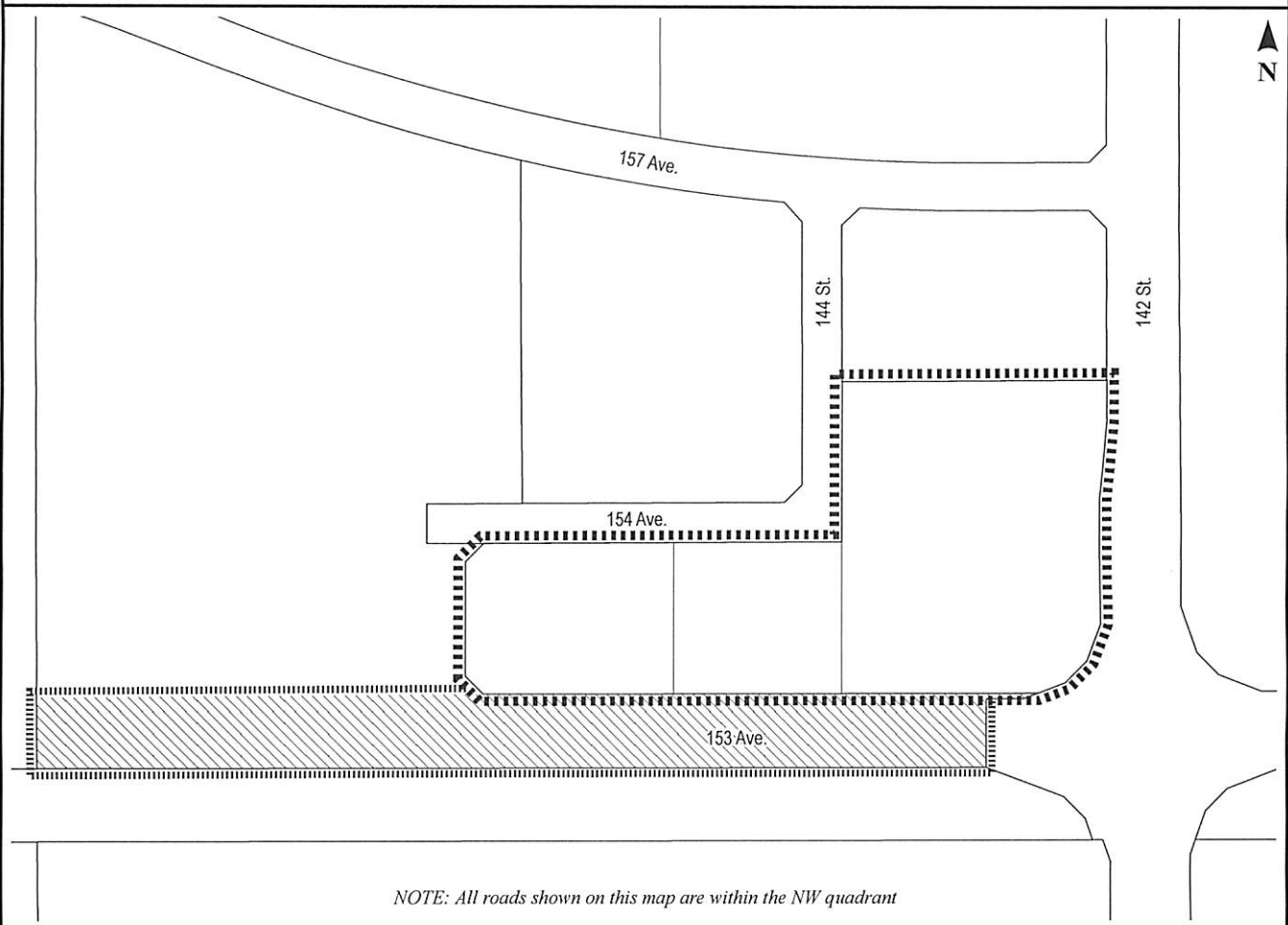
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 12, 2016

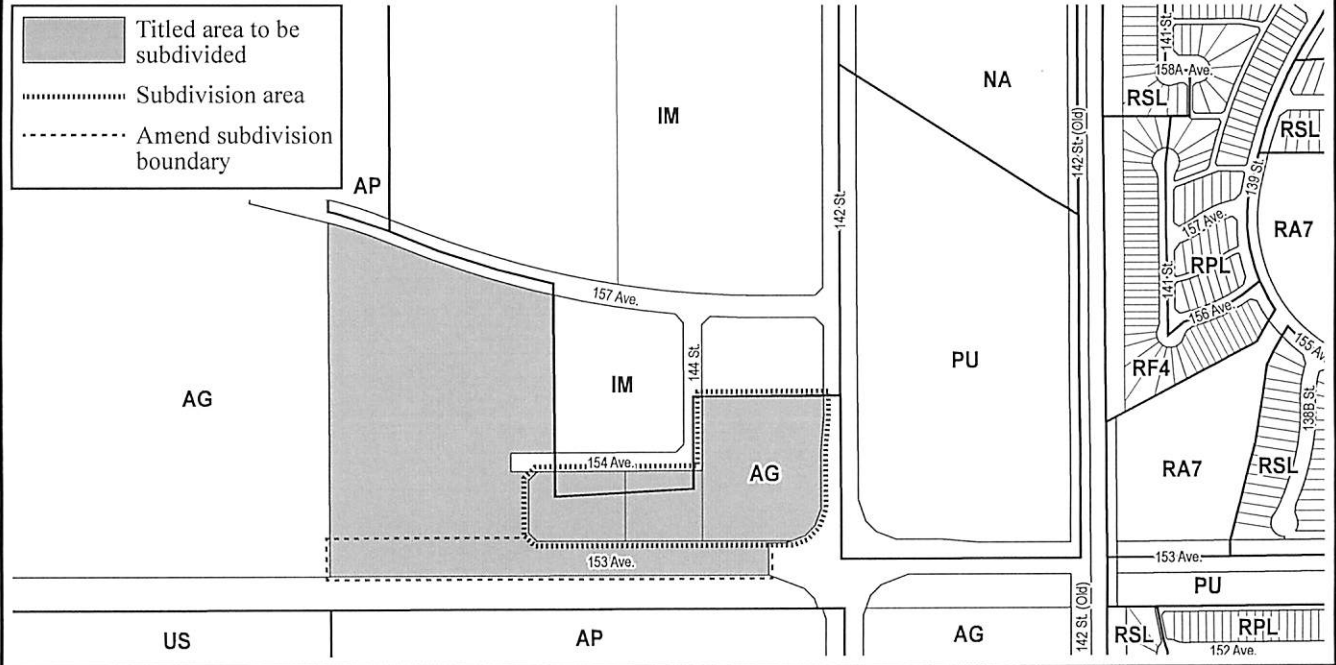
LDA16-0108

----- Limit of proposed subdivision
----- Amend subdivision boundary

▨ Dedicate as road right-of-way



▨ Titled area to be subdivided
----- Subdivision area
----- Amend subdivision boundary





Subdivision Authority

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

May 12, 2016

File NO. LDA15-0512

Rod Hergott
7719 - 109 Street
Edmonton, AB T6G 1C4

Dear Mr. Hergott:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 7, Plan 6054 HW located south of 92A Avenue and east of 146 Street;
PARKVIEW

The Subdivision by Plan is APPROVED on May 12, 2016, 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 Sustainable Development, 5th floor, 10250 – 101 Street 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 east of the proposed property line (see attached comments from Drainage Planning and Engineering). 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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #180603857-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 22, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/15-0512(SUB)

CADASTRAL NO.: 931+32-15

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Parkview

OUR FILE NO.: 51-014-011-009

PREPARED BY: Nina Lumabi
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments.

Water and Sewer Service Information

Plan 6054HW, Block 7, Lot 22 (14359-92A Avenue)

Proposed Lot 22B, Blk 7

- 1-20mm water service and 1-150mm sanitary service exists off the Lane South of 92A Avenue at 68.5m East of the East Property Line of 146 Street.

Proposed Lot 22A, Blk 7

- 1-100mm storm service exists off 92 Avenue at 78.9m East of Manhole #240284. The location at the main is assumed straight in.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 22A, Blk 7 directly off city mains prior to subdivision.**
4. **A new storm service will be required for proposed Lot 22B directly off city mains prior to subdivision.**
5. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing must be dealt with.)**
6. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

Nina Lumabi



Subdivision Authority

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

May 12, 2016

File NO. LDA16-0086

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

Attention: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 267, Block 6, Plan 7540 AH located south of 109 Avenue and east of 107 Street;
CENTRAL MCDUGALL

The Subdivision by Plan is APPROVED on May 12, 2016, 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 Sustainable Development, 5th floor, 10250 – 101 Street 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 2.7 m south of the north property line of Lot 267 (see attached comments from Drainage Planning and Engineering). 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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #187420071-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 29th, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0086(SUB)

CADASTRAL NO.: 934+36-17

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Central McDougall

OUR FILE NO.: 51-014-011-009

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed Lot 267A, Block 6

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 107th St at 2.7m south of the north property line of proposed lot 267A.

Proposed 267B, Block 6

Our records indicate that no water and/or sewer service exist to the proposed subdivision parcel directly off city mains.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 267B directly off city mains.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

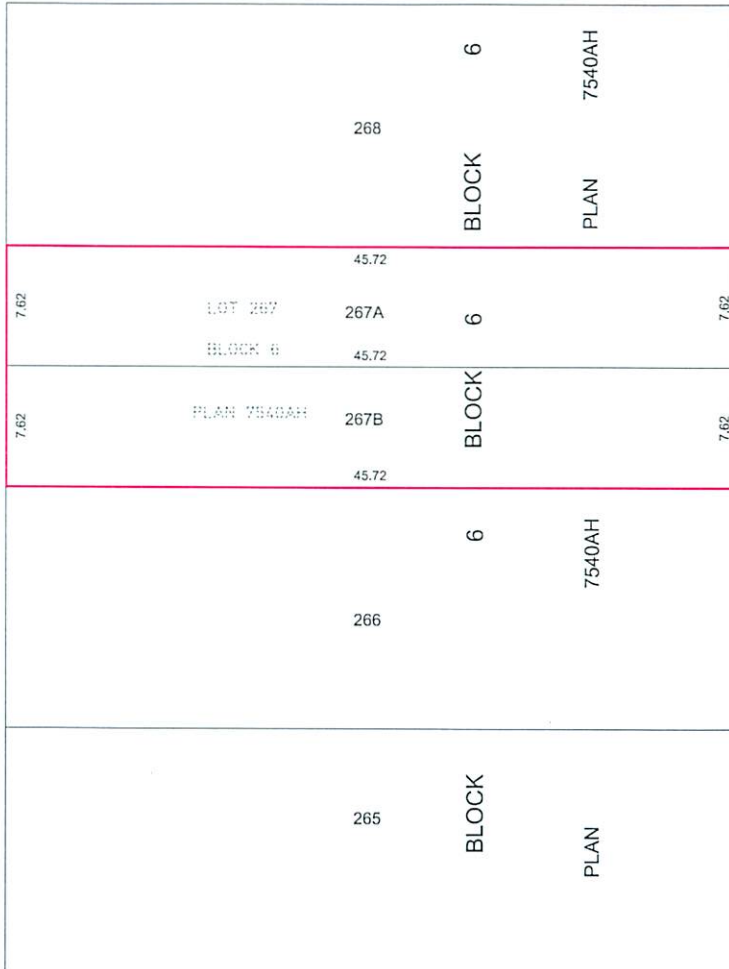
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

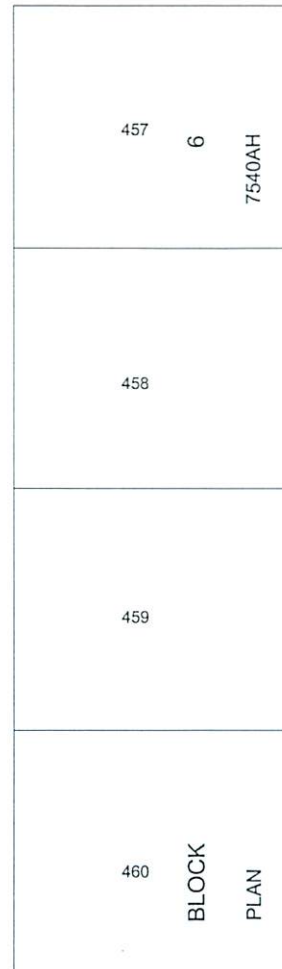
Joern Seemann.

109 AVENUE

107 STREET



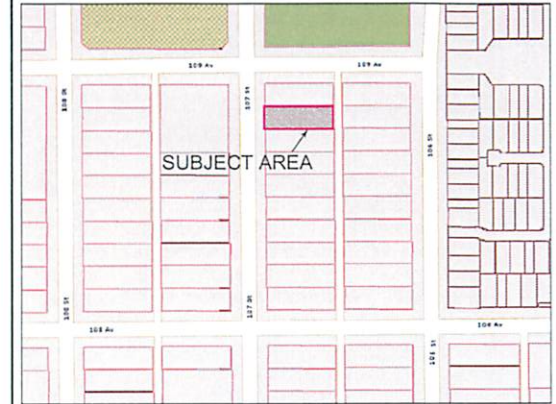
LANE



COMPASS DEVELOPMENTS

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 R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.070 ha.



SUBJECT AREA

KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	FEB. 16/15	ORIGINAL PLAN COMPLETED	TB

REVISIONS

CENTRAL McDOUGALL
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 267, BLOCK 6, PLAN 7540AH
WITHIN THE
HUDSON'S BAY COMPANY RESERVE
(THEO. N.1/2 SEC. 5 -TWP. 53 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA

2016
SCALE: 1:300

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

FILE NO.	61600005T	DRAFTED BY:	TB	CHECKED BY:	JM
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Subdivision Authority

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

May 12, 2016

File NO. LDA16-0104

Hagen Surveys (1982) Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 22, Plan 2156 HW located south of 63 Avenue and east of 109 Street;
ALLENDALE

The Subdivision by Plan is APPROVED on May 12, 2016, subject to the following condition(s):

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. (Residential and Business 780-423-2500), 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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #187885140-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

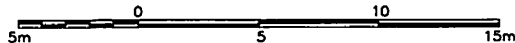
LOT 21, BLOCK 22, PLAN 2156 H.W.

IN THE

S.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

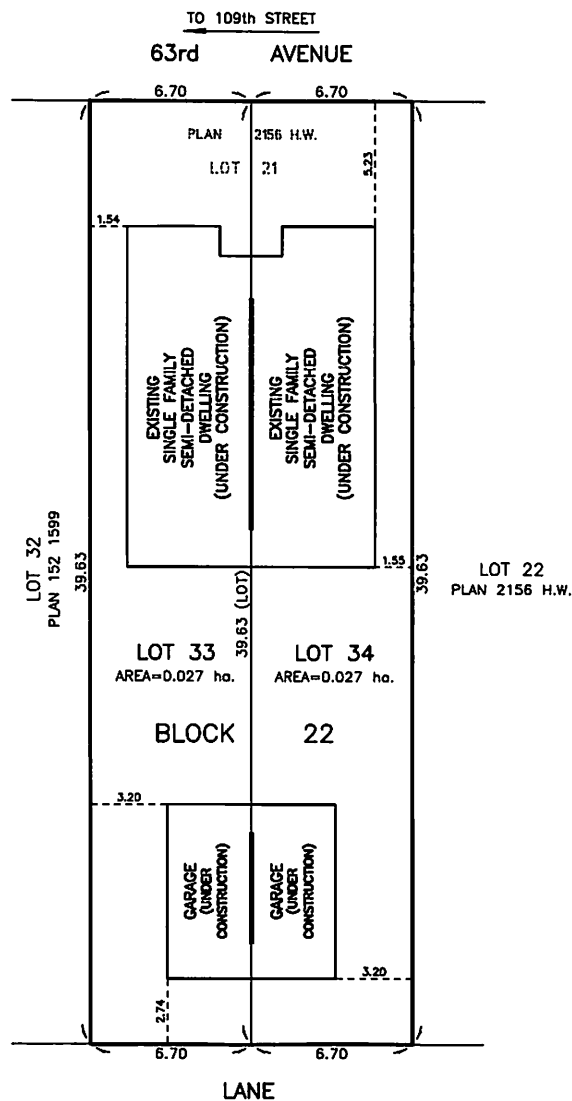
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 25, 2016
 REVISED: -

FILE NO. 14C1037

DWG.NO. 14C1037T





Subdivision Authority

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

May 12, 2016

File NO. LDA16-0113

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

Dear Mr. Sung:

RE: Tentative plan of subdivision to create two (2) separate units for a semi-detached dwelling on Lots 41 and 42, Block 29, Plan 2715 AN located north of 119 Avenue and east of 37 Street;
BEACON HEIGHTS

The Subdivision by Bare Land Condominium is APPROVED on May 12, 2016, subject to the following condition(s):

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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #188166562-001

Enclosure(s)

LOT 39
BLOCK 29
PLAN 2715AN

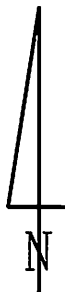
LOT 40
BLOCK 29
PLAN 2715AN

TENTATIVE PLAN

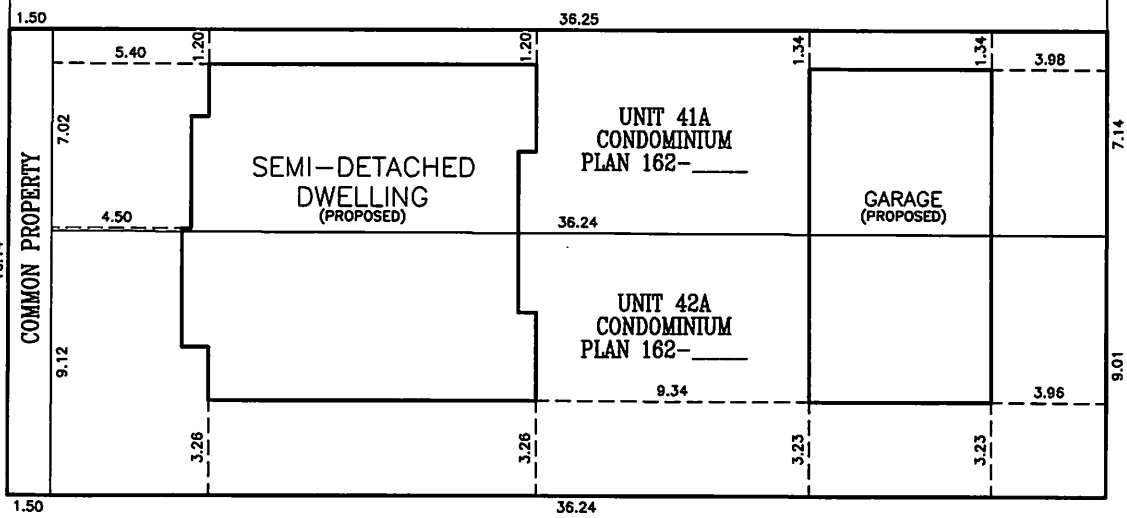
SHOWING PROPOSED BARELAND CONDOMINIUM OF
LOTS 41 & 42, BLOCK 29, PLAN 2715AN
11903/11905 - 37 STREET
CITY OF EDMONTON - ALBERTA

37 STREET

16.14
COMMON PROPERTY



LANE



SEMI-DETACHED
DWELLING
(PROPOSED)

UNIT 41A
CONDOMINIUM
PLAN 162-____

GARAGE
(PROPOSED)

UNIT 42A
CONDOMINIUM
PLAN 162-____

THIS PLAN IS PREPARED FOR:
ANUJ VERMA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. LOCATION AND SETBACKS OF PROPOSED SEMI-DETACHED DWELLING & PROPOSED GARAGE TAKEN FROM PLOT PLAN DONE BY HAZEN SURVEYS (1982) LTD. (JOB NO. 1522907).
3. REFER TO DEVELOPMENT PERMITS #181346974-001 & #181348974-005.
4. FINAL PROPERTY BOUNDARIES TO BE CONFIRMED WHEN CONSTRUCTION IS COMPLETE.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1: 200

JOB No. G0066LTO

PAGE 1 OF 1



Subdivision Authority

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

May 12, 2016

File NO. LDA16-0114

Eric Stieglitz
6923 - 85 Street
Edmonton, AB T6C 3A4

Dear Mr. Stieglitz:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 22, Plan 2655 HW located north of 70 Avenue and west of 95 Street;
HAZELDEAN

The Subdivision by Plan is APPROVED on May 12, 2016, 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 Sustainable Development, 5th floor, 10250 – 101 Street 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 6.0 m east of the west property line of Lot 17 (see attached comments from Drainage Planning and Engineering). 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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #186968861-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 24, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0114(SEMI)

CADASTRAL NO.: 928+36-22

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Hazeldean

OUR FILE NO.: 51-014-011-009

PREPARED BY: Nina Lumabi
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments.

Water and Sewer Service Information

Plan 2655HW, Block 22, Lot 17 (9518-70 Avenue)

Proposed West Portion of Lot 17, Blk 22

- 1-20mm water service and 1-150mm sanitary service exist off the Lane South of 71 Avenue at 6.0m East of the West Property Line of Lot 17.

Proposed East Portion of Lot 17, Blk 22

- Our records indicate that no water and/or sewer services exist directly off city mains.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for the Proposed East Portion of Lot 17, Blk 22 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

Nina Lumabi

TENTATIVE PLAN

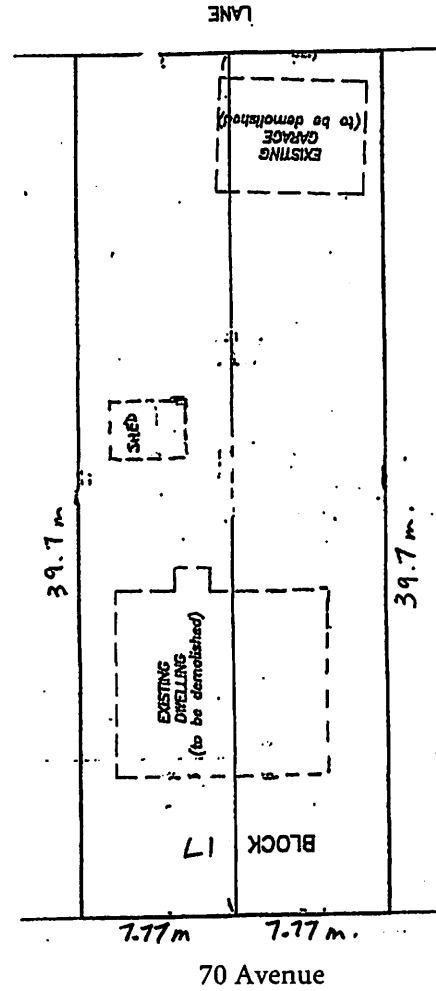
SHOWING SUBDIVISION OF

LOT 17 BLOCK 22 PLAN 2655HW.

9518 - 70 AVENUE.

EDMONTON ALBERTA

SCALE 1:200 2015





Subdivision Authority

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

May 12, 2016

File NO. LDA16-0122

Gordon Wacker
151 Quesnell Crescent
Edmonton, AB T5R 5P1

Dear Mr. Wacker:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 17, Plan 2600 KS located south of 80 Avenue and west of 142 Street;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on May 12, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 south of the north property line of Lot 33 (see attached comments from Drainage Planning and Engineering). 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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #188031496-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 22nd, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0122(SUB)

CADASTRAL NO.: 931+32-05

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Laurier Heights

OUR FILE NO.: 51-014-011-009

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed Lot 33A, Block 17

- 1-100mm storm service exists on 142nd St at 17.5m north of south property line of proposed lot 33A measured in a straight line.

Proposed Lot 33B, Block 17

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the Lane West of 142nd St at 5.5m south of north property line of proposed lot 33B.

Note: The owner/developer must dig and locate the existing services at property line in order to verify location and submit a survey with ALS stamp to Drainage Services prior to payment for new services.

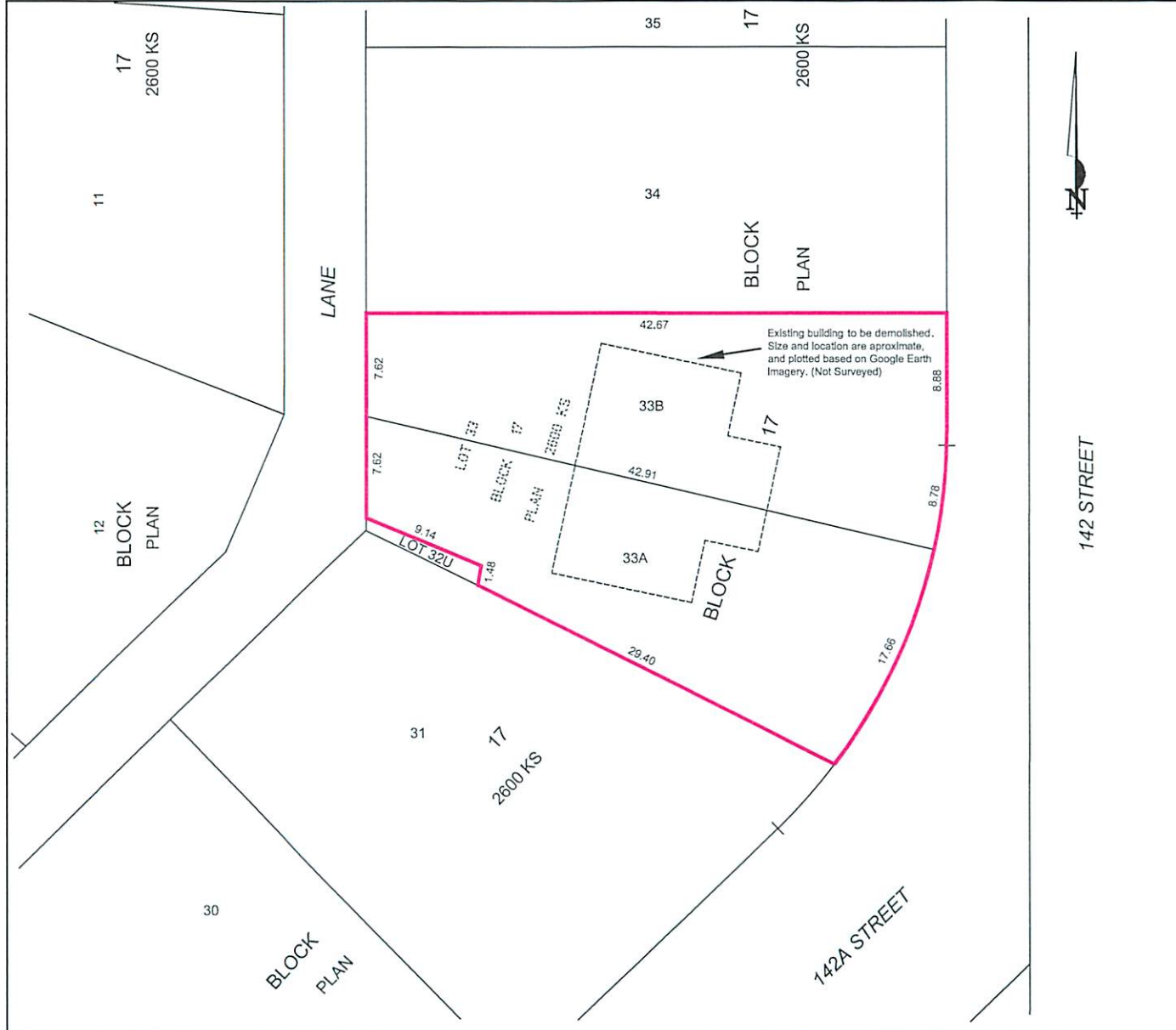
Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 33A directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 33B directly off city mains prior to subdivision approval.**
5. Should the survey show that the existing services are not located at the measurements mentioned above, then the lot that does not have water, sanitary and/or storm service will require new services.
6. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
 2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.
- c. Epcor Water Services – ecirc-water@epcor.ca

Joern Seemann.



142 STREET

GORD WACKER

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.106 ha.



SUBJECT AREA

KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	March 10/16	ORIGINAL PLAN COMPLETED	TB

REVISIONS

LAURIER HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 33, BLOCK 17, PLAN 2600 KS
WITHIN THE
S.E. 1/4 SEC. 26 - 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.	61600007T	DRAFTED BY:	TB	CHECKED BY:	RS
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Subdivision Authority

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

May 12, 2016

File NO. LDA16-0129

Alberta Geomatics Inc.
201, 8762 - 50 Avenue NW
Edmonton, AB T6E 5K8

Attention: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan 2521 HW located south of 99 Avenue and west of 162 Street;
GLENWOOD

The Subdivision by Plan is APPROVED on May 12, 2016, 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 Sustainable Development, 5th floor, 10250 – 101 Street 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 6.1 m south of the north property line of Lot 10 (see attached comments from Drainage Planning and Engineering). 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 (i.e. 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #188589930-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 3rd, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0129(SUB)

CADASTRAL NO.: 931+28-22

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Glenwood

OUR FILE NO.: 51-014-011-009

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed Lot 10A, Block 1

Our records indicate that no water and/or sewer services exist to the proposed subdivision parcel directly off city mains.

Proposed Lot 10B, Block 1

- 1-20mm water service and 1-150mm sanitary service exist in common trench on 162nd St at 6.1m south of the north property line of proposed lot 10B.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 10A directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

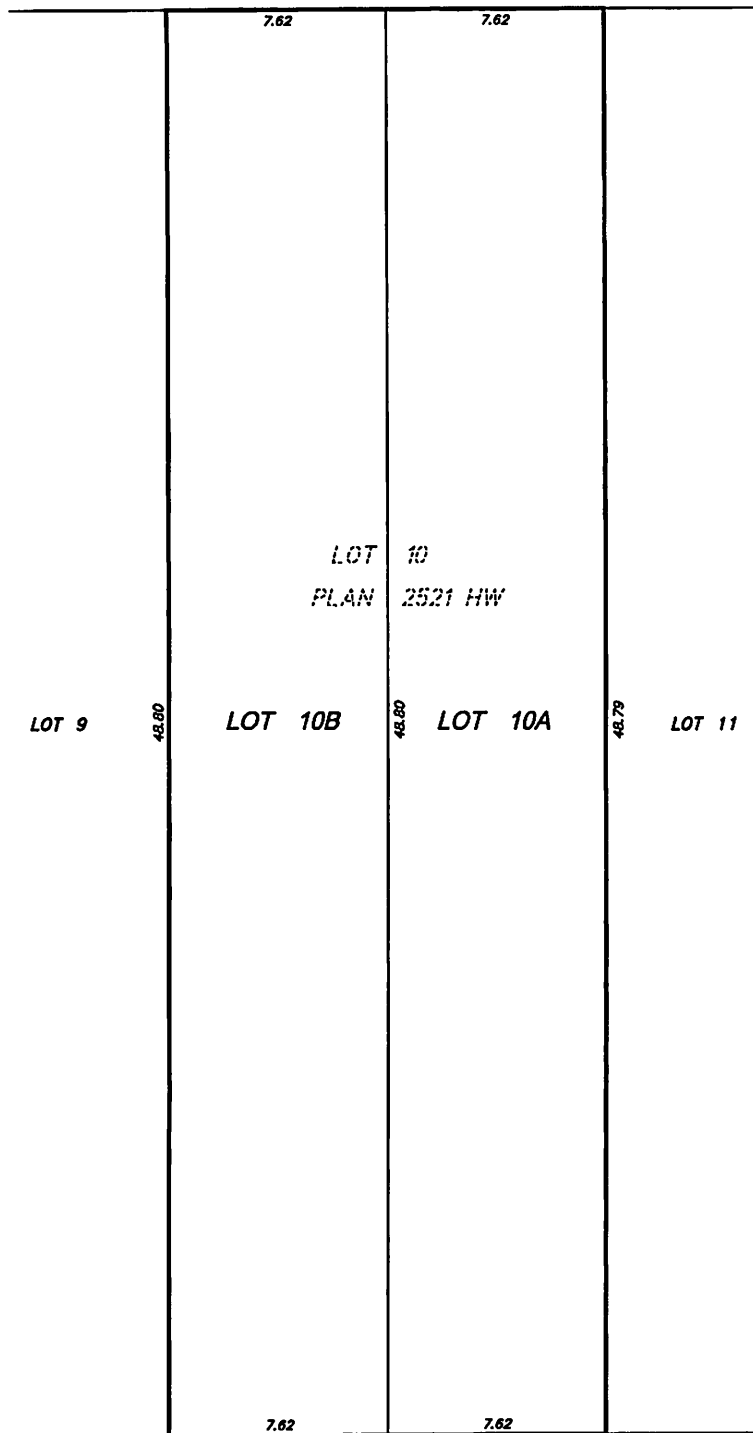
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

Joern Seemann.



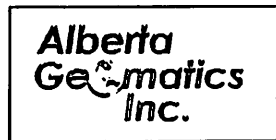
162nd STREET



LANE

TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024



NOTE:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
 BY LEGAL SURVEY

LOT: 10 BLOCK: 1 PLAN: 2521 HW

SUBMISSION: GLENWOOD ADDRESS: 9846-162 STREET

BUILDER/OWNER: BAUM & WOOLGER HOMES EDMONTON

ZONING: RF4

FILE: E12334

LOT AREA: 0.074 ha

SCALE: 1:200

DRAWN BY: P.Z.

CHECKED BY: P.S.

2016-03-08



Subdivision Authority

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

May 12, 2016

File NO. LDA16-0134

Hagen Surveys Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 25, Block 22, Plan 2156 HW, located south of 63 Avenue NW and west of 108 Street NW;
ALLENDALE

The Subdivision by Plan is APPROVED on May 12, 2016, 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. (Residential and Business 780-423-2500), 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 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #188762790-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

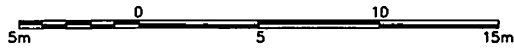
LOT 25, BLOCK 22, PLAN 2156 H.W.

IN THE

S.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

DRAWN BY: J.V.

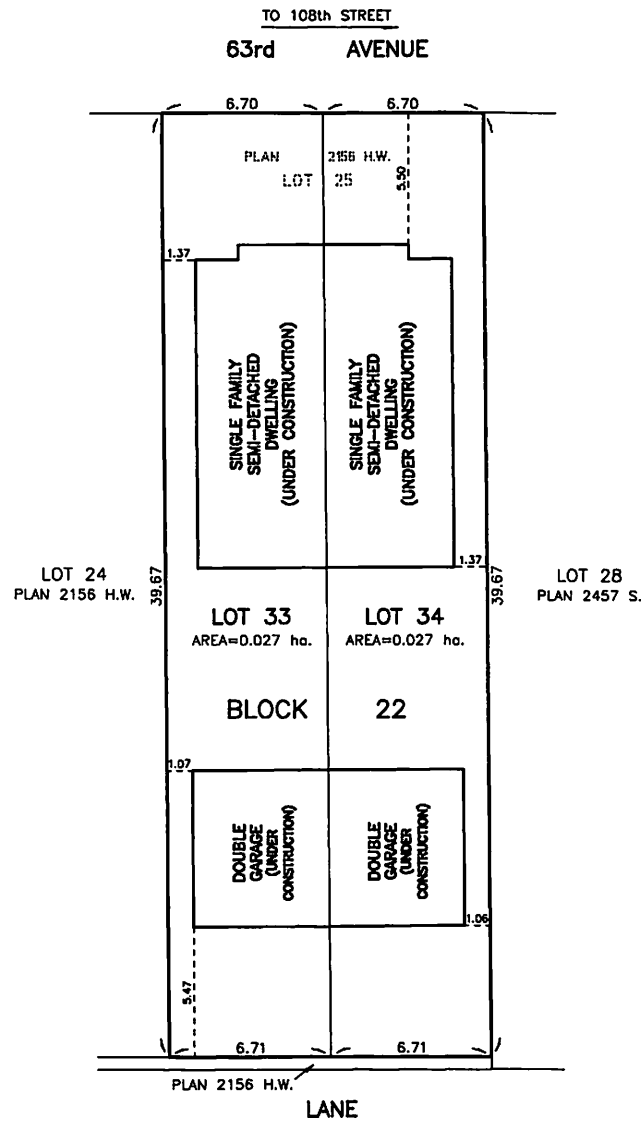
CALC'D. BY: J.V.

DATE: March 16, 2016

REVISED: -

FILE NO. 15C0781

DWG.NO. 15C0781T





Subdivision Authority

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

May 12, 2016

File NO. LDA16-0144

Hagen Surveys (1982) Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

Attention: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19 and the east half of Lot 18, Block 6, Plan 2239 X located south of 74 Avenue and west of 98 Street; **RITCHIE**

The Subdivision by Plan is APPROVED on May 12, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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 Sustainable Development, 5th floor, 10250 – 101 Street NW;
2. 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
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. (Residential and Business 780-423-2500), 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 east of the proposed property line (see attached comments from Drainage Planning and Engineering). 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 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;
5. 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;
6. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
7. 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;
8. 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
9. 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #189208051-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 29, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0144 (SUB)

CADASTRAL NO.: 928+36-23

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Richie

OUR FILE NO.: 51-014-011-009

PREPARED BY: Georgeanne Andersen
Water and Sewer Servicing Section
Drainage Services

The Water and Sewer Servicing Section of Drainage Services has reviewed the proposal and have the following comments:

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcel(s):

Proposed Lot 41, Blk 6, Plan 2239X

- 1-20mm water service and 1-150mm sanitary service, exists in common trench, at 16.15m West of West Property Line of 98 Street off 74 Avenue.

Proposed Lot 40, Blk 6, Plan 2239X

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 40 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

c. Epcor Water Services – ecirc-water@epcor.ca

Georgeanne Andersen

TENTATIVE PLAN

SHOWING SUBDIVISION OF

E.1/2 OF LOT 18 & LOT 19
BLOCK 6, PLAN 2239 X.

IN THE
N.W.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON, Ph: 464-5506

SURVEYOR'S STAMP

DRAWN BY: J.V.

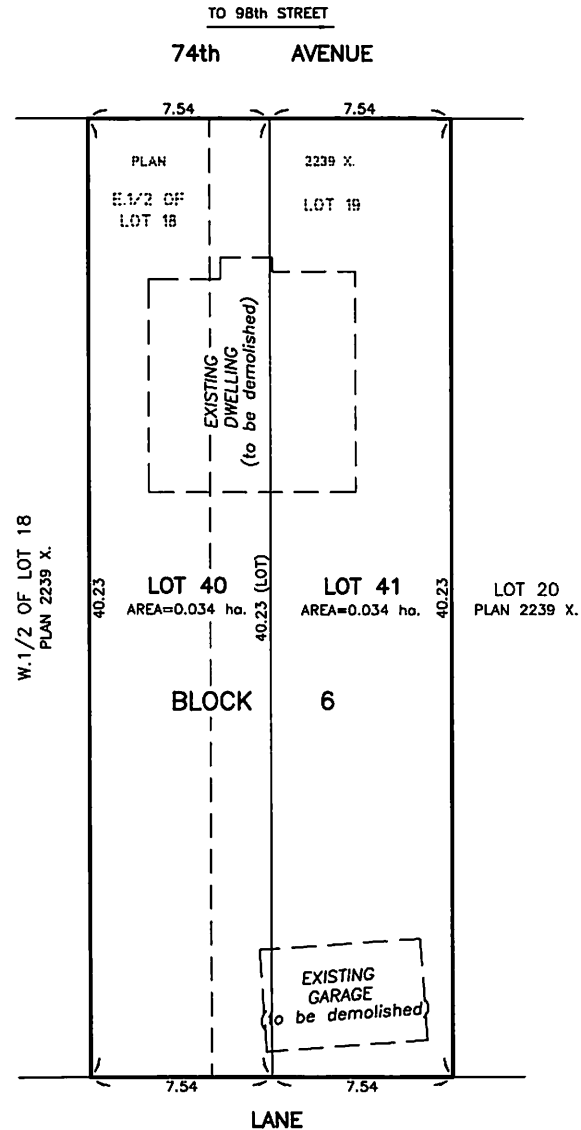
CALC'D. BY: J.V.

DATE: March 22, 2016

REVISED: -

FILE NO. 16S0170

DWG.NO. 16S0170T





Subdivision Authority

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

May 12, 2016

File NO. LDA16-0217

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

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to revise conditionally approved LDA15-0066 by adjusting property lines to accommodate servicing connections from Lot 2, Plan 822 3027 and the NE 21-51-25 W4M, located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

The Subdivision by Plan is APPROVED on May 12, 2016, subject to the following conditions:

1. that the approved subdivision LDA15-0066 be registered concurrent with this subdivision; 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. (Residential and Business 780-423-2500), 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 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 (\$636.00) 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.

Yours truly,



Blair McDowell
Subdivision Authority

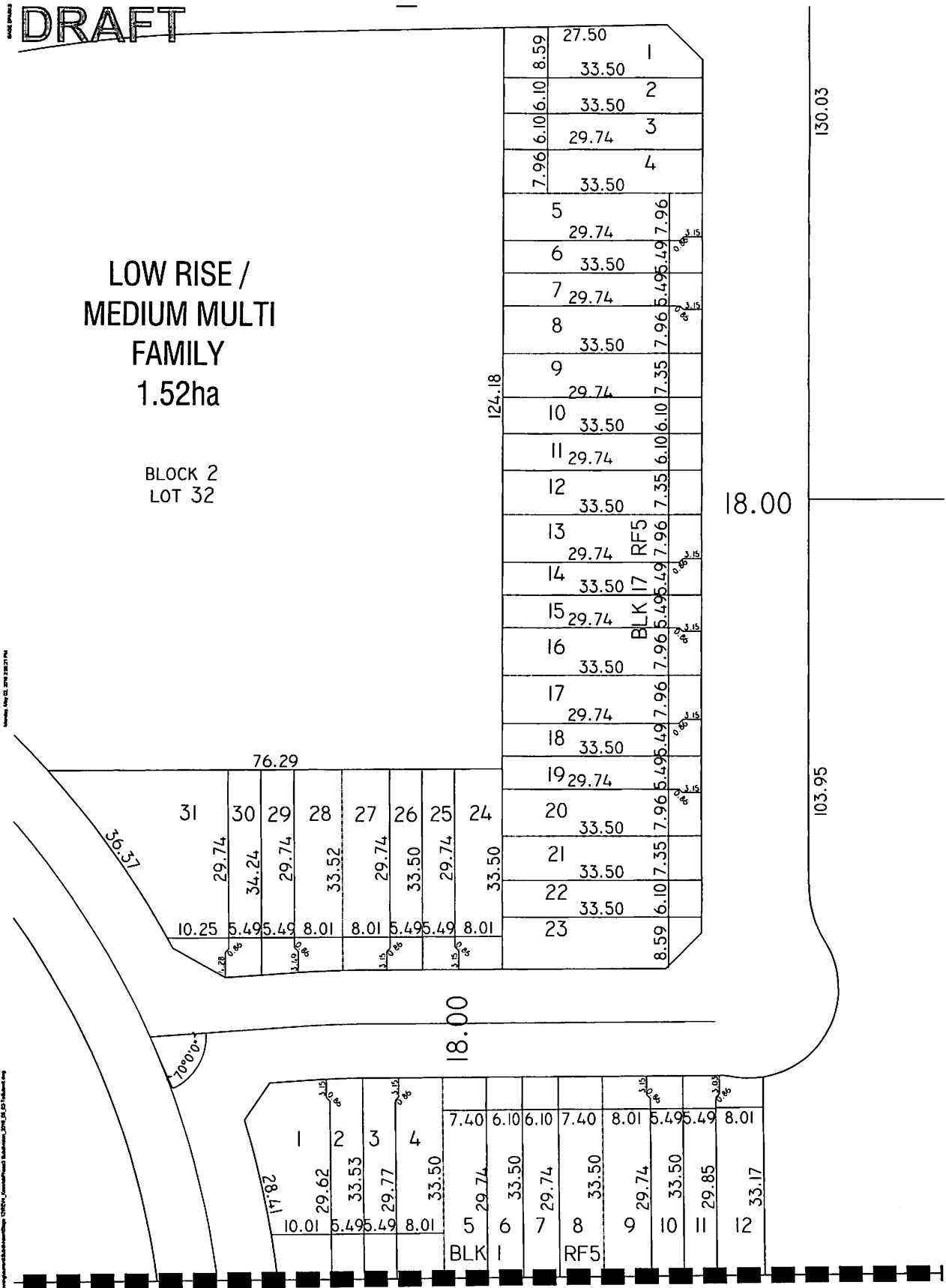
BM/sc/Posse #220854937-001

Enclosure(s)

DRAFT

**LOW RISE /
MEDIUM MULTI
FAMILY
1.52ha**

BLOCK 2
LOT 32



ALL AREAS ARE MEASURED AND ALL DIMENSIONS HAVE BEEN
ROUNDED OFF.
THIS PLAN IS NOT TO BE USED FOR MARKETING PURPOSES
LOT AND BLOCK NUMBERS ARE PRELIMINARY AND SUBJECT TO
CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN



IBI GROUP
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 428 3256
ibigroup.com

KESWICK - LDA15-0066
Revised Lots Detail Plan
Beaverbrook

DATE: May 2, 2016
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: DS
SCALE: NTS
JOB NUMBER: 36892.100

