

Thursday, June 8, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 8, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 1, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0276
155551630-001

Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0013
238178337-001

Tentative plan of subdivision to create 22 single detached residential lots, 18 semi-detached residential lots, and (1) Public Utility lot, from the SW 24-51-25 WM4 located north of 28 Avenue SW and east of 141 Street SW; **PAISLEY**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0146 243120076-001	Tentative plan of subdivision to create 44 single detached residential lots and 24 semi-detached residential lots, from Lot A, Plan 4270 NY, Lot A, Block 7, Plan 152 4703, and the NE 31-52-25-W4M located south of Stony Plain Road NW and west of 199 Street NW; STEWART GREENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0171 243767853-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 3, Plan 132 1089 located south of 28 Avenue SW and west of 141 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0202 245102050-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 54, Plan 3875P, located south of 107 Avenue NW and east of 128 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0209 245265199-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 16, Plan 1367 HW, located direction of 76 Avenue NW and west of 116 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0215 245448904-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 4 Plan 3458 HW, located west of 93 Street NW and north of 69 Avenue NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0235 245919577-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 12, Plan 6045HW, located south of 65 Avenue NW and east of 93 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0241 246178778-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 23, Plan 3875P, located south of 109 Avenue NW and west of 128 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0243 246143901-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 2, Plan 772 3032, located south of 54 Avenue NW and west of 109a Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0254 246688170-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20A, Block 15, Plan 772 0171, located south of 97 Avenue NW and east of 155 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0255 246485196-001	Tentative plan of subdivision to create two (2) Bare Land Condominium units for a semi-detached dwelling from Lot K, Plan 108HW, located north of 76 Avenue NW and east of 109 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0257 246589561-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 85, Plan 6334 HW, located north of 95 Avenue NW and east of 149 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



June 8, 2017

File No. LDA17-0013

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create 22 single detached residential lots, 18 semi-detached residential lots, and (1) Public Utility lot, from the SW 24-51-25 WM4 located north of 28 Avenue SW and east of 141 Street SW; **PAISLEY**

I The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA16-0567 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with bollards, within the Public Utility lot (PUL), to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering); and
9. that the owner is responsible for the landscape design and construction within the PUL, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for SW-24-51-25-W4M was addressed by dedication and a Deferred Reserve Caveat (DRC) registration with LDA12-0411, LDA14-0229, and LDA16-0567. The DRC will carry forward on title.

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

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

If you have further questions, please contact April Gallays at april.gallays@edmonton.ca or 780-496-1895.

Regards,



Blair McDowell
Subdivision Authority

BM/ag/Posse #238178337-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

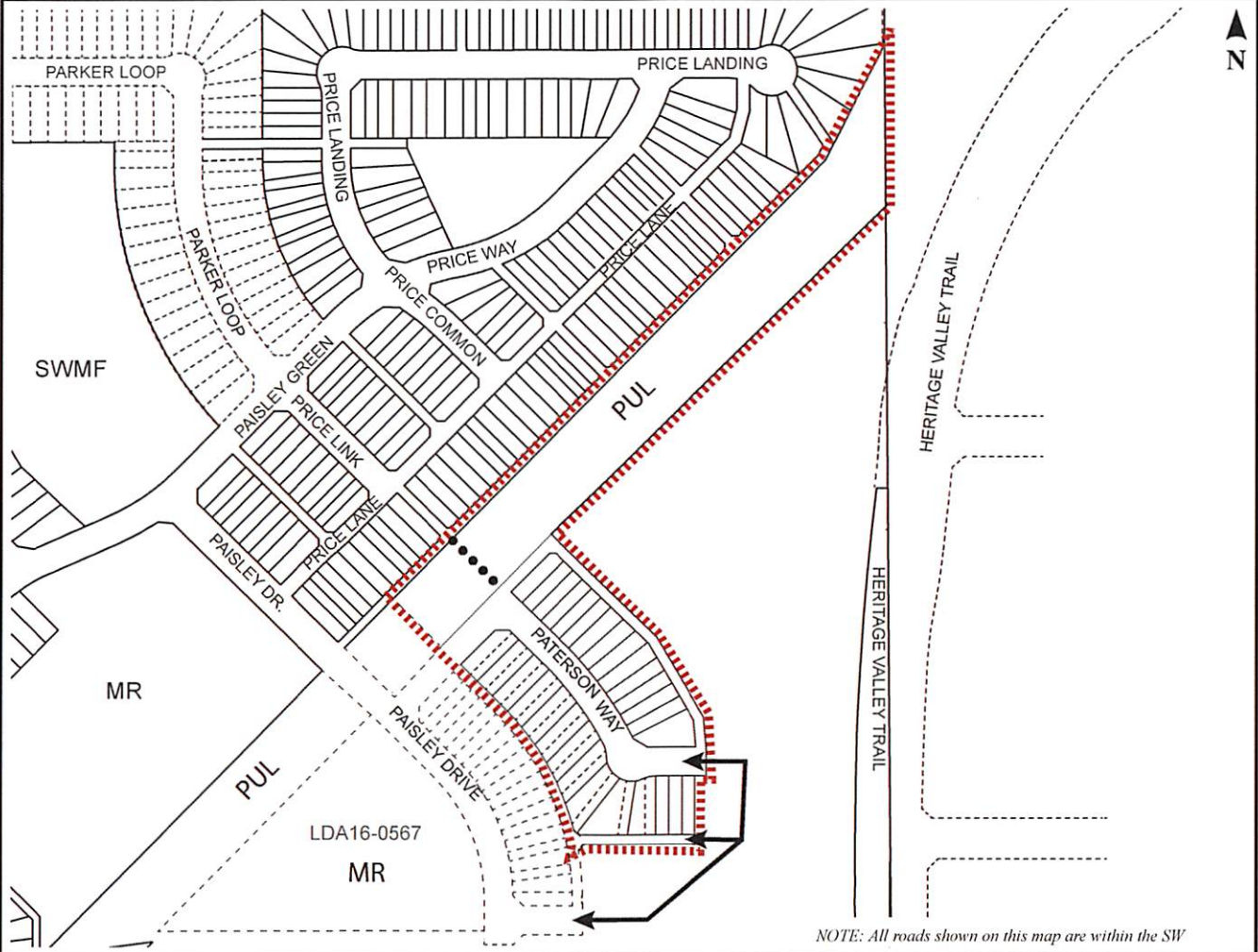
June 8, 2017

LDA17-0013

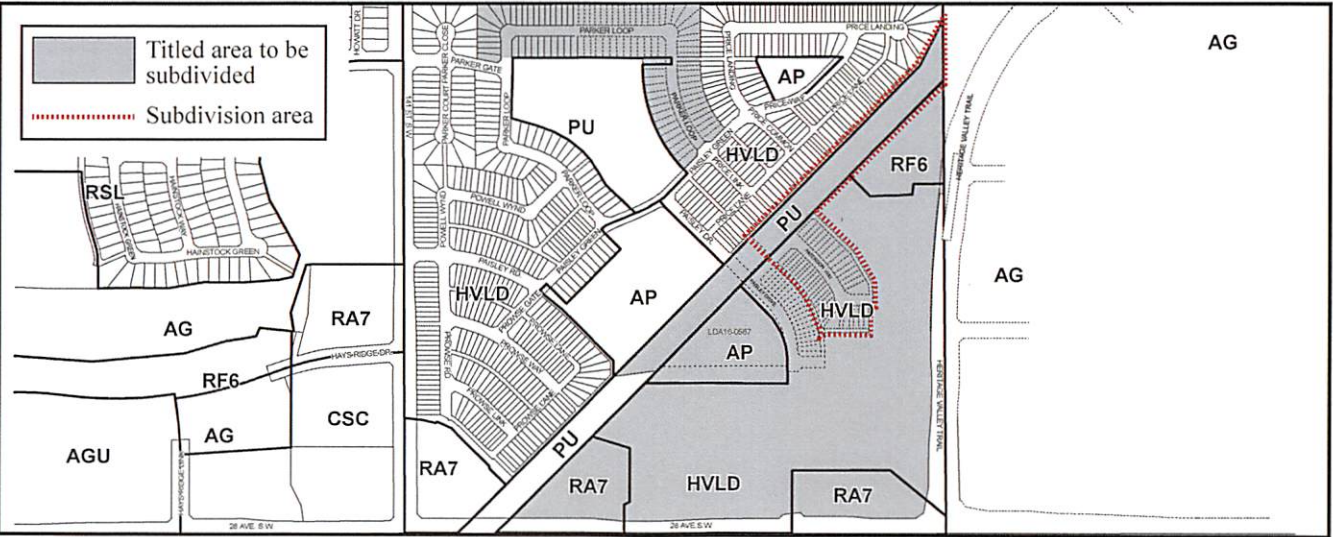
----- Limit of proposed subdivision

..... 3 m hard surface shared use path

↔ Temporary 6 m roadway



NOTE: All roads shown on this map are within the SW





June 8, 2017

File No. LDA17-0146

WSP Canada Group Limited
1200, 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Shree Shinde

RE: Tentative plan of subdivision to create 44 single detached residential lots and 24 semi-detached residential lots, from Lot A, Plan 4270 NY, Lot A, Block 7, Plan 152 4703, and the NE 31-52-25-W4M located south of Stony Plain Road NW and west of 199 Street NW; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 18048 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner install bollards to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner upgrade the existing 150 mm water main stub to a 200 mm water main stub, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the subject lots was addressed through LDA14-0037. A 2.488 ha MR parcel was dedicated, and a 1.226 ha Deferred Reserve Caveat (DRC) was registered against Lot A, Plan 4270 NY.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #243120076-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

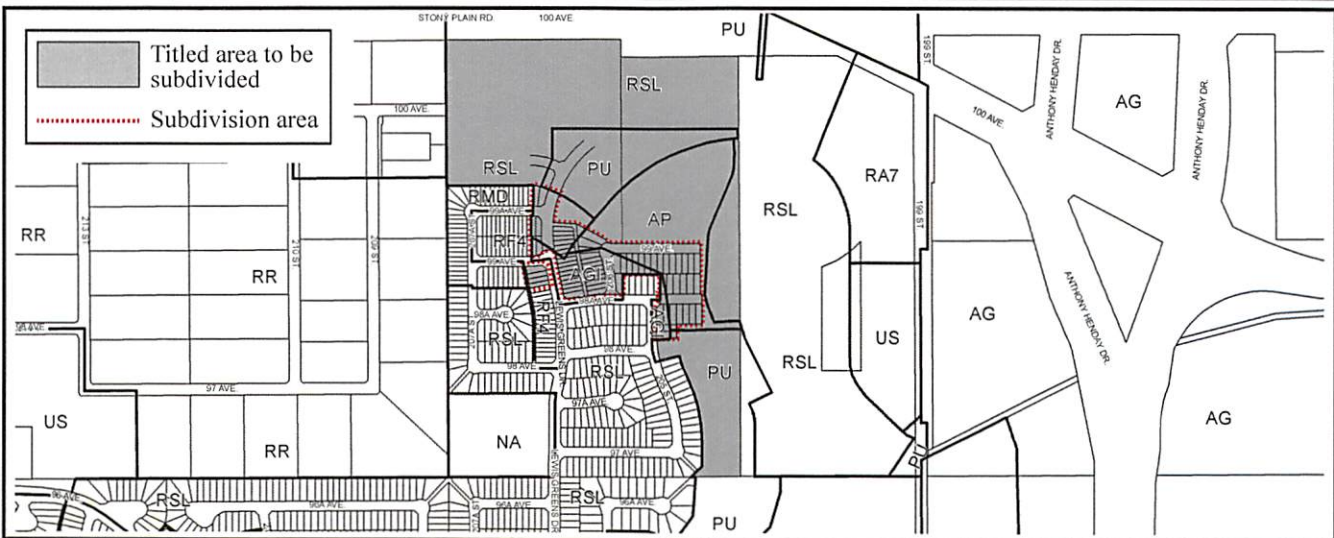
June 8, 2017

LDA17-0146

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence as per Zoning Bylaw
- 1.2 m uniform fence
- Bollards
- Temporary 17 m radius transit turnaround
- Temporary 6 m roadway
- Upgrade to 200 mm water main stub
- Restrictive covenant re: Freeboard



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





Subdivision Authority

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

June 8, 2017

File No. LDA17-0171

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 3, Plan 132 1089 located south of 28 Avenue SW and west of 141 Street SW; **CHAPPELLE**

The Subdivision by Plan is APPROVED on June 8, 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 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
3. 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sm/Posse #243767853-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

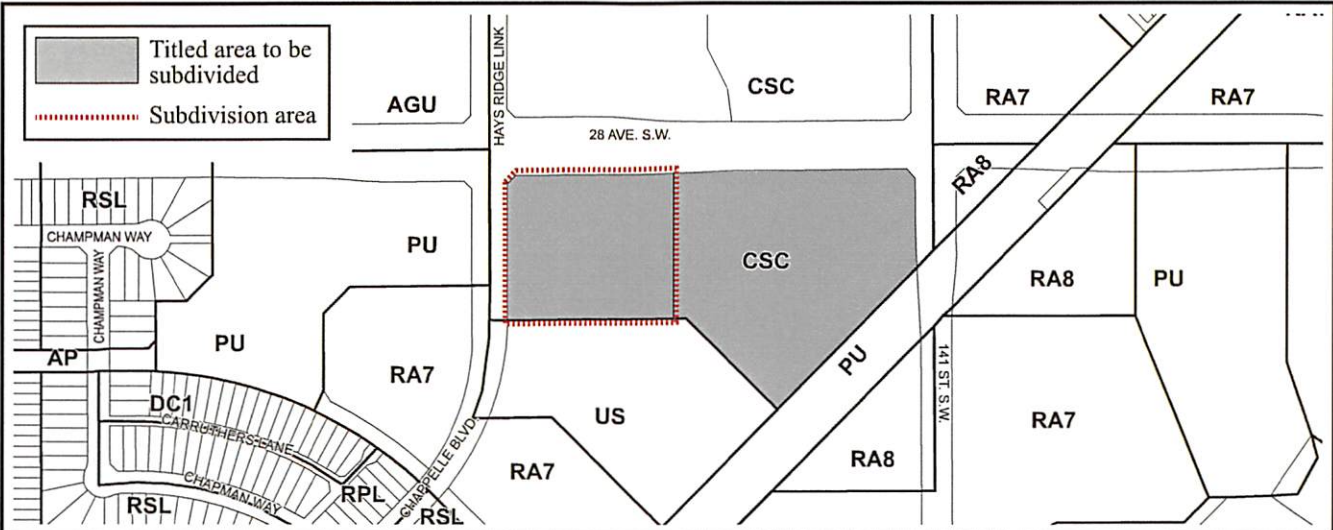
June 8, 2017

LDA17-0171

Limit of proposed subdivision



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





June 8, 2017

File No. LDA17-0202

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 54, Plan 3875P, located south of 107 Avenue NW and east of 128 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.77 m north of the south property line of Lot 9. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,



Blair McDowell
Subdivision Authority

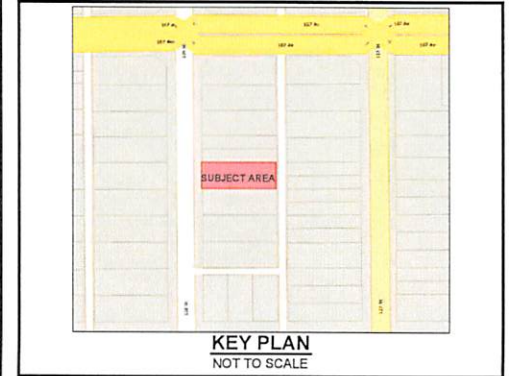
BM/sm/Posse #245102050-001

Enclosure(s)

MIRO HLIVKA

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 RFL.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
2	JUNE 2, 2017	ADD DEFLECTION AT BACK AND REMOVE DEFLECTION AT FRONT OF PROPERTY LINE	AN
1	MAY 31, 2017	ADD DEFLECTION AT FRONT OF PROPERTY LINE	AN
0	APR. 5, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

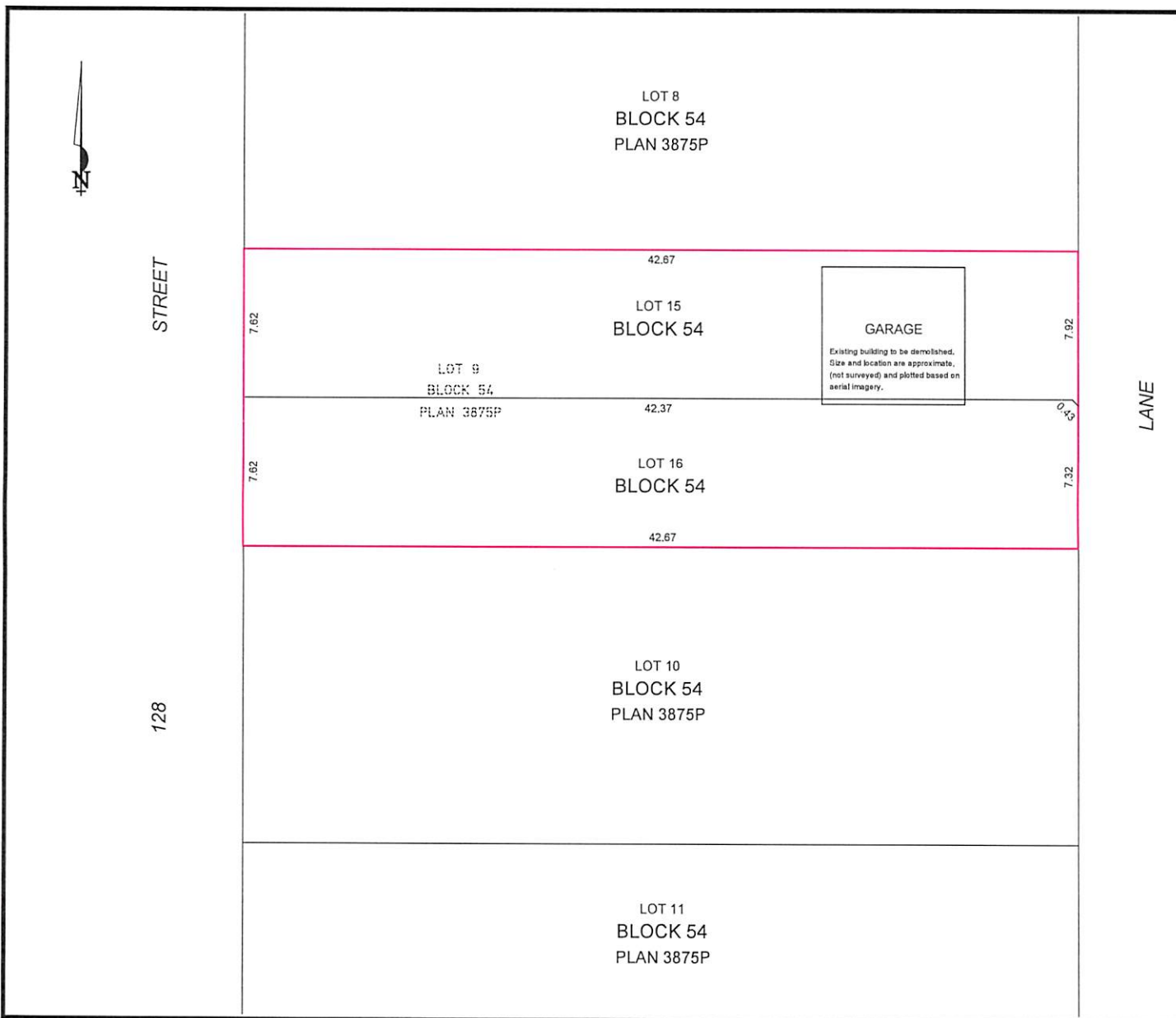
WEST MOUNT
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 9, BLOCK 54, PLAN 3875P
WITHIN
RIVER LOT 2 EDMONTON SETTLEMENT
(THEO. SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.)
EDMONTON - ALBERTA

2017

SCALE: 1:200

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

FILE NO. 61700016T	DRAFTED BY: AN	CHECKED BY: BM
--------------------	----------------	----------------





Subdivision Authority

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

June 8, 2017

File No. LDA17-0209

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 16, Plan 1367 HW, located direction of 76 Avenue NW and west of 116 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m east of the west property line of Lot 7 (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 (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 Stephen Raitz at stephen.raitz@edmonton.ca

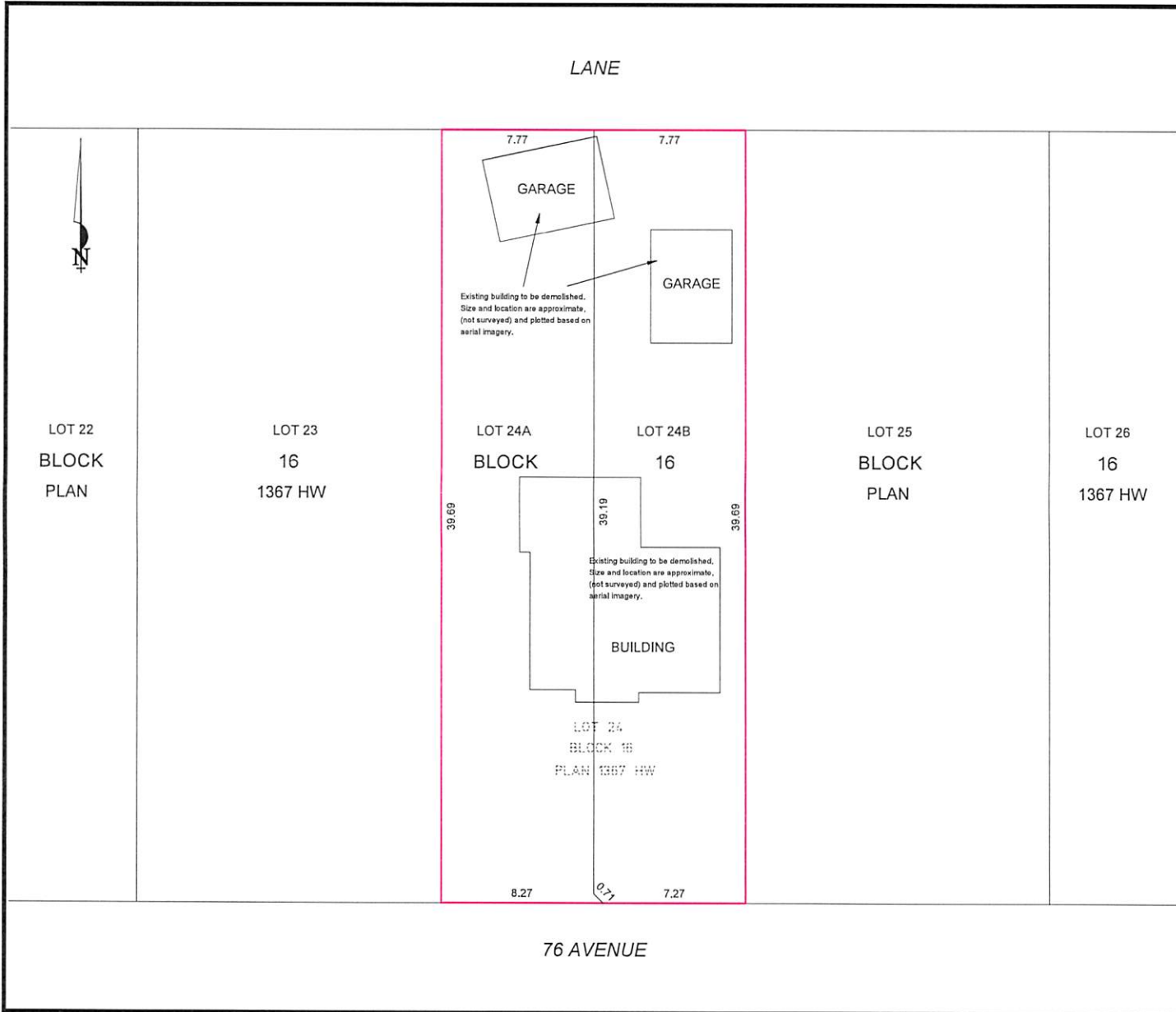
Regards,



Blair McDowell
Subdivision Authority

BM/sr/Posse# 245265199-001

Enclosure(s)



SAN RUFO HOMES

NOTES:

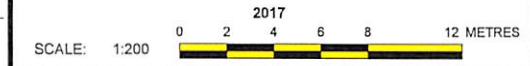
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.062 ha.



REV. NO.	DATE	ITEM	BY
1	JUNE 2, 2017	ADD DEFELECTION	AN
0	APR. 7, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

BELGRAVIA
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 24, BLOCK 16, PLAN 1367 HW
WITHIN THE
FRAC. S.W. 1/4 SEC.30 - TWP.52 - RGE.24 - W.4th MER.
EDMONTON - ALBERTA



Pals Geomatics 2017

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

FILE NO. 61700018T	DRAFTED BY: AN	CHECKED BY: ME
--------------------	----------------	----------------



Subdivision Authority

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

June 8, 2017

File No. LDA17-0215

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 4 Plan 3458 HW, located west of 93 Street NW and north of 69 Avenue NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots;
2. 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 Jatinder Tiwana at 780-496-5696); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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 Steven Ketza at steven.ketza@edmonton.ca or 780-944-0250.

Regards,



Blair McDowell
Subdivision Authority

BM/sk/Posse #245448904-001

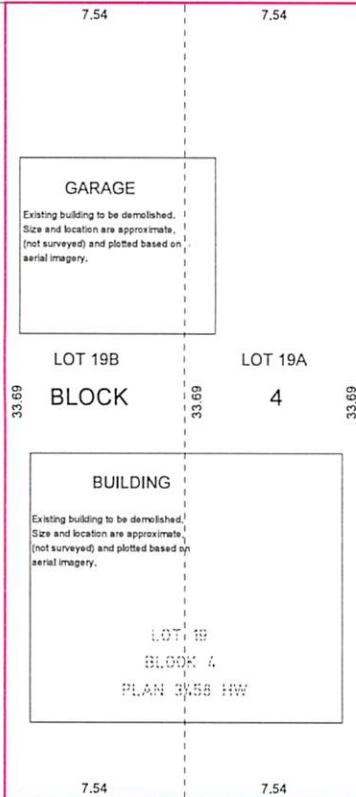
Enclosure(s)



LANE

LOT 21A
BLOCK
PLAN 012 4010

LOT 20
4
PLAN 3458 HW



LOT 18
BLOCK
PLAN

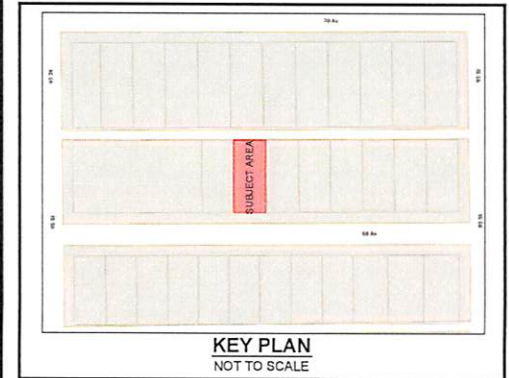
LOT 17
4
3458 HW

69 AVENUE

ACCENT INFILLS

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 RFD.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.051 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 10, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 19, BLOCK 4, PLAN 3458 HW

WITHIN THE

N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO.	61700020T	DRAFTED BY:	AN	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

June 8, 2017

File No. LDA17-0235

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 12, Plan 6045HW, located south of 65 Avenue NW and east of 93 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Jatinder Tiwana at 780-496-5696);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 36.2 m east of the east property line of 93 Street NW. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

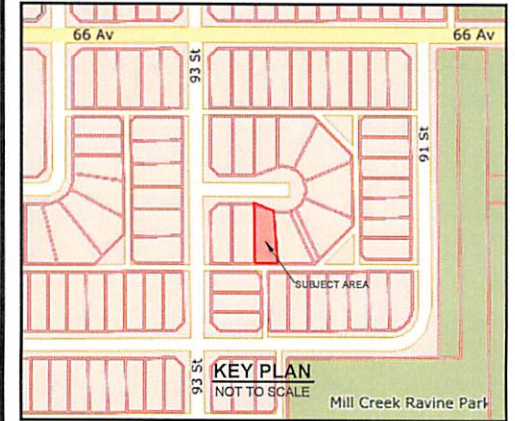
BM/mb/Posse #245919577-001

Enclosure(s)

CARSON BUILT

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 R1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS
- AND CONTAINS: 0.064 ha.



REV. NO.	DATE	ITEM	TP	BY
0	APR. 19/17	ORIGINAL PLAN COMPLETED	TP	

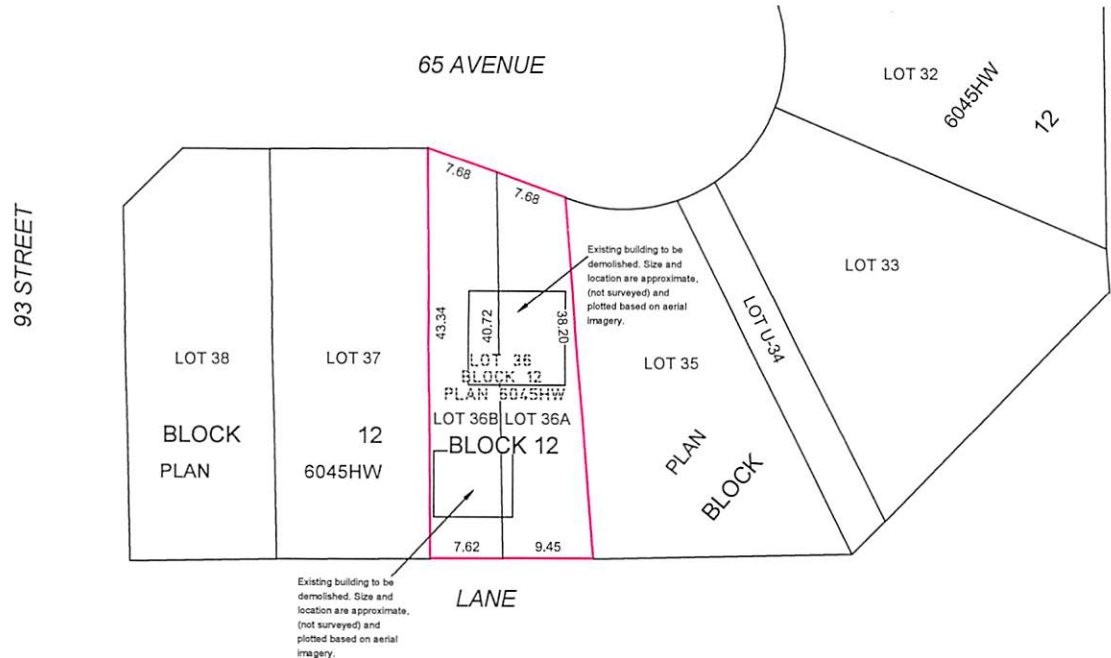
REVISIONS

HAZELDEAN
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 36, BLOCK 12, PLAN 6045HW
 WITHIN THE
 N.E. 1/2 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

2017
 SCALE: 1:500

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

FILE NO. 61700019T	DRAFTED BY: TP	CHECKED BY: BM
--------------------	----------------	----------------



93 STREET

65 AVENUE

LOT 32
6045HW
12

LOT 33

LOT U-34
PLAN
BLOCK

LOT 38
BLOCK
PLAN

LOT 37
12
6045HW

LOT 36
BLOCK 12
PLAN 6045HW
LOT 36B LOT 36A
BLOCK 12

LOT 35

LANE

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



Subdivision Authority

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

June 8, 2017

File No. LDA17-0241

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 23, Plan 3875P, located south of 109 Avenue NW and west of 128 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 1.95 m north of the south property line of Lot 7. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

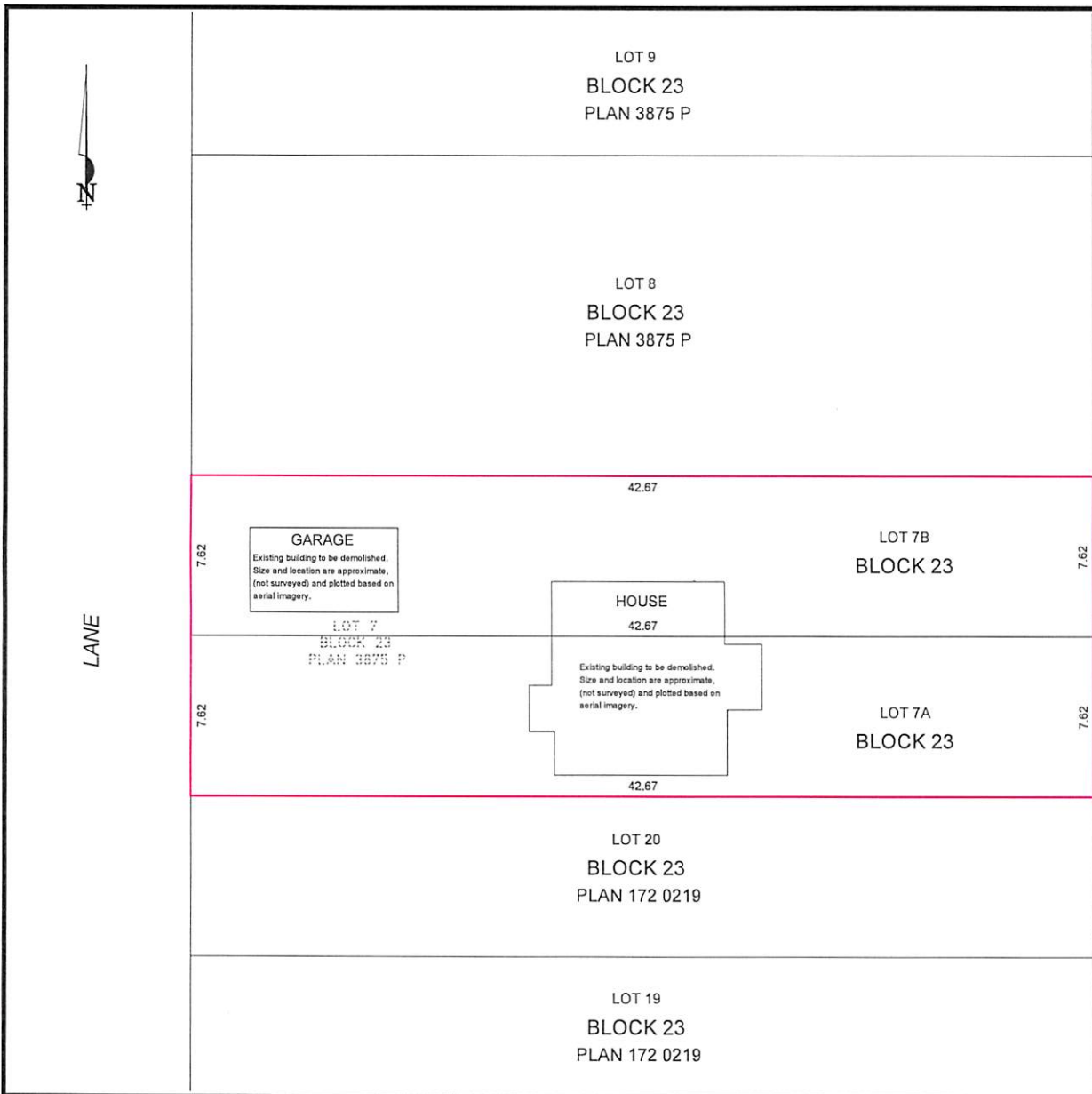
Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #246178778-001

Enclosure(s)

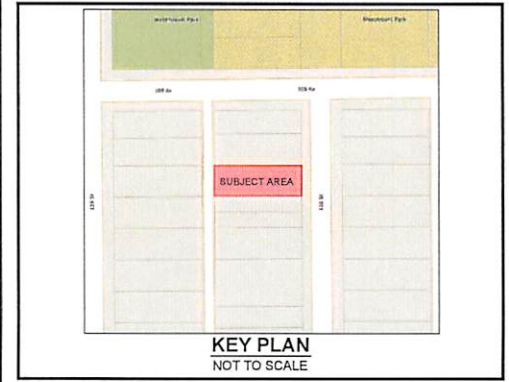


LANE

128 STREET

URBANAGE HOMES

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R.F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 20, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

WESTMOUNT
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 7, BLOCK 23, PLAN 3875 P
WITHIN
RIVER LOT 2, EDMONTON SETTLEMENT
(THEO. N.E. 1/4 SEC.1-TWP.53 - RGE.25-W.4th MER.)
EDMONTON - ALBERTA
2017

SCALE: 1:200

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

FILE NO. 61700026T	DRAFTED BY: AN	CHECKED BY: ME
--------------------	----------------	----------------



Subdivision Authority

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

June 8, 2017

File No. LDA17-0243

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 2, Plan 772 3032, located south of 54 Avenue NW and west of 109a Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on June 8, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing water services enter the proposed subdivision approximately 9.1 m east of the west property line of Lot 5B and that the existing sanitary services enter the proposed subdivision approximately 11.5 m east of the Manhole #227294 and the location at the main is assumed straight out. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

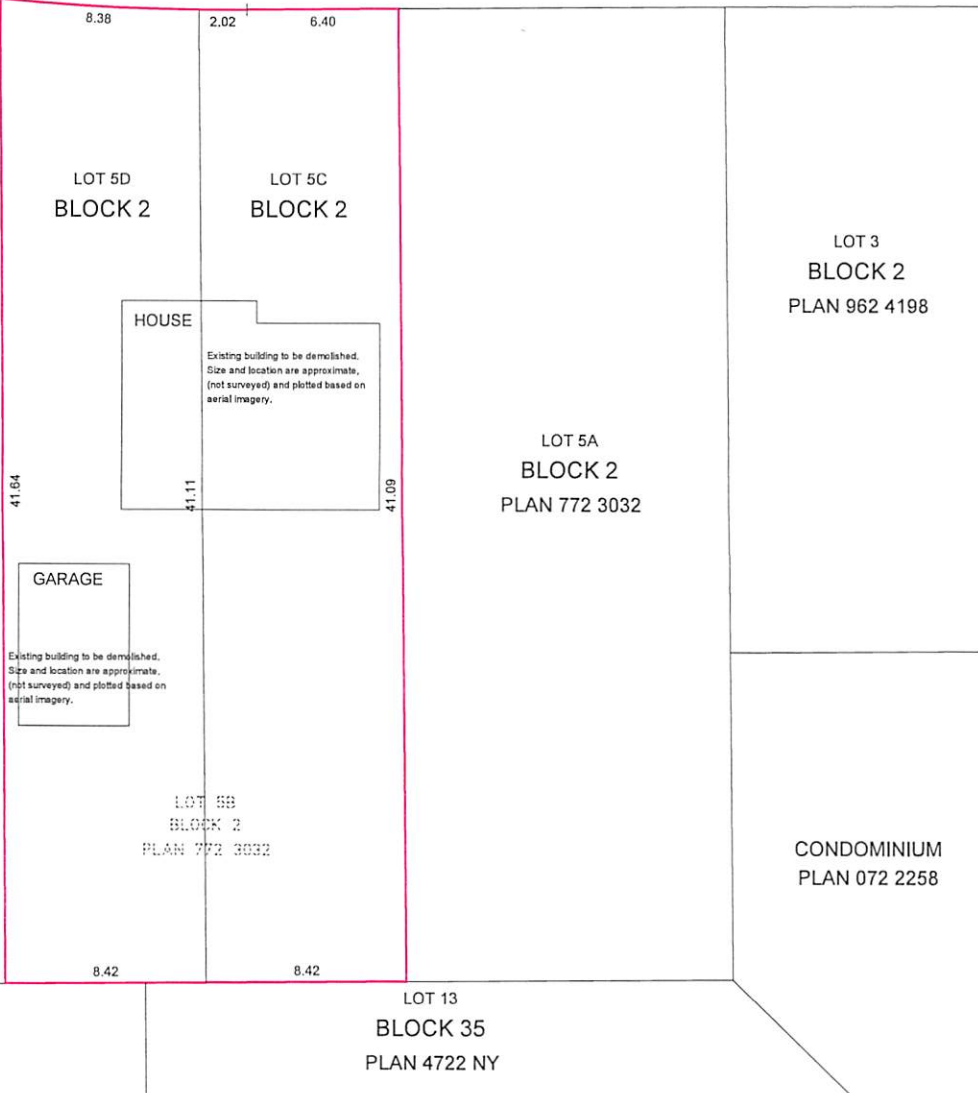


Blair McDowell
Subdivision Authority

BM/sm/Posse #246143901-001

Enclosure(s)

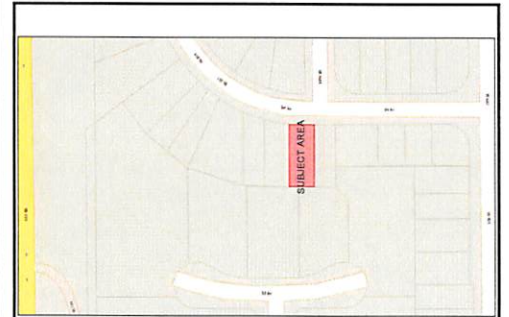
54 AVENUE



ACE LANGE HOMES

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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.069 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	APR. 20, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

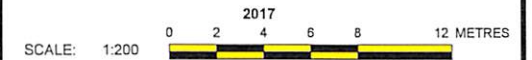
OF

LOT 5B, BLOCK 2, PLAN 772 3032

WITHIN THE

N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO.	61700028T	DRAFTED BY:	AN	CHECKED BY:	ME
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

June 8, 2017

File No. LDA17-0254

Hagen Surveys (1982) Ltd.
8920 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20A, Block 15, Plan 772 0171, located south of 97 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is **APPROVED** on June 8, 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 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #246688170-001

Enclosure(s)

TENTATIVE PLAN

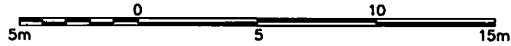
SHOWING SUBDIVISION OF

LOT 20A, BLOCK 15, PLAN 772 0171

IN THE
W.1/2 SEC.35-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 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



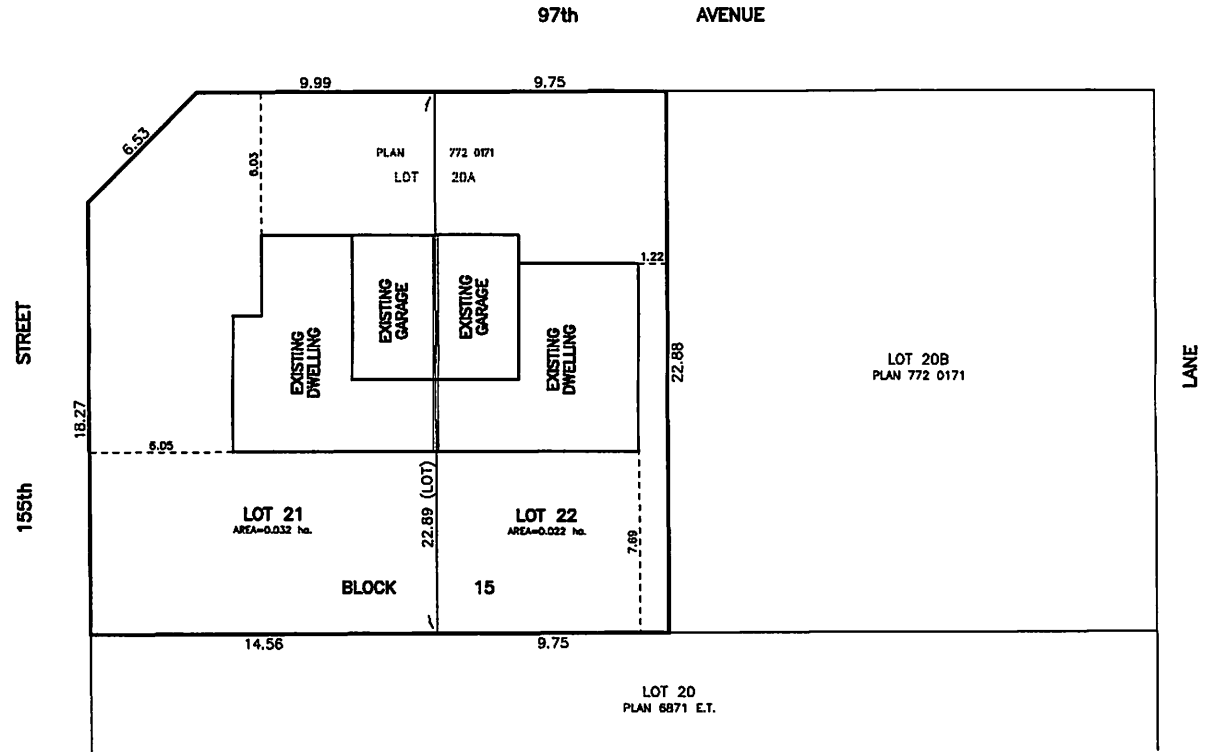
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 27, 2017
REVISED: -

FILE NO. 17S0234

DWG.NO. 17S0234T





Subdivision Authority

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

June 8, 2017

File No. LDA17-0255

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create two (2) Bare Land Condominium units for a semi-detached dwelling from Lot K, Plan 108HW, located north of 76 Avenue NW and east of 109 Street NW; **MCKERNAN**

The Subdivision by Bare Land Condominium is APPROVED on June 8, 2017, 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 (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW,

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #246485196-001

Enclosure(s)

77 AVENUE



13.41

COMMON PROPERTY

1.50

6.05

6.71

6.71

1.50

LOT 6
PLAN 3594ET

LOT L
PLAN 108HW

DWELLING
(PROPOSED)

1.22

43.74

UNIT 2
CONDOMINIUM
PLAN 172-

43.74

UNIT 1
CONDOMINIUM
PLAN 172-

43.73

GARAGE
(PROPOSED)

0.91

0.91

6.00

6.71

6.71

LANE

DRAWING

THIS DRAWING IS PREPARED FOR:
KEN CHEN

SHOWING PROPOSED
BARE LAND CONDOMINIUM OF
LOT K, PLAN 108HW
10931 - 77 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. DWELLING/GARAGE SIZE AND LOCATION DERIVED FROM PLOT PLAN SUBMITTED BY CUENT FOR DEVELOPMENT PERMIT (184778823-001/005).

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

SCALE 1:300

JOB NO. F0813LTO

APR. 26, 2017.



Subdivision Authority

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

June 8, 2017

File No. LDA17-0257

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 85, Plan 6334 HW, located north of 95 Avenue NW and east of 149 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on June 8, 2017, 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 Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.1 m south of the north property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

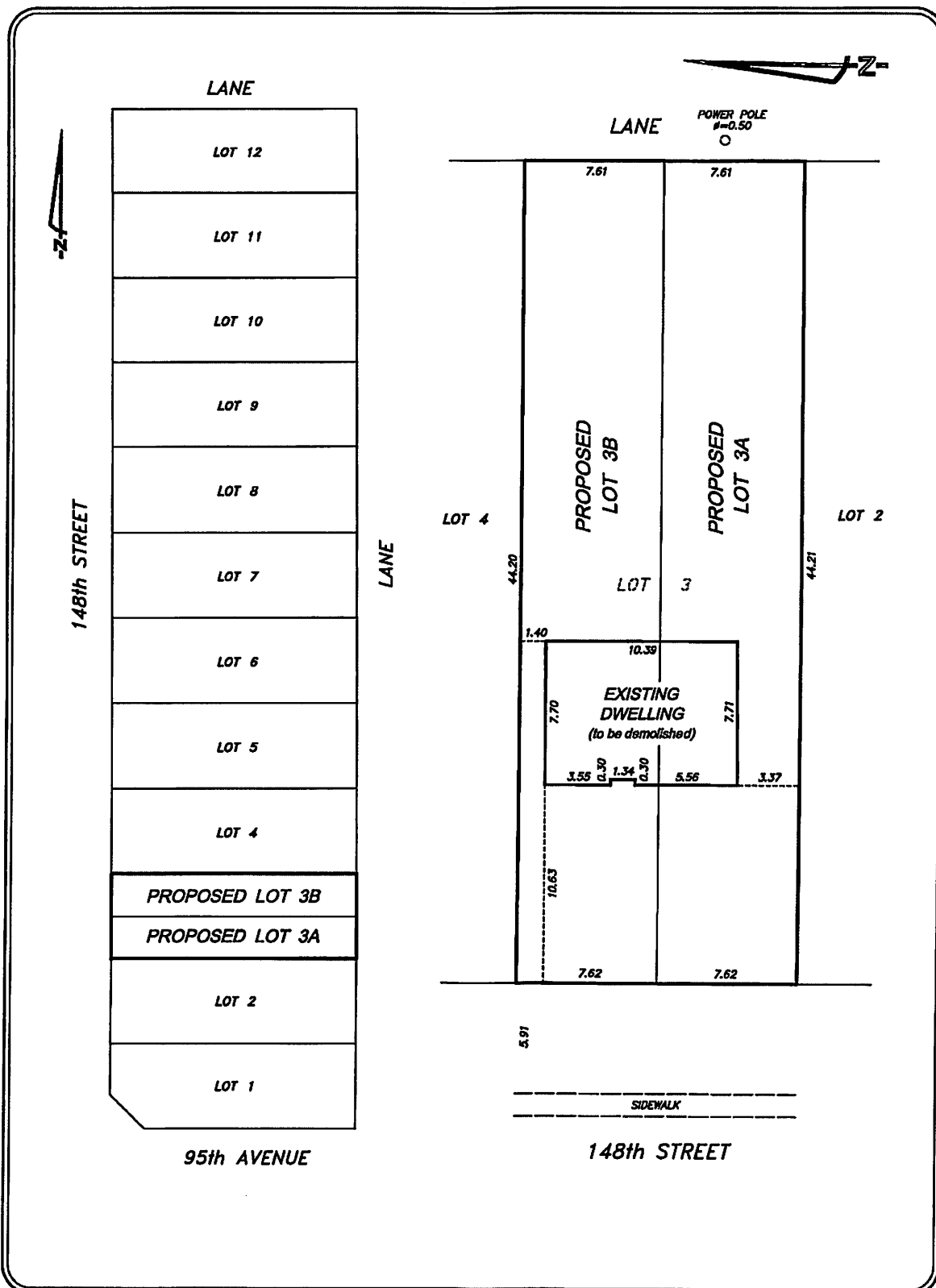
Regards,




Blair McDowell
Subdivision Authority

BM/sm/Posse #246589561-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>	
LOT: 3 BLOCK: 85 PLAN: 6334 HW		<div style="border: 1px solid black; padding: 2px; display: inline-block;">ZONING: Rf1</div>	
<div style="border: 1px solid black; padding: 2px; display: inline-block;">SUBDIVISION: CRESTWOOD</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;">ADDRESS: 9511-148 STREET</div>			
<div style="border: 1px solid black; padding: 2px; display: inline-block;">BUILDER/OWNER: OGGI HOMES INC.</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-left: 20px;">EDMONTON</div>			
<div style="border: 1px solid black; padding: 2px; display: inline-block;">FILE: E14058</div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">LOT AREA: 0.067ha.</div>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">SCALE: 1:250</div>
<div style="border: 1px solid black; padding: 2px; display: inline-block;">DRAWN BY: D.S.</div>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">CHECKED BY: P.S.</div>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">2017-04-27</div>