

Thursday, August 4, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the August 4, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 28, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA14-0456 160938026-001	Tentative plan of subdivision to create 163 single detached residential lots, 66 semi-detached residential lots, two (2) multiple family lots (MFL), one (1) commercial lot, one (1) future Municipal Reserve lot, and one (1) Municipal Reserve lot, from Lot B, Plan 5396 NY; Lot 19, Block 19, Plan 1521541 and the NW 36-52-26W4M located south of Stony Plain Road and east of 231 Street NW; SECORD
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0502 181073017-001	Tentative plan of subdivision to create one (1) block shell, to be consolidated with the adjacent eastern parcel for the purposes of land transfer, from the NE 31-52-25-W4M (102 200 810 +1), 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

3.	LDA16-0132 187323213-001	Tentative plan of subdivision to create 92 single detached residential lots, 80 semi-detached residential lots, one (1) multiple family lot (MFL), two (2) Public Utility lots, and portion of roadway to be closed, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0274 222687251-001	Tentative plan of subdivision to create one (1) industrial lot, from the NW-31-53-23-W4M, located north of 153 Avenue NW and east of Fort Road NW; GORMAN
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA15-0386 177723977-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 3, Plan 1522 AS, located south of 88 Avenue NW and east of 89 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0139 184079112-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 48, Block 5, Plan 6675 KS, located north of 80 Avenue NW and east of 161 Street NW; ELMWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0190 219496004-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 65, Plan 965 AH, located south of 106 Avenue NW and east of 150 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0265 223581339-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 5, Plan 4068 HW, located north of 122 Avenue NW and east of 128 Street NW; SHERBROOKE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0268 223677527-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 13, Plan 1916 HW, located north of 112 Avenue NW and east of 122 Street NW; INGLEWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:35 a.m.		



Subdivision Authority

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

August 4, 2016

File NO. LDA14-0456

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 163 single detached residential lots, 66 semi-detached residential lots, two (2) multiple family lots (MFL), one (1) commercial lot, one (1) future Municipal Reserve lot, and one (1) Municipal Reserve lot, from Lot B, Plan 5396 NY; Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M located south of Stony Plain Road and east of 231 Street NW; **SECORD**

I The Subdivision by Plan is APPROVED on August 4, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.11 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the proposed Public Utility lot be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of the north side of the local intersection, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for 229 Street with Stage 2 as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right of way for 229 Street with Stage 8 as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register an easement for 227 A Street for a portion with Stage 4 and a portion with Stage 1 as shown on the "Conditions of Approval" map, Enclosure I;
9. that the land owner register an easement or that a road plan be registered for the right-of-way on Lot A, Plan 5396 NY to facilitate the construction of 231 Street from Stony Plain Road to 97 Avenue;

10. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a 15 m x 1.2 m easement on the lots north and south of the well site within Stage 7 to restrict the development of permanent structures;
12. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Stony Plain Road and 231 Street, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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 (2) 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 engineering drawings include full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies;
8. that the owner construct and that the engineering drawings include an 11.5 m collector roadway on 227 A Street with Stage 4 for access to the future commercial site adjacent to the MFL site, to the satisfaction of Transportation Planning and Engineering, as shown on Enclosure I;
9. that the engineering drawings include a 450 mm offsite water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include 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 paved surface prior to CCC for roads;

11. that the engineering drawings include and the owner construct with Stage 2 the first two lanes of 231 Street to an arterial roadway standard, from Stony Plain Road to the collector roadway including channelization, accesses, intersections, shared use paths, lighting, and any transitional improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include and the owner construct the modifications to the intersection of Stony Plain Road and 231 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include and that the owner construct three 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. These roadways will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
14. that the owner construct a temporary 4 m gravel surface emergency accesses with T-bollards, with Stage 9, 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);
15. that the owner construct a temporary 4 m gravel surface emergency access on 97 Avenue with Stage 1, with T-bollards, 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);
16. that the owner construct two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
17. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the future MR lot, to the satisfaction of Transportation Planning and Engineering, and Parks and Biodiversity as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 2 m mono-walk with straight faced curb and gutter, and with three access points, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the CCC for the onsite storm sewers will not be issued until such time as the Lewis Farms Storm Outfall is completed and operational, to the satisfaction of Drainage Planning and Engineering;

21. that the owner construct a 2.1 m berm centered on property line and a 2.4 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto or flanking Stony Plain Road, to the satisfaction of Transportation Planning and Engineering, as shown on the "Condition of Approval" map, Enclosure I;
22. that the owner construct a 0.6 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto or flanking 231 Street, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the Reserve lot, future MR lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication the existing Deferred Reserve Caveat (DRC) for NW 36-52-26-W4M will be discharged in full. Subsequent to MR dedication the existing DRC for Lot B, Plan 5396 NY will be discharged in full. The City of Edmonton will purchase the 0.82 ha future MR lot.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/kg/Posse #160938026-001

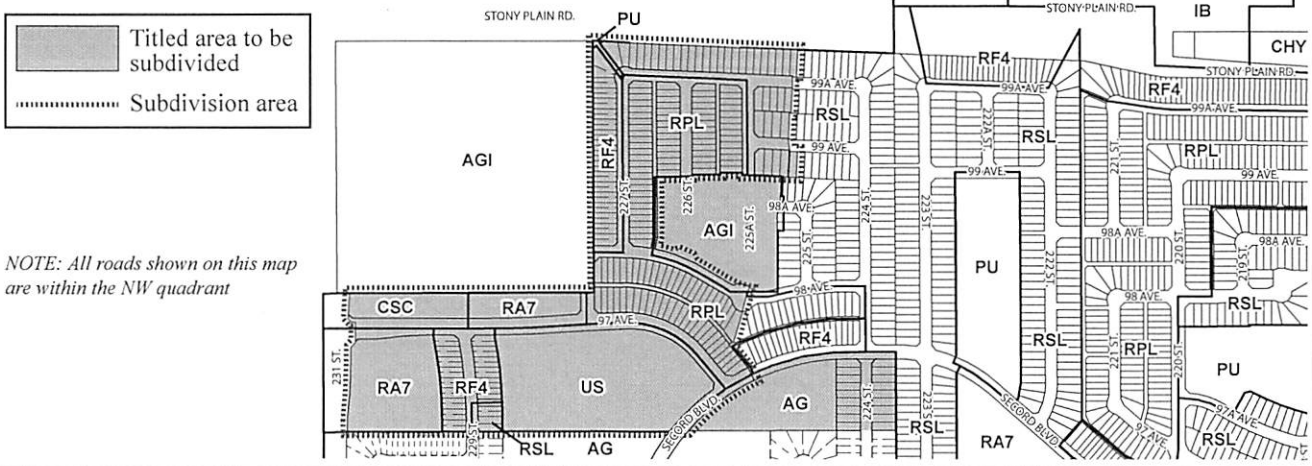
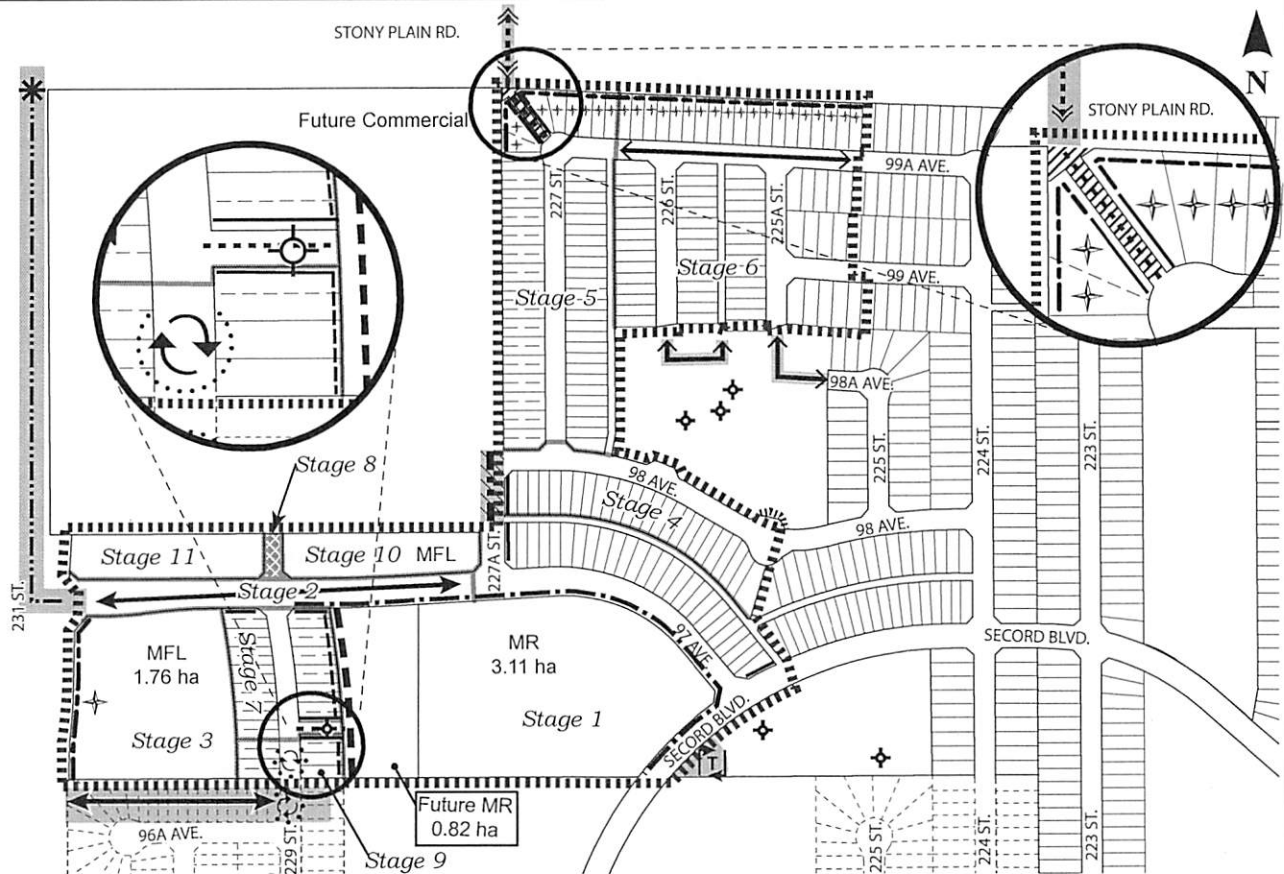
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2016

LDA14-0456

	Limit of proposed subdivision		Dedicate as road right-of-way
	Amend subdivision boundary		3 m hard surface shared use path
	Register easement		Temporary emergency access
	Include in engineering drawings		Temporary 6 m roadway
	1.8 m uniform screen fence as per Zoning Bylaw		Construct collector roadway
	1.8 m uniform fence		Restrictive covenant re: berm
	Berm and noise attenuation fence		Construct first two lanes of 231 street
	Temporary 12 m radius turnaround		Modification to the intersection of Stony Plain Road and 231 Street
	Temporary 17 m radius transit turnaround		450 mm Water main extension
	1.5 m concrete sidewalk		Abandoned well site
	2 m mono-walk		Register easement with stage 2; dedicate and construct roadway with stage 8





Subdivision Authority

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

August 4, 2016

File NO. LDA15-0502

MMM Group Ltd.
10576 – 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to create one (1) block shell, to be consolidated with the adjacent eastern parcel for the purposes of land transfer, from the NE 31-52-25-W4M (102 200 810 +1), located south of Stony Plain Road NW and west of 199 Street NW; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on August 4, 2016, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR will be addressed through future subdivision of the NE 31-52-25-W4M (102 200 810 +1).

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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #181073017-001

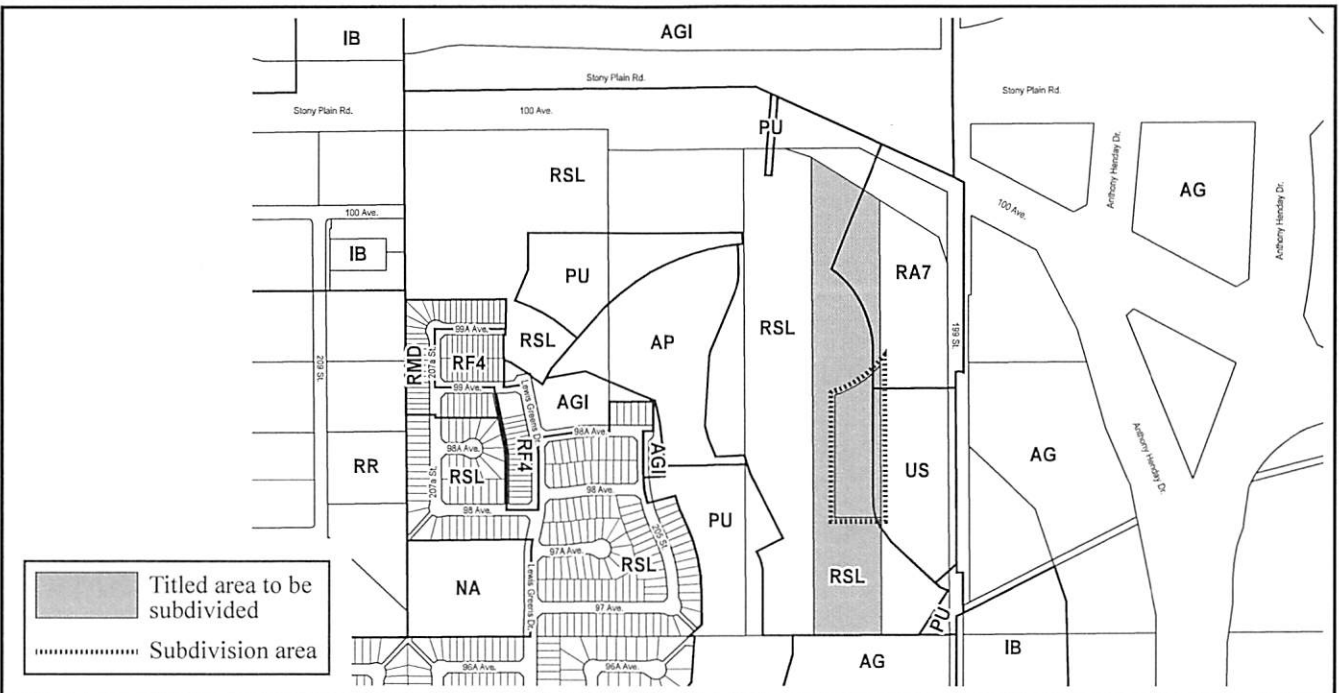
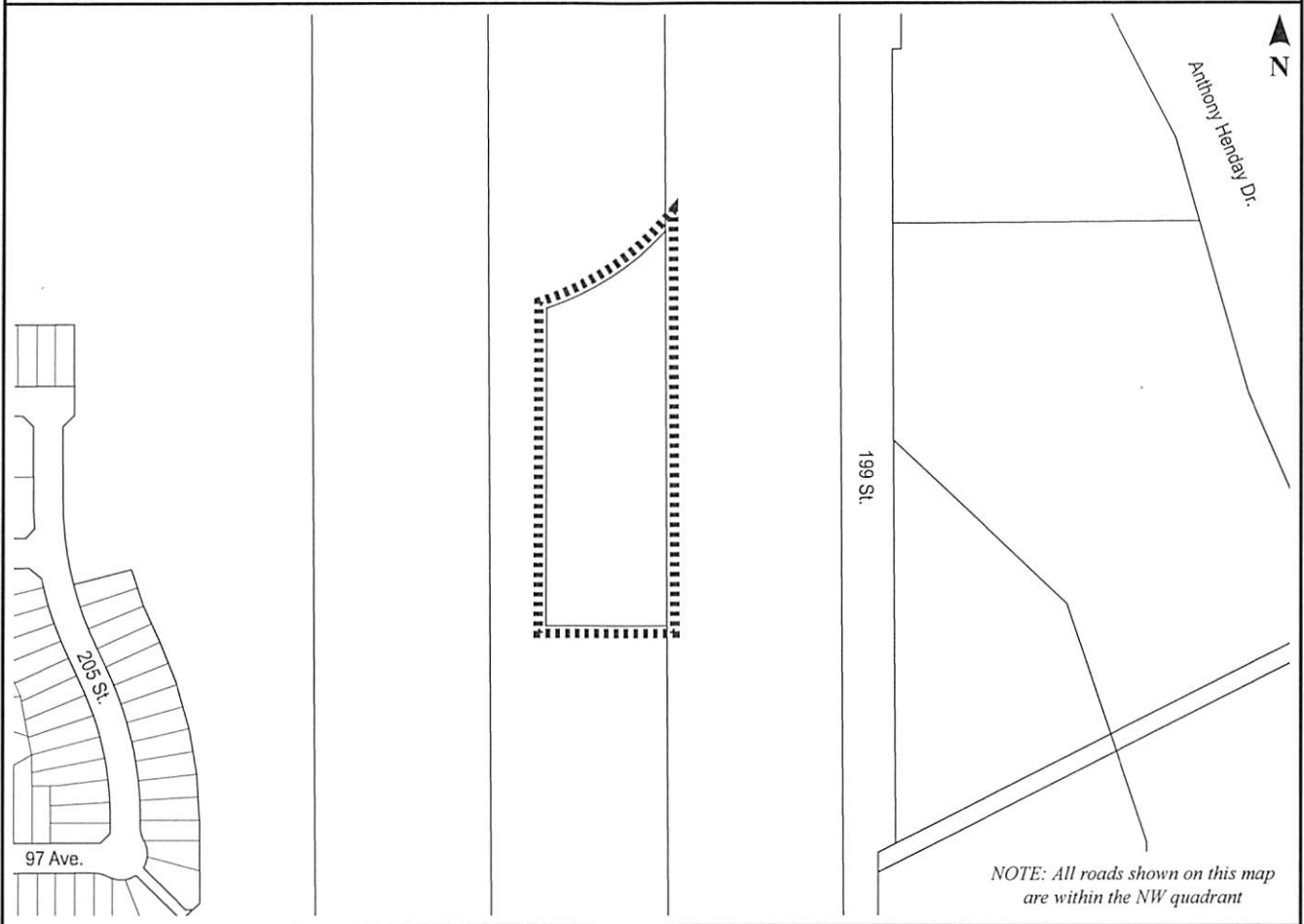
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2016

LDA15-0502

Limit of proposed subdivision





Subdivision Authority

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

August 4, 2016

File NO. LDA16-0132

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

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 92 single detached residential lots, 80 semi-detached residential lots, one (1) multiple family lot (MFL), two (2) Public Utility lots, and portion of roadway to be closed, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on August 4, 2016, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.393 ha by a Deferred Reserve Caveat (DRC) registered against Lot N, Block 99, Plan 152 2816 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA16-0222 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of stage 3 of this subdivision;
6. that LDA16-0123 to close a portion of Chappelle Road SW shall be approved prior to the endorsement of stage 2 of this subdivision;
7. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking 41 Avenue SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 (2) 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 engineering drawings include the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including shared use path, concrete sidewalk, channelization, access, intersections, lighting, landscaping and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Planning and Engineering;
8. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the Public Utility lots, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner reconstruct the south leg of the intersection of Chappelle Road SW and Cardinal Way SW to match the north leg of the intersection, to the satisfaction of Transportation Planning and Engineering;
10. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a minimum 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with an accepted noise study, for all lots backing onto and flanking 41 Avenue SW, to the satisfaction of

Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

MR for the SW 14-51-25-W4M in the amount of 2.393 ha was addressed by DRC through LDA14-0160. The DRC amount will be transferred to Lot N, Block 99, Plan 152 2816.

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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/mb/Posse #187323213-001

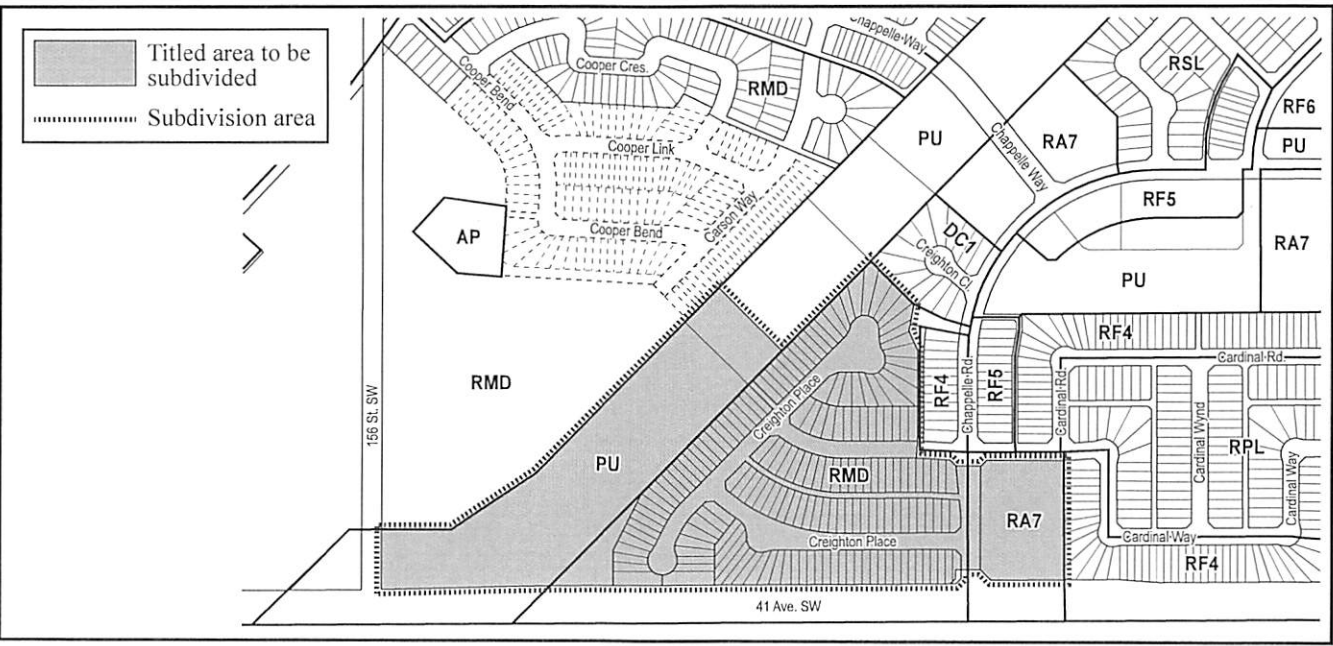
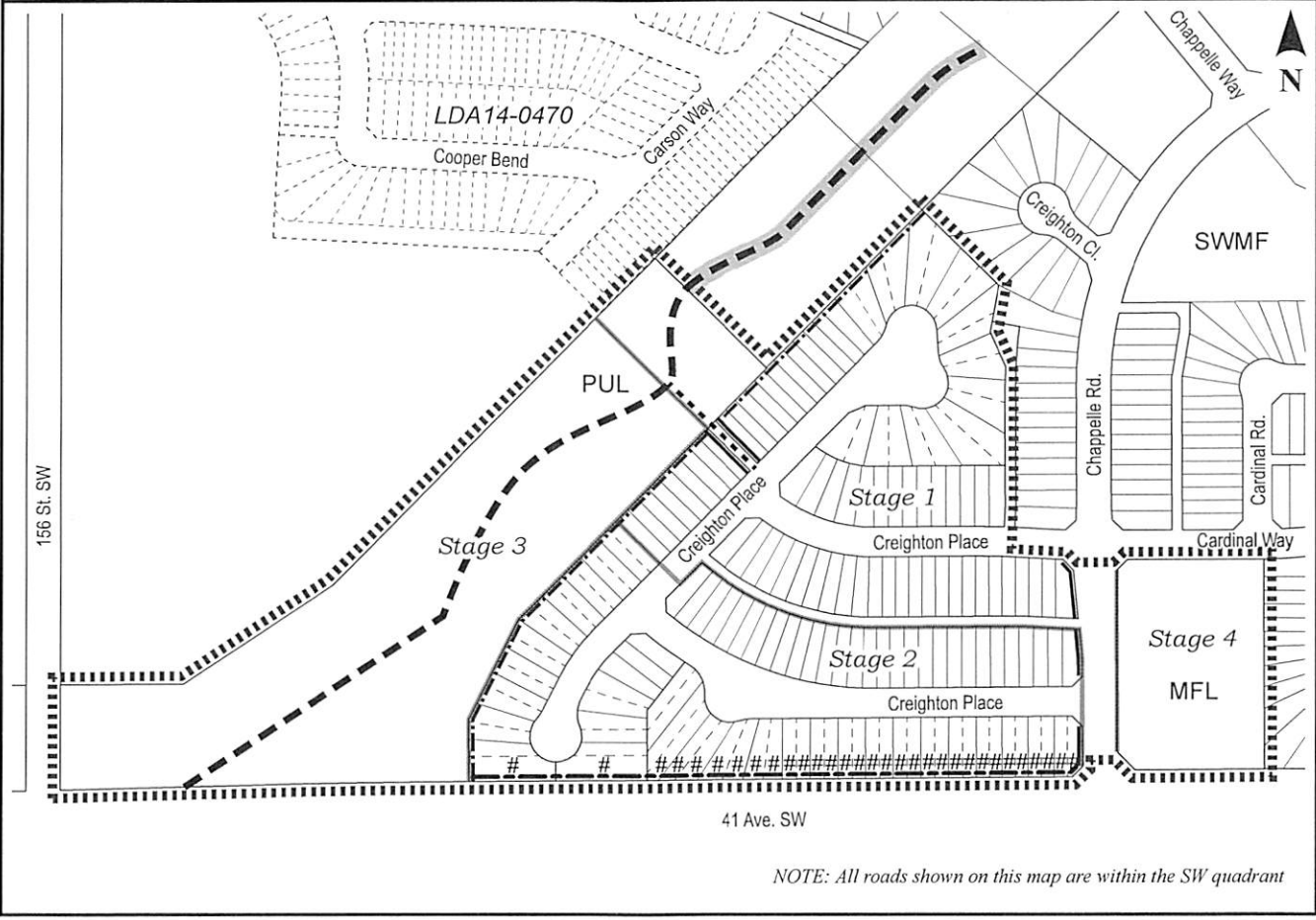
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2016

LDA16-0132

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬▬ Berm and noise attenuation fence
- ⋯⋯⋯ 1.5 m concrete sidewalk
- ▬▬▬ 3 m hard surface shared use path
- # Restrictive Covenant re: Berm
- ▭ Include in engineering drawings





August 4, 2016

File NO. LDA16-0274

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) industrial lot, from the NW-31-53-23-W4M, located north of 153 Avenue NW and east of Fort Road NW; **GORMAN**

I The Subdivision by Plan is APPROVED on August 4, 2016, 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 owner obtain a permit to demolish the existing structure on the property line prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development;
4. that the gravel accesses be replaced with a hard surface to the satisfaction of Transportation Planning and Engineering; 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 Arterial Roadway Assessments applicable to this subdivision;
4. 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;
5. 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; and
6. that the owner construct a 1.83 m chain link fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto the CNR railway right-of-way, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for NW-31-53-23-W4M was addressed by providing money in place through SUB03-0011.

Please be advised that, as per the Sewers and Waterworks Bylaws, existing and future services cannot cross the proposed property line.

Please be advised 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).

Please be advised 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.

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 #222687251-001

Enclosure(s)

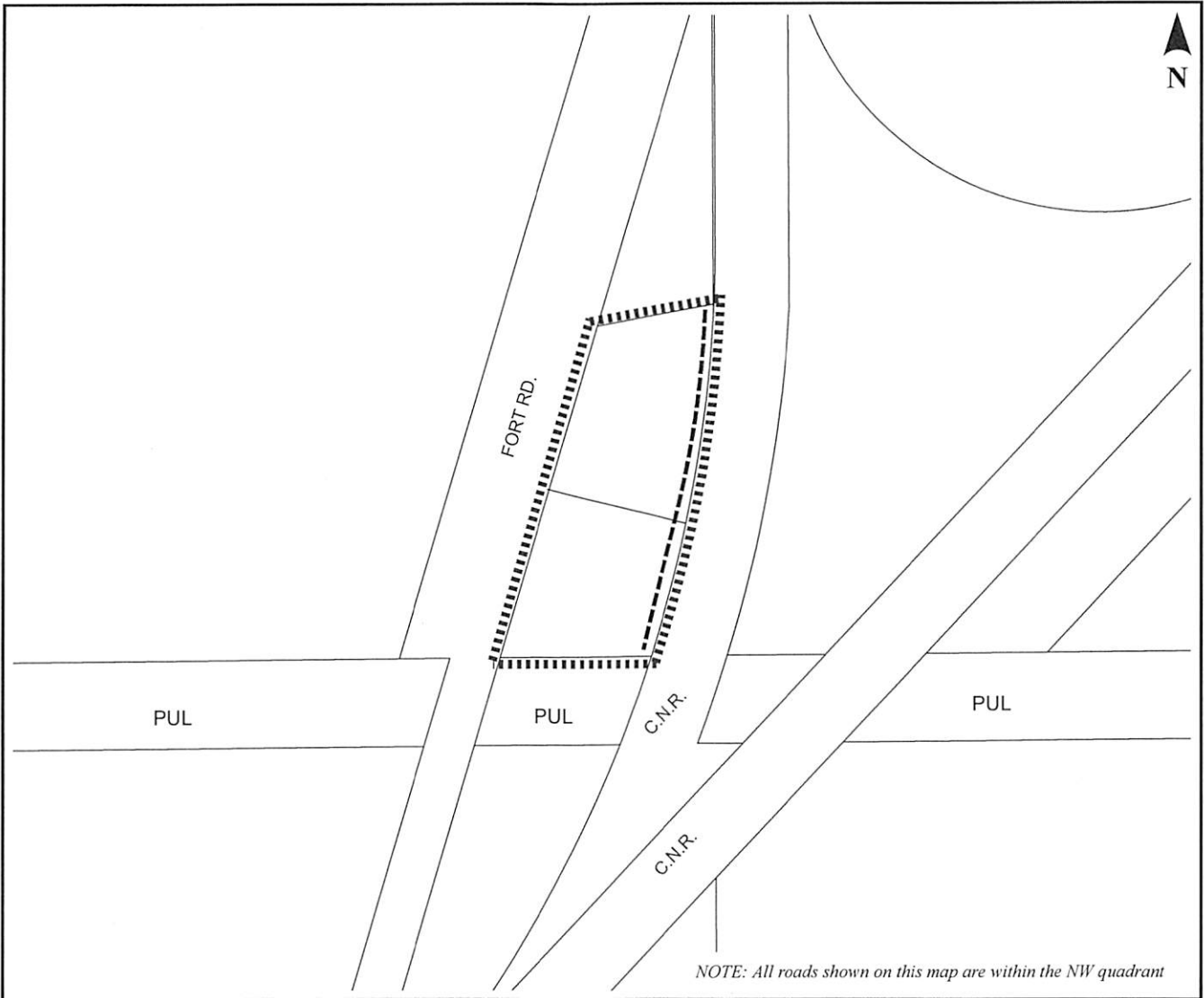
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 4, 2016

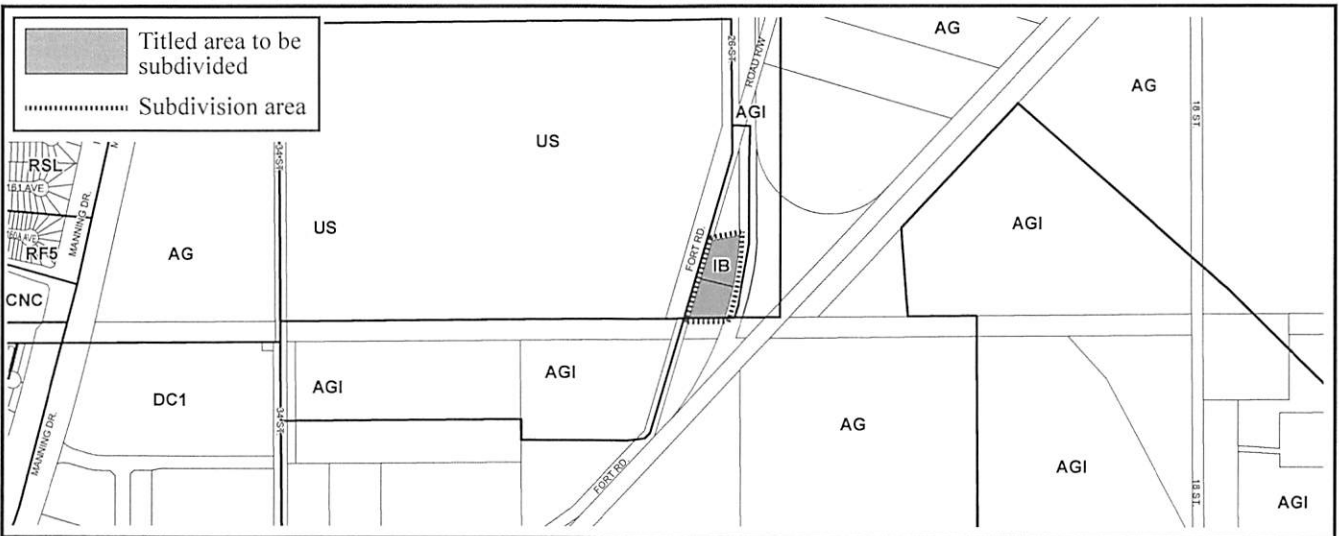
LDA16-0274

Limit of proposed subdivision

1.8 m chain link fence



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





Subdivision Authority

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

August 4, 2016

File NO. LDA15-0386

Hagen Surveys 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 1, Block 3, Plan 1522 AS, located south of 88 Avenue NW and east of 89 Street NW;
BONNIE DOON

The Subdivision by Plan is APPROVED on August 4, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 4.7 m west of the east property line off of 88 Avenue NW to service proposed Lot 26 (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 (\$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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #177723977-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 21, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/15 - 0386(SUB)

CADASTRAL NO.: 931+36-11

CONTACT: Stuart Carlyle

SUBDIVISION: Bonnie Doon

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

PREPARED BY: **Greg Derkach**
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 1522AS, Blk 3, Lot 1 / 8827 – 88 Avenue

Proposed Lot 26, Blk 3 (0.036ha parcel)

- 1-20mm water service and 1-150mm sanitary service exists off 88 Avenue at 4.7m West of the East Property Line of Lot 1.

Proposed Lot 25, Blk 3 (0.036ha parcel)

- 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 proposed Lot 25 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

Greg Derkach

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 1, BLK. 3, PLAN 1522 A.S.

IN THE

N.W.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2015 N.R. RONSKO, A.L.S.

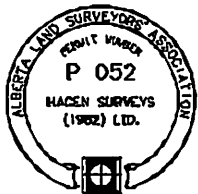


NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF
 - AREA DEALT WITH BOUNDED THUS _____

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: AJ

CALC'D. BY: -

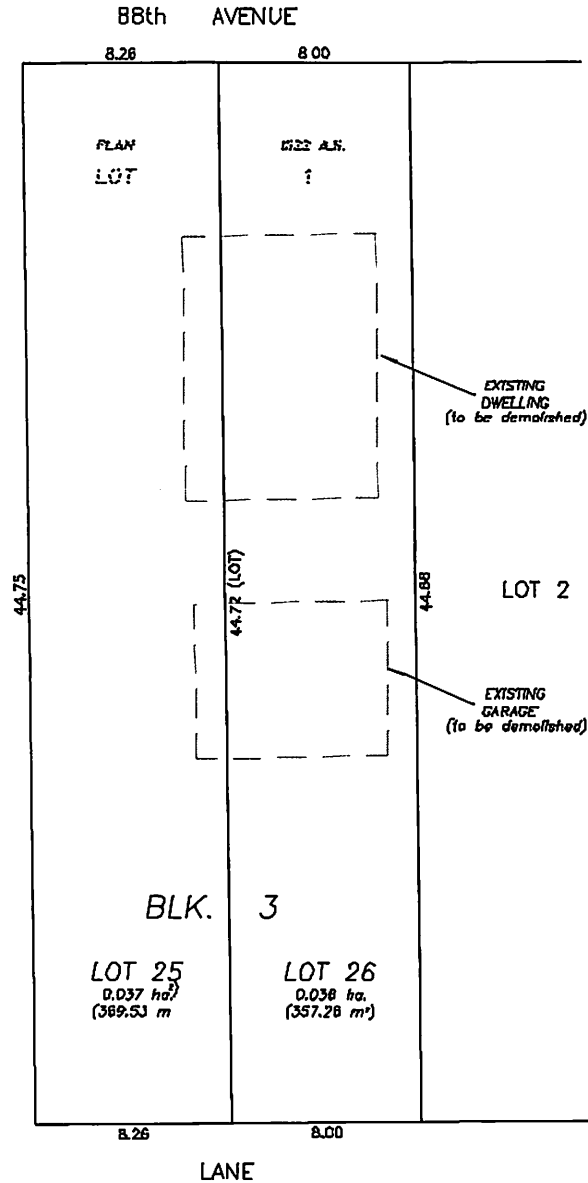
DATE: AUGUST 13, 2015

REVISED: -

FILE NO. 15S0731

DWG. NO. 15S0731

B9th STREET





August 4, 2016

File NO. LDA16-0139

Brian Pelechytik
8923 – 148 Street NW
Edmonton, AB T5R 0Z8

Dear Mr. Pelechytik:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 48, Block 5, Plan 6675 KS, located north of 80 Avenue NW and east of 161 Street NW; **ELMWOOD**

The Subdivision by Plan is APPROVED on August 4, 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 the existing services (water and sanitary) enter the proposed subdivision approximately 11.3 m north of the south property line off of 161 Street NW to service the proposed north lot (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 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 #184079112-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 7, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0139(SUB)

CADASTRAL NO.: 931+28-02

CONTACT: Stuart Carlyle

SUBDIVISION: Elmwood

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

PREPARED BY: Greg Derkach
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 6675KS, Blk 5, Lot 48 / 8017 – 161 Street

Proposed North Lot

- 1-20mm water service, 1-150mm sanitary service and 1-150mm storm service exist off 161 Street at 11.3m North of the South Property Line of Lot 48.

Proposed South Lot

- 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, sanitary and storm services will be required for the proposed South Lot 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

Greg Derkach

N→

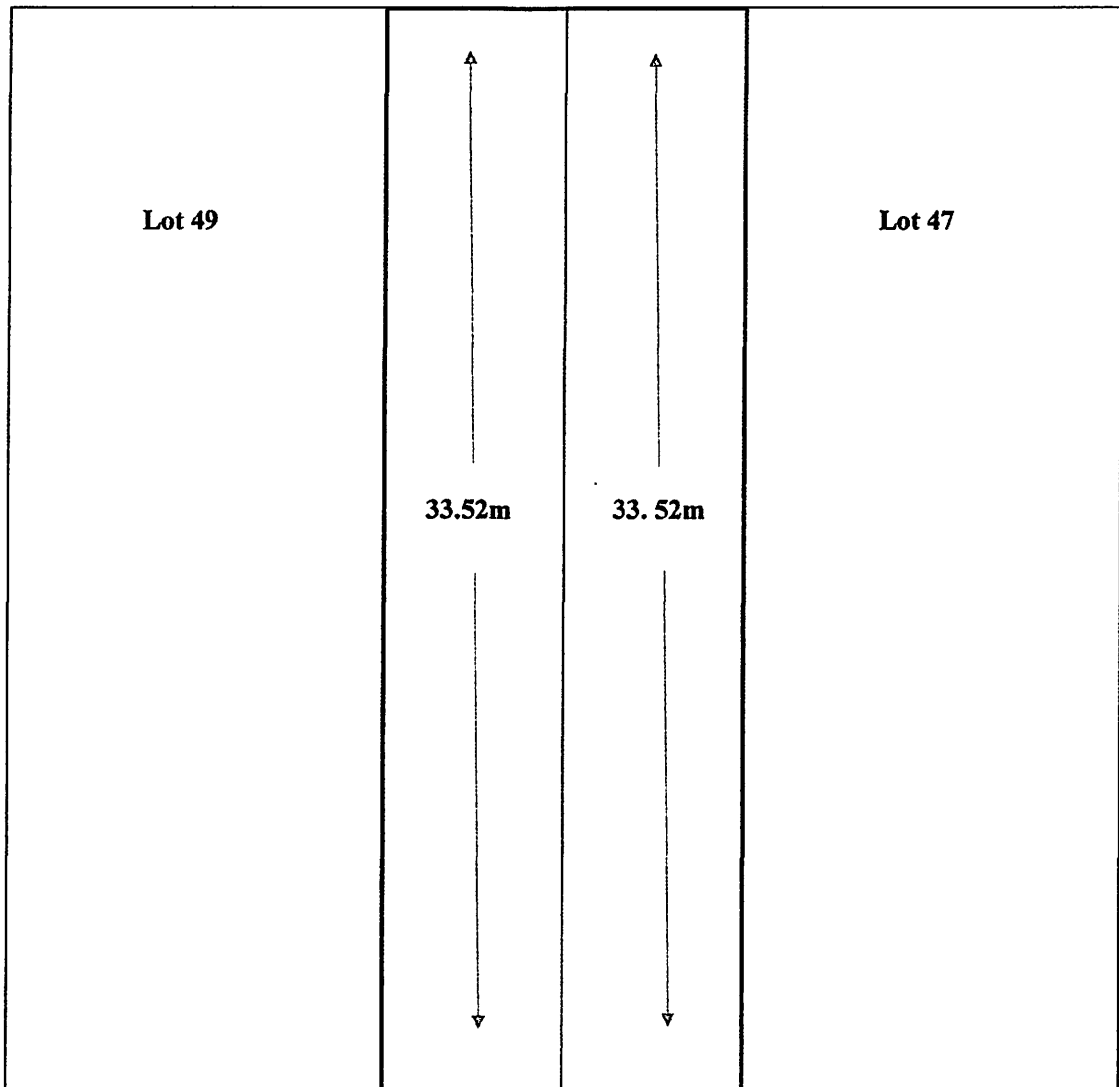
Tentative Plan of Proposed Subdivision
Legal Description (Lot 48, Block 5, Plan 6675ks)

81 Avenue →

161 Street

7.6m

7.6m



Lot 49

Lot 47

33.52m

33.52m

Lane



Subdivision Authority

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

August 4, 2016

File NO. LDA16-0190

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 65, Plan 965 AH, located south of 106 Avenue NW and east of 150 Street NW;
CANORA

The Subdivision by Plan is APPROVED on August 4, 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 Development Services;
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed Lot 10B; 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 approximately 8.9 m south of the north property line off of the lane to service proposed Lot 10A (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 (\$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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #219496004-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 26, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0190(SUB)

CADASTRAL NO.: 934+28-11

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Canora

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

PREPARED BY: **Greg Derkach**
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 965AH, Blk 65, Lot 10 / 10535 – 150 Street

Proposed Lot 10A, Blk 65

- 1-20mm water service and 1-150mm sanitary service exists off the Lane East of 150 Street at 8.9m South of the North Property Line of Lot 10.

Proposed Lot 10B, Blk 65

- 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 proposed Lot 10B 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

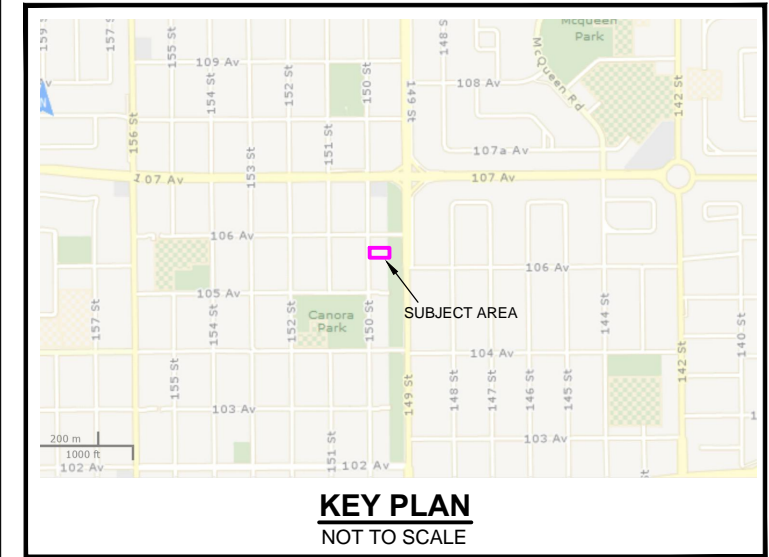
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
 2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.
- c. Epcor Water Services – ecirc-water@epcor.ca

Greg Derkach

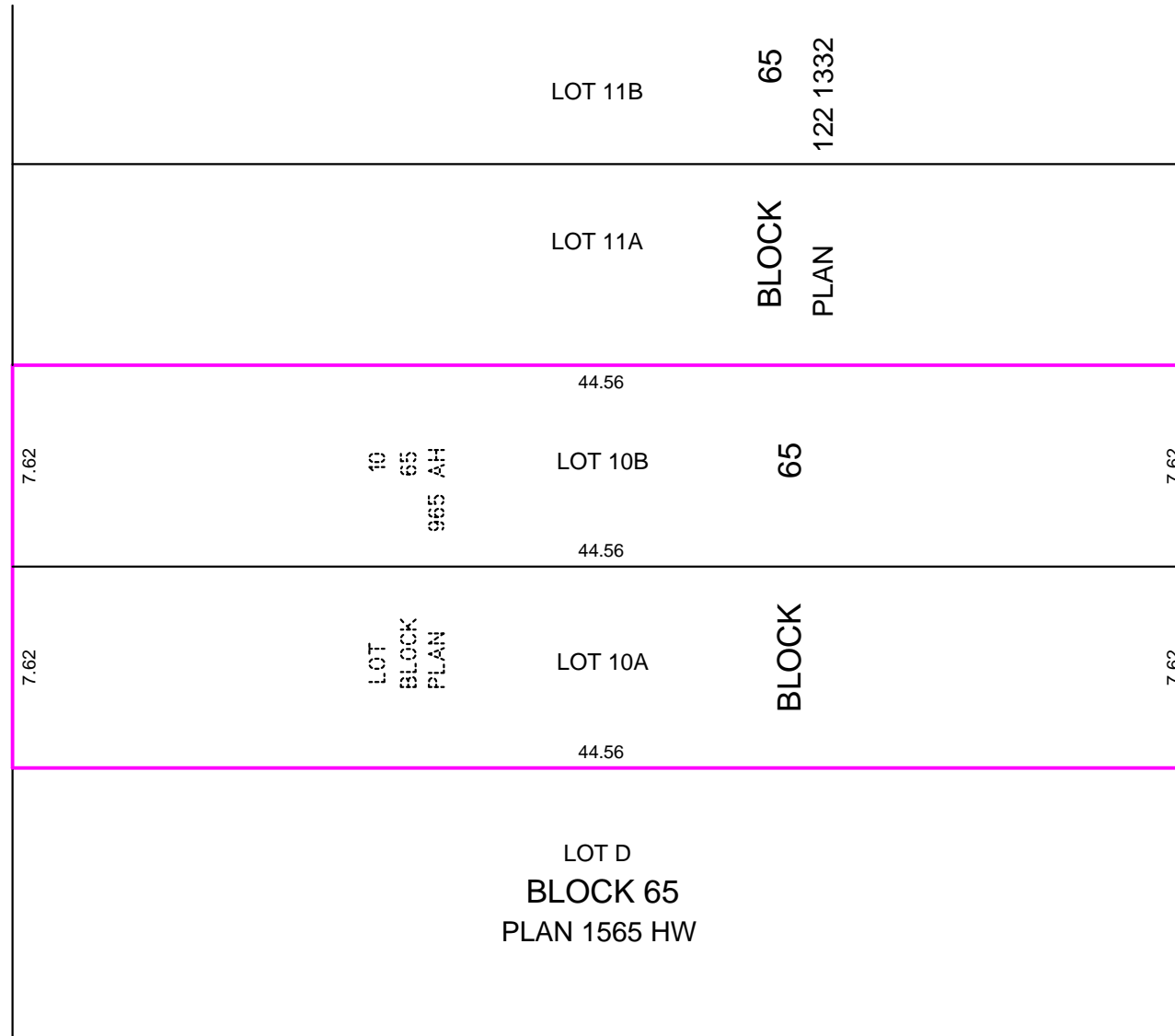
J AND P CONSTRUCTION

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 RF2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.068 ha.



150 STREET



LANE

REV. NO.	DATE	ITEM	BY
0	APR.12/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

CANORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

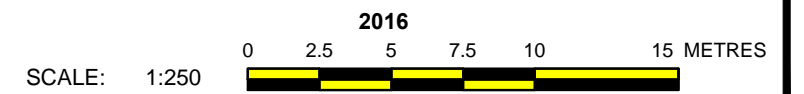
OF

LOT 10, BLOCK 65, PLAN 965 AH

WITHIN THE

N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 61600012T DRAFTED BY: JF CHECKED BY: MK



Subdivision Authority

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

August 4, 2016

File NO. LDA16-0265

Geodetic Surveys and Engineering Ltd.
9538 – 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 22, Block 5,
Plan 4068 HW, located north of 122 Avenue NW and east of 128 Street NW; **SHERBROOKE**

The Subdivision by Plan is APPROVED on August 4, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 7.8 m south of the north property line off of the lane to service proposed Lot 22A (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 (\$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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #223581339-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 7th, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0265(SUB)

CADASTRAL NO.: 937+32-13

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Sherbrooke

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 parcel(s):

Proposed Lot 22A, Block 5

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 128th St at 7.8m south of the north property line of lot 22.

Proposed Lot 22B, Block 5

Our records indicate that no water and/or sewer services 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 22B 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

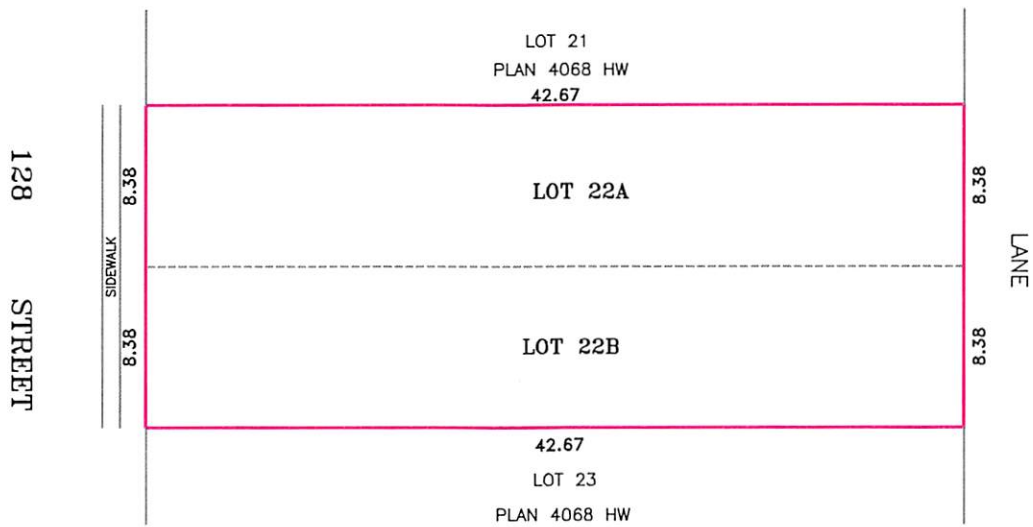
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

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

Joern Seemann.

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 22, BLOCK 5, PLAN 4068 HW
SE. 1/4 SEC. 13, TWP. 53, RGE. 25, W.4M
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS —*—*—*—*
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————
AND CONTAINS 0.071 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1
Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodetic@telusplanet.net

DRAWN BY: P.S.

DATE : JUNE 9th, 2016.

SCALE 1 : 300

JOB No. 116823



Subdivision Authority

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

August 4, 2016

File NO. LDA16-0268

Geodetic Surveys and Engineering Ltd.
9538 – 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9,
Block 13, Plan 1916 HW, located north of 112 Avenue NW and east of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on August 4, 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 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;
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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



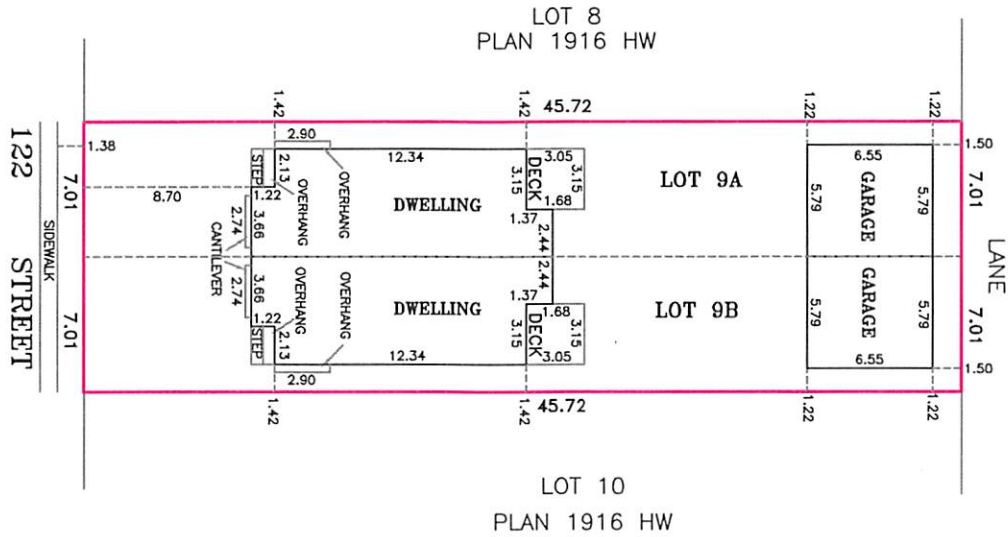
Blair McDowell
Subdivision Authority

BM/sc/Posse #223677527-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 9, BLOCK 13, PLAN 1916 HW
W. 1/4 SEC. 7, TWP. 53, RGE. 24, W. 4 M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ———— x x x x
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.055 ha.



REVISED: JUNE 14, 2016.
PROPOSED LOTS SIZE CORRECTED

GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.

DATE : JUNE 10th, 2016.

SCALE 1 : 300

JOB No. 1142656