

Thursday, August 31, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

PRESENT April Gallays, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	April Gallays That the Subdivision Authority Agenda for the August 31, 2017 meeting be adopted.
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FOR THE MOTION	April Gallays	CARRIED
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2. ADOPTION OF MINUTES

MOVED	April Gallays That the Subdivision Authority Minutes for the August 24, 2017 meeting be adopted.
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FOR THE MOTION	April Gallays	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA17-0118 242171467-001	Tentative plan of subdivision to create one (1) single detached residential lot, 26 semi-detached residential lots, and 29 row housing lots, from the NW 15-51-24-W4M, NE 15-51-24-W4M (052 425 598 +16), and the NE 15-51-24-W4M, SE 15-51-24-W4M, and the NE 15-51-24-W4M, NW 15-51-24-W4M (152 316 642 +55) located east of 91 Street SW and south of Orchards Boulevard SW; THE ORCHARDS AT ELLERSLIE
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MOVED	April Gallays That the application for subdivision be Approved as Amended.
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FOR THE MOTION	April Gallays	CARRIED
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2.	LDA17-0208 242969543-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the NE 15-51-24-W4M, NW 15-51-24-W4M located south of Orchards Boulevard SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
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MOVED	April Gallays That the application for subdivision be Approved as Amended.
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FOR THE MOTION		April Gallays	CARRIED
3.	LDA13-0115 132855343-001	REVISION of conditionally approved plan of subdivision to create 21 single detached residential lots, from Lot S, Block 99, Plan 122 5024 and Block B, Plan 172 1978 located south of Charles Close SW and east of Charles Court SW; CHAPPELLE	
MOVED		April Gallays That the application for subdivision be Approved as Amended.	
FOR THE MOTION		April Gallays	CARRIED
4.	LDA17-0300 252679630-001	REVISION of conditionally approved plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 3402 HW, located north of 109A Avenue and west of 132 Street NW; WESTMOUNT	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
5.	LDA17-0085 240974901-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 14, Plan 600 MC, located north of Grand View Drive NW and west of 123 Street NW; GRANDVIEW HEIGHTS	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
6.	LDA17-0363 255068229-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 4, Plan 5375 HW, located south of 106A Avenue NW and east of 159 Street NW; BRITANNIA YOUNGSTOWN	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
7.	LDA17-0373 254966465-001	Tentative plan to subdivide a portion from Lot 44, Block 30, Plan 3099 TR, for the purposes of consolidation with Lot 45, Block 30, Plan 3099 TR, located south of 42A Avenue NW and west of 89 Street NW; TWEDDLE PLACE	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
8.	LDA17-0392 256751741-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 128, Plan 1401 HW located north of 101 Avenue NW and west 137 Street NW; GLENORA	

MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
9.	LDA17-0398 256892291-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 30, Plan 2028 AO located south of 110 Avenue NW and east of 154 Street NW; HIGH PARK
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
10.	LDA17-0400 256850007-001	Tentative plan of subdivision to create one (1) additional lot from Lot 24 and the east half of 23, Block 7, Plan 2064 S, located south of 79 Avenue NW east of 114 Street NW; MCKERNAN
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
11.	LDA17-0421 258054420-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13-14, Block 13, Plan 2262S, located south of 75 Avenue NW and west of 93 Street NW; RITCHIE
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
12.	LDA17-0423 258323815-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 9, Plan 3792 KS, located north of Valleyview Cres NW and east of 140 Street NW; PARKVIEW
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:40 a.m.	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0118

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create one (1) single detached residential lot, 26 semi-detached residential lots, and 29 row housing lots, from the NW 15-51-24-W4M, NE 15-51-24-W4M (052 425 598 +16), and the NE 15-51-24-W4M, SE 15-51-24-W4M, and the NE 15-51-24-W4M, NW 15-51-24-W4M (152 316 642 +55) located east of 91 Street SW and south of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on August 31, 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 LDA17-0208 be registered prior to or concurrent with this application;
4. that the subdivision boundary be amended to exclude 30 Avenue SW Government Road Allowance as shown on the "Conditions of Approval" map, Enclosures I and II;
5. that the owner register temporary public access easements for the sanitary and storm sewer extensions as shown on the "Conditions of Approval" map, Enclosure II; and
6. 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 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 extends the alley within the 30 Avenue SW Government Road Allowance, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner removes the existing curb and gutter within the Government Road Allowance and constructs to an urban collector roadway standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct an access to the Municipal Reserve lot created with LDA17-0208, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pays for the installation of "no parking" signage on the local roadways for emergency vehicle access to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner designs and constructs the Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;

15. that the owner constructs sanitary and storm sewer main extensions, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
16. 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
17. that the owner is responsible for the landscape design and construction within the road rights of way 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.

Municipal Reserve (MR) for the NE 15-51-24-W4M, NW 15-51-24-W4M (#152 316 642 +55) was addressed by dedication through LDA14-0525. LDA17-0208 transferred the Deferred Reserve Caveat (DRC) registered on the W half of the N half 15R-51-24-W4M to the NE 15-51-24-W4M, NW 15-51-24-W4M (152 316 642 +55). The DRC will carry forward on title.

MR for the NE 15-51-24-W4M, SE 15-51-24-W4M was addressed by the registration of a DRC. The DRC will carry forward on title.

MR for the NE 15-51-24-W4M, NW 15-51-24-W4M (#052 425 598 +16) was addressed with LDA17-0208 by dedication.

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



For Blair McDowell
Subdivision Authority

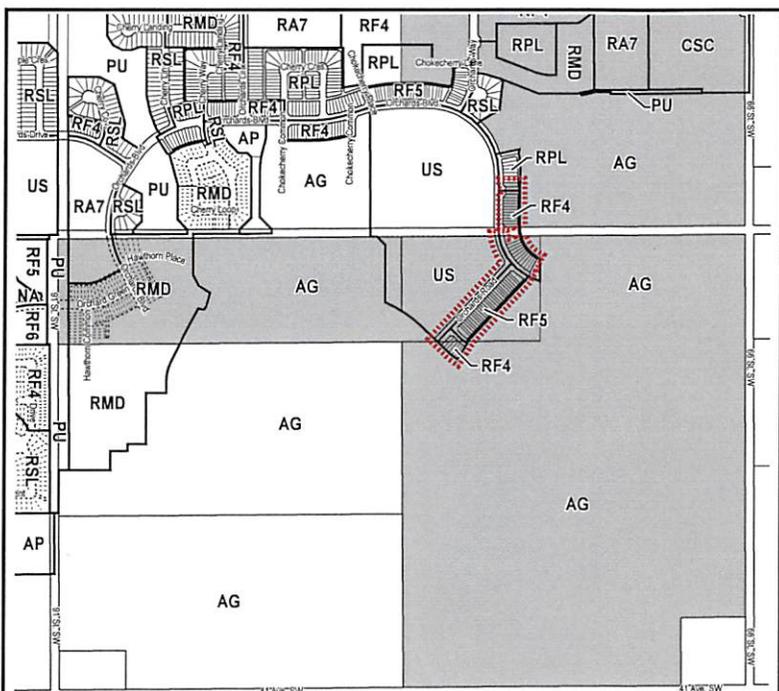
BM/gq/Posse #242171467-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

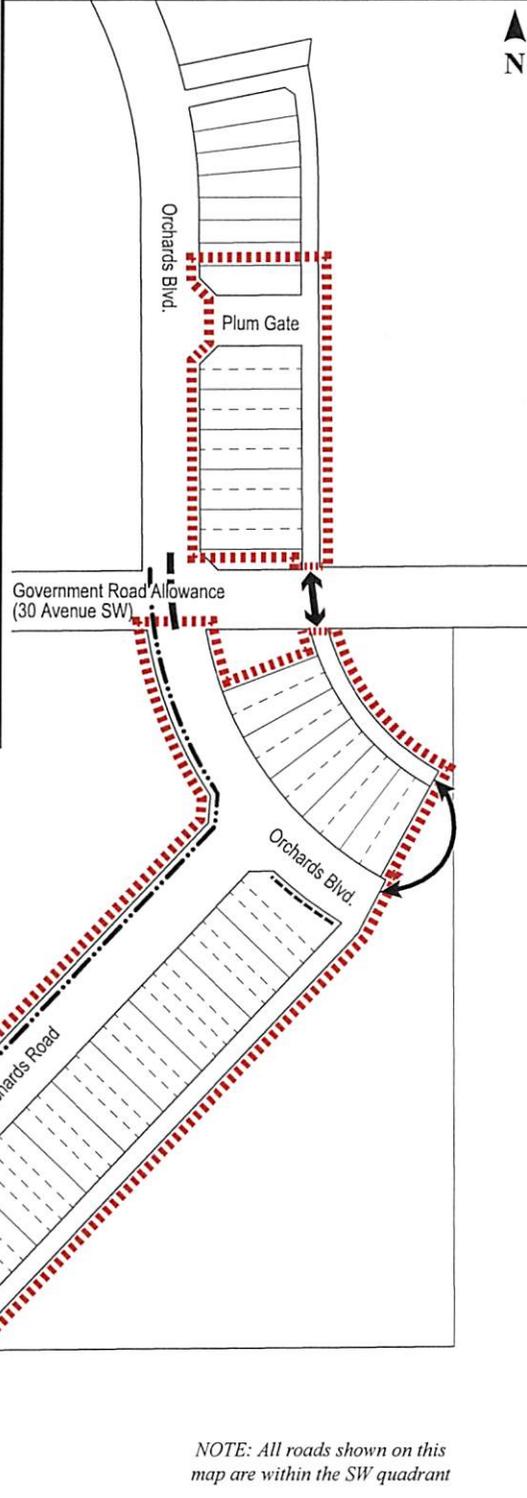
August 31, 2017

LDA17-0118

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform fence as per Zoning Bylaw
- 2 m mono-walk
- Temporary 6 m roadway
- Construct collector roadway
- Extend alley
- N No Parking
- * Construct access
- T Temporary 17 m radius transit turnaround



- Titled area to be subdivided
- Subdivision area



MR
LDA17-0208

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



August 31, 2017

File No. LDA17-0208

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot, from the NE 15-51-24-W4M, NW 15-51-24-W4M (052 425 598 +16) located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on August 31, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 4.60 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the NE 15-51-24-W4M, NW 15-51-24-W4M, a claim of interest by caveat of the Deferred Servicing Agreement 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 Deferred Servicing Agreement;
4. that the owner register temporary public access easements for the sanitary and storm sewer extensions as shown on the "Conditions of Approval" map, Enclosure II; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, which ever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, amongst 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 Deferred Servicing Agreement prior to endorsement of the plan of survey;
3. 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;
4. 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;
5. that the owner constructs a temporary 4 m gravel surface emergency access 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);
6. 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 paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
7. that the owner constructs Orchards Boulevard SW and Orchards Road SW to an urban collector roadway standard including the removal of the existing curb and gutter within the Government Road Allowance (30 Avenue SW) right-of-way, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an access to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs and constructs the Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs an offsite watermain, hydrants, sanitary and storm sewer extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosures I and II;
12. that the owner provides full site servicing for the MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected Departments and agencies; and

13. that the owner is responsible for the landscape design and construction within the Municipal Reserve lot and road rights of way, 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 is being addressed by the dedication of a 4.6 ha MR lot. A portion of the 4.6 ha MR lot is being assembled by 2.83 ha from the NE 15-51-24-W4M, NW 15-51-24-W4M (052 425 598 +16). The remainder of the MR lot will be dedicated from the existing Deferred Reserve Caveat (DRC) registered on the W half of the N half 15R-51-24-W4M. The remainder of the DRC from the W half of the N half 15R-51-24-W4M will carry forward on the NE 15-51-24-W4M, NW 15-51-24-W4M (152 316 642 +55).

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



For

Blair McDowell
Subdivision Authority

BM/gq/Posse #242969543-001

Enclosure(s)

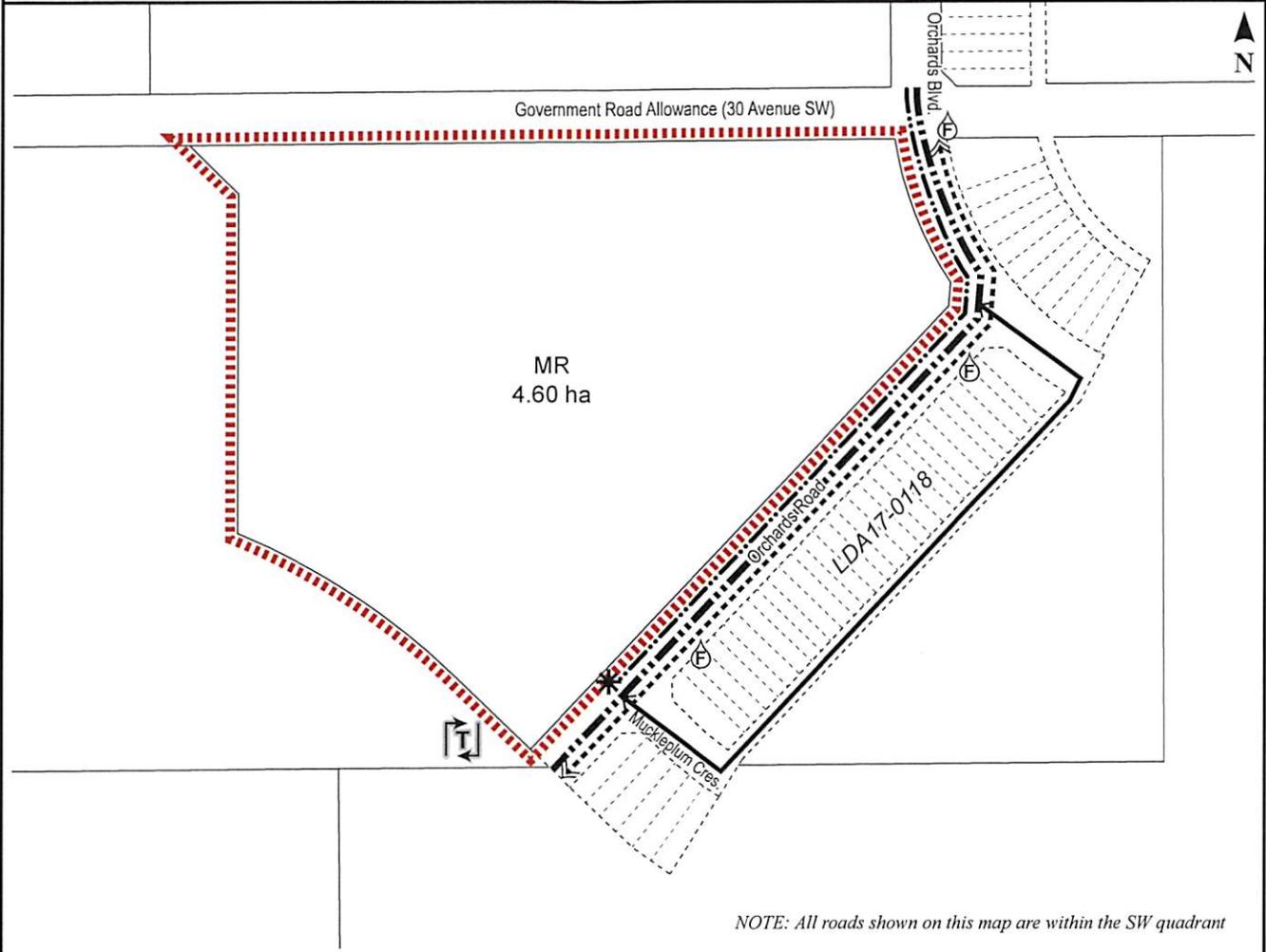
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 31, 2017

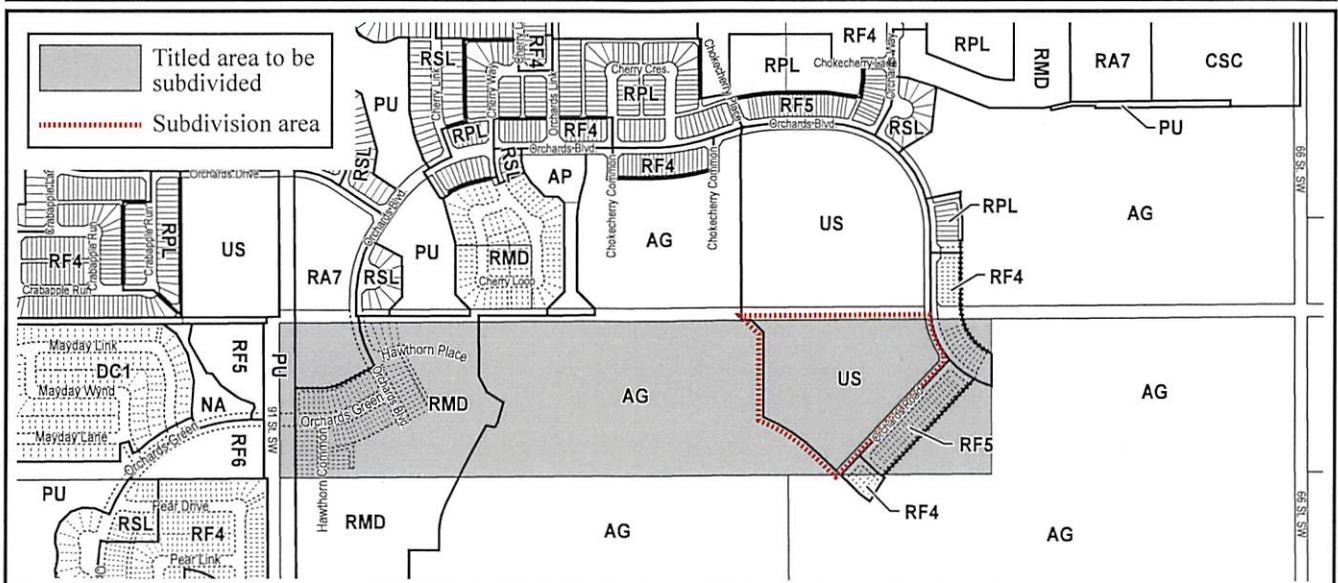
LDA17-0208

- Limit of proposed subdivision
- 2 m mono-walk
- ←→ Temporary 4 m emergency access
- Construct collector roadway

- Temporary 17 m radius transit turnaround
- Watermain extension
- Construct access
- Fire hydrant



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



SUBDIVISION CONDITIONS OF APPROVAL

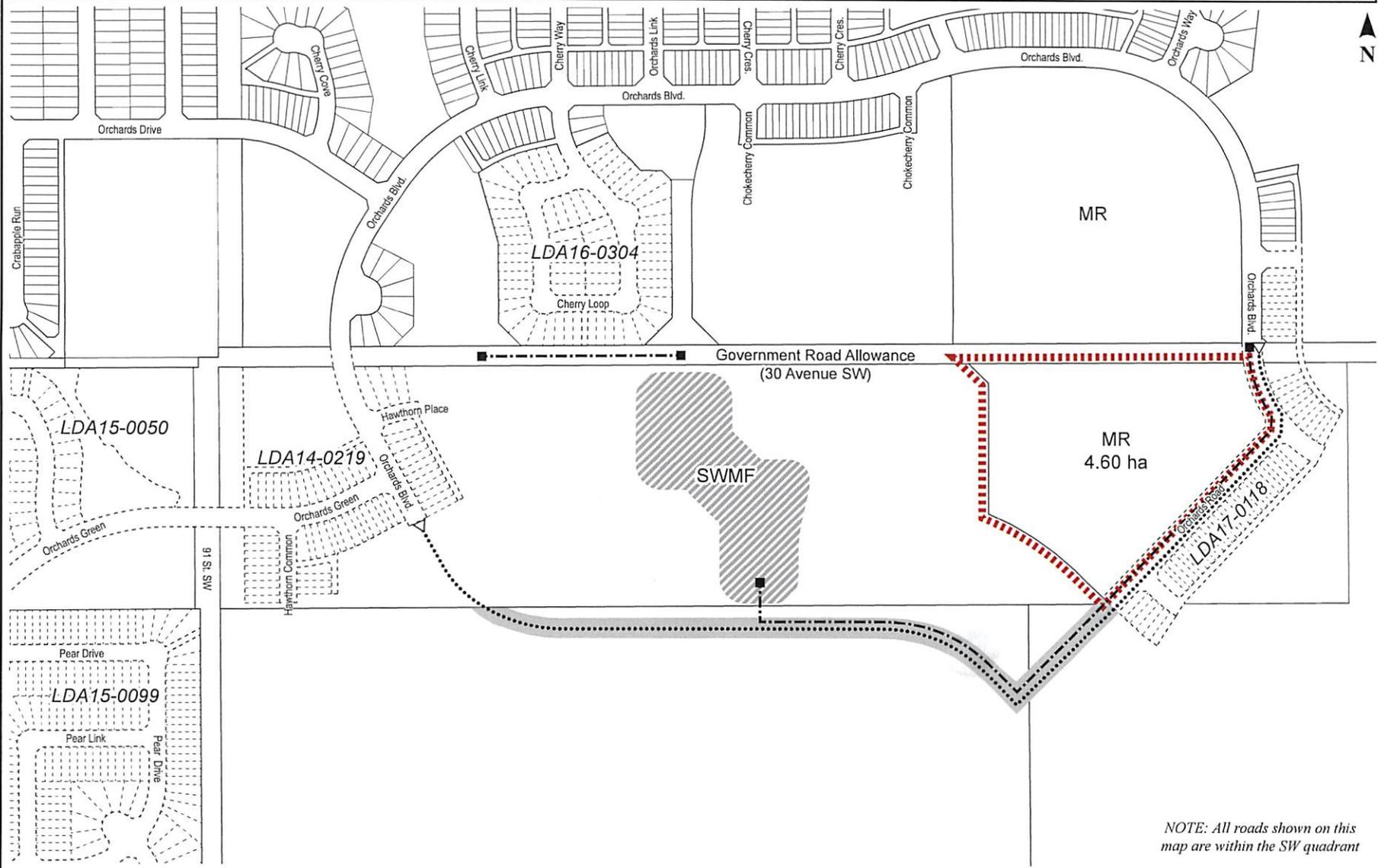
August 31, 2017

LDA17-0208

Limit of proposed subdivision
Sanitary sewer extension

Storm sewer extension
SWMF

Register easement



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



August 31, 2017

File No. LDA13-0115

IBI Group
300 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved plan of subdivision to create 21 single detached residential lots, from Lot S, Block 99, Plan 122 5024 and Block B, Plan 172 1978 located south of Charles Close SW and east of Charles Court SW; **CHAPPELLE**

The application has been revised to add phasing to final unregistered phase of the original approval. The purpose is to allow registration of the lots unencumbered by the 141 Street SW road closure area (Block B, Plan 172 1978) while ownership issues are resolved with the road closure area.

I The Subdivision by Plan is APPROVED on August 31, 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 owner be permitted to register this plan of subdivision in phases in sequential order, 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; 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 temporary 4 m gravel surface emergency access with T-bollards, with phase 1, 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
8. 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.

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

Municipal Reserve (MR) for Lot S, Block 99, Plan 122 5024 was addressed by Deferred Reserve Caveat (DRC) and subsequently transferred to Lot 1, Block 99, Plan 102 5202 with LDA12-0027. The DRC was subsequently discharged in full with LDA14-0160.

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original 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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,



For Blair McDowell
Subdivision Authority

BM/kw/Posse #132855343-001

Enclosure



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0300

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

ATTENTION: Brad Machon

RE: REVISION of conditionally approved plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 3402 HW, located north of 109A Avenue and west of 132 Street NW; **WESTMOUNT**

This application has adjusted the proposed boundary 0.3 m to the north.

The Subdivision by Plan is APPROVED on August 31, 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 existing services (water and sanitary) enter the proposed subdivision approximately 12.5 m north of the north property line of 109A Ave. 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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



For

Blair McDowell
Subdivision Authority

BM/sc/Posse #252679630-001

Enclosure(s)

CRIMSON COVE

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: 0.071 ha.



REV. NO.	DATE	ITEM	BY
1	JUL 14/17	MOVED LOT LINE 0.30m N.	ME
0	MAY 25/17	ORIGINAL PLAN COMPLETED	ME

REVISIONS

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 1, BLOCK 30, PLAN 3402 HW

WITHIN THE

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

EDMONTON - ALBERTA

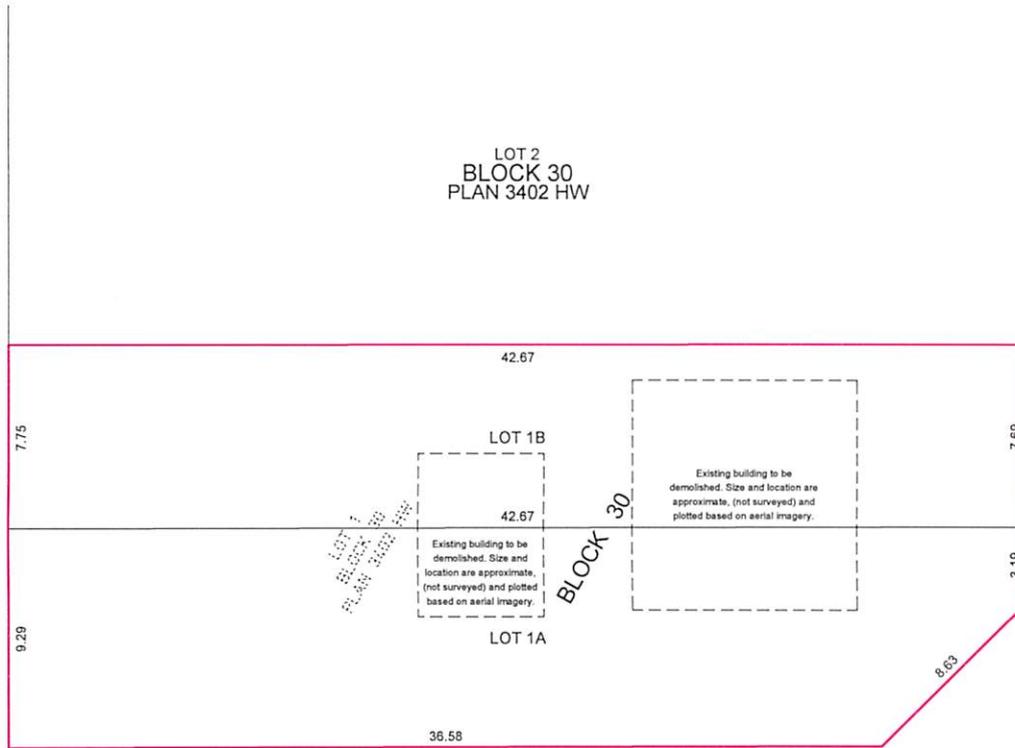


 Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700038T	DRAFTED BY:	ME	CHECKED BY:	BM
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LOT 2
BLOCK 30
PLAN 3402 HW

LANE (GROAT ROAD)



132 STREET

109A AVENUE



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0085

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 14, Plan 600 MC, located north of Grand View Drive NW and west of 123 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on August 31, 2017, subject to the following conditions:

1. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton against the proposed lots, as per the applicable development restrictions shown in the geotechnical report "Slope Stability and Building Setback Assessment Proposed Subdivision and Redevelopment 12312 Grand View Drive NW Edmonton, AB" dated July 25, 2017, prepared by Shelby Engineering Ltd., (File No. 1-20263), and supplemental letter report, dated August 21, 2017; 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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and storm) enter the proposed subdivision approximately 10.6m east of the west property line of Lot 21. The existing sanitary service enters the proposed subdivision approximately 14.3 m east of the west property line of Lot 21. 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 (\$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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



FOR Blair McDowell
Subdivision Authority

BM/sc/Posse #240974901-001

Enclosure(s)

TENTATIVE PLAN

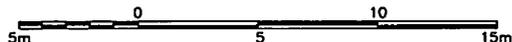
SHOWING SUBDIVISION OF

LOT 21, BLOCK 14, PLAN 600 M.C.

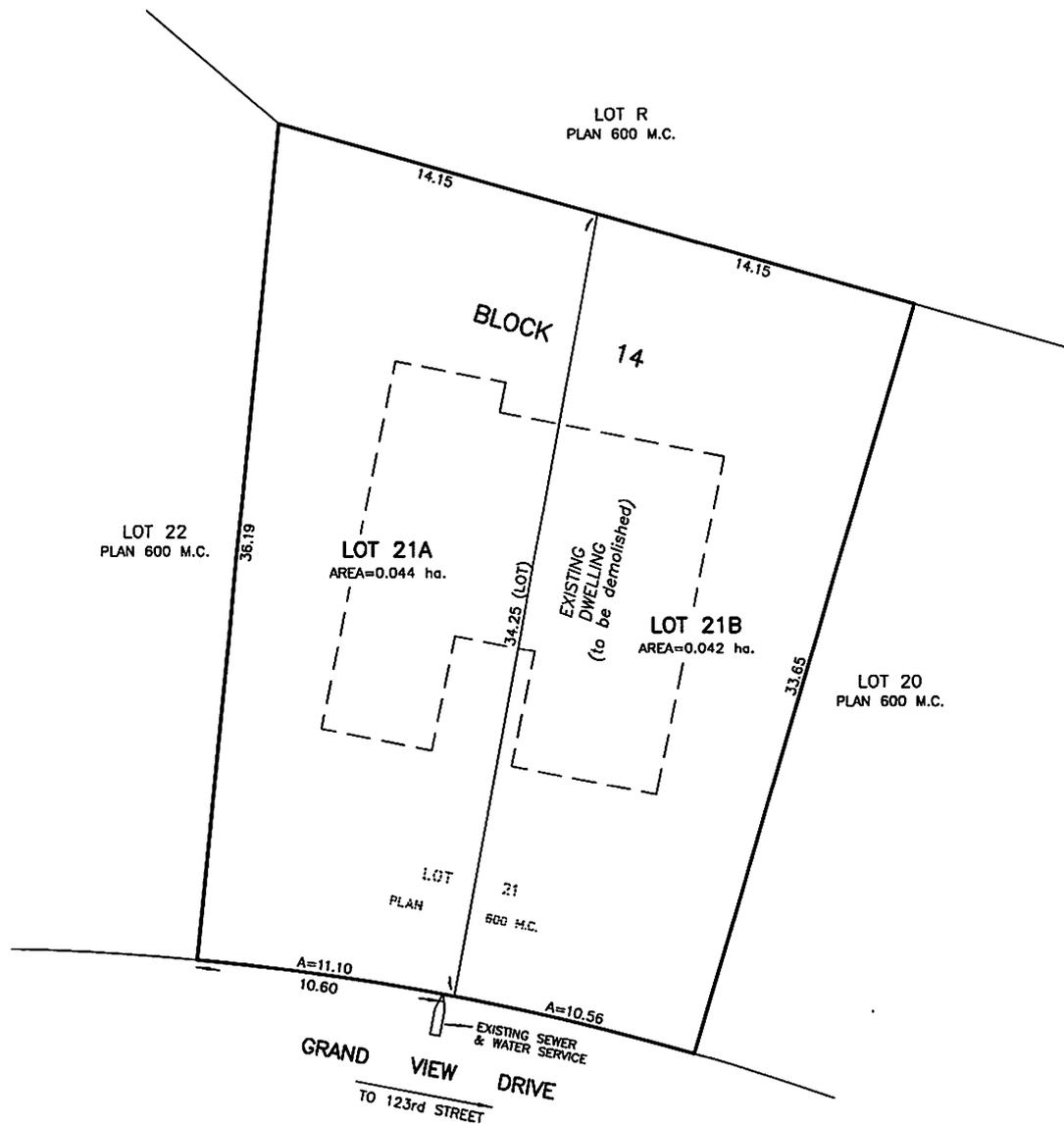
IN THE
S.1/2 SEC.24-52-25-4

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: February 8, 2017
REVISED: August 29, 2017

FILE NO. 17S0079

DWG.NO. 17S0079T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0363

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 3, Block 4, Plan 5375 HW, located south of 106A Avenue NW and east of 159 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on August 31, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the owner be aware of an existing power pole in the lane that may interfere with future access to the proposed western lot, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information;
3. that the existing services (water and sanitary) enter the proposed subdivision approximately 1.6 m east of the west property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
4. 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);

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

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

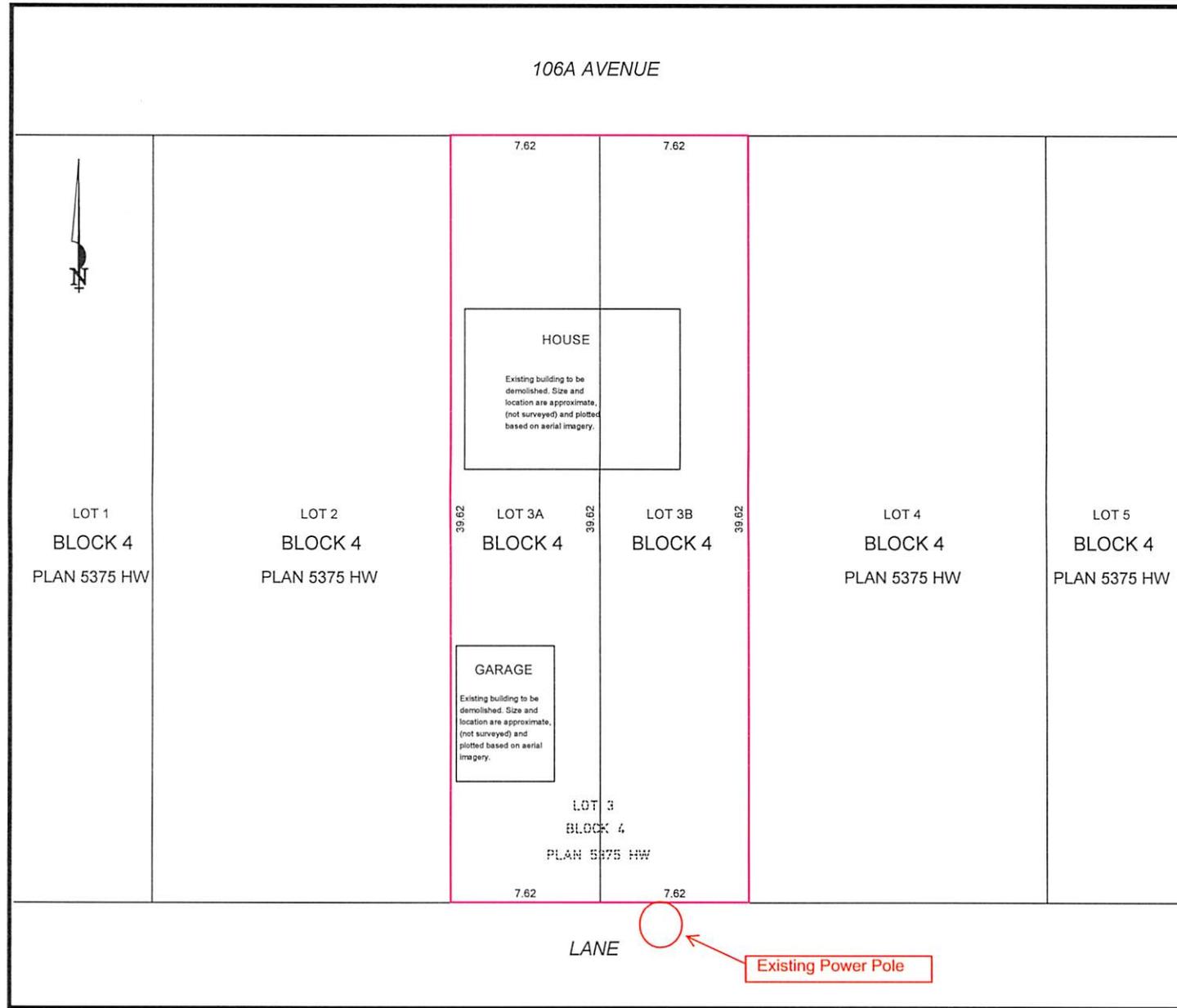
Regards,



For Blair McDowell
Subdivision Authority

BM/at/Posse #255068229-001

Enclosure(s)



ROB CLUNES

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: 0.060 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 13, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

BRITANNIA YOUNGSTOWN
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 3, BLOCK 4, PLAN 5375 HW
WITHIN THE
N.E. 1/4 SEC. 3 - TWP. 53 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO. 61700045T	DRAFTED BY: AN	CHECKED BY: ET
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0373

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

ATTENTION: Ben De Jong

RE: Tentative plan to subdivide a portion from Lot 44, Block 30, Plan 3099 TR, for the purposes of consolidation with Lot 45, Block 30, Plan 3099 TR, located south of 42A Avenue NW and west of 89 Street NW; **TWEDDLE PLACE**

The Subdivision by Plan is APPROVED on August 31, 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 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,



For

Blair McDowell
Subdivision Authority

BM/sm/Posse #254966465-001

Enclosure



677517 ALBERTA LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS
- AND CONTAINS: 0.090 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 21, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

TWEDDLE PLACE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION AND CONSOLIDATION
OF
LOT 45 AND PART OF 44, BLOCK 30, PLAN 3099 TR
WITHIN THE
N.W. 1/4 SEC. 10 - 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. 61700046T	DRAFTED BY: AN	CHECKED BY: JM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0392

Bernhard Jess
401, 8503 - 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 128, Plan 1401 HW located north of 101 Avenue NW and west 137 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on August 31, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), 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 10.06 m west of the west property line of 137 Street NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that the owner be aware of an existing power pole in the lane that may interfere with future access to the proposed Lot 20 B, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information;
4. 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);

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

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



For Blair McDowell
Subdivision Authority

BM/gq/Posse #256751741-001

Enclosure(s)

Plan Showing Proposed Subdivision

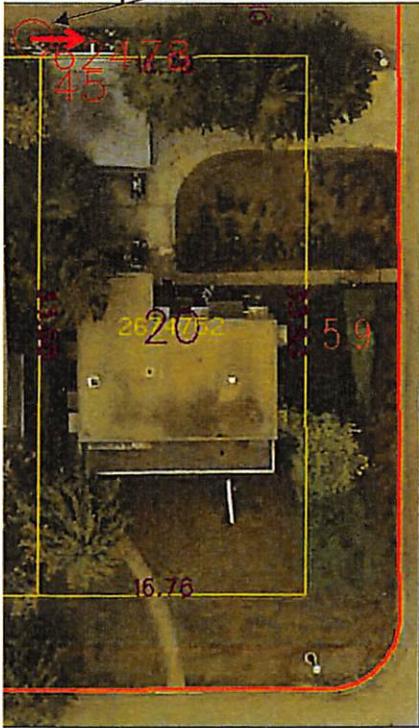
Lot 20, Block 128, Plan 1401HW
10108-137 Street



POLE/ GUY-WIRE

Lane

EXISTING ACCESS



Lot 19

Proposed Lot 20B
281 sq. m.

Proposed Lot 20A
281 sq. m.

137 Street

101 Avenue

Client: YMC Developments

Neighbourhood: Glenora

Zoning: RF1

File: 1724 Planning App

Bernhard Jess ALS, CLS, P.Eng. © 2017

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:200

ENCLOSURE I

FILE: LDA17-0392
DATE: AUGUST 21, 2017



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0398

Hagen surveys Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 30, Plan 2028 AO located south of 110 Avenue NW and east of 154 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on August 31, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), 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 9.97 m north of the south property line of Lot 11. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



FOR Blair McDowell
Subdivision Authority

BM/gq/Posse #256892291-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 11, BLOCK 30, PLAN 2028 A.O.

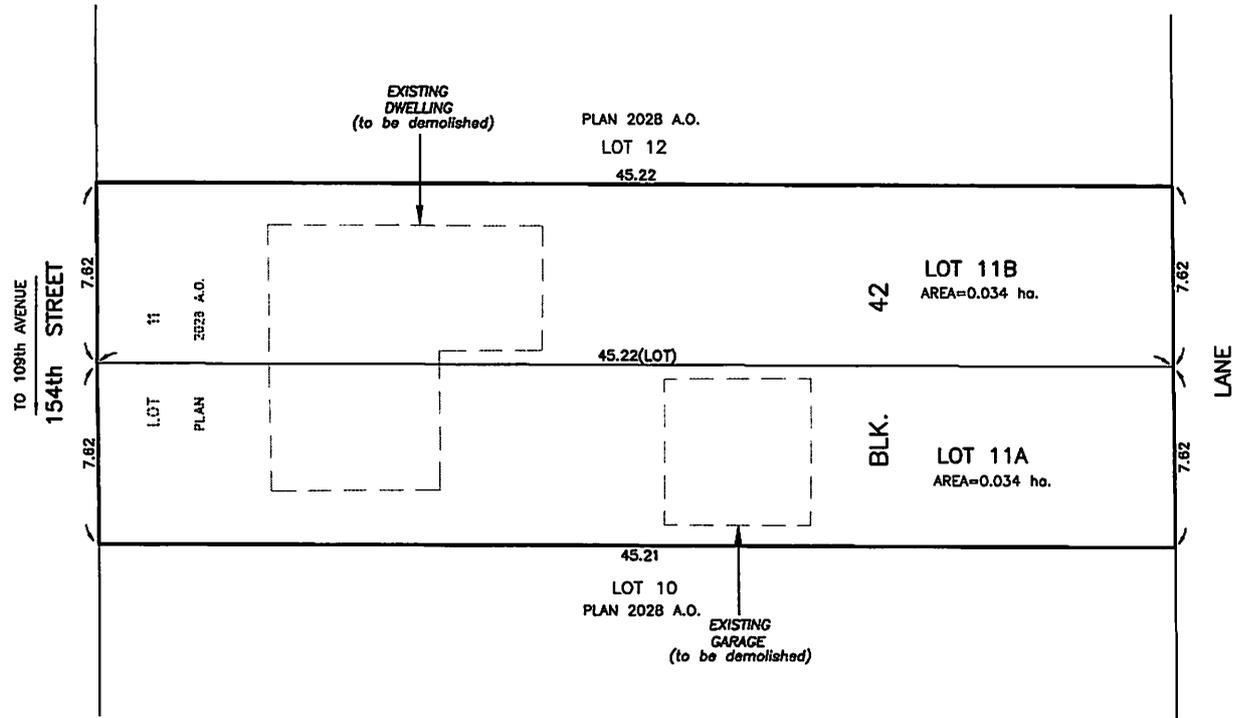
IN THE

N.W.1/4 SEC.2-53-25-4

EDMONTON ALBERTA



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: S.C.

CALC'D. BY: S.C.

DATE: JULY 8, 2017

REVISED: -

FILE NO. 17S0629

DWG.NO. 17S0629T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0400

Pals Geomatics Corp
10704 - 174 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional lot from Lots 23 and 24, Block 7, Plan 2064 S, located south of 79 Avenue NW east of 114 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on August 31, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), 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 3.5 m west of the east property line of Lot 23. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

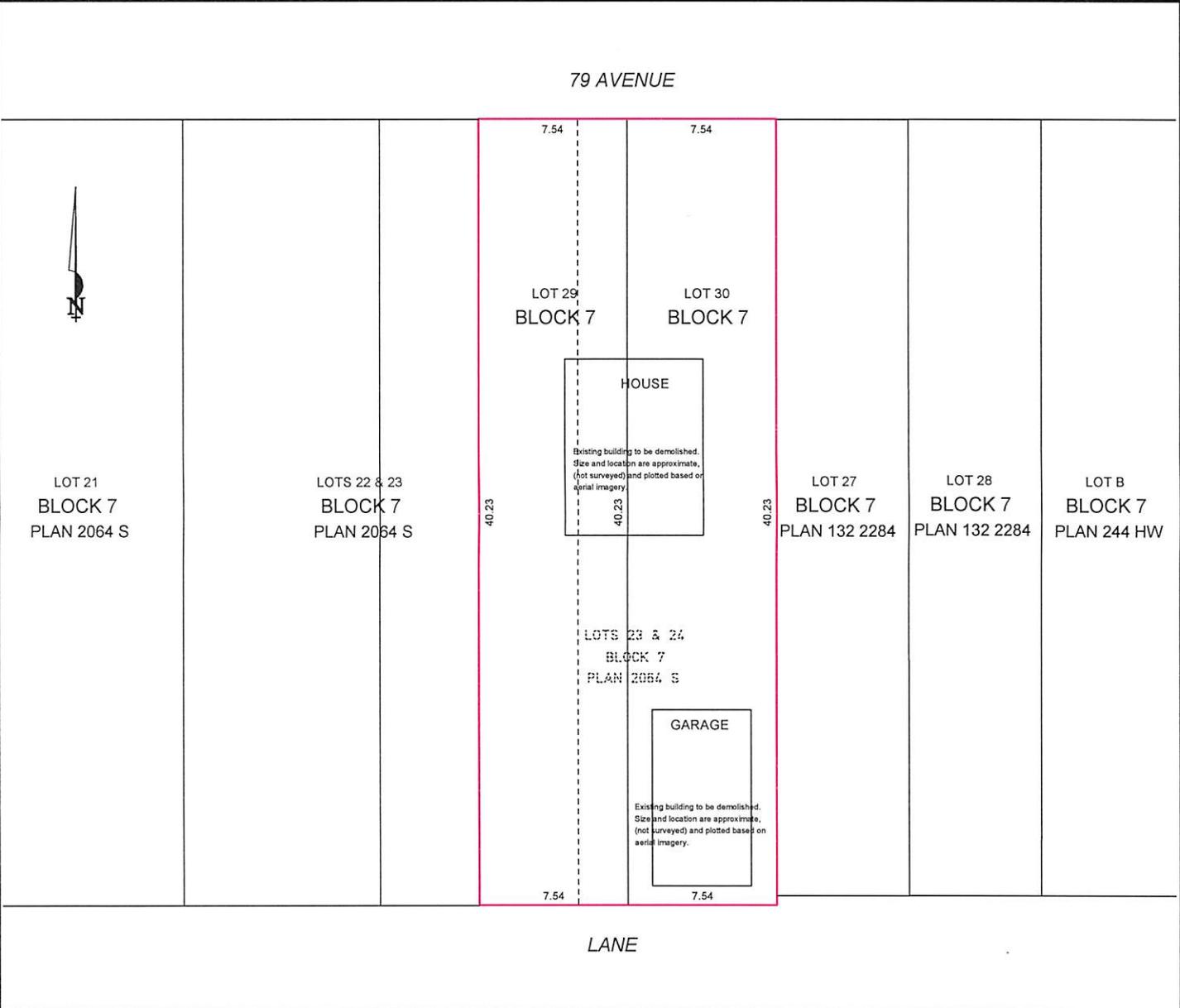
Regards,



for Blair McDowell
Subdivision Authority

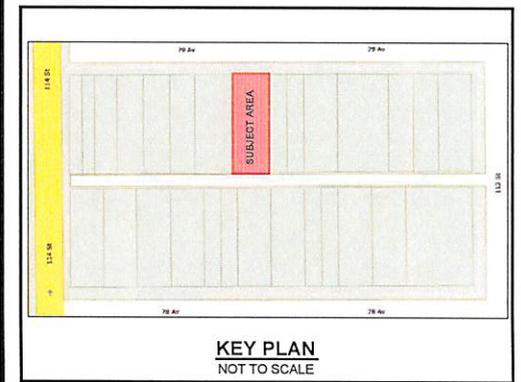
BM/gq/Posse #256850007-001

Enclosure(s)



URBAN EDGE 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.F3.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.061 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 6, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

McKERNAN

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOTS 24 & 23, BLOCK 7, PLAN 2064 S
WITHIN THE
S.E. 1/4 SEC. 30 - TWP. 52 - RGE. 24 - 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 T3S 1G7

FILE NO. 61700046T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0421

Joe Botticelli
392 Hunters Run
Edmonton, AB T6R 2P1

ATTENTION: Joe Botticelli

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 13-14, Block 13, Plan 2262 S, located south of 75 Avenue NW and west of 93 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on August 31, 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 Susana Maki at 780-423-6889);
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 50.6m west of the west property line of 93 Street. 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,



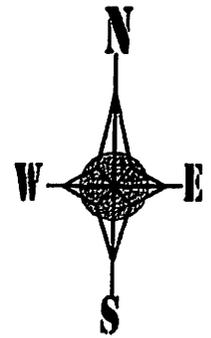
For Blair McDowell
Subdivision Authority

BM/sm/Posse #258054420-001

Enclosure

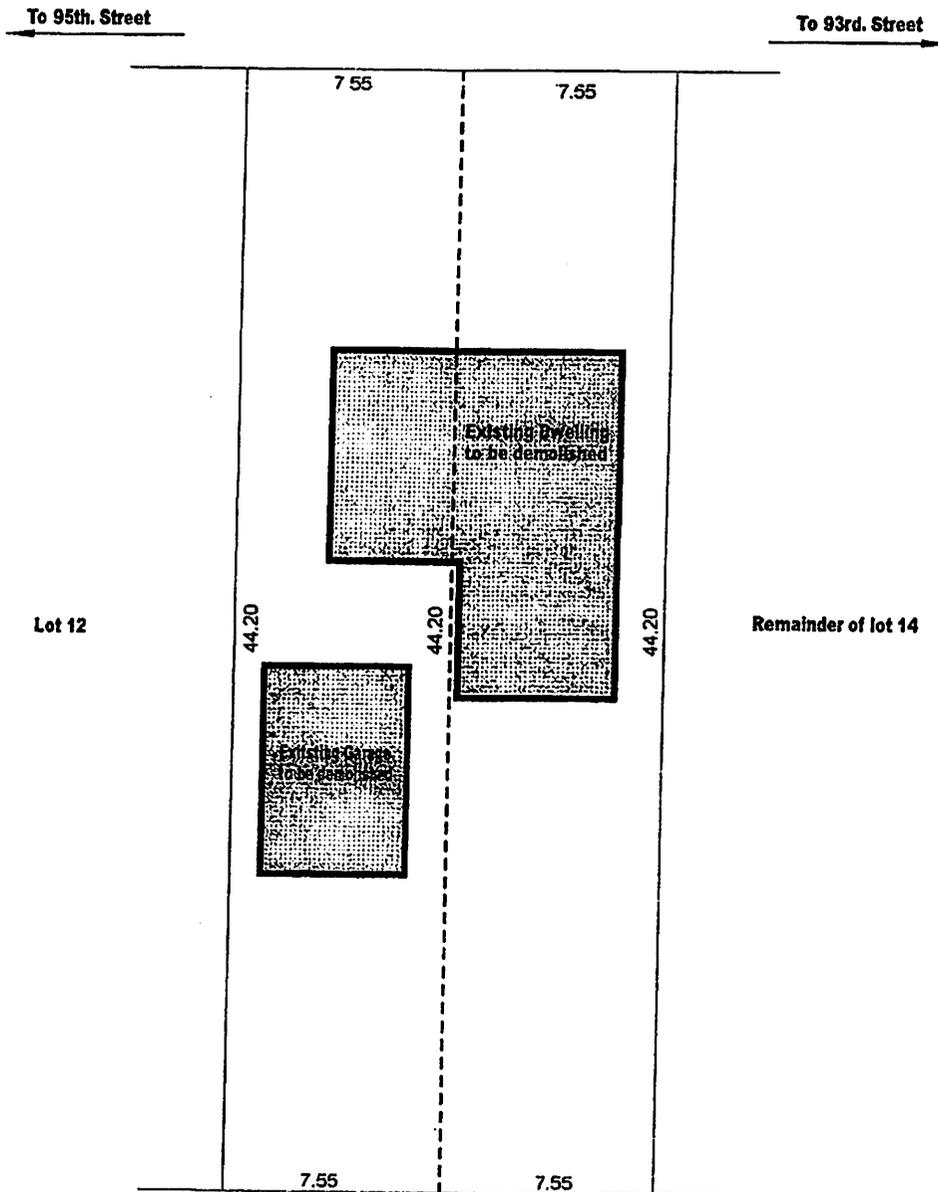
Plan Showing Proposed Subdivision of:
Lot 13 and West Half of 14, Block 13
Plan 2262S, 9315-75 Ave. NW
City of Edmonton

12 July 2017



Scale 1:250

75 Avenue



DRAWN BY ZJP

R.N. Heacock ALS
(780) 479-3087



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

August 31, 2017

File No. LDA17-0423

Satt Engineering Ltd.
3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 9, Plan 3792 KS, located north of Valleyview Cres NW and east of 140 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on August 31, 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;
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. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the owner be aware of an existing power pole in the lane that may interfere with future access to the proposed lots, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information;
3. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.9 m east of the west property line of Lot 19. The existing storm service enters the proposed subdivision approximately 10.7 m west of the east property of Lot 19. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
4. 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);

5. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
6. that the next step in the subdivision process is to have a legal instrument prepared (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;
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If you have further questions, please contact Stephen Raitz at stephen.raitz@edmonton.ca or 780-508-9536.

Regards,



for Blair McDowell
Subdivision Authority

BM/sr/Posse # 258323815-001

Enclosure(s)



Existing Power Pole

LANE

10.67 10.67

LOT 19 BLOCK
TO
PLAN 3792 KS

LOT 19 A
0.039 ha

LOT 19 B
0.039 ha

LOT 18

36.58

36.58

36.58

LOT 20

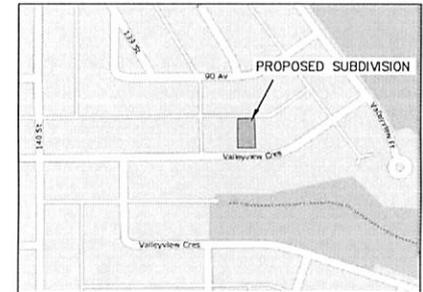
10.67 10.67

VALLEY VIEW CRESCENT (89 A AVENUE)

Approximate location of existing residence as determined from Google satellite imagery dated July 2015. (existing residence to be demolished)

TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF
LOT 19, BLOCK 9, PLAN 3792 KS
N.W.1/4 SEC. 25 - TWP. 52 - RGE. 25 - W.4th MER
PARKVIEW AREA
EDMONTON, ALBERTA
Scale: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS  AND CONTAINS 0.078 ha



207 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(780) 218 3896

Job # : SA 17-319

Drawn by: MT

Checked by: FS