

Thursday, September 14, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the September 14, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the September 7, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA17-0337
254274286-001 Tentative plan of subdivision to create one (1) other lot from Block 1, Block 3 and the common property of Plan 132 4176 located south of Ellerslie Road SW and west of 103A Street SW; **CASHMAN**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA17-0288
252293106-001 Tentative plan of subdivision to create 18 single detached residential lots from Lots 33-50, Block 1, Plan 152 1497 located north of Desrochers Boulevard SW and west of Davidson Green SW; **DESROCHERS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA17-0259 246186067-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Block 1, Plan 052 1408, located north of 19 Avenue and east of Gateway Boulevard; SOUTH EDMONTON COMMON
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA17-0388 255561689-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 35 and 36, Block 11, Plan 2064S, located south of 78 Avenue NW and west of 112 NW Street; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0405 188963561-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 2, Plan 6397 MC, located south of 86 Avenue NW and west of 134 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended .
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0417 257831828-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 2 and 3, Block 8, Plan 1971 AA, located north of 129 Avenue NW and west of 117 Street NW; CALDER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0443 259489529-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 10, Plan 1196 KS, located south of 73 Avenue NW and east of 79 Street NW; AVONMORE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0451 259714585-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 9, Plan 2028 AO, located north of 108 Avenue and east of 156 Street; HIGH PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURMENT

The meeting adjourned at 10:15 a.m.



Subdivision Authority

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

September 14, 2017

File No. LDA17-0337

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) other lot from Unit 1, Unit 3 and the common property of Plan 132 4176 located south of Ellerslie Road SW and west of 103A Street SW;
CASHMAN

I The Subdivision by Plan is APPROVED on September 14, 2017, subject to the following conditions:

1. 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; and
2. 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.

Municipal Reserve was dealt with through previous subdivision applications.

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

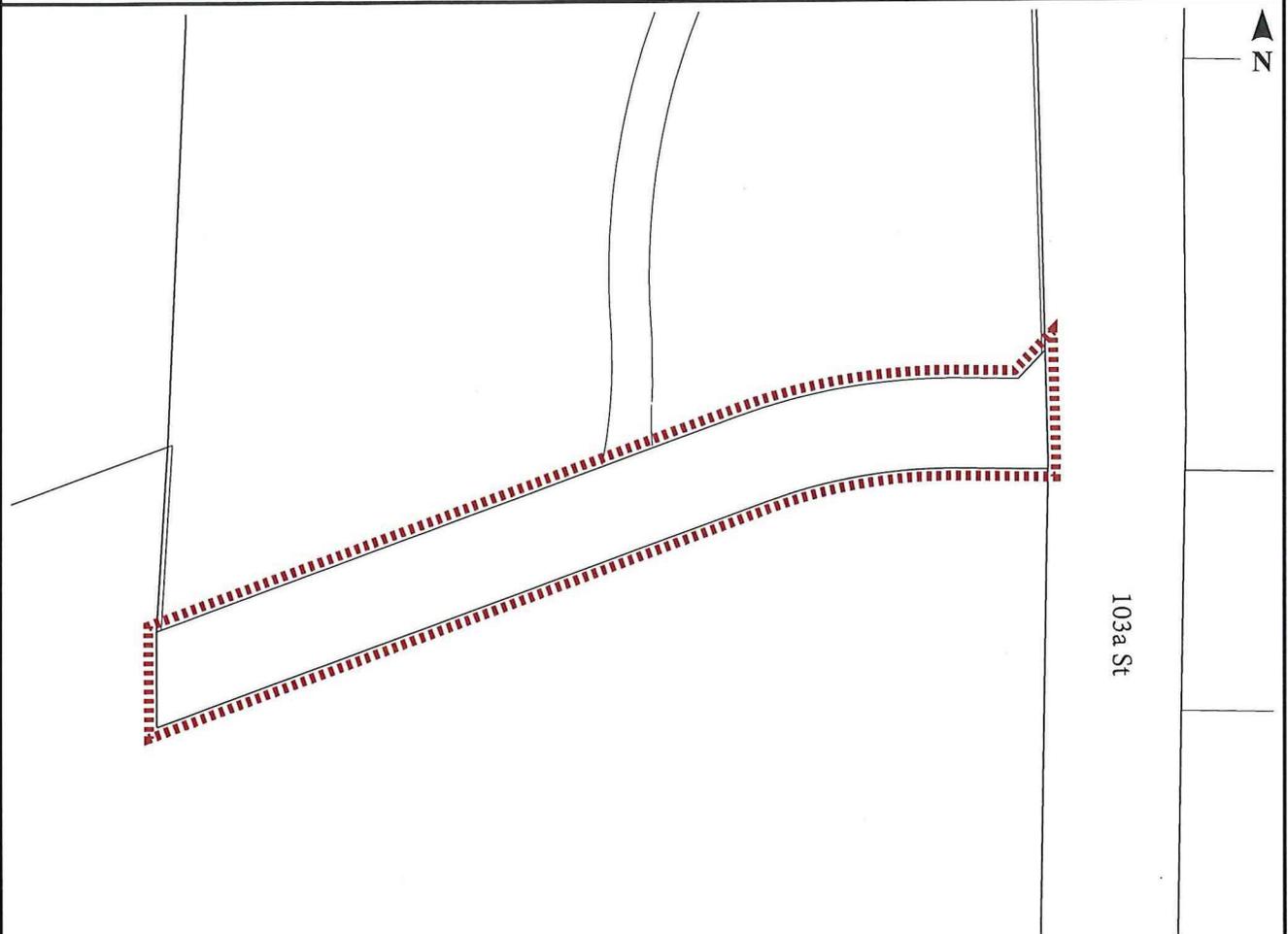
Regards,

Blair McDowell
Subdivision Authority
BM/mb/Posse #254274286-001
Enclosure

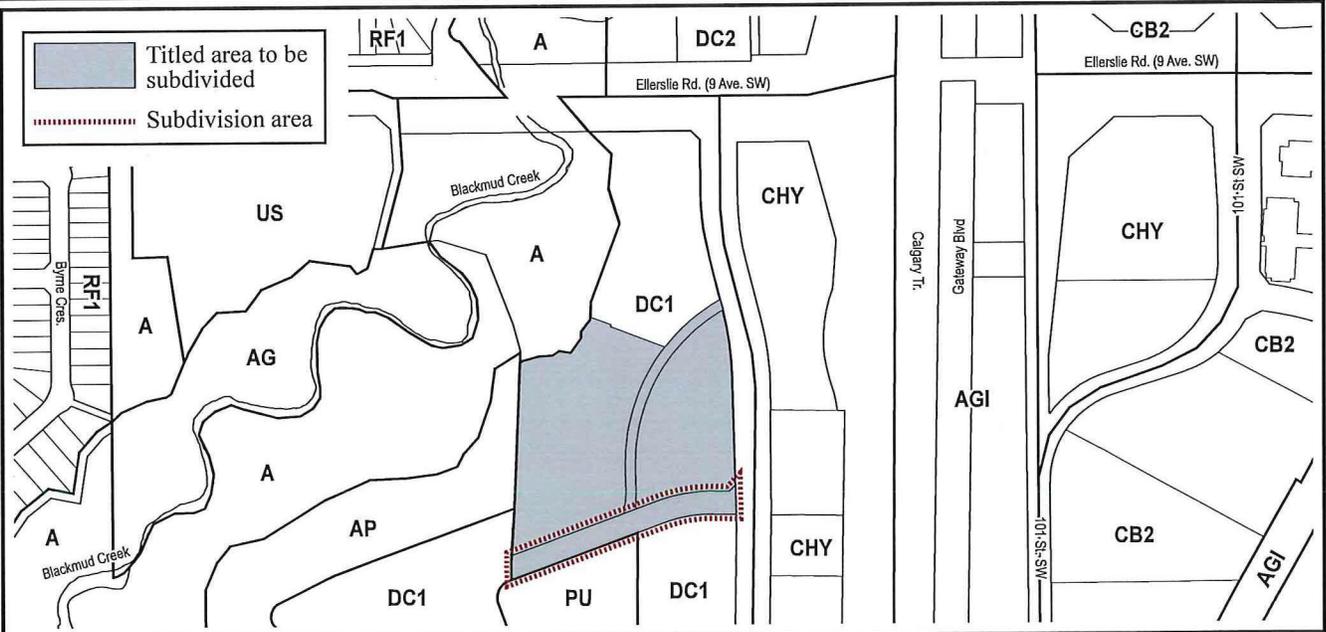
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 14, 2017 LDA17-0337

Limit of proposed subdivision



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





Subdivision Authority

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

September 14, 2017

File No. LDA17-0288

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 18 single detached residential lots from Lots 33-50, Block 1, Plan 152 1497 located north of Desrochers Boulevard SW and west of Davidson Green SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on September 14, 2017, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings for Desrochers Stage 2, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination;
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 LDA17-0387 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised that water and sanitary services cannot cross property lines as per the Sewers and Waterworks Bylaws.

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

Regards,



Blair McDowell
Subdivision Authority

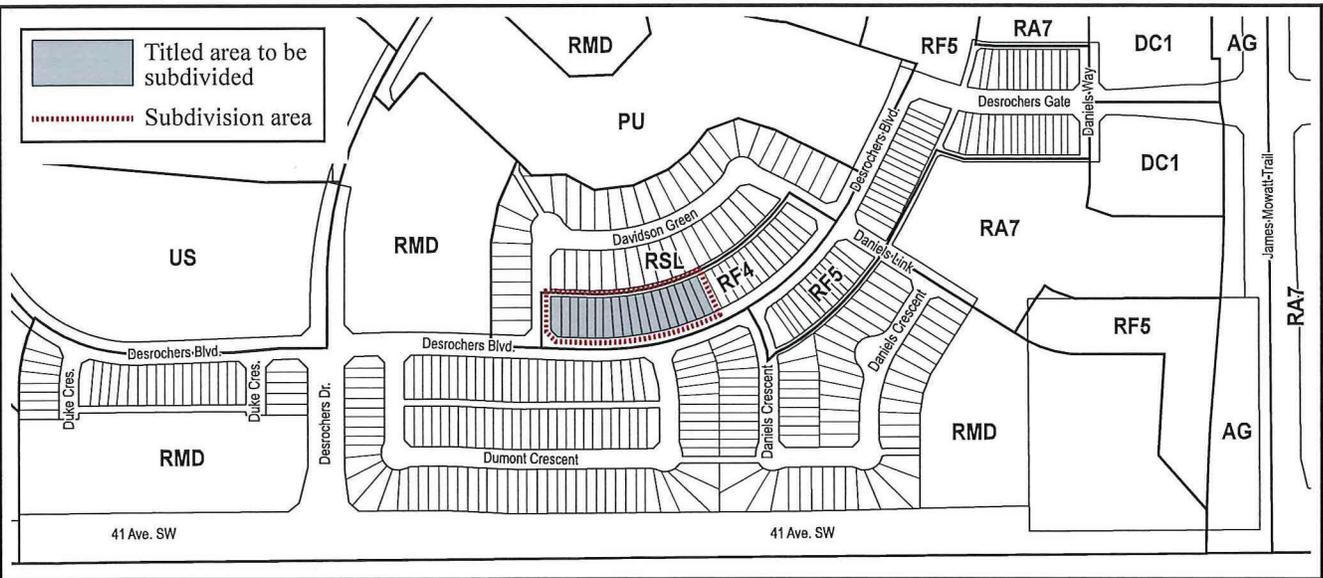
BM/mb/Posse #252293106-001

Enclosure

■■■■■■■■ Limit of proposed subdivision



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





Subdivision Authority

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

September 14, 2017

File No. LDA17-0259

Invistec Consulting Ltd.
4 Floor, 10235 - 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 2, Block 1, Plan 052 1408 (the proposed 0.41 ha parcel will be consolidated with the lands to the east), located north of 19 Avenue and east of Gateway Boulevard; **SOUTH EDMONTON COMMON**

The Subdivision by Plan is APPROVED on September 14 , 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 Steve Jensen at 780-944-7673);
2. that the owner make arrangements with Drainage Planning and Engineering for the provision of satisfactory overland drainage;
3. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the consolidated parcel to address possible subgrade soil disturbance as a result of the installation of the existing culverts and/or ditches;
4. that the owner shall provide an easement in favour of EPCOR Distribution and Transmission Inc. in the location identified on the attached enclosure (contact EPCOR Land Administrator at 780-412-3252); and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

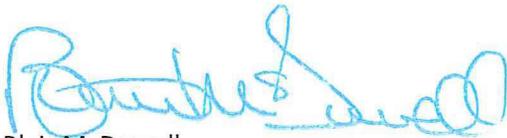
Please be advised of the following:

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 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;

3. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
4. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
5. that 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.

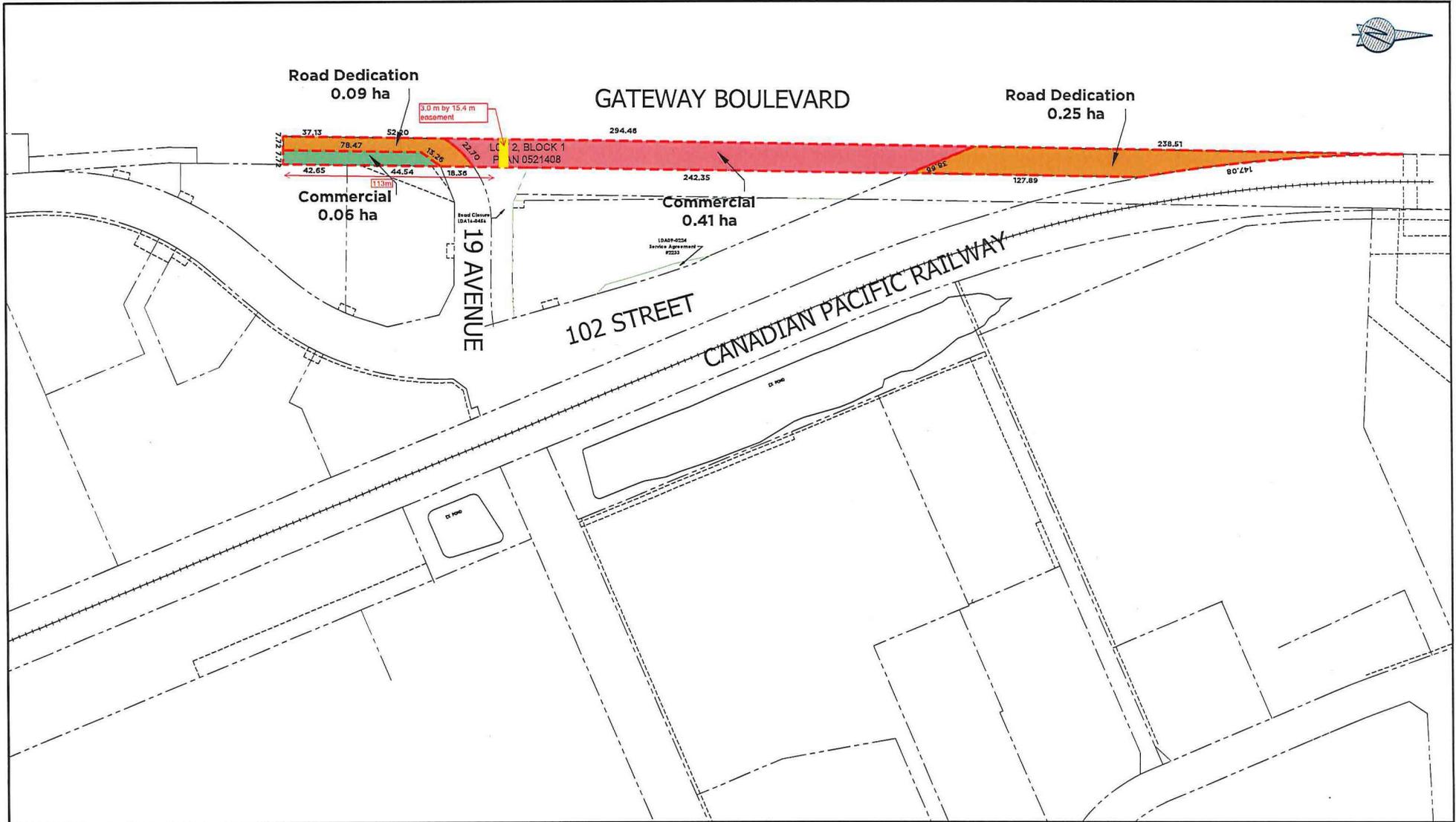
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #246186067-001

Enclosure(s)



LEGEND

- - - Proposed Property Line
- - - Existing Property Line
- - - Future Property Lines via other LDAs

NO	DATE	REVISION, ISSUED FOR	BY
01	05/03/2017	ISSUED FOR SUBMISSION	SY

NOTES: ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON THE CURVED BOUNDARIES ARE ARC LENGTHS. AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THIS ■■■■ AND CONTAINS 133 ha

THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.

DATE: May 3, 2017

SCALE: 1:500

ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED

DRAWING NAME: Tentative Plan

PROJECT NAME: Nordstrom South Edmonton Common
 Plan 9902072; Block 1; Plan 022310; Block C,
 Plan 0221408; Block 1; Lot 2; 01V4-5624-W-4

CLIENT NAME: Cameron Development Corporation

PROJECT NUMBER: 2016-035

DRAWN: SY	CHECKED: SY
DESIGNED: SY	APPROVED: RE
DRAWING NO. 01	REV. 00

Investic Consulting Ltd.
 10235 - 101 Street, 4th Floor
 Edmonton, Alberta
 T5J 3G1, Canada
 Ph: (780) 984 - 1816



Subdivision Authority

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

September 14, 2017

File No. LDA17-0388

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 35 and 36, Block 11, Plan 2064S, located south of 78 Avenue NW and west of 112 NW Street;
MCKERNAN

The Subdivision by Plan is APPROVED on September 14, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed eastern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #255561689-001

Enclosure

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 36 & E.1/2 of LOT 35

BLOCK 11, PLAN 2064 S.

IN THE

S.E.1/4 SEC.30-52-24-4

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: S.C.

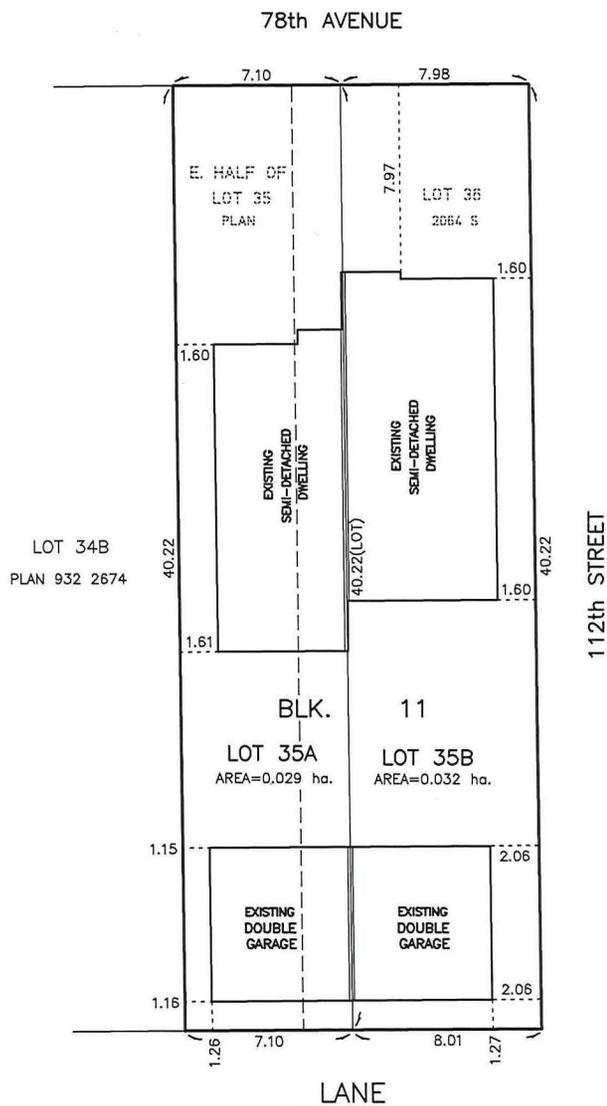
CALC'D. BY: S.C.

DATE: JUNE 28, 2017

REVISED: -

FILE NO. 17S0585

DWG. NO. 17S0585T





Subdivision Authority

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

September 14, 2017

File No. LDA17-0405

Alair Homes
17427 - 105 Avenue NW
Edmonton, AB T5S 2G8

ATTENTION: Graeme Bell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 2, Plan 6397 MC, located south of 86 Avenue NW and west of 134 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on September 14, 2017, subject to the following conditions:

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

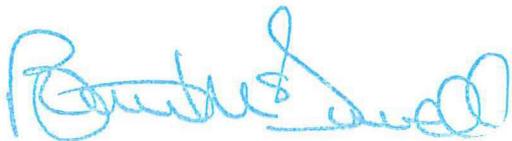
Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 15.2 m south of the north property line of Lot 14 and storm service is located 12.7m north of the south property line of Lot 14. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

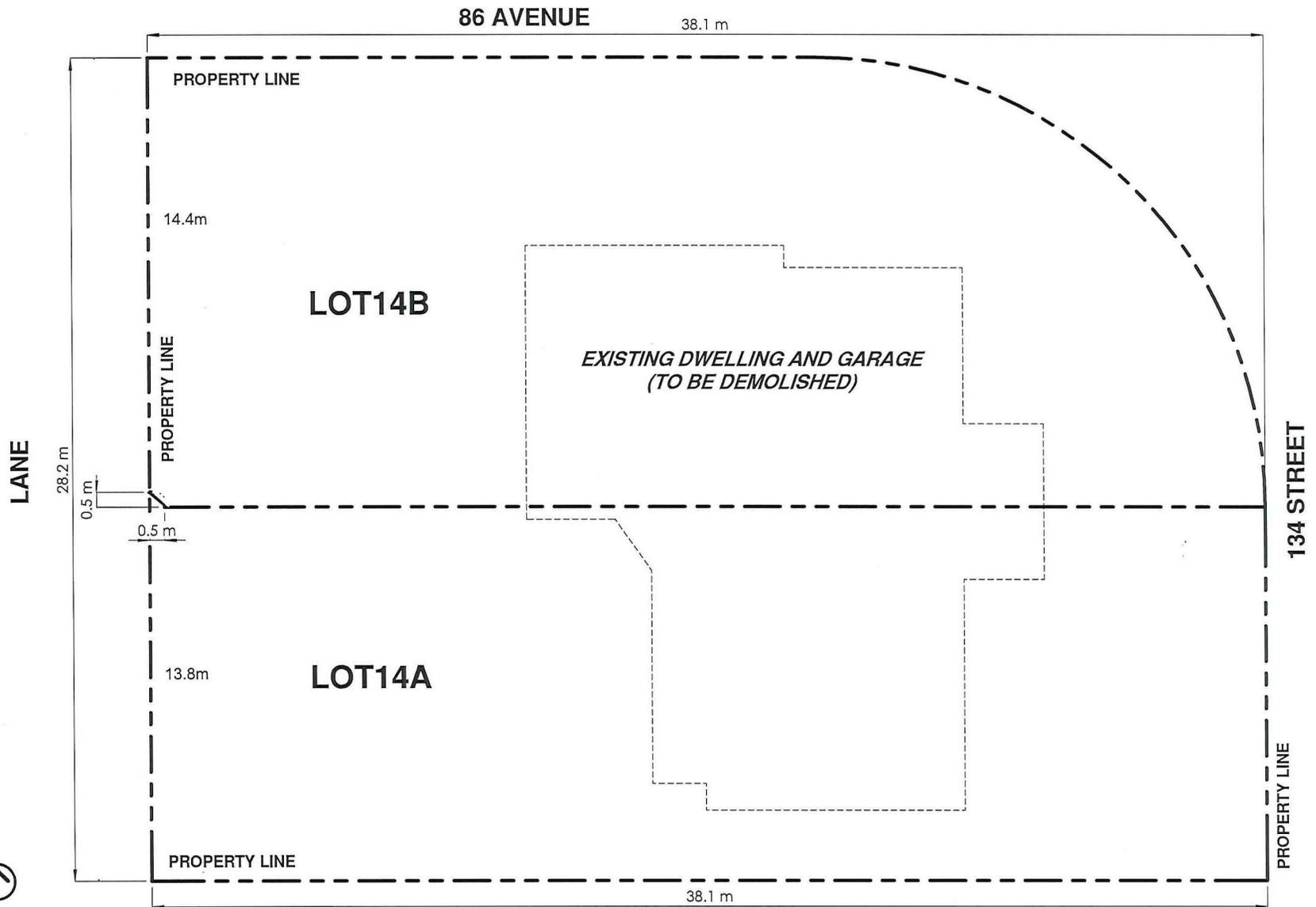
Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #188963561-001

Enclosure



1 SITE PLAN
3/32" = 1'-0"



design2wogroup.

t: (780) 983-4599 e: info@design2wogroup.com w: design2wogroup.com
DO NOT SCALE THE DRAWING. VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES OF CONCERN TO THE DESIGNER.
REVISIONS TO THESE DRAWINGS AND DESIGN ARE THE SOLE PROPERTY OF THE DESIGNER AND MAY BE REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. IN ANY CASE, THE REPRODUCER MUST BEAR THE NAME OF DESIGN TWO GROUP.
ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE, AND ANY OTHER GOVERNING AUTHORITY. DIMENSIONS AT EXTREMITY ARE TAKEN FROM FACE OF FRAMES UNLESS OTHERWISE SPECIFIED. AT INTERIOR WALLS ARE TAKEN FROM FACE OF FRAMES UNLESS OTHERWISE SPECIFIED. CONTRACTOR MUST CHECK ALL DETAILS AND DIMENSIONS AND BE RESPONSIBLE FOR THE SAME FOR ALL COVERINGS, CODES AND BUILDING PRACTICES. THESE DIMENSIONS CONFORM TO US/CA/IL BUILDING PRACTICES HOWEVER PROVINCIAL AND LOCAL CODES VARY WIDELY. CONTRACTOR TO VERIFY ALL MECHANICAL AND ELECTRICAL REQUIREMENTS AND CLEARANCES.

LOT 14 (LOT STUDY)

SITE PLAN

LOT 14 BLK 2 PLAN 6397MC // 8512 - 134 STREET NW T5R0B4

11X17 - P1732

2017.04.24	ISSUED FOR REVIEW
2017.07.12	ISSUED FOR REVIEW
2017.07.13	ISSUED FOR REVIEW
2017.09.05	ISSUED FOR REVIEW
2017.09.11	ISSUED FOR REVIEW

A0.1



Subdivision Authority

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

September 14, 2017

File No. LDA17-0417

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 2 and 3, Block 8, Plan 1971 AA, located north of 129 Avenue NW and west of 117 Street NW;
CALDER

The Subdivision by Plan is APPROVED on September 14, 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.

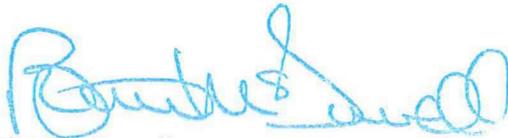
Please be advised of the following:

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 southern 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 16.46 m west of the west property line of 117 Street. 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 Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

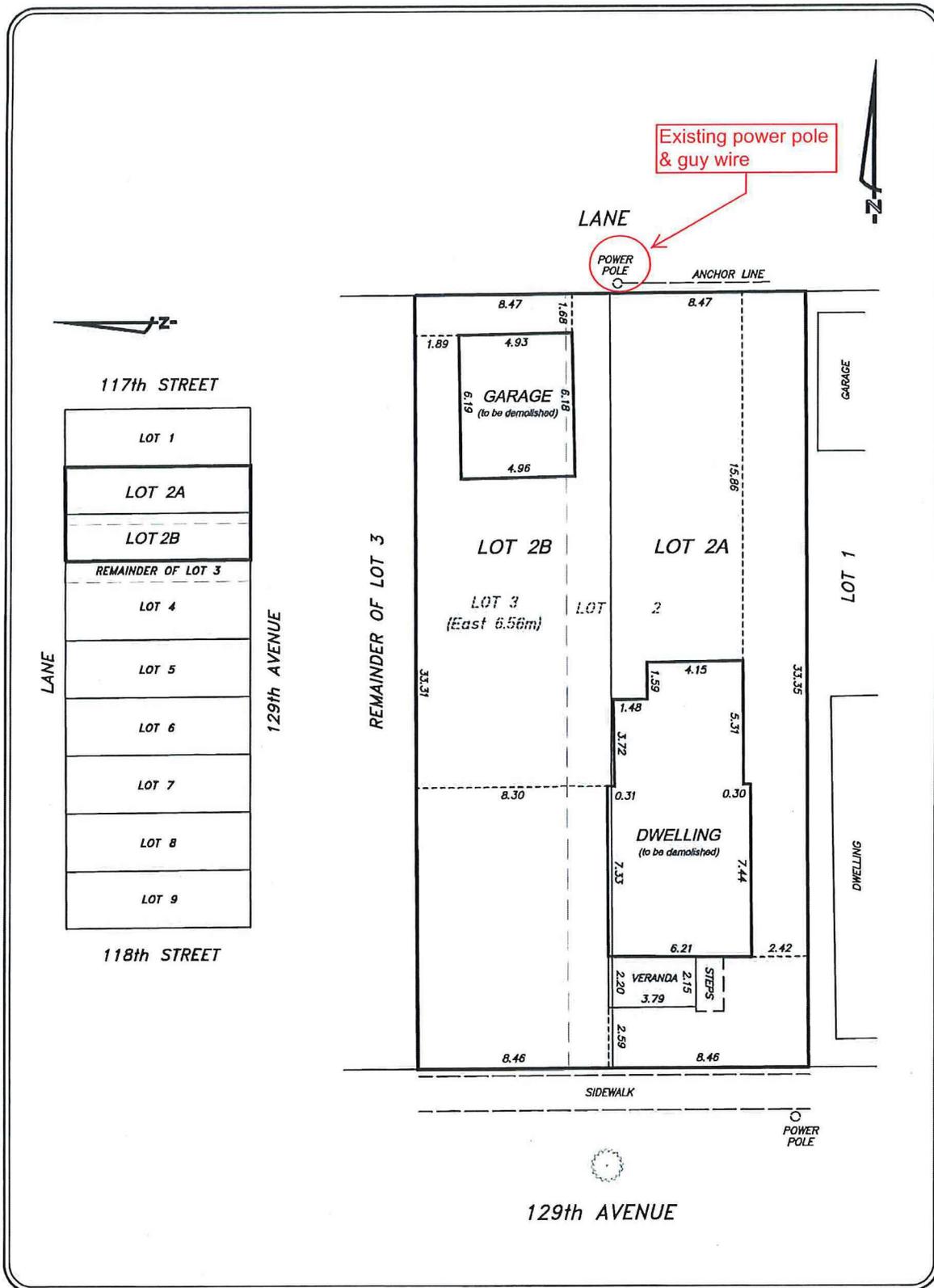
Regards,



Blair McDowell
Subdivision Authority

BM/tl/Posse #257831828-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>	
LOT: 2 & 3(PART) BLOCK: 8 PLAN: 1971 AA		ZONING: RF2	
SUBDIVISION: CALDER ADDRESS: 11704-129 AVENUE			
BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON			
FILE: E14543	LOT AREA: 0.056ha.		SCALE: 1: 200
DRAWN BY: D.S.	CHECKED BY: P.S.		2017-07-19



Subdivision Authority

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

September 14, 2017

File No. LDA17-0443

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 3, Block 10, Plan 1196 KS, located south of 73 Avenue NW and east of 79 Street NW;
AVONMORE

The Subdivision by Plan is APPROVED on September 14, 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); and
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.

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 4.8 m east of the west property line of Lot 3. There is an existing storm service on 73 Avenue NW at 7.5 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 Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,



Blair McDowell
Subdivision Authority

BM/tl/Posse #259489529-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 3, BLOCK 10, PLAN 1196 K.S.

IN THE
N.E.1/4 SEC.22-52-24-4

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



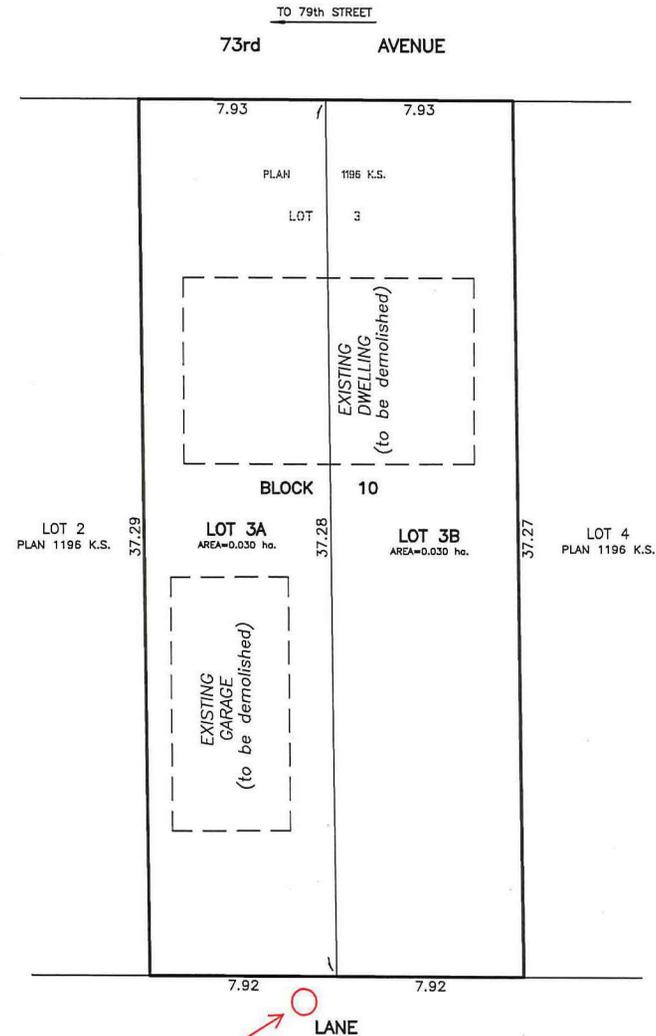
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 11, 2017
REVISED: -

FILE NO. 17S0709

DWG.NO. 17S0709T



Existing power pole

LANE



September 14, 2017

File No. LDA17-0451

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 9, Plan 2028 AO, located north of 108 Avenue and east of 156 Street; **HIGH PARK**

The Subdivision by Plan is APPROVED on September 14, 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.

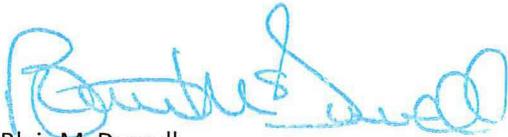
Please be advised of the following:

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 5.8 m south of the north property line of lot 14. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stephen Raitz at stephen.raitz@edmonton.ca or 780-508-9536.

Regards,



Blair McDowell
Subdivision Authority

BM/sr/Posse #259714585-001

Enclosure(s)

LOT 12
BLOCK 9
PLAN 2028A0

LOT 13
BLOCK 9
PLAN 2028A0

LOT 14A

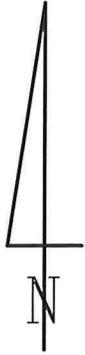
LOT 14B

LOT 15
BLOCK 9
PLAN 2028A0

LOT 16
BLOCK 9
PLAN 2028A0

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

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



LANE

7.62

7.62

7.62

7.62

155 STREET

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
ADAM TASSONE

SHOWING PROPOSED SUBDIVISION OF
LOT 14, BLOCK 9, PLAN 2028A0
10832 - 155 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

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

SCALE 1:300

JOB NO. H0466LTO

AUG. 14, 2017.