

Thursday, September 1, 2016  
9:30 a.m.



PLACE: Room 701

## 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 September 01, 2016 meeting be adopted.

FOR THE MOTION

April Gallays

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

April Gallays

That the Subdivision Authority Minutes for the August 25, 2016 meeting be adopted.

FOR THE MOTION

April Gallays

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0379  
177091592-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot O, Block 20, Plan 426 HW located north of 72 Avenue and west of 95 Street; **RITCHIE**

MOVED

April Gallays

That the application for subdivision be Approved as Amended.

FOR THE MOTION

April Gallays

**CARRIED**

2. LDA16-0275  
224146393-001

Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 50, Plan RN22B, located east of 127 Street and south of 106 Avenue; **WESTMOUNT**

MOVED

April Gallays

That the application for subdivision be Approved as Amended.

FOR THE MOTION

April Gallays

**CARRIED**

3.	LDA16-0278 224368407-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 9-10, Block 5, Plan 5036S, located east of 85 Street and north of 77 Avenue; <b>KING EDWARD PARK</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
4.	LDA16-0283 224470144-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 7, Plan 5191 HW, located east of 155 Street and south of 90 Avenue; <b>JASPER PARK</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
5.	LDA16-0296 224955221-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, Lot 14, Block 47, Plan 2928 HW, located west of 151 Street and south of 107 Avenue; <b>CANORA</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
6.	LDA16-0301 225242403-001	Tentative plan of subdivision to create separate titles for a semi-detached residential lot, from Lot 420, Block 1, Plan 7540 AH, located west of 101 Street and south of 116 Avenue; <b>SPRUCE AVENUE</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
7.	LDA16-0310 225910445-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 9, Plan 1131 HW, located south of 106 Avenue and west of 147 Street; <b>GROVENOR</b>
MOVED		April Gallays  That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 9:40 a.m.	



Subdivision Authority

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

September 1, 2016

File NO. LDA15-0379

Pal Geomatics Corp.  
10704 – 176 Street  
Edmonton, AB T5S 1G7

ATTENTION: Sam McDougall

Dear Mr. McDougall:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot O, Block 20, Plan 426 HW located north of 72 Avenue NW and west of 95 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.65 m east of the west property line of Lot O (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,



*FOR* Blair McDowell  
Subdivision Authority

BM/gq/Posse #177091592-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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**DATE:** December 14, 2015

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/15-0379(SUB)

**CADASTRAL NO.:** 928+36-22

**CONTACT:** Gilbert Quashie-Sam

**SUBDIVISION:** Ritchie

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

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

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

### **Water and Sewer Service Information**

Plan 426HW, Block 20, Lot O (9510-72 Avenue)

#### Proposed Lot O2, Blk 20

- 1-20mm water service and 1-150mm sanitary service exists off the Lane North of 72 Avenue at 4.65m East of the West Property Line of Lot O.

#### Proposed Lot O1, Blk 20

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

### **Water and Sewer Servicing Conditions**

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot O1, Blk 20 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

### **General**

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

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Nina Lumabi

ALAIR HOMES EDMONTON LTD.

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 RFS3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.052 ha.



KEY PLAN  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	Aug. 04/15	ORIGINAL PLAN COMPLETED	TB

REVISIONS

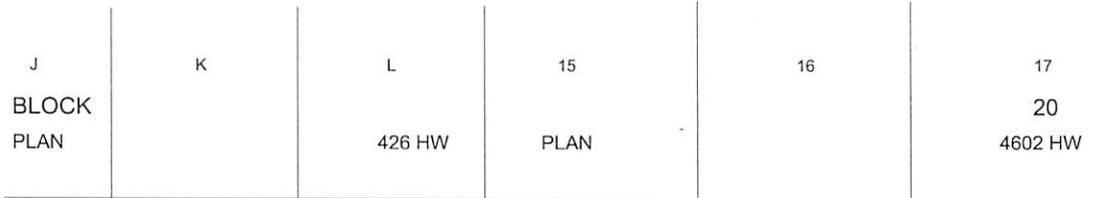
**RITCHIE**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT O, BLOCK 20, PLAN 426 HW  
WITHIN THE  
N.E. 1/4 SEC. 21 TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
19704 - 176 Street NW, Edmonton, Alberta T5S 1G7

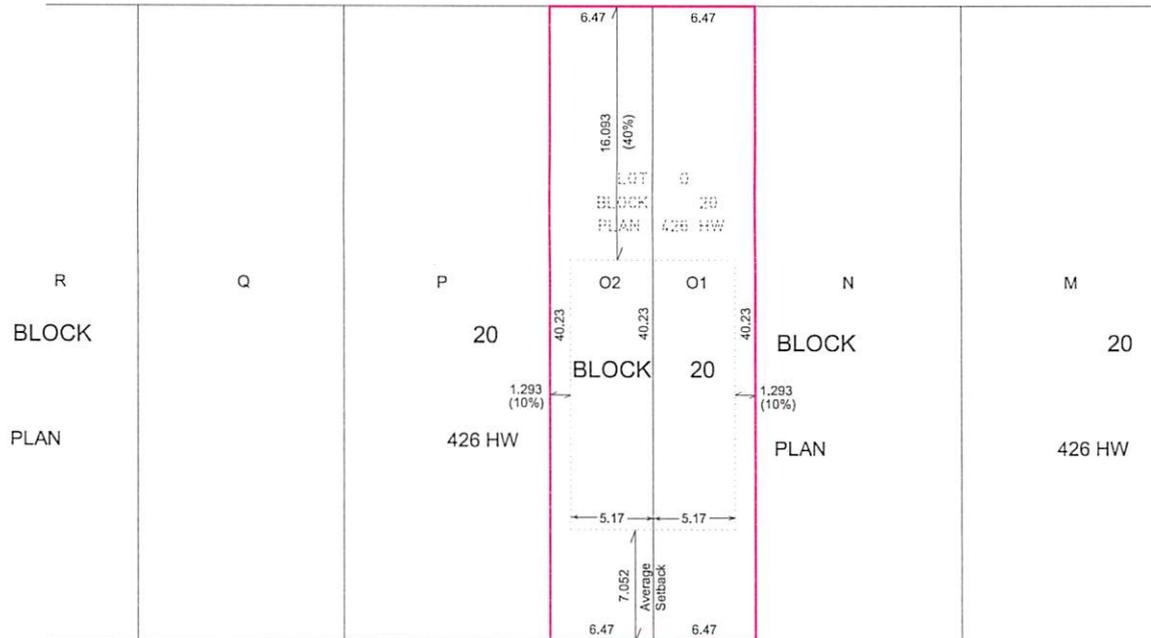
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LANE



95 STREET



72 AVENUE



Subdivision Authority

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

September 1, 2016

File NO. LDA16-0275

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

ATTENTION: Ryan Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 50, Plan RN 22B, located east of 127 Street NW and south of 106 Avenue NW;  
**WESTMOUNT**

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**The Subdivision by Plan is APPROVED on September 1, 2016, 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 southern 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 21.95m south of the south property line of 106 Avenue (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or [loliam.pokima@edmonton.ca](mailto:loliam.pokima@edmonton.ca).

Yours truly,



*For* Blair McDowell  
Subdivision Authority

BM/lp/Posse #224146393-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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**DATE:** June 28, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16-0275 (SUB)

**CADASTRAL NO.:** 934+32-12

**CONTACT:** Loloa Pokima

**SUBDIVISION:** Westmount

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

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

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

### **Water and Sewer Service Information**

Plan RN22b, Block 50, Lot 2 (10541-127 Street NW)

Proposed Lot 2B, Blk 50

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

Proposed Lot 2A, Blk 50

- 1-20mm water service and 1-150mm sanitary service exist off the Lane East of 127 Street at 21.95m South of the South Property Line of 106 Avenue.

### **Water and Sewer Servicing Conditions**

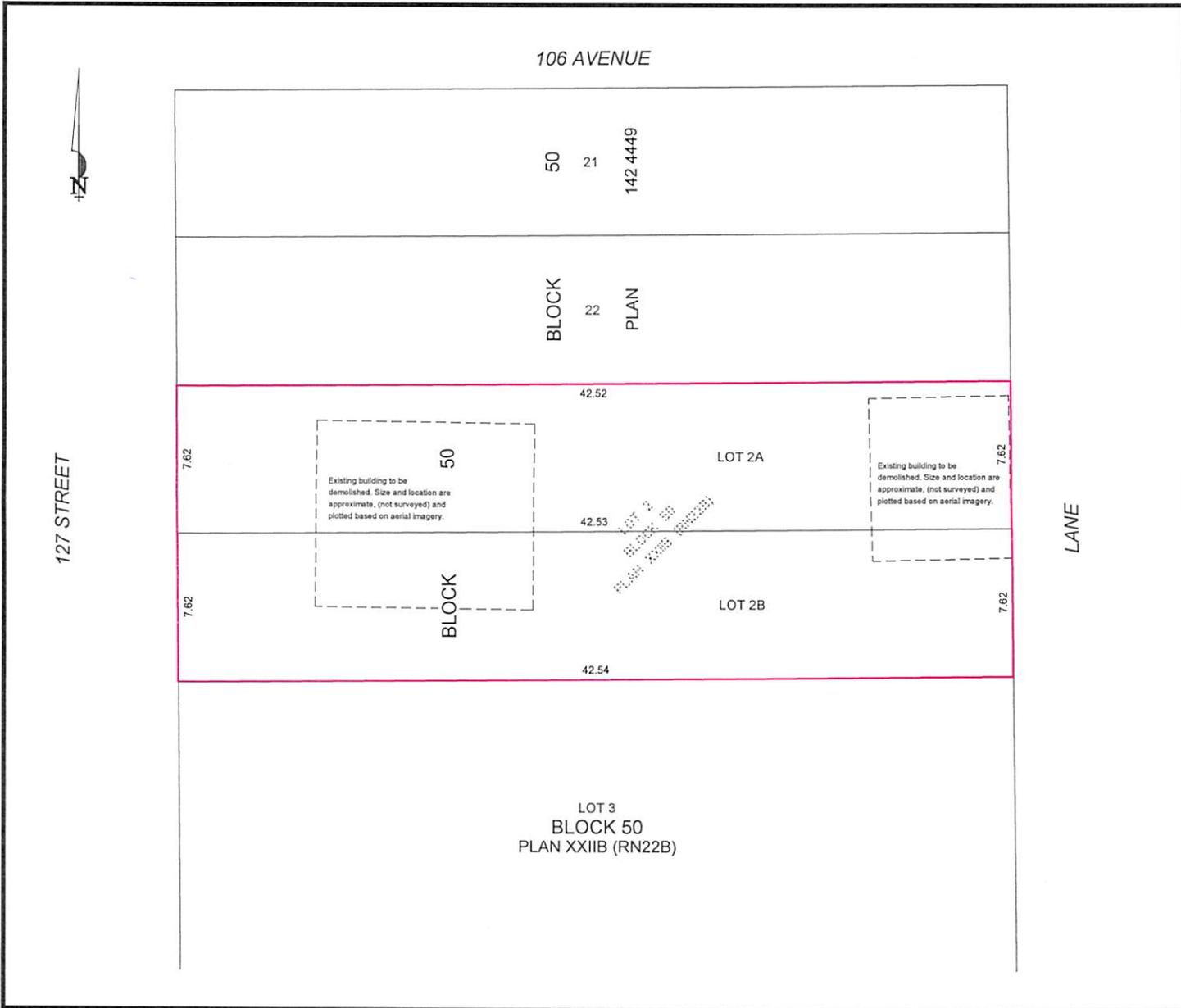
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and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

### **General**

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

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Georgeanne Andersen



**ACCENT INFILLS**

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	JUN. 17/16	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

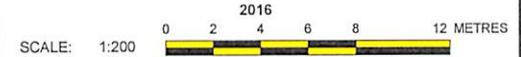
**WESTMOUNT**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF  
LOT 2, BLOCK 50, PLAN XXII B (RN22B)  
WITHIN  
RIVER LOT 2, EDMONTON SETTLEMENT  
(THEO. N.W.1/4 SEC.6-TWP.53-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. 61600019T	DRAFTED BY: ME	CHECKED BY: MK
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Subdivision Authority

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

September 1, 2016

File NO. LDA16-0278

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

ATTENTION: Roy Maxwell

Dear Mr Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 9-10, Block 5, Plan 5036 S, located east of 85 Street NW and north of 77 Avenue NW; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or [loliam.pokima@edmonton.ca](mailto:loliam.pokima@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

*FOR* BM/lp/Posse #224368407-001

Enclosure(s)

# TENTATIVE PLAN

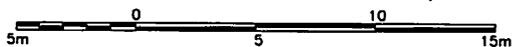
SHOWING SUBDIVISION OF

LOT 9 & PART OF LOT 10  
BLOCK 5, PLAN 5036 S.

IN THE  
S.W.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP

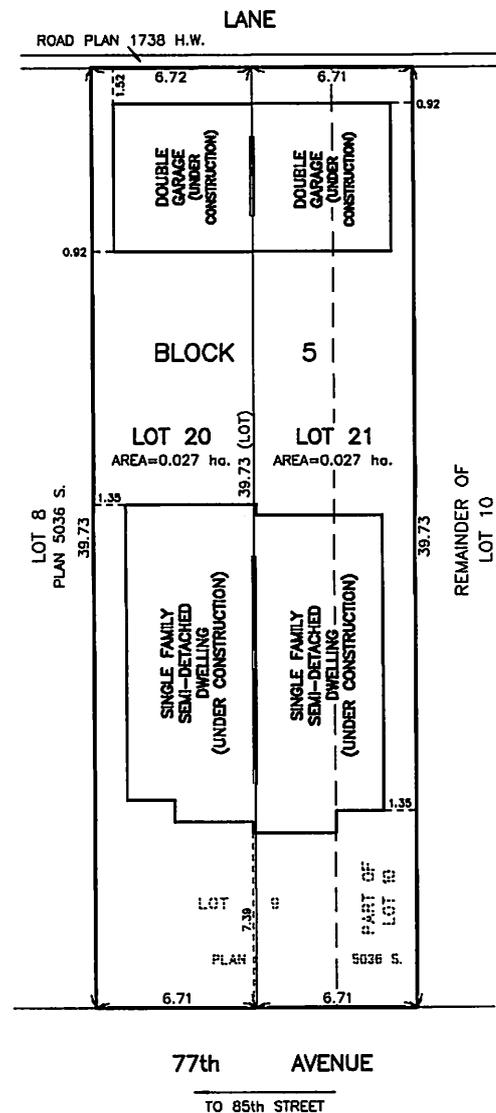
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 20, 2016  
REVISED: -

FILE NO. 13C0013

DWG.NO. 13C0013T





Subdivision Authority

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

September 1, 2016

File NO. LDA16-0283

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

ATTENTION: Ryan Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 7, Plan 5191 HW, located east of 155 Street NW and south of 90 Avenue NW;  
**JASPER PARK**

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**The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5<sup>th</sup> floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or [loliam.pokima@edmonton.ca](mailto:loliam.pokima@edmonton.ca).

Yours truly,

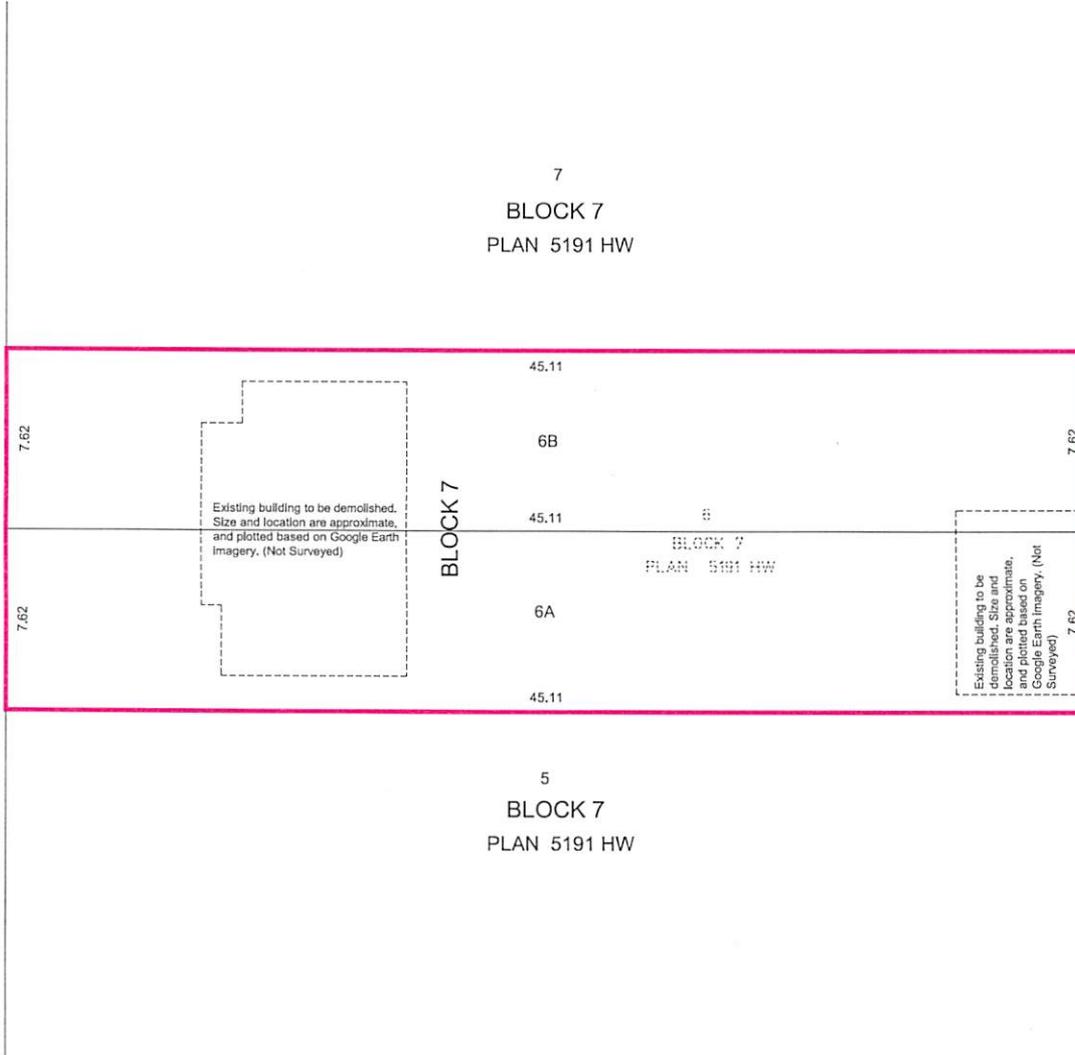


*for* Blair McDowell  
Subdivision Authority

BM/lp/Posse #224470144-001

Enclosure(s)

155 STREET



LANE

### URBANAGE HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RFL
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.069 ha.



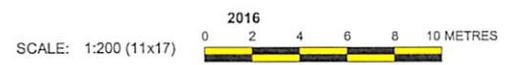
**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	JUNE 22/16	ORIGINAL PLAN COMPLETED	DN

REVISIONS

### JASPER PARK

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 6, BLOCK 7, PLAN 5191 HW  
WITHIN THE  
N.W. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO. 616000177	DRAFTED BY: DN	CHECKED BY: MK
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Subdivision Authority

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

September 1, 2016

File NO. LDA16-0296

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

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 47, Plan 2928 HW, located west of 151 Street NW and south of 107 Avenue NW;  
**CANORA**

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**The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately at 4.3m south of the north property line of proposed Lot 14B (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or [loliapokima@edmonton.ca](mailto:loliapokima@edmonton.ca).

Yours truly,



*FOR* Blair McDowell  
Subdivision Authority

BM/lp/Posse #224955221-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: July 18, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-

0296(SUB)

CADASTRAL NO.: 934+28-11

CONTACT: Lolia Pokima

SUBDIVISION: Canora

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

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

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

### **Water and Sewer Service Information**

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

#### Proposed Lot 14B, Blk 47, Plan 2928HW

- 1-20mm water service and 1-100mm sanitary service exists on 151 Street at 4.30m South of North Property Line of proposed Lot 14B.

#### Proposed Lot 14A, Blk 47, Plan 2928HW

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

### **Water and Sewer Servicing Conditions**

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 14A directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

### **General**

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

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Georgeanne Andersen



LANE

15.26

7.63 7.63

LOT 14

PROPOSED LOT 14A

PROPOSED LOT 14B

LOT 15

LOT 13

7.63 7.63

15.26

SIDEWALK

151st STREET

# TENTATIVE PLAN

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



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

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

LOT: 14      BLOCK: 47      PLAN: 2928 HW

SUBDIVISION: CANORA      ADDRESS: 10634 - 151 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD.      EDMONTON

ZONING: RF2

FILE: E12264      LOT AREA: 0.07 ha      SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

2016-06-28



Subdivision Authority

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

September 1, 2016

File NO. LDA16-0301

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached residential lot, from Lot 420, Block 1, Plan 7540 AH, located west of 101 Street NW and south of 116 Avenue NW;  
**SPRUCE AVENUE**

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**The Subdivision by Plan is APPROVED on September 1, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

6. that the owner may lodge 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 Lolia Pokima at 780-580-9520 or [loliam.pokima@edmonton.ca](mailto:loliam.pokima@edmonton.ca).

Yours truly,



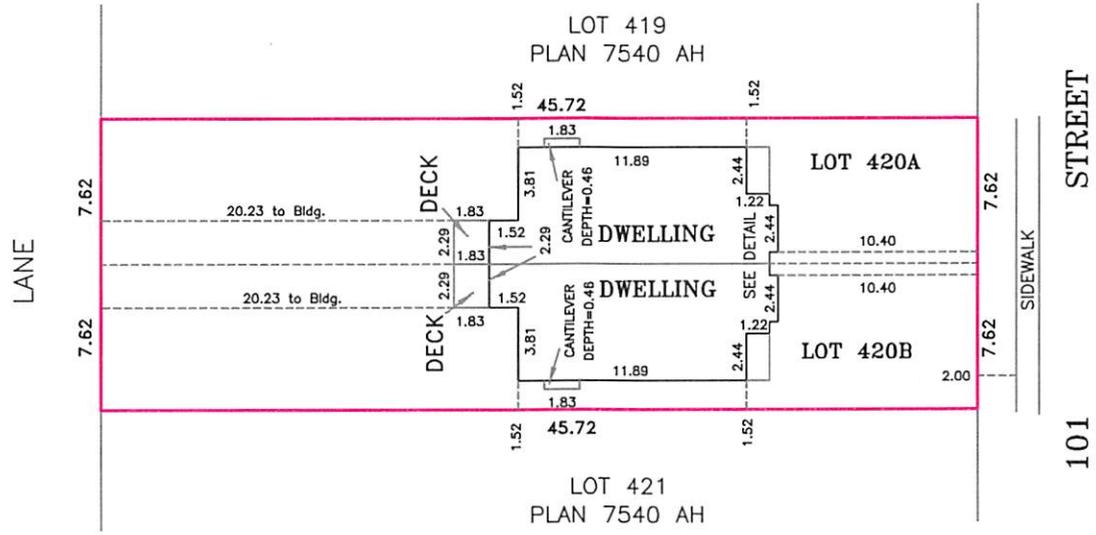
 Blair McDowell  
Subdivision Authority

BM/lp/Posse #225242403-001

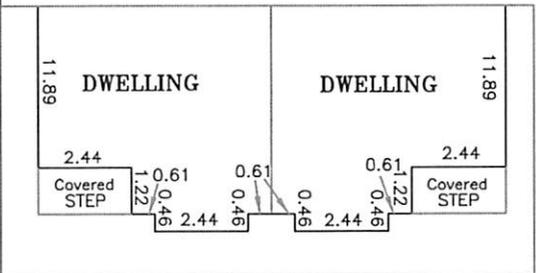
Enclosure(s)

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 420, BLOCK 1, PLAN 7540 AH  
HB, TWP. 53, RGE. 24, W. 4 M.  
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.069 ha.



**DETAIL**  
NOT TO SCALE



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

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 1152192
DATE : JULY 4th, 2016.		



Subdivision Authority

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

September 1, 2016

File NO. LDA16-0310

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 9, Plan 1131 HW, located south of 106 Avenue NW and west of 147 Street NW;  
**GROVENOR**

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**The Subdivision by Plan is APPROVED on September 1, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.6 m south of the north property line of Lot 8 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Lolia Pokima at 780-508-9520 or [loliam.pokima@edmonton.ca](mailto:loliam.pokima@edmonton.ca).

Yours truly,



*For* Blair McDowell  
Subdivision Authority

BM/lp/Posse #225910445-001

Enclosure(s)

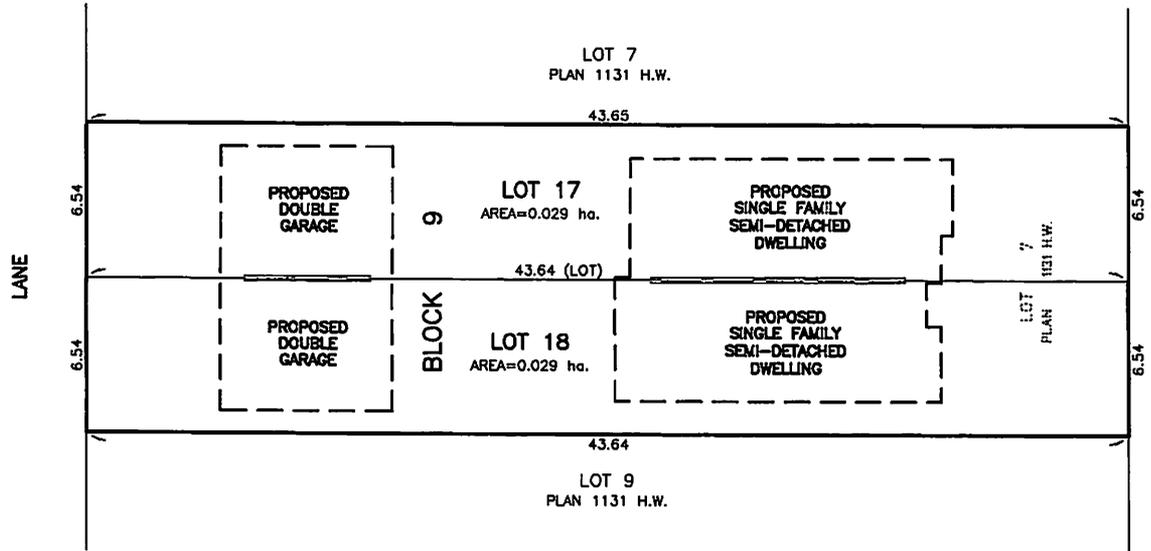
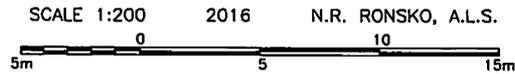
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 8, BLOCK 9, PLAN 1131 H.W.

IN THE  
S.E.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: J.V.

CALC'D. BY: J.V.

DATE: July 12, 2016  
REVISED: -

FILE NO. 16C0238

DWG.NO. 16C0238T