

Thursday, May 18, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 18, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 11, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0022
130013752-001

REVISION of tentative plan of subdivision to create 92 single detached residential lots, 14 semi-detached residential lots, 23 row housing lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 042 1992 located south of 30 Avenue SW and west of Calgary Trail SW; **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA15-0213
172345777-001

REVISION of tentative plan of subdivision to create one (1) commercial lot and one (1) multiple family lot from Lot 1, Block 2, Plan 932 0734 and the NW 2-54-2-W4M located south of Anthony Henday Drive and east of 66 Street; **MCCONACHIE AREA**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0134 242620800-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 40, Plan RN22B, located west of 125 Street NW and south of 103 Avenue NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0149 243272547-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 27, Plan RN46, located west of 123 Street NW and south of 116 Avenue NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0177 244210975-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 95, Plan 5109HW, located east of 143 Street NW and north of 97 Avenue NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0179 244207516-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 16, Plan 2938HW, located north of Saskatchewan Drive NW and west of 119 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0196 244853139-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 28, Plan RN46, located south of 116 Avenue NW and east of 125 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0212 245446661-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 26, Plan RN46, located north of 115 Avenue NW and east of 123 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 10:10 a.m.	



May 18, 2017

File No. LDA13-0022

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

ATTENTION: Yolanda Lew

RE: REVISION of tentative plan of subdivision to create 92 single detached residential lots, 14 semi-detached residential lots, 23 row housing lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 042 1992 located south of 30 Avenue SW and west of Calgary Trail SW; **CAVANAGH**

The application revises portions of Phases 4 and 5 (14 single detached residential lots have been changed to 15 zero lot line lots and 10 single detached lots have been changed to 14 semi-detached residential lots).

I The Subdivision by Plan is APPROVED on May 18, 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;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Calgary Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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
8. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat (DRC) for Lot 1, Block 1, Plan 042 1992 shall carry forward on title.

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

Regards,



Blair McDowell
Subdivision Authority







BM/mb/Posse #130013752-001




Enclosure(s)

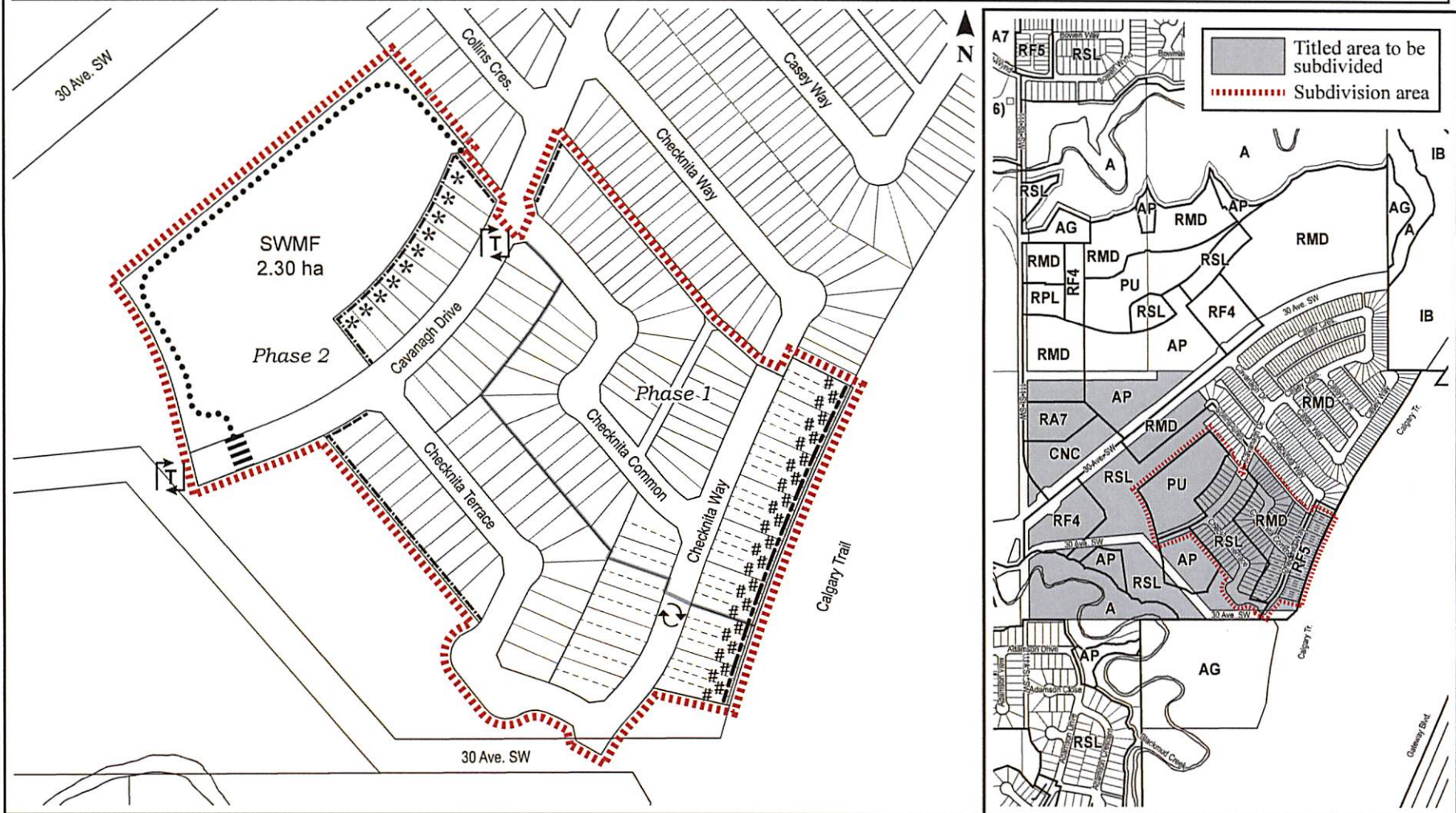
SUBDIVISION CONDITIONS OF APPROVAL

May 18, 2017

LDA13-0022

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Berm and noise attenuation fence
-  3 m hard surface shared use path
-  Zebra marked crosswalk

- # Restrictive covenant re: Berm and Fence
- * Restrictive covenant re: Freeboard
-  Temporary 12 m radius turnaround
-  Temporary 17 m radius transit turnaround
-  Phasing line





May 18, 2017

File No. LDA15-0213

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

ATTENTION: Jacob Edenloff

RE: REVISION of tentative plan of subdivision to create one (1) commercial lot and one (1) multiple family lot from Lot 1, Block 2, Plan 932 0734 and the NW 2-54-2-W4M located south of Anthony Henday Drive and east of 66 Street; **MCCONACHIE AREA**

The application has been revised to include phasing.

I The Subdivision by Plan is APPROVED on May 18, 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 and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register (with Phase 1) a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
[Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act](#)

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 is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk are completed and operational to the satisfaction of Drainage Planning and Engineering;
8. that the owner construct (with Phase 1) a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto or flanking 66 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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.

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

Municipal Reserve for Lot 1, Block 2, Plan 932 0734 was previously provided through a DRC and will carry forward on title.

Municipal Reserve for the NW-2-54-24-W4M will be addressed through LDA14-0276 and will carry forward on title.

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

Regards,



Blair McDowell
Subdivision Authority
BM/gq/Posse #172345777-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

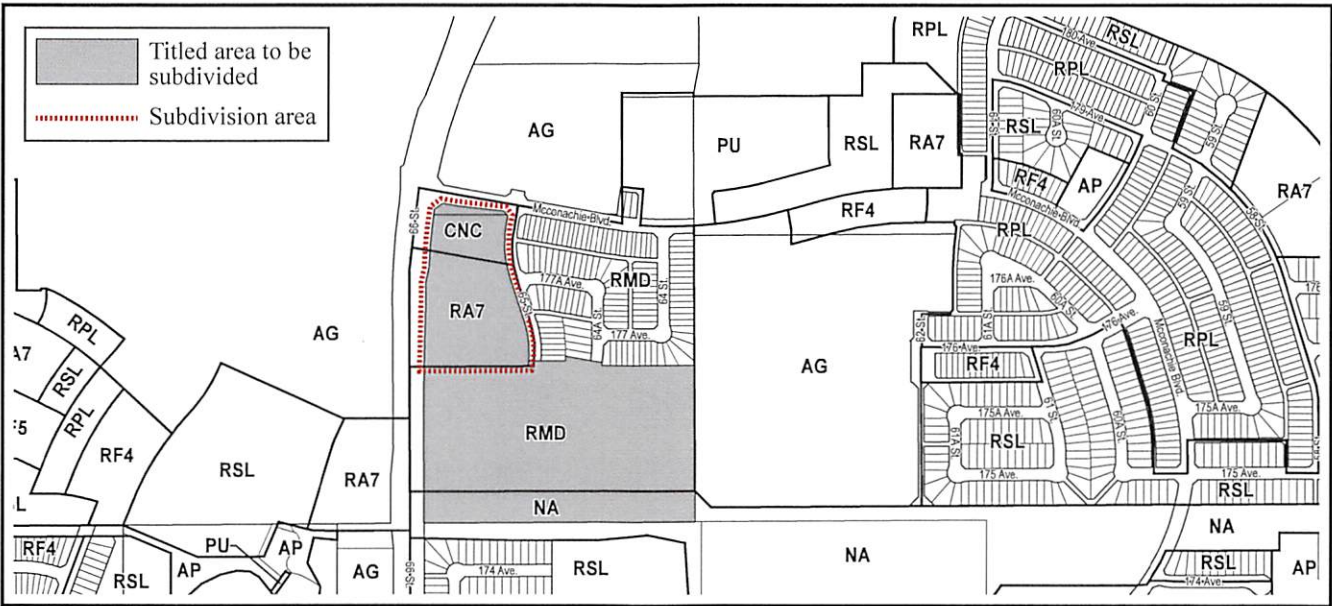
May 18, 2017

LDA15-0213

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬ Berm and noise attenuation fence with Phase 1
- # Restrictive covenant re: Berm and fence
- ▬▬▬▬▬ Phase line



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





May 18, 2017

File No. LDA17-0134

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 7, Block 40, Plan RN22B, located west of 125 Street NW and south of 103 Avenue NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on May 18, 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; 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 2.7m south of the north property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

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

If you have further questions, please contact Steven Ketzka at steven.ketza@edmonton.ca or 780-944-0250.

Regards,



Blair McDowell
Subdivision Authority

BM/sk/Posse #242620800-001

Enclosure(s)

TENTATIVE PLAN

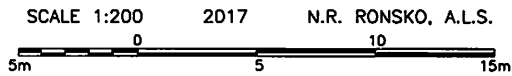
SHOWING SUBDIVISION OF

LOT 7, BLOCK 40, PLAN RN22B (XXIIB)

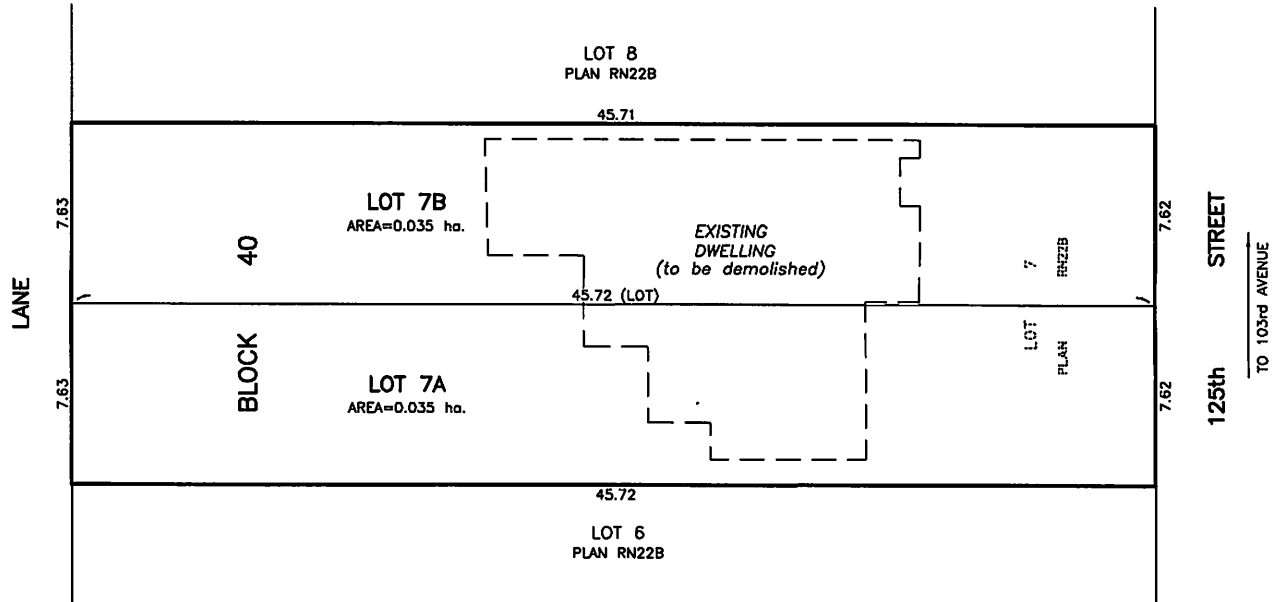
IN

RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

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: February 8, 2017
REVISED: -

FILE NO. 17S0072

DWG.NO. 17S0072T



May 18, 2017

File No. LDA17-0177

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 18, Block 95, Plan 5109 HW, located east of 143 Street NW and north of 97 Avenue NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on May 18, 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; 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 6.2m north of the south property line of Lot 18. The existing storm service enters the proposed subdivision approximately 9.9m south of the north property line of Lot 18. 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 Steven Ketz at steven.ketza@edmonton.ca or 780-944-0250.

Regards,



Blair McDowell
Subdivision Authority

BM/sk/Posse #244210975-001

Enclosure(s)

TENTATIVE PLAN

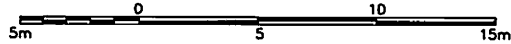
SHOWING SUBDIVISION OF

LOT 18, BLOCK 95, PLAN 5109 H.W.

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

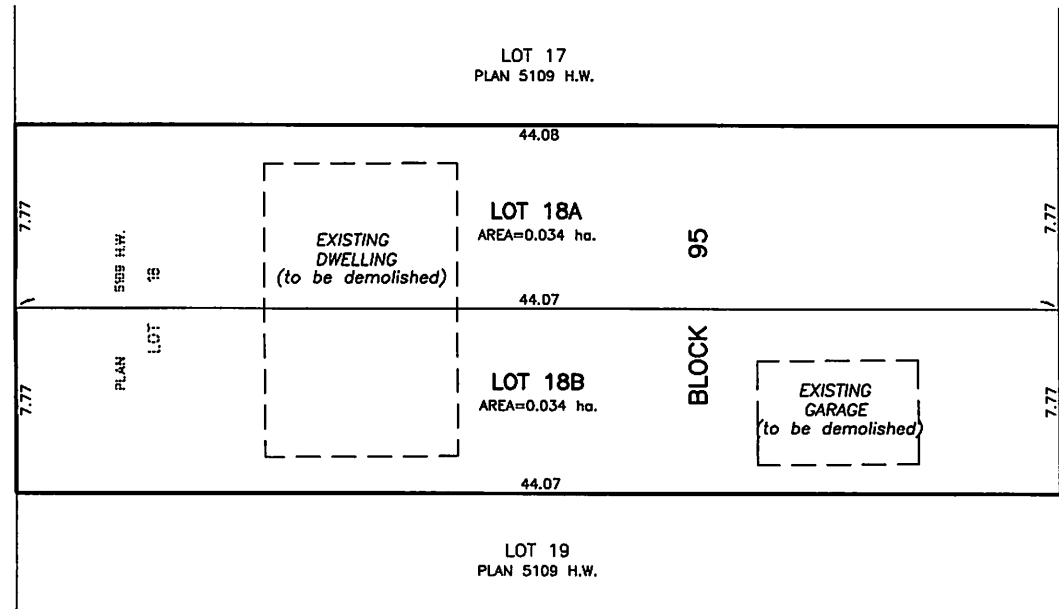
EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

TO 96th AVENUE
143rd STREET



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 24, 2017
REVISED: -

FILE NO. 17S0222

DWG.NO. 17S0222T



May 18, 2017

File No. LDA17-0179

Hagen Surveys (1982) 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 22, Block 16, Plan 2938HW, located north of Saskatchewan Drive NW and west of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on May 18, 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;
2. that the owner dedicate road right-of-way for a 3 m x 3m corner cut to the satisfaction of Transportation Planning and Engineering, as shown on Enclosure I; 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 18.6 m west of the east property line of Lot 22. The existing storm service enters the proposed subdivision approximately 11.25 m north of the south property line of Lot 22. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If

required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #244207516-001

Enclosure(s)

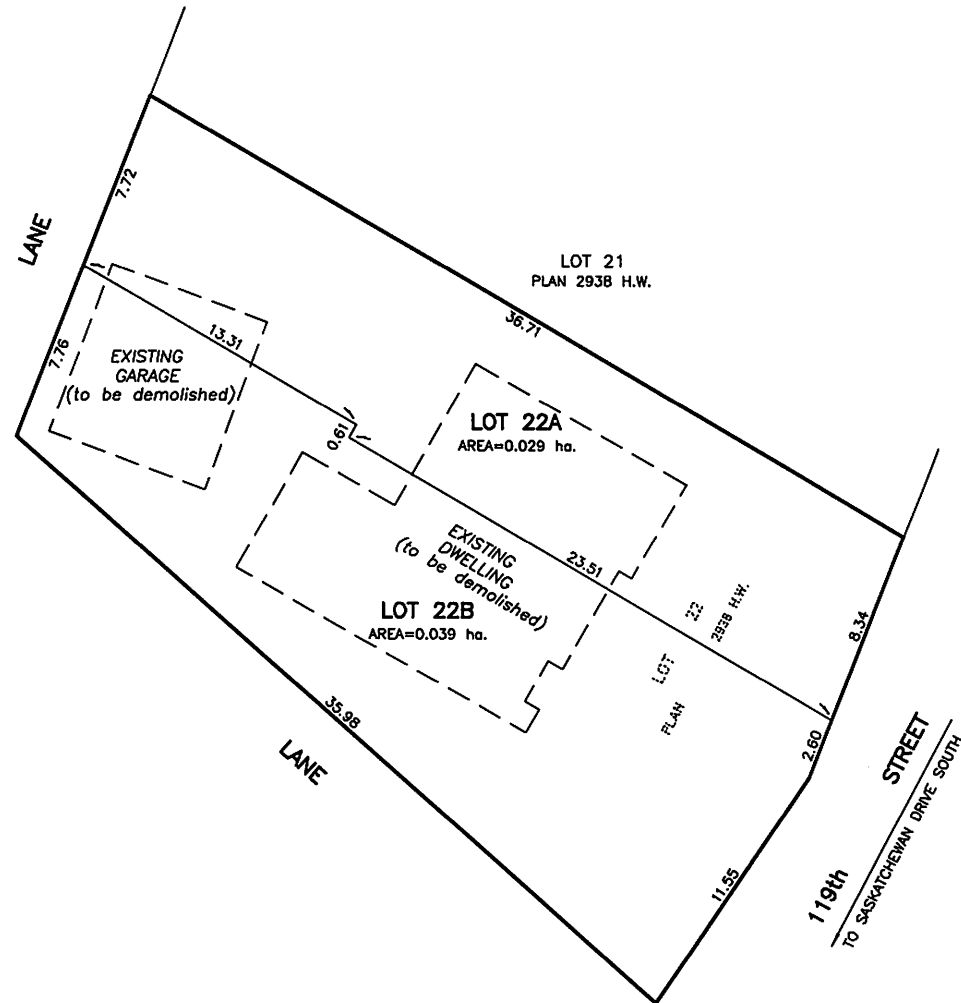
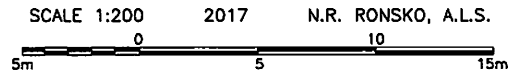
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 22, BLOCK 16, PLAN 2938 H.W.

IN THE
N.1/2 SEC.19-52-24-4

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.

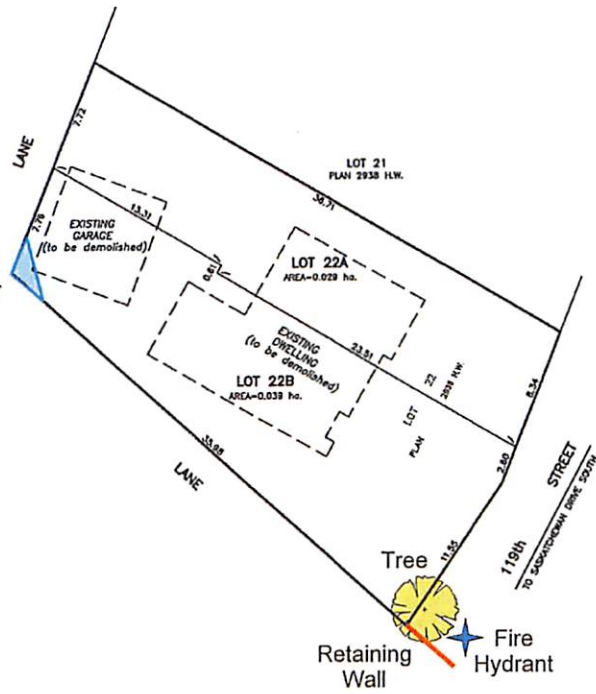
DATE: March 24, 2017
REVISED: -

FILE NO. 17S0217

DWG.NO. 17S0217T



Dedicate road right-of-way for a 3 m x 3 m corner cut



Enclosure I
FILE: LDA17-0179
DATE: May 2, 2017



Subdivision Authority

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

May 18, 2017

File No. LDA17-0196

Jovan Misic Land Surveyors Ltd.
11305 93 Street NW
Edmonton, AB T5G 1C3

ATTENTION: Jovan Misic

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 28, Plan RN46, located south of 116 Avenue NW and east of 125 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on May 18, 2017, subject to the following conditions:

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

Please be advised of the following:

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

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

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

Regards,

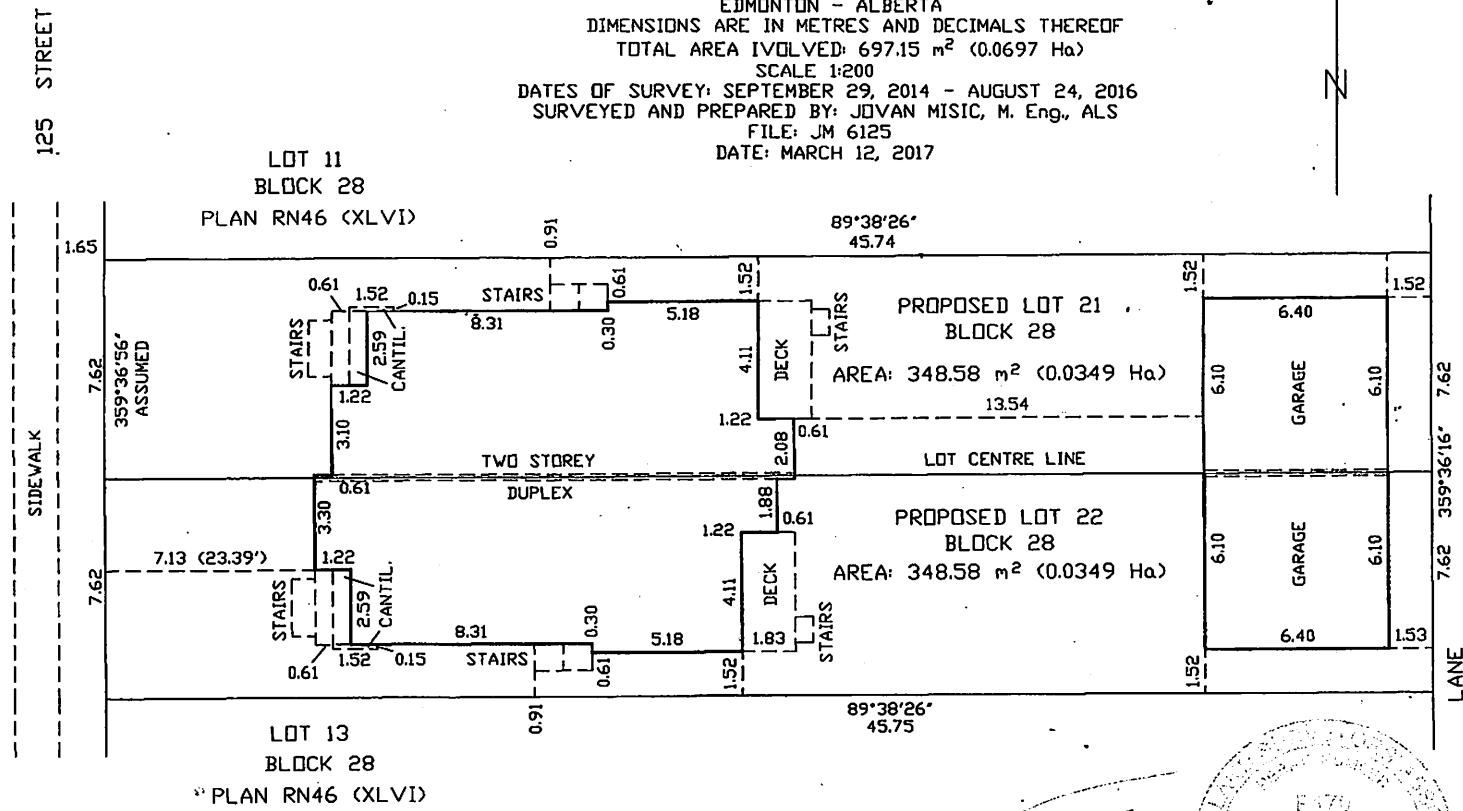


Blair McDowell
Subdivision Authority

BM/mb/Posse #244853139-001

Enclosure(s)

PLAN
 SHOWING PROPOSED SUBDIVISION
 OF
 LOT 12, BLOCK 28, PLAN RN46 (XLVI)
 ADDRESS: 11541 - 125 STREET
 EDMONTON - ALBERTA
 DIMENSIONS ARE IN METRES AND DECIMALS THEREOF
 TOTAL AREA INVOLVED: 697.15 m² (0.0697 Ha)
 SCALE 1:200
 DATES OF SURVEY: SEPTEMBER 29, 2014 - AUGUST 24, 2016
 SURVEYED AND PREPARED BY: JOVAN MISIC, M. Eng., ALS
 FILE: JM 6125
 DATE: MARCH 12, 2017





May 18, 2017

File No. LDA17-0212

Hagen Surverys 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 17, Block 26, Plan RN46, located north of 115 Avenue NW and east of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is **APPROVED** on May 18, 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; 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 6 m south of the north property line of Lot 17. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #245446661-001

Enclosure(s)

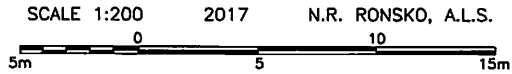
TENTATIVE PLAN

SHOWING SUBDIVISION OF

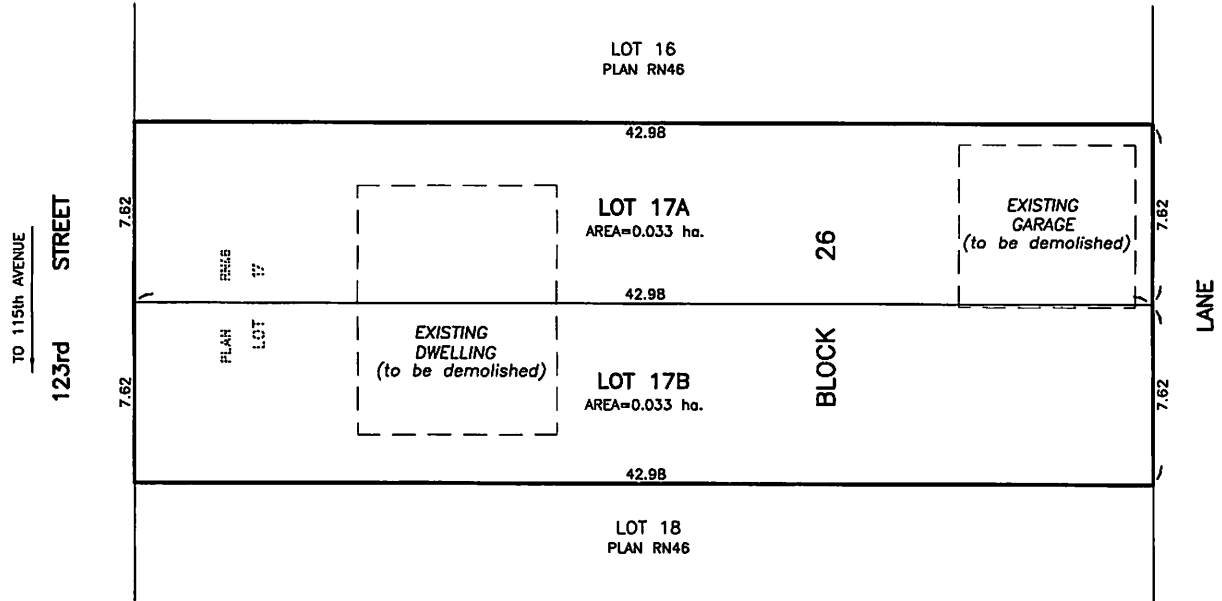
LOT 17, BLOCK 26, PLAN RN46 (XLVI)

IN THE
S.W.1/4 SEC.7-53-24-4

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: 464-5508

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 10, 2017
REVISED: -

FILE NO. 17S0263

DWG.NO. 17S0263T