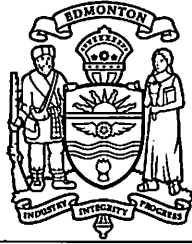


Thursday, May 19, 2016
9:30 a.m.



PLACE: Room 701

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 19, 2016 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the May 12, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0177 219201474-001	Tentative plan of subdivision to revise conditionally approved LDA13-0453 by creating 38 additional single detached residential lots, from the SE 25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
MOVED	Blair McDowell	
	That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0581 182576496-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 134, Block 2, Plan 142 1386 located south of 30 Avenue SW and east of James Mowatt Trail SW; ALLARD
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA15-0632 184740606-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 135, Block 2, Plan 142 1386 located south of 30 Avenue SW and east of James Mowatt Trail SW; ALLARD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0066 187027163-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 176, Block 2, Plan 142 5734, located north of Allard Boulevard SW and east of James Mowatt Trail SW; ALLARD
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0092 187555475-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 45, Plan I 32 located south of 72 Avenue and east of 106 Street; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0143 189164559-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 19, Plan RN 60 located north of 110 Avenue and east of 131 Street; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0148 189252761-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 68, Plan 839 HW located north of 106 Avenue and east of 142 Street; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0156 188209522-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 35, Plan 2994 MC, located north of 105 Avenue NW and east of 153 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0175 182399795-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 26, Plan 4964 HW, located north of 107 Avenue NW and west of 128 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA16-0179 219372192-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 31U and 32, Block 1, Plan 1760 KS, located south of 91 Avenue NW and east of 144 Street NW; PARKVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA16-0180 219025707-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 4, Plan N 4168 HW, located north of 105 Avenue NW and west of 75 Street NW; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:40 a.m.		



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0177

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0453 by creating 38 additional single detached residential lots, from the SE 25-51-24-W4M located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

The Subdivision by Plan is APPROVED on May 19, 2016, subject to the following conditions:

1. that approved subdivision LDA13-0453 be registered concurrently with this subdivision;
2. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on Enclosure I; and
3. 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.

The revision to conditionally approved LDA13-0453 includes the removal of a bioswale and the relocation of a walkway as shown on Enclosure I.

If you have further questions, please contact Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

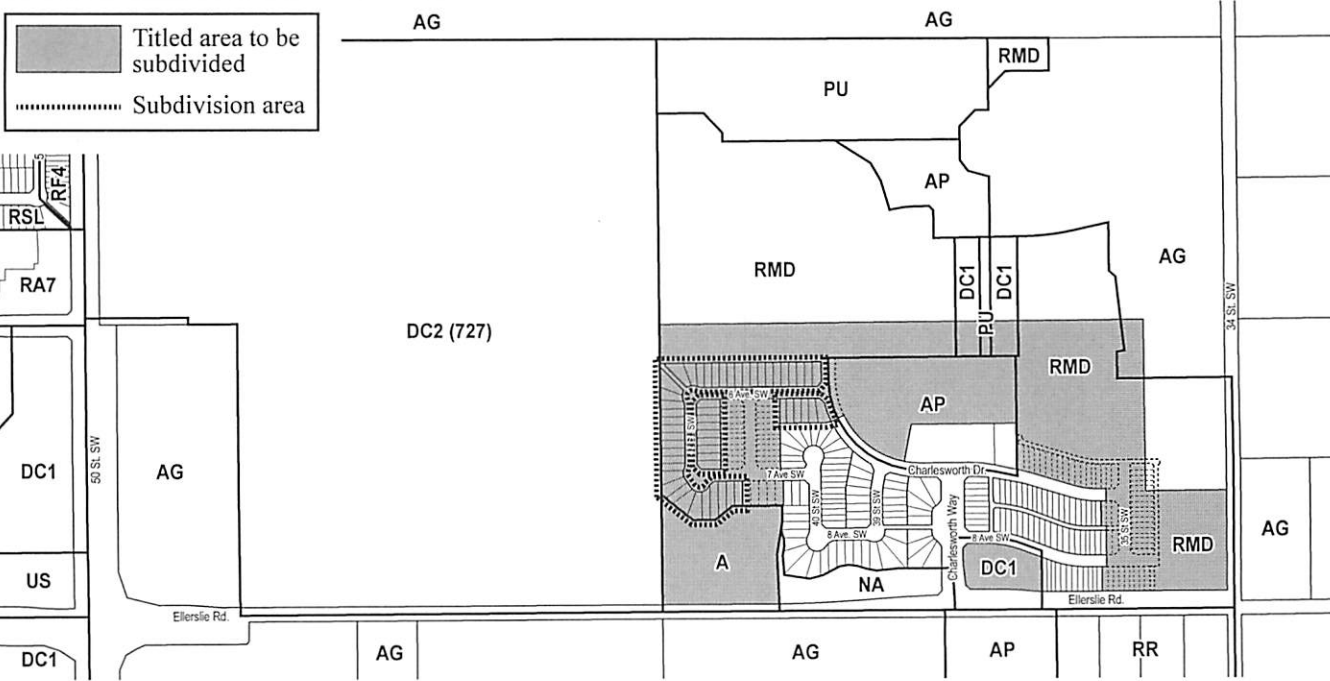
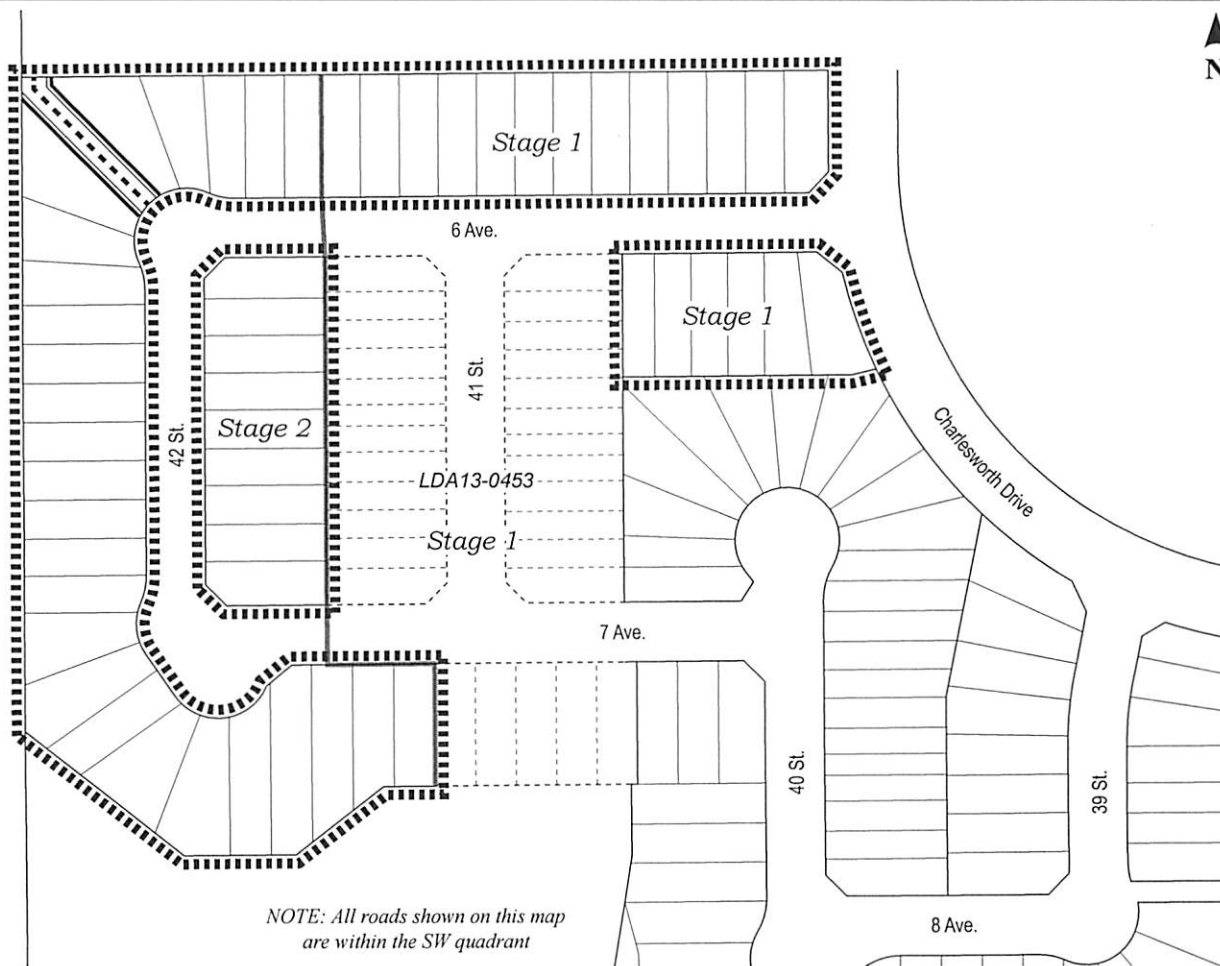
Blair McDowell
Subdivision Authority

BM/mb/Posse #219201474-001

Enclosure(s)

Limit of proposed subdivision
 1.5 m concrete sidewalk

1.8 m uniform screen fence as per Zoning Bylaw





Subdivision Authority

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

May 19, 2016

File NO. LDA15-0581

Tronnes Surveys (1976) Ltd.
6135 – 10 Street SE
Calgary, AB T2H 2Z9

ATTENTION: Aziz Dharamshi

Dear Mr. Dharamshi:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 134, Block 2, Plan 142 1386 located south of 30 Avenue SW and east of James Mowatt Trail SW; **ALLARD**

The Subdivision by Phased Condominium is APPROVED on May 19, 2016, subject to the following conditions:

1. that the final plan shall conform to the attached revised tentative plan;
2. that the owner register easements for mutual access and public access as shown on the attached sketch. The City shall be a party to the easements; 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 all municipal services enter the site through Common Property;
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 (i.e. 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 (\$2812.00) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #182576496-001

Enclosure(s)

ADDRESS OF CONDOMINIUM CORPORATION:
 THE ADDRESS OF CONDOMINIUM CORPORATION FOR SERVICE OF DOCUMENTS IN ACCORDANCE WITH SECTION 83 OF THE CONDOMINIUM PROPERTY ACT IS:
 CARLESE DEVELOPMENTS INC.
 342-4th AVENUE, S.E.
 CALGARY, ALBERTA,
 T2C 1G9

NOTE
 FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

REGISTRAR
 LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO. _____
 A-D REGISTRAR

REVISED

CITY OF EDMONTON
 PLAN SHOWING SURVEY OF
 PHASED CONDOMINIUM DEVELOPMENT
 OF
 Lot 134, Block 2, Plan 142 1386
 WITHIN
 W.1/2 Sec.18, Twp.51, Rge.24, W. 4 M.

SCALE: 1:500
 BY: AZIZ W. DHARAMSHI, A.L.S., 2015

LEGEND
 Distances shown are in metres and decimals thereof.
 Stationing from Plans are shown thus: found \bullet , planted \circ , marked "P 078"
 Concrete Nails placed shown thus: \square
 Drilled Holes placed shown thus: \square
 Area referred to by the plan is outlined thus: _____ and contains 1.18 ha (2.92 ac.) comprising 2 Units.
 Distances on curved boundaries are arc distances.
 The Grid Bearings copied from plan 142 1386.
 The boundaries of Units A and Unit 1 are governed by the monuments placed pursuant to the Survey Act.
 The geo-referenced point is a found statutory iron post and is shown thus: \circ IP with observed grid coordinates of: N: 5918027.828 E: 30754.733

SCHEDULE OF UNIT FACTORS & AREAS

UNIT NUMBER	UNIT FACTOR	AREA (m ²)
1	18	2,248.1
A	0.854	8,106.6
TOTAL		10,000

THE UNIT FACTORS HAVE BEEN ASSIGNED BASED ON THE REVISION OF THE BARCELAND LOTS.

ABBREVIATIONS
 S.W. - Southwest, W. - West, Sec. - Section, Twp. - Township, Rge. - Range, W. - West, M. - Meridian, F.d. - Found, m. - Mark, P. - Placed, R.P.M. - Right-of-Way, R.R. - Right-of-Way, c.c. - counter sunk, F.F.I. - Found Iron Post, R.P. - Geo-Referenced Point, Conc. - Concrete, D.H. - Drilled Hole, re-established position, P.I. - Planted iron Post.

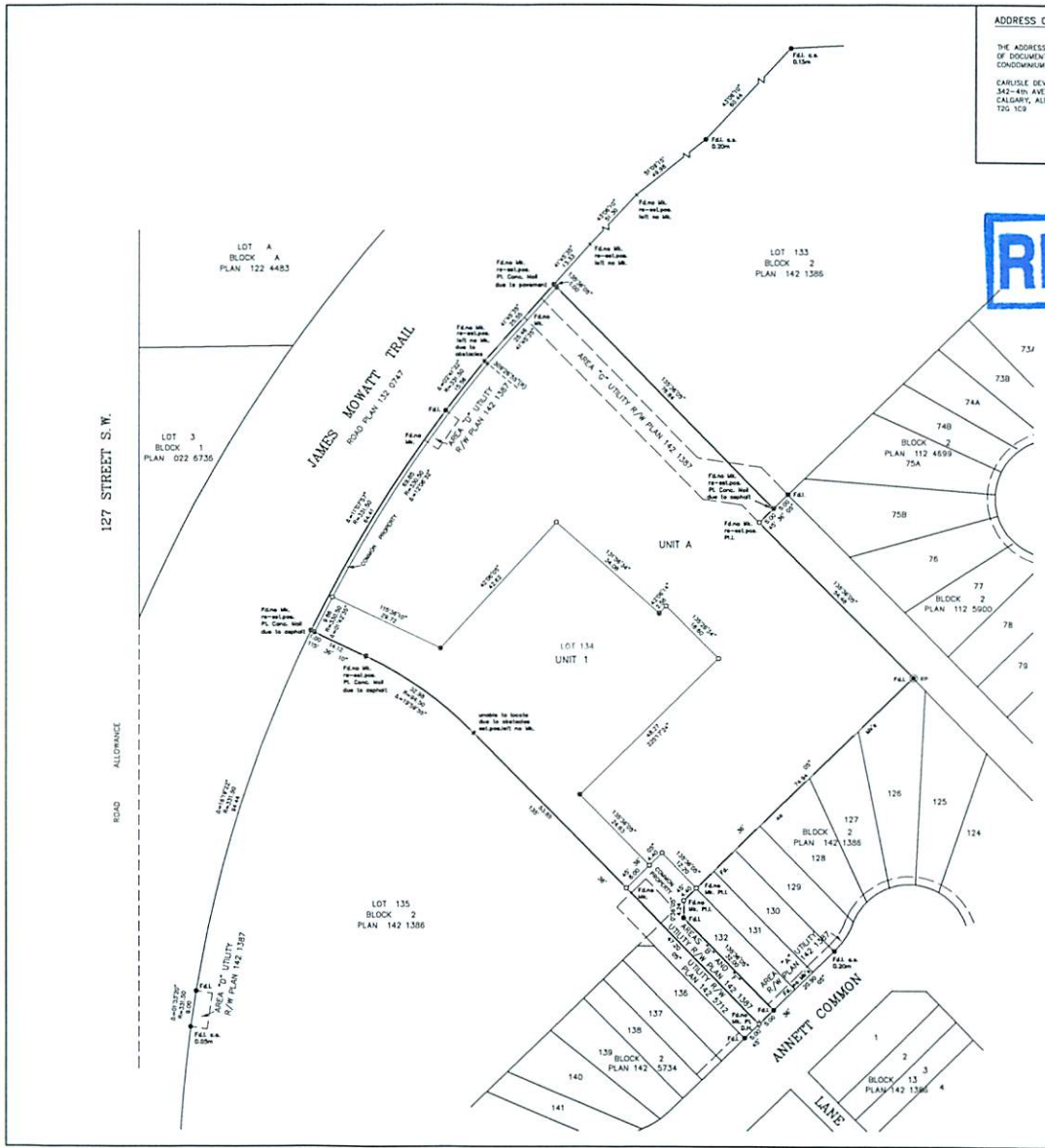
DATUM: NAD 83
 PROJECTION: 3 TRANSVERSE MERCATOR COORDINATES
 REFERENCE MERIDIAN: 114°
 COMBINED SCALE FACTOR: 0.999908

SURVEYOR
 NAME: AZIZ W. DHARAMSHI, A.L.S.
 SURVEYED BETWEEN THE DATES OF FEBRUARY 10th TO 12th, 2015 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT.



REGISTERED OWNERS
 HERITAGE VALLEY STATION I GP INC.

SUBMISSION AUTHORITY
 NAME: CITY OF EDMONTON
 FILE NO.: _____
 DATE APPROVED: _____



ADDRESS OF CONDOMINIUM CORPORATION:

THE ADDRESS OF CONDOMINIUM CORPORATION FOR SERVICE OF DOCUMENTS IN ACCORDANCE WITH SECTION 63 OF THE CONDOMINIUM PROPERTY ACT IS:
 DAVRILE DEVELOPMENTS INC.
 347-10 AVIGLE SE.
 CALGARY, ALBERTA
 T2S 1K5

NOTE

FOR ANY ENFORCEMENT, REGISTRATION, RECORDING, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET 103 WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATIONS.

REGISTRAR

LAND TILES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED

ON _____

DEPARTMENT NO. _____

A.D. REGISTRAR

TENTATIVE

CITY OF EDMONTON

PLAN SHOWING SURVEY OF PHASED CONDOMINIUM DEVELOPMENT

OF

Lot 134, Block 2, Plan 142 1386

WITHIN

W.1/2 Sec.18, Twp.51, Rge.24, W. 4 M.

SCALE: 1:500



BY: AZIZ M. DHARAMSHI, A.L.S., 2015

LEGEND

Distances shown are in metres and decimals thereof.
 Stationary Iron Pikes are shown thus: \bullet - planted, \circ - marked γ 075.
 Area referred to by this plan is outlined thus: _____ and contains 1.18 ha (2.92 ac) comprising 2 UNITS.
 Distances on curved boundaries are Arc distances.
 The Grid Bearings are from year 142 1386.
 The boundaries of Units A and Unit 1 are governed by the monuments placed pursuant to the Survey Act.

The georeferenced point is a found stationary iron post and is shown thus: \odot 77 with observed grid coordinates of: N: 591898.836 E: 33828.720

UNIT NUMBER	UNIT FACTOR	AREA (sqm)
1	18	3,520.2
A	9,984	6,160.2
TOTAL		9,680

THE UNIT FACTORS HAVE BEEN ASSIGNED BASED ON THE RESERVATION OF THE BARLAND UNITS.

ABBREVIATIONS

S.N. - Southward, W. - West, Sec. - Section, Twp. - Township, Rge. - Range, W. - West, N. - Northward, E. - East, P. - Point, S. - Southward, E. - East, F. - Found Iron Post, RP - Cap-Referenced Point.

DATUM: NAD 83

PROJECTION: 2 TRANSVERSE MERCATOR COORDINATES
 REFERENCE MERIDIAN: 114°
 CORNER SCALE FACTOR: 0.99908

SURVEYOR

NAME: AZIZ M. DHARAMSHI, A.L.S.
 SURVEYED BETWEEN THE DATES OF
 AND 2015 IN ACCORDANCE WITH THE
 PROVISIONS OF THE SURVEY ACT.

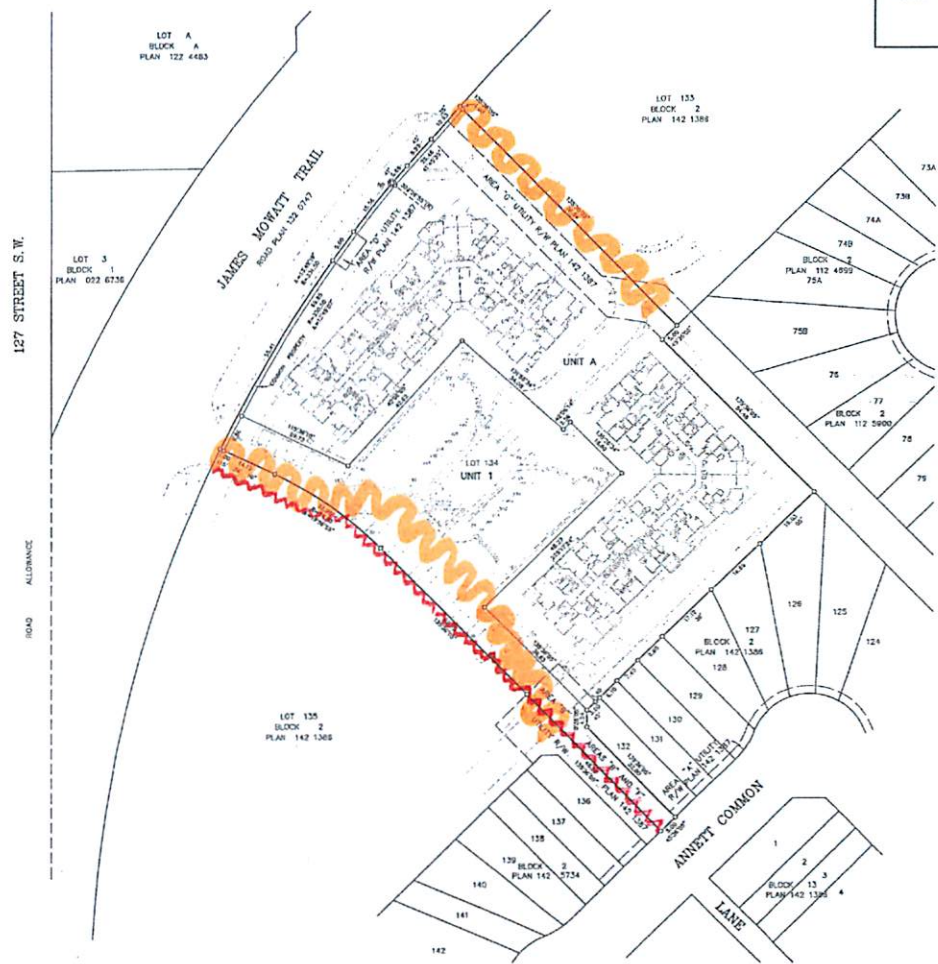


REGISTERED OWNERS

HERITAGE VALLEY STATION 2 OF INC.

SUBDIVISION AUTHORITY

NAME: CITY OF EDMONTON
 FEE NO.:
 DATE APPROVED:



127 STREET S.W.

ROAD ALLOWANCE

LOT A
 BLOCK A
 PLAN 122 4483

LOT 3
 BLOCK 1
 PLAN 022 6735

LOT 135
 BLOCK 2
 PLAN 142 1386

LOT 135
 BLOCK 2
 PLAN 142 1386

ANNETT COMMON LANE

REQUIRED MUTUAL ACCESS EASEMENT

REQUIRED PUBLIC ACCESS EASEMENT



May 19, 2016

File NO. LDA15-0632

Tronnes Surveys (1976) Ltd.
6135 – 10 Street SE
Calgary, AB T2H 2Z9

ATTENTION: Aziz Dharamshi

Dear Mr. Dharamshi:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 135, Block 2, Plan 142 1386 located south of 30 Avenue SW and east of James Mowatt Trail SW; **ALLARD**

The Subdivision by Phased Condominium is APPROVED on May 19, 2016, subject to the following conditions:

1. that the final plan shall conform to the attached revised tentative plan;
2. that the owner register easements for mutual access and public access as shown on the attached sketch. The City shall be a party to the easements; 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 all municipal services enter the site through Common Property;
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 (i.e. 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 (\$2812.00) 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #184740606-001

Enclosure(s)

ADDRESS OF CONDOMINIUM CORPORATION:

THE ADDRESS OF CONDOMINIUM CORPORATION FOR SERVICE OF DOCUMENTS IN ACCORDANCE WITH SECTION 63 OF THE CONDOMINIUM PROPERTY ACT IS:
HERITAGE VALLEY STATION 2 CP INC.
230, 2891 SUNRISE WAY N.E.
CALGARY, ALBERTA.
T2Y 1K7

NOTE

FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM, NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE ON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL SHEET (S) WHICH IS ADDED TO THIS PLAN PURSUANT TO THE CONDOMINIUM PROPERTY REGULATION.

REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____

ENTERED AND REGISTERED _____

ON _____

INSTRUMENT NO. _____

A.D. REGISTRAR

REVISED

TENTATIVE

CITY OF EDMONTON

PLAN SHOWING SURVEY OF
PHASED CONDOMINIUM DEVELOPMENT

OF

Lot 135, Block 2, Plan 142 1386

WITHIN

S.W.1/4 Sec.18, Twp.51, Rge.24, W. 4 M.



SCALE: 1:500

BY: AZIZ M. DHARAMSHI, A.L.S., 2016

LEGEND

Distances shown are in metres and decimals thereof.
Statutory iron posts are shown thus: found \bullet , planted \circ , marked "P" or "D".
Concrete Nails found shown thus: $\#$
Dirt Hoops found shown thus: $\#$
Area returned to by this plan is outlined thus: _____ and contains 1.04 ha. (2.57 ac.) comprising 2 Units.
Distances on curved boundaries are Arc distances.
The Grid Bearings called from plan 142 1386.
The boundaries of Units A and Unit 1 are governed by the monuments placed pursuant to the Surveys Act.

The geo-referenced point is \bullet found statutory iron post and is shown thus: \bullet
with observed grid coordinates of: N: 5918937.928
E: 30734.735

ABBREVIATIONS

S.W. - Southwest, Sec. - Section, Twp. - Township, Rge. - Range, W. - West, M. - Meridian,
F. - Found, m. - Mark, P. - Planted, R/W - Right-of-Way, R. - Road,
F.I. - Found Iron Post, R/P - Geo-Referenced Point.

DATUM: NAD 83
PROJECTION: 3° TRANSVERSE MERCATOR COORDINATES
REFERENCE MERIDIAN: 114°
COMBINED SCALE FACTOR: 0.999808

SURVEYOR

NAME: AZIZ M. DHARAMSHI, A.L.S.
SURVEYED BETWEEN THE DATES OF
AND 2016, IN ACCORDANCE WITH THE
PROVISIONS OF THE SURVEYS ACT.



REGISTERED OWNERS

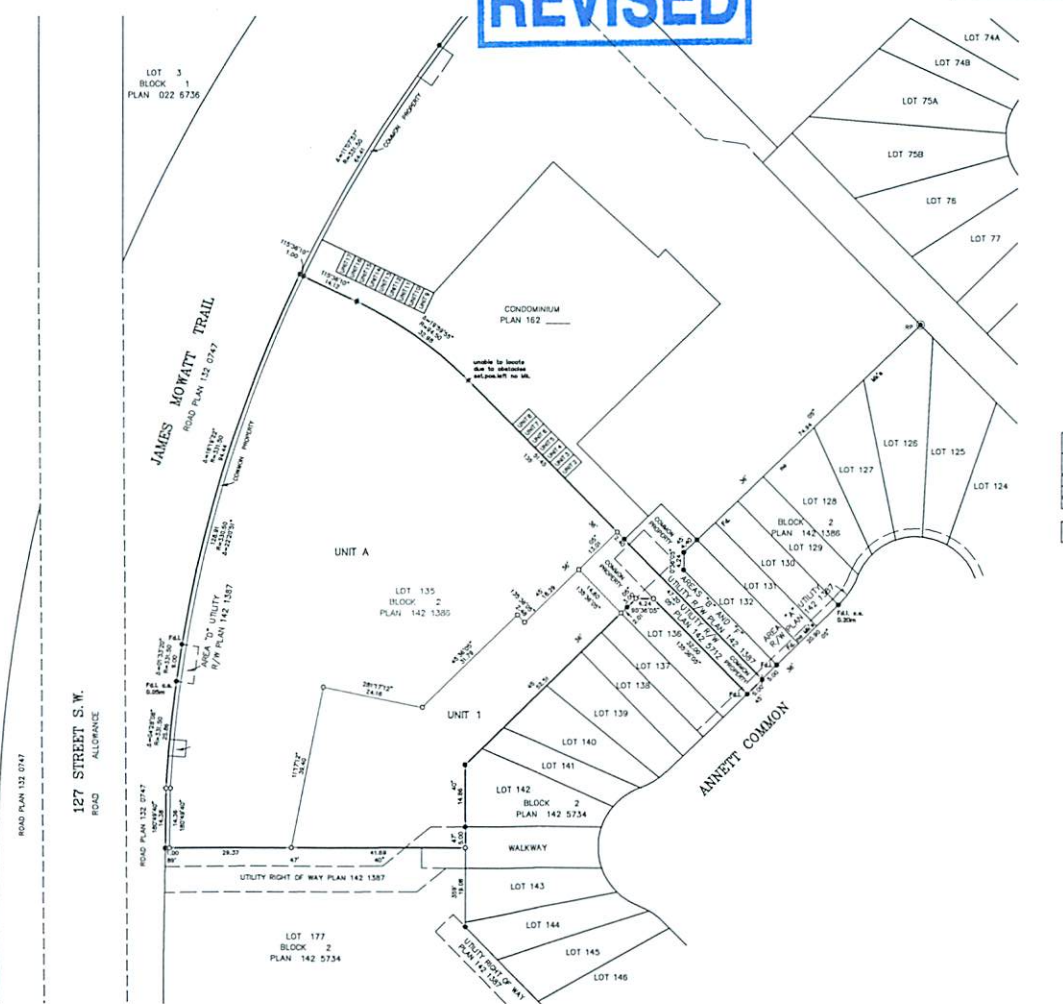
HERITAGE VALLEY STATION 21 CP INC.

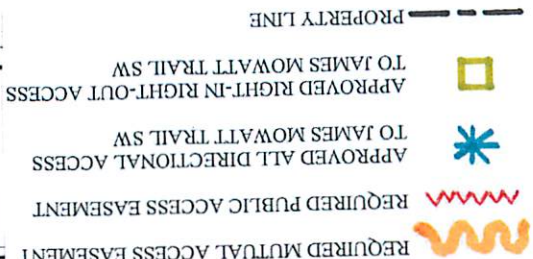
SUBDIVISION AUTHORITY

NAME: CITY OF EDMONTON
FILE NO.
DATE APPROVED:

UNIT NUMBER	UNIT FACTOR	AREA (m ²)
1	20	2,112.3
A	6,880	7,818.8
TOTAL		10,000

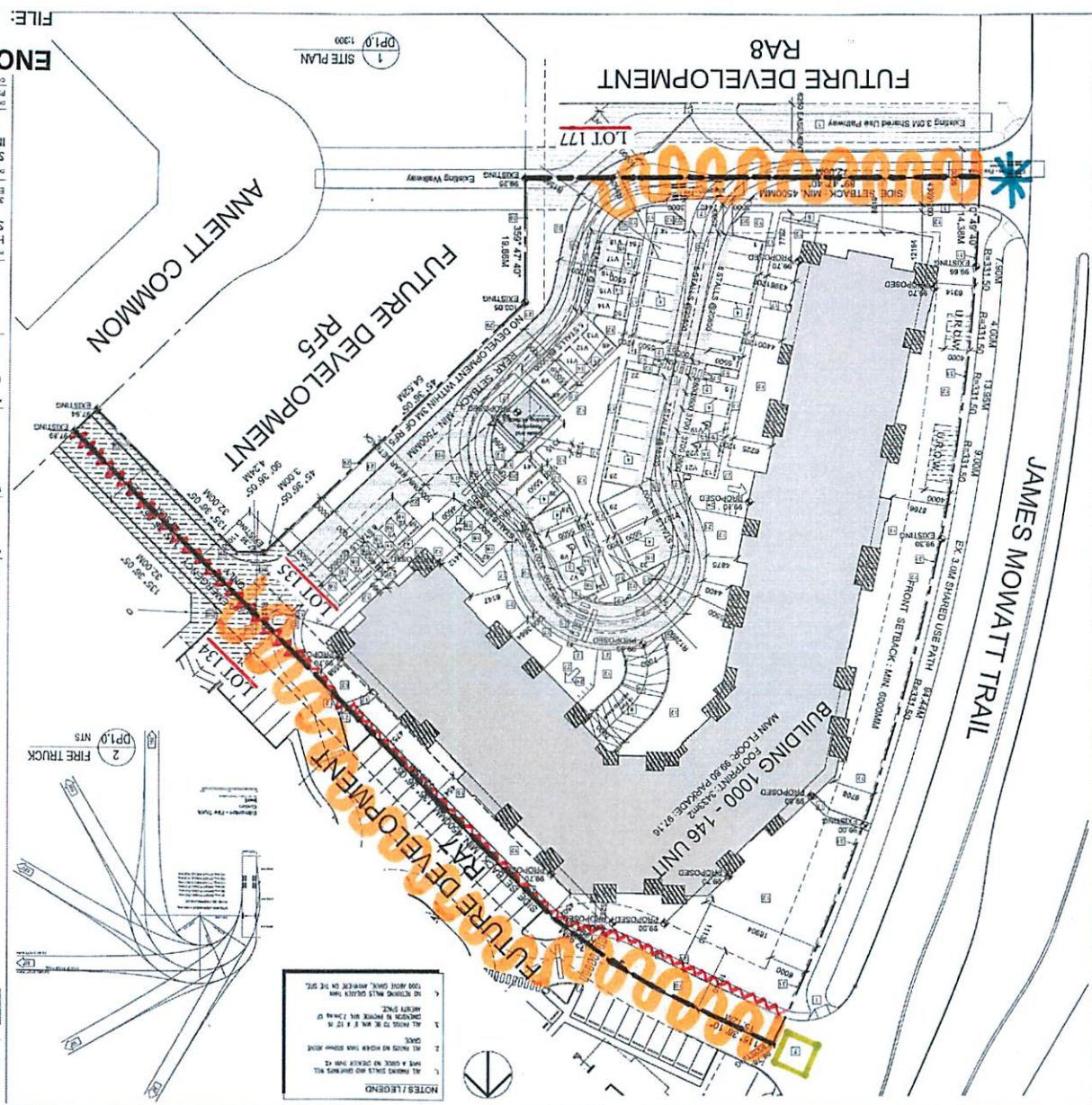
THE UNIT FACTORS HAVE BEEN ASSIGNED
BASED ON THE POTENTIAL VALUE OF THE UNIT





Zone	Permitted	Conditional	Prohibited
R-10	100% of lots	None	None
R-15	100% of lots	None	None
R-20	100% of lots	None	None
R-25	100% of lots	None	None
R-30	100% of lots	None	None
R-35	100% of lots	None	None
R-40	100% of lots	None	None
R-45	100% of lots	None	None
R-50	100% of lots	None	None
R-55	100% of lots	None	None
R-60	100% of lots	None	None
R-65	100% of lots	None	None
R-70	100% of lots	None	None
R-75	100% of lots	None	None
R-80	100% of lots	None	None
R-85	100% of lots	None	None
R-90	100% of lots	None	None
R-95	100% of lots	None	None
R-100	100% of lots	None	None

LEGAL ADDRESS	146 176 1/2 UNIT 2, UNIT 146 UNIT 146
SITE ADDRESS	2210 - James Mowatt Trail SW
ZONING	R-10 (R-10)
SITE AREA	1.64 Ha (40.27 Acre) (2.64 Ha)
DENSITY	1.64 Ha (40.27 Acre) (2.64 Ha)
PROPOSED DEVELOPMENT	Construction of 146 units, 146 units
SITE TYPE	Residential
PROPOSED BUILDING	146 - 146
PROPOSED PROVISIONS	100% of lots
BICYCLE PARKING	Required 176 units (176 units)
PROVISIONS	100% of lots
PROPOSED BUILDING GFA	146,000 sqm (1,575,000 sq ft)
LEVEL 1	3,432 sqm (36,700 sq ft)
LEVEL 2	3,432 sqm (36,700 sq ft)
LEVEL 3	3,432 sqm (36,700 sq ft)
TOTAL	10,296 sqm (110,700 sq ft)
FLOORING	146 units
RECYCLING	146 units



ENCLOSURE II

DATE: Feb. 26, 2016
FILE: LDA 15-0632

SITE PLAN & PROJECT INFORMATION

2210 JAMES MOWATT TRAIL
HERTAG VALLEY
STATION 2
EDMONTON, AB

casajda+koppa

- SITE PLAN NOTES**
- ALL EXISTING UTILITIES AND STRUCTURES WILL BE REMOVED AND REPLACED AS SHOWN ON THIS PLAN.
 - ALL EXISTING UTILITIES AND STRUCTURES WILL BE REMOVED AND REPLACED AS SHOWN ON THIS PLAN.
 - ALL EXISTING UTILITIES AND STRUCTURES WILL BE REMOVED AND REPLACED AS SHOWN ON THIS PLAN.
- NOTES/LEGEND**
- 1. ALL EXISTING UTILITIES AND STRUCTURES WILL BE REMOVED AND REPLACED AS SHOWN ON THIS PLAN.
 - 2. ALL EXISTING UTILITIES AND STRUCTURES WILL BE REMOVED AND REPLACED AS SHOWN ON THIS PLAN.
 - 3. ALL EXISTING UTILITIES AND STRUCTURES WILL BE REMOVED AND REPLACED AS SHOWN ON THIS PLAN.
- 1 SITE PLAN**
- 2 FIRE TRUCK**



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0066

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 176, Block 2, Plan 142 5734, located north of Allard Boulevard SW and east of James Mowatt Trail SW; **ALLARD**

The Subdivision by Phased Condominium is APPROVED on May 19, 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 all municipal services enter the site through Common Property;
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 (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

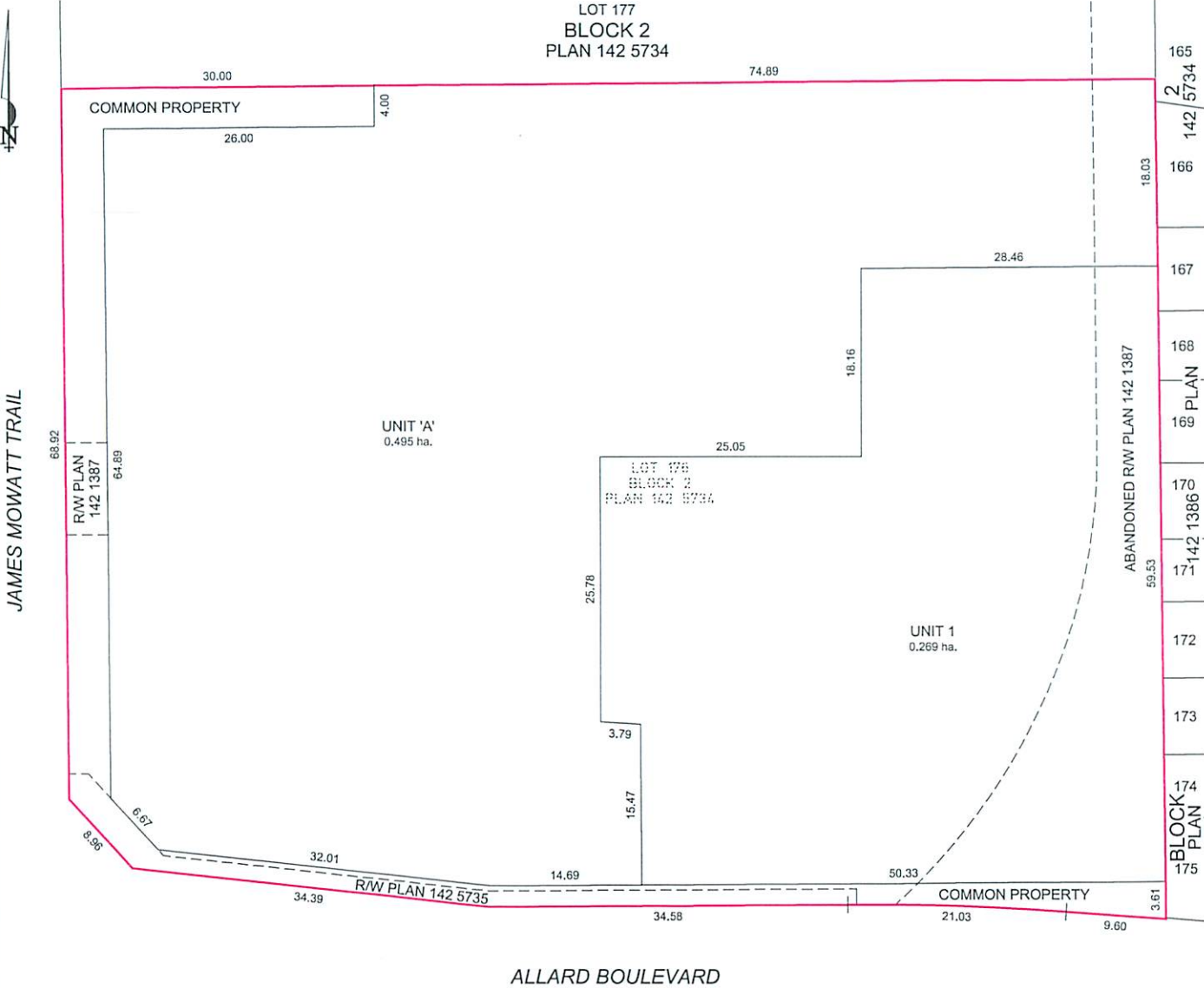
Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #187027163-001

Enclosure(s)



Park 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 RAZ.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____ AND CONTAINS: 0.826 ha.



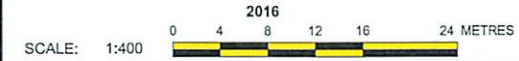
REV. NO.	DATE	ITEM	BY
0	FEB. 9/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

MUSE

TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
OF

LOT 176, BLOCK 2, PLAN 142 5734
WITHIN THE
S.W. 1/4 SEC. 18 - TWP. 51 - 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.	11500002T	DRAFTED BY:	ME	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0092

Heritage Custom Homes Inc.
P.O. Box 3064
Beaumont, AB T4X 1K8

Attention: Bob Kleinmeyer

Dear Mr. Kleinmeyer:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 45, Plan I 32 located south of 72 Avenue and east of 106 Street;
QUEEN ALEXANDRA

The Subdivision by Plan is APPROVED on May 19, 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 4.8 m north of the south property line of Lot 29 (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 (i.e. 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,



Blair McDowell
Subdivision Authority

BM/gq/Posse #187555475-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 12, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0092(SUB)

CADASTRAL NO.: 928+36-24

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Queen Alexandra

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

PREPARED BY: **Greg Derkach**
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan I32, Blk 45, Lot 29 / 7105 – 106 Street

Proposed Lot 29A, Blk 45

- 1-20mm water service and 1-150mm sanitary service exists off 106 Street at 4.8m North of the South Property Line of Lot 29.

Proposed Lot 29B, Blk 45

- 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 29B directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

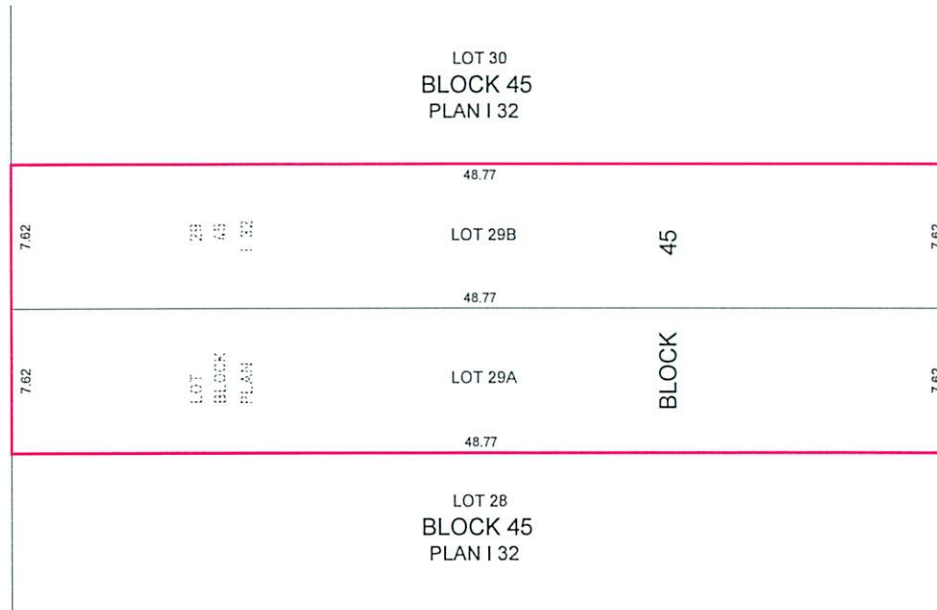
General

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

Greg Derkach



106 STREET



LANE

HERITAGE CUSTOM HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.074 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	JULY 2/15	ORIGINAL PLAN COMPLETED	JF
REVISIONS			

QUEEN ALEXANDRA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

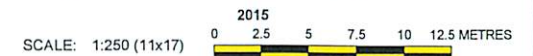
OF

LOT 29, BLOCK 45, PLAN I 32

WITHIN THE

N.E. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	11500268T	DRAFTED BY:	JF	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0143

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

Attention: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 19, Plan RN 60 located north of 110 Avenue and east of 131 Street;
WESTMOUNT

The Subdivision by Plan is APPROVED on May 19, 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, 5th 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 the existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m north of the south property line of Lot 18 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #189164559-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 29th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0143(SUB)

CADASTRAL NO.: 934+32-18

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Westmount

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

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed Lot 18A, Block 19

Our records indicate that no water and/or sewer services exist to the above mentioned subdivision parcel directly off city mains.

Proposed Lot 18B, Block 19

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the Lane West of 130th St at 6.1m north of the south property line of existing lot 18.

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 18A directly off city mains.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

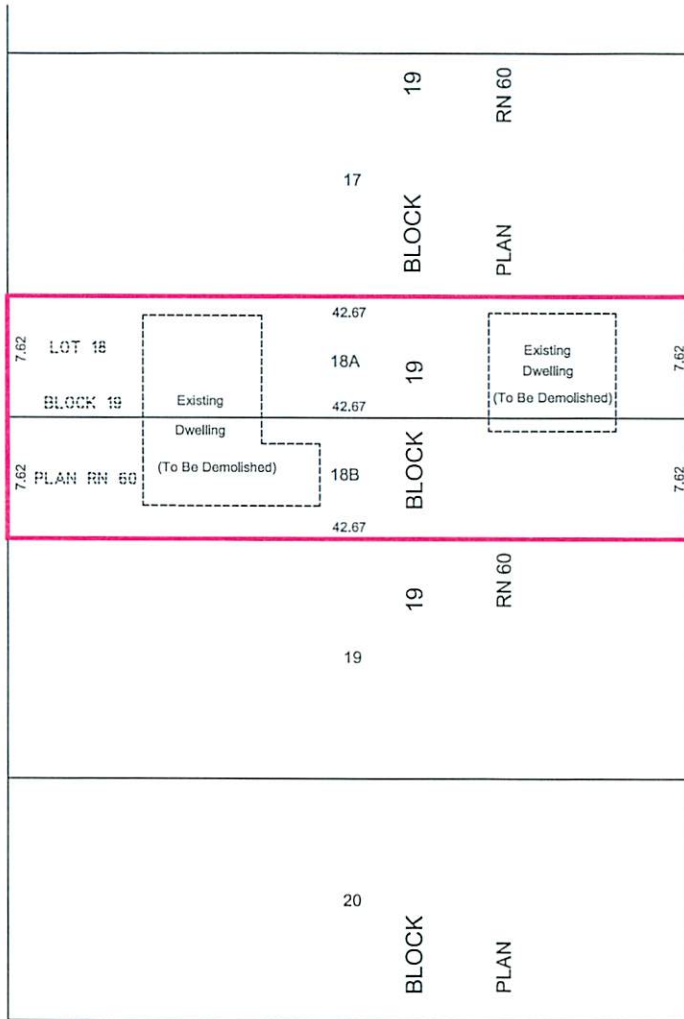
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

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

Joern Seemann.

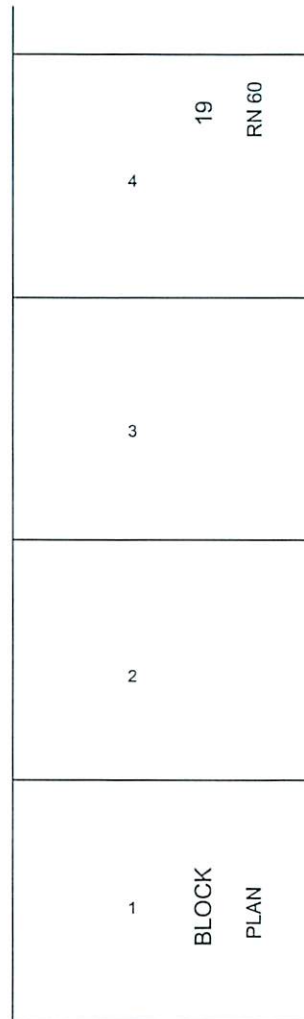


131 STREET



110 AVENUE

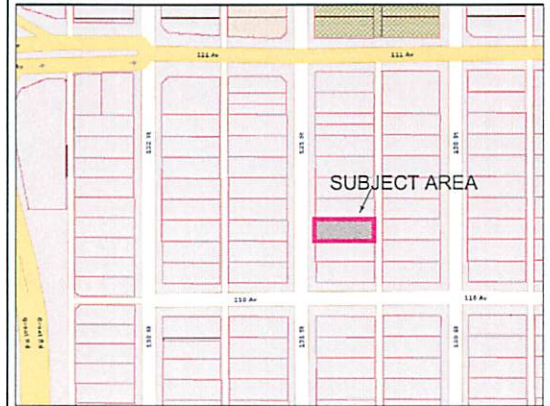
LANE



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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	MAR. 24/16	ORIGINAL PLAN COMPLETED	TB

REVISIONS

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 18, BLOCK 19, PLAN RN 60

WITHIN THE

S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	61600009T	DRAFTED BY:	TB	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0148

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 9, Block 68, Plan 839 HW located north of 106 Avenue and east of 142 Street;
GLENORA

The Subdivision by Plan is APPROVED on May 19, 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 5.5 m west of the east property line of proposed Lot 9A (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 (i.e. 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,



Blair McDowell
Subdivision Authority

BM/gq/Posse #189252761-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 9th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0148(SUB)

CADASTRAL NO.: 934+32-14

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Glenora

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

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed Lot 9A, Block 68

- 1-20mm water service and 1-150mm sanitary service exist in common trench on 106 Ave at 5.5m west of the east property line of proposed lot 9A.

Proposed Lot 9B, Block 68

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

Water and Sewer Servicing Conditions

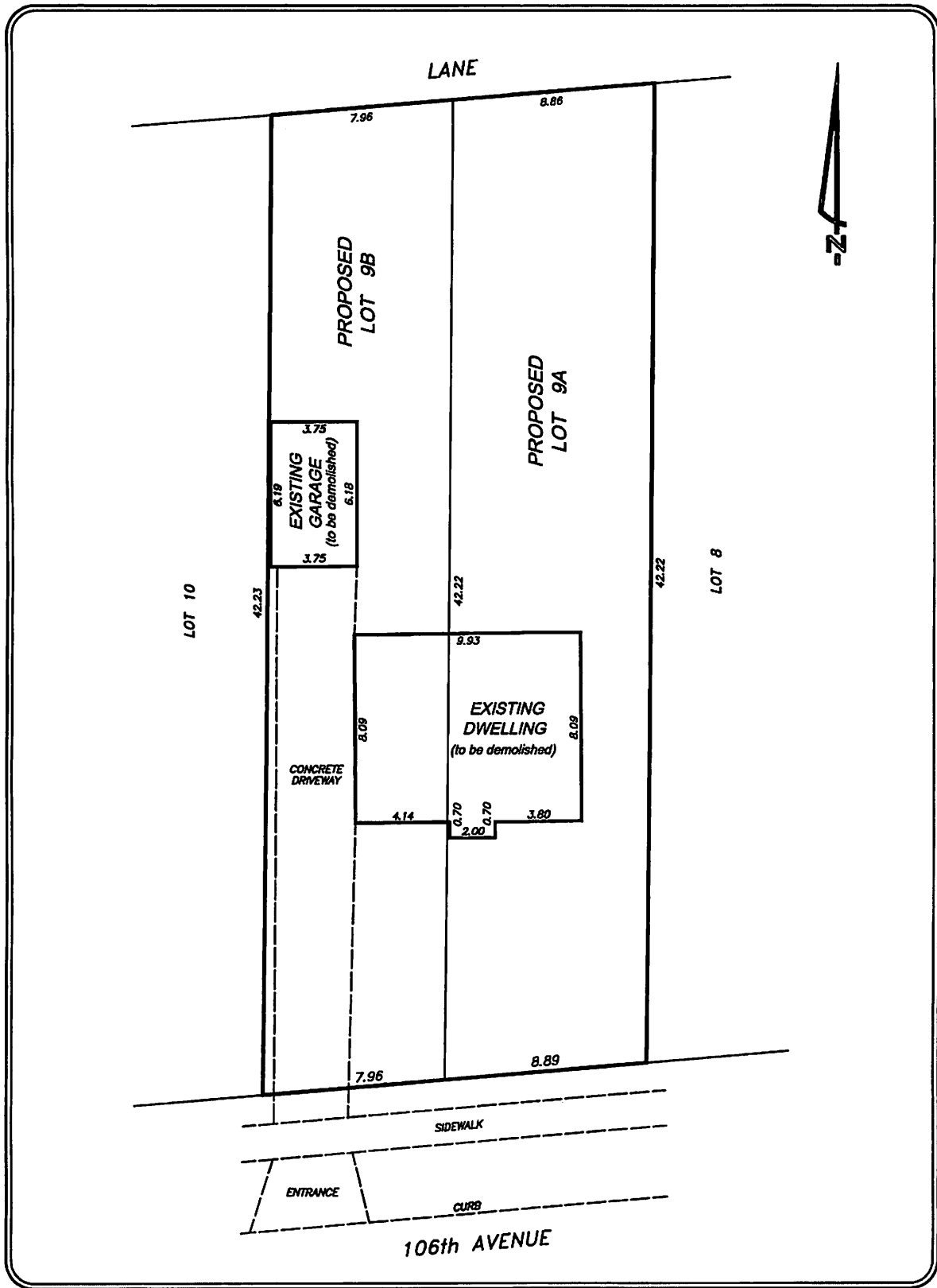
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sewer services will be required for proposed Lot 9B directly off city mains.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General


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

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

Joern Seemann.



TENTATIVE PLAN

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: 9 BLOCK: 68 PLAN: 839 HW		
SUBDIVISION: GLENORA	ADDRESS: 14034-106 AVENUE	
BUILDER/OWNER: OGGI HOMES INC.	EDMONTON	
FILE: E12414	LOT AREA: 0.071 ha	SCALE: 1:200
DRAWN BY: D.S.	CHECKED BY: P.S.	2016-03-29



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0156

Dean and Cindy Iverson
Box 37
Tomahawk, AB T0E 2H0

Dear Mr. and Mrs. Iverson:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 35, Plan 2994 MC, located north of 105 Avenue NW and east of 153 Street NW;
CANORA

The Subdivision by Plan is APPROVED on May 19, 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 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

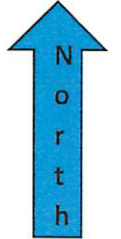


Blair McDowell
Subdivision Authority

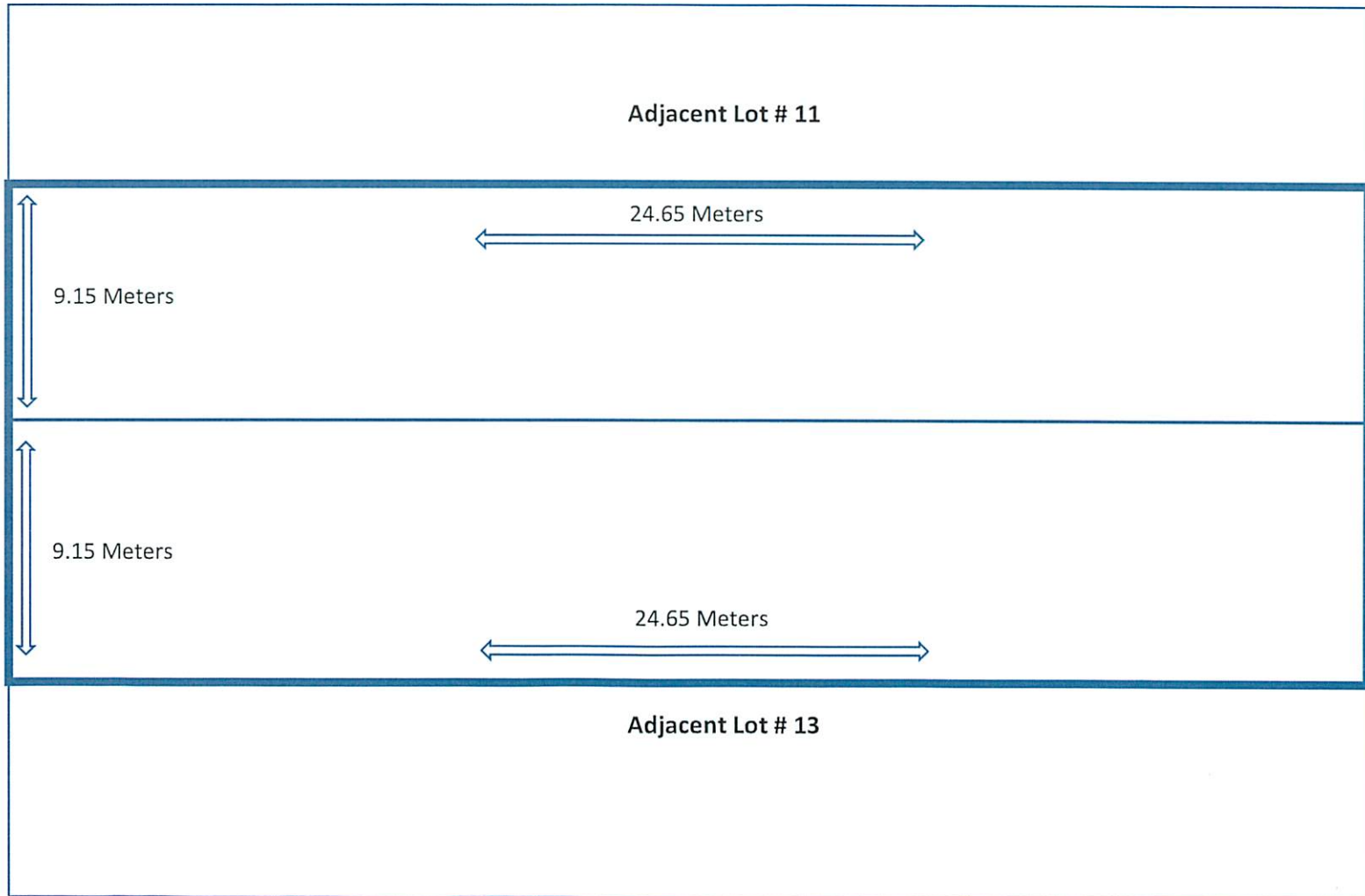
BM/sc/Posse #188209522-001

Enclosure(s)

Tentative Plan of Proposed Subdivision
Legal Description (Lot 12, Block 35, Plan 2994 M.C.)



1
5
3
r
d
S
t
r
e
t



A
l
l
e
y
L
a
n
e



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0175

Daniel Panizzon
13403 – 161 Avenue NW
Edmonton, AB T6V 0B9

Dear Mr. Panizzon:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 1, Block 26, Plan 4964 HW, located north of 107 Avenue NW and west of 128 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on May 19, 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, 5th 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 the existing services (water and sanitary) enter the proposed subdivision approximately 14.1 m north of the south property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.

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

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #182399795-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 6, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0175(SUB)

CADASTRAL NO.: 934+32-13

CONTACT: Stuart Carlyle

SUBDIVISION: Westmount

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

PREPARED BY: **Greg Derkach**
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan 4964HW, Blk 26, Lot 1 / 10722 – 128 Street

Proposed North Lot

- 1-20mm water service and 1-150mm sanitary service exists off the Lane West of 128 Street at 14.1m North of the South Property Line of Lot 1.

Proposed South Lot

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

Water and Sewer Servicing Conditions

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

General

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

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

Greg Derkach



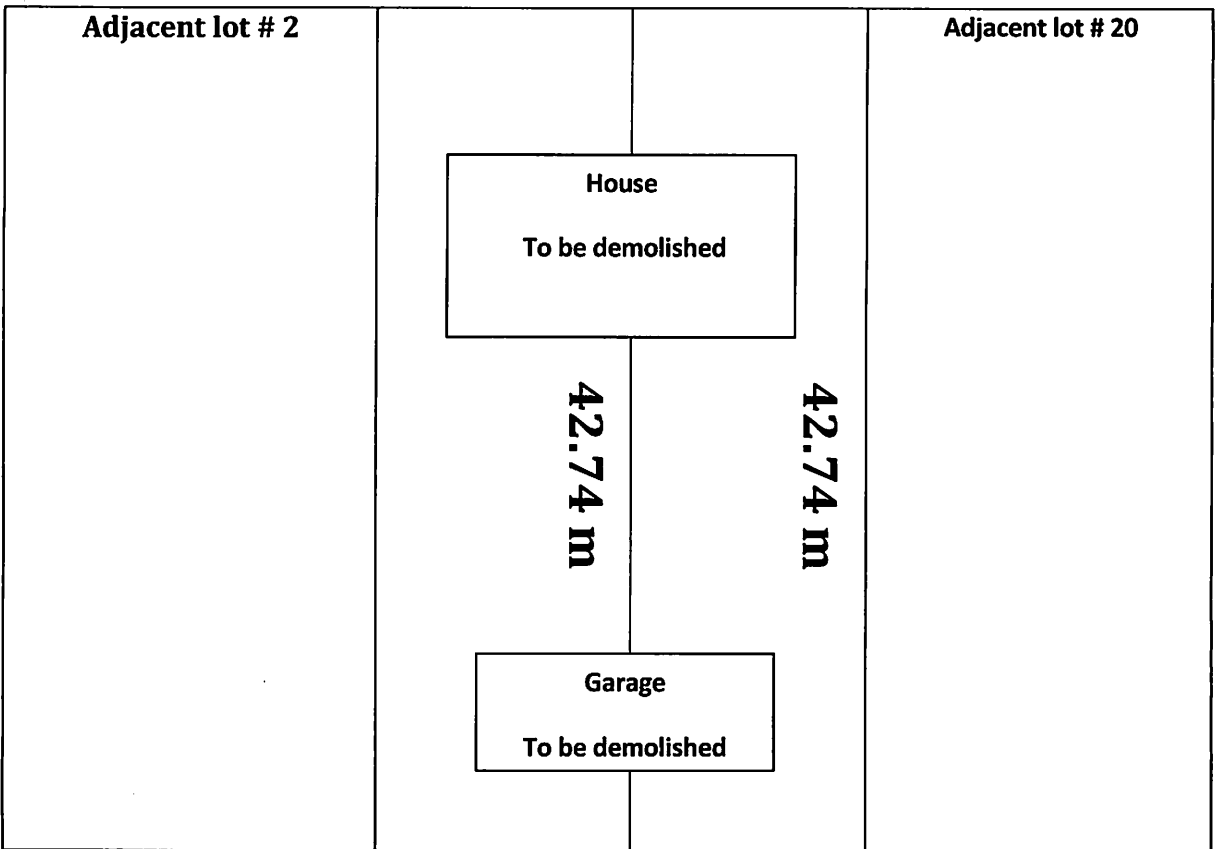
Tentative Plan of Proposed Subdivision

Legal Description (Lot 1, Block 26, Plan 4964HW)

128ST leading to 107AVE

7.63M

7.63M



LANE



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0179

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 31U and 32, Block 1, Plan 1760 KS, located south of 91 Avenue NW and east of 144 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on May 19, 2016, subject to the following conditions:

1. that Lot 32B be revised to 7.94 m in width to accommodate the entry location for existing services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m west of the east property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #219372192-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 9th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0179(SUB)

CADASTRAL NO.: 931+32-15

CONTACT: Stuart Carlyle

SUBDIVISION: Parkview

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

PREPARED BY: Joern Seemann
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed re-subdivision parcels:

Proposed Lot 32A, Block 1

Our records indicate that no services exist to the proposed subdivision parcel directly off city mains.

Proposed Lot 32B, Block 1

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane south of 91st Ave at 7.6m west of the east property line of proposed lot 32B.
- 1-100mm storm service exists on 91st Ave at 6.7m west of the east property line of proposed lot 32B.

The owner must dig and locate the existing services at property line in order to verify location and submit a survey with ALS stamp to our office prior to payment for new services.

Note: 1-375mm sanitary sewer exists within proposed lot 32A and is protected by an easement.

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 32A directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

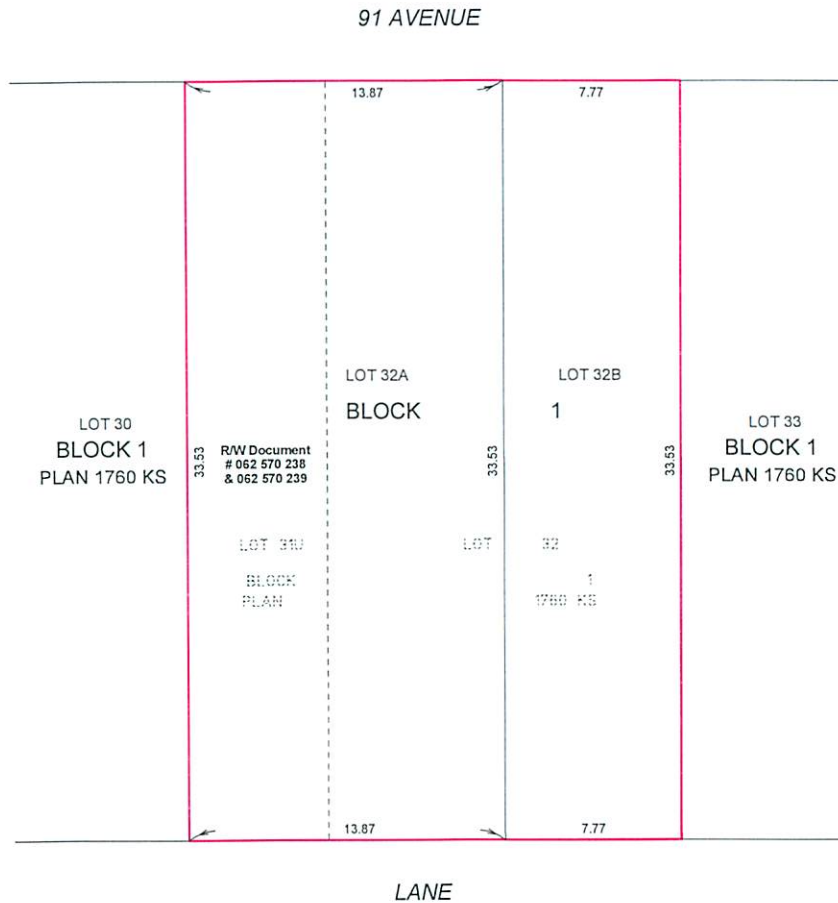
General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.

2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

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

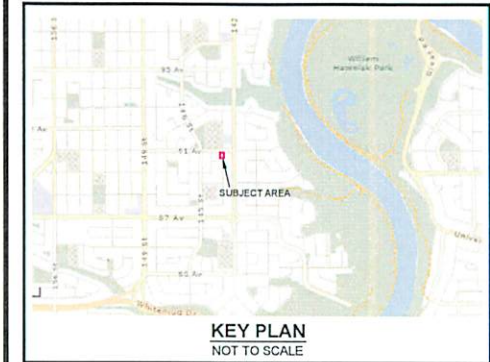
Joern Seemann.



MARCSON HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.073 ha.



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

REVISIONS

PARKVIEW

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOTS 31U AND 32, BLOCK 1, PLAN 1760 KS

WITHIN THE

N.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:200

2016

0 2 4 6 8 12 METRES

P Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 1070-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61600011T DRAFTED BY: JF CHECKED BY: MK



Subdivision Authority

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

May 19, 2016

File NO. LDA16-0180

Suresh Kumar Thiruvengadam
4334 – Whitelaw Way NW
Edmonton, AB T6W 0P6

Dear Mr. Thiruvengadam:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 18, Block 4, Plan N 4168 HW, located north of 105 Avenue NW and west of 75 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on May 19, 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, 5th 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 the existing services (water and sanitary) enter the proposed subdivision approximately 38.71 m north of the north property line of 105 Avenue off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.

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

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #219025707-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 9, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0180 (SUB)

CADASTRAL NO.: 934+40-14

CONTACT: Stuart Carlyle

SUBDIVISION: Forest Heights

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

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

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

Water and Sewer Service Information

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

Proposed Lot 18A, Blk 4, Plan N4168HW

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

Proposed Lot 18B, Blk 4, Plan N4168HW

- 1-20mm water service and 1-150mm sanitary service exist, in common trench, on the Lane West of 75 St at 38.71m North of North Property Line of 105 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 sanitary services will be required for proposed Lot 18A 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.

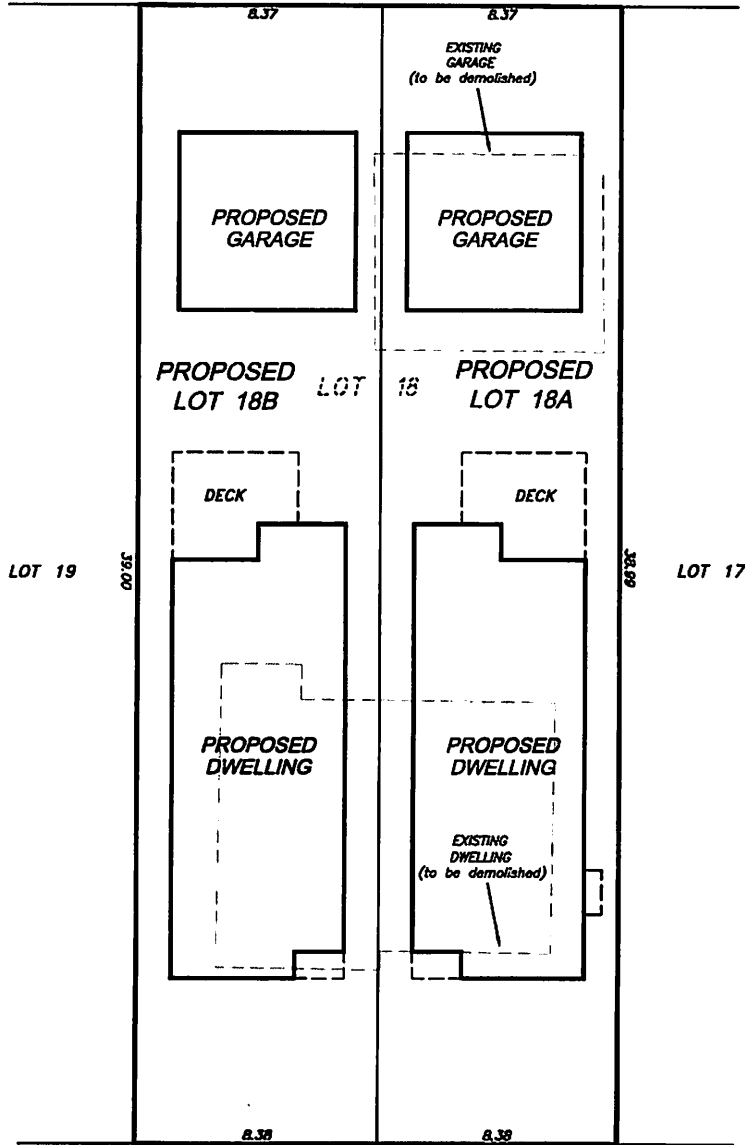
General

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

Georgeanne Andersen

LANE



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: 18 BLOCK: 4 PLAN: N 4168 HW

SUBDIVISION: FOREST HEIGHTS ADDRESS: 10512-75 STREET NW

BUILDER/OWNER: SURESH THIRUVENGADAM EDMONTON

ZONING: RF1

FILE: E12371

LOT AREA: 653.3 sq.m

SCALE: 1:200

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-04-12