

Thursday, July 21, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 29

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 21, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 14, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0094 187437276-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 12, Block 19, Plan 3491 TR, located north of 134 Avenue NW and west of 43 Street NW; SIFTON PARK
2.	LDA16-0195 218802857-001	Tentative plan of subdivision to revise conditionally approved LDA14-0258 and LDA14-0445 from the SE 23-51-24-W4M (100 semi-detached residential lots to 93 single detached residential lots) and to adjust lot lines for Lots 1-12 and 59-64, Block 6, Plan 142 5561 and Lots 167-174, Block 1, Plan 142 5561, located west of 50 Street SW and south of 20 Avenue SW; WALKER
3.	LDA16-0058 185540241-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 3, Block 1, Plan 3131 KS located south of Coronet Road NW and east of 86 Street NW; CORONET ADDITION INDUSTRIAL
4.	LDA16-0215 221165365-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0480 by adding one (1) commercial lot to Lot 1, Block 1, Plan 092 5647 located west of Mark Messier Trail NW and north of 137 Avenue NW; MISTATIM INDUSTRIAL
5.	LDA16-0216 219150529-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0480 by adding one (1) commercial lot to Lot 1, Block 1, Plan 092 5647 located west of Mark Messier Trail and north of 137 Avenue; MISTATIM INDUSTRIAL
6.	LDA16-0234 221553804-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 5, Block 50, Plan RN 22B, located east of 127 Street NW and south of 106 Avenue NW; WESTMOUNT

7.	LDA16-0243 222412292-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 8, Plan 170 HW, located south of 90 Avenue NW and west of 91 Street NW; BONNIE DOON
8.	LDA16-0245 222460731-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 2, Plan 4065 AE, located south of 113 Avenue NW and east of 64 Street NW; HIGHLANDS
9.	LDA16-0255 222848298-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 1, Plan 112 5045, located north of 62 Avenue NW and west of Getty Gate NW; GRANVILLE
10.	LDA16-0261 223112839-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 22, Plan 4479 KS, located west of 131 Street NW and north of 133 Avenue NW; WELLINGTON
11.	LDA16-0264 223124812-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 6-8, Block 20, Plan 1497 AE, located east of 73 Street NW and north of 128 Avenue NW; BALWIN
12.	LDA16-0298 224990956-001	Tentative plan of subdivision to revise conditionally approved LDA14-0266 with a reduction of three (3) residential lots from Lot 2, Block 1, Plan 832 1482 and the SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD
13.	LDA16-0307 225614003-001	Tentative plan of subdivision to revise conditionally approved LDA14-0194 with an increase of one (1) residential lot from Lot 5, Block 1, Plan 032 0993 and Lot 3, Block 1, Plan 022 7056, located east of 111 Street SW and north of 30 Avenue SW; CAVANAGH
5.	OTHER BUSINESS	



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0094

Civic Property Services
The City of Edmonton
1900, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Janice Lee

Dear Ms. Lee:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 12, Block 19, Plan 3491 TR, located north of 134 Avenue NW and west of 43 Street NW; **SIFTON PARK**

I The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.62 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) 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 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;
5. 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; and
6. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I.

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

MR for Lot 12, Block 19, Plan 3491 TR in the amount of 1.62 ha is being provided by dedication with this subdivision. MR is being dedicated to establish reserve designation on an existing school/park site. The designation was not placed on this parcel when it was originally acquired by the City.

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, 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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sr/Posse #187437276-001

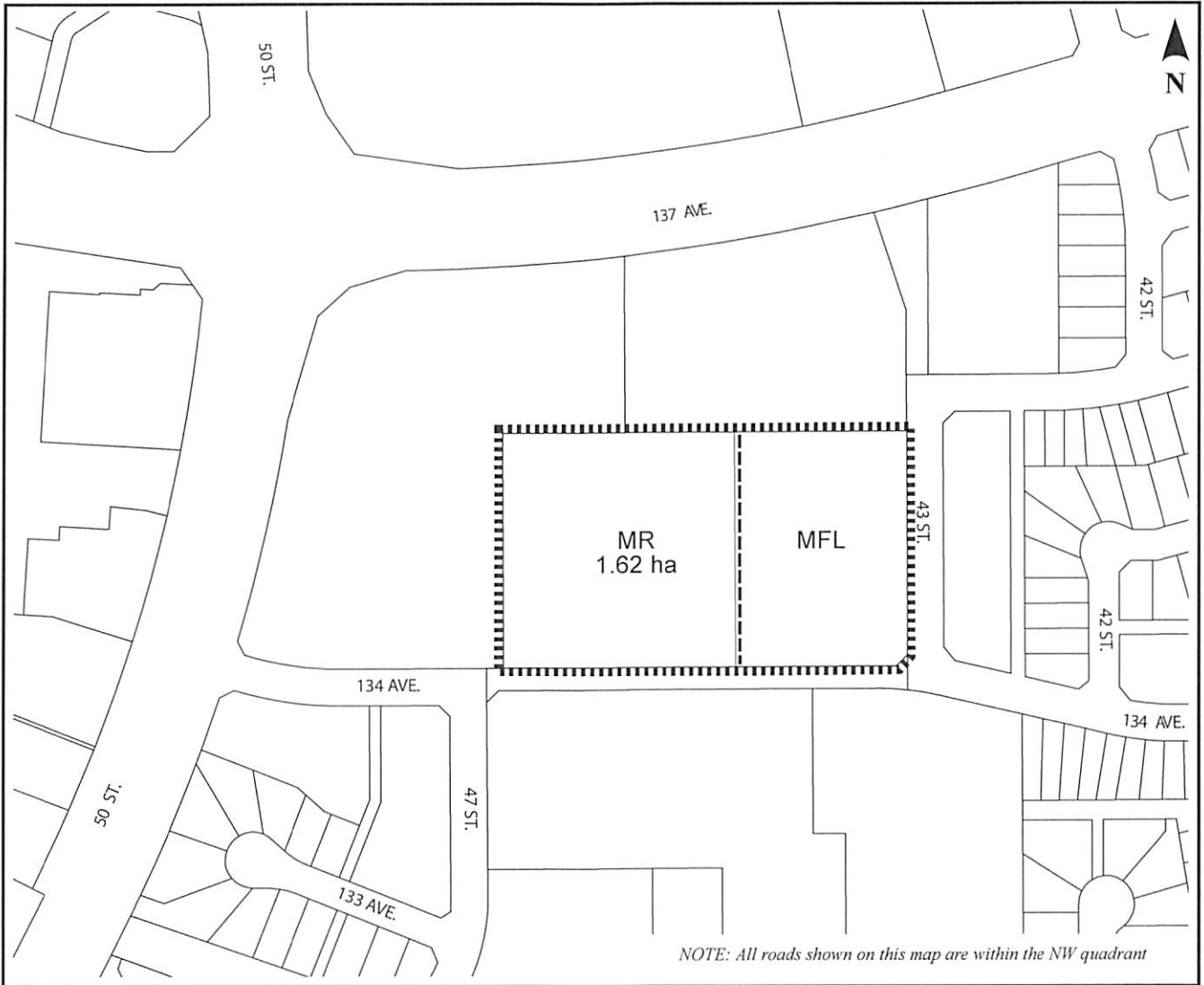
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

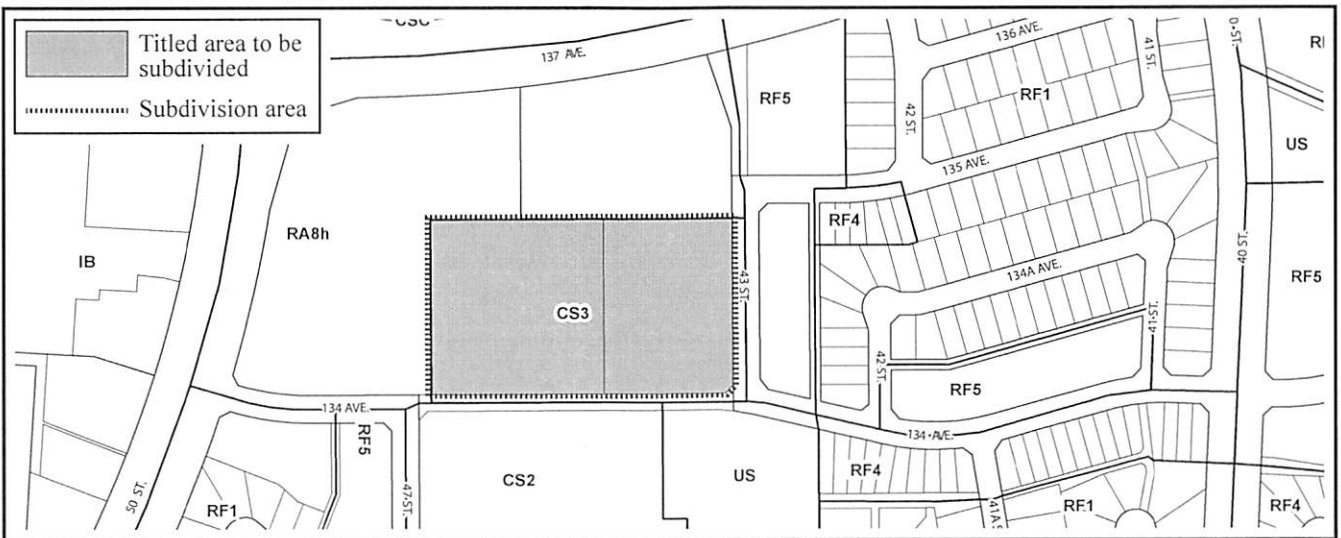
July 21, 2016

LDA16-0094

▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 1.8 m uniform fence



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





July 21, 2016

File NO. LDA16-0195

IBI Group Inc.
#300, 10830 – Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0258 and LDA14-0445 from the SE 23-51-24-W4M (100 semi-detached residential lots to 93 single detached residential lots) and to adjust lot lines for Lots 1-12 and 59-64, Block 6, Plan 142 5561 and Lots 167-174, Block 1, Plan 142 5561, located west of 50 Street SW and south of 20 Avenue SW; **WALKER**

I The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. 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 the “Conditions of Approval” map, Enclosure I;
2. that approved Engineering Drawings (Stage 30) for LDA12-0240 and LDA12-0252 be redlined to update revised servicing for the registered lots being replotted (identified as Stage 1 in the attached Conditions of Approval Map), to the satisfaction of Sustainable Development and EPCOR Water Services Inc.;
3. that approved subdivision LD14-0258 be registered concurrently with Stage 2 of this subdivision;
4. that approved subdivision LDA14-0445 be registered concurrently with Stage 3 of this subdivision;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
6. 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.

MR has been addressed through previously approved subdivisions. The DRC on title is to be transferred to the south half of SE 23-51-24-W4M as conditioned by subdivision approval of LDA13-0517.

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 Cyndie Prpich at 780-944-0115 or cyndie.prpich@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/cp/Posse #218802857-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

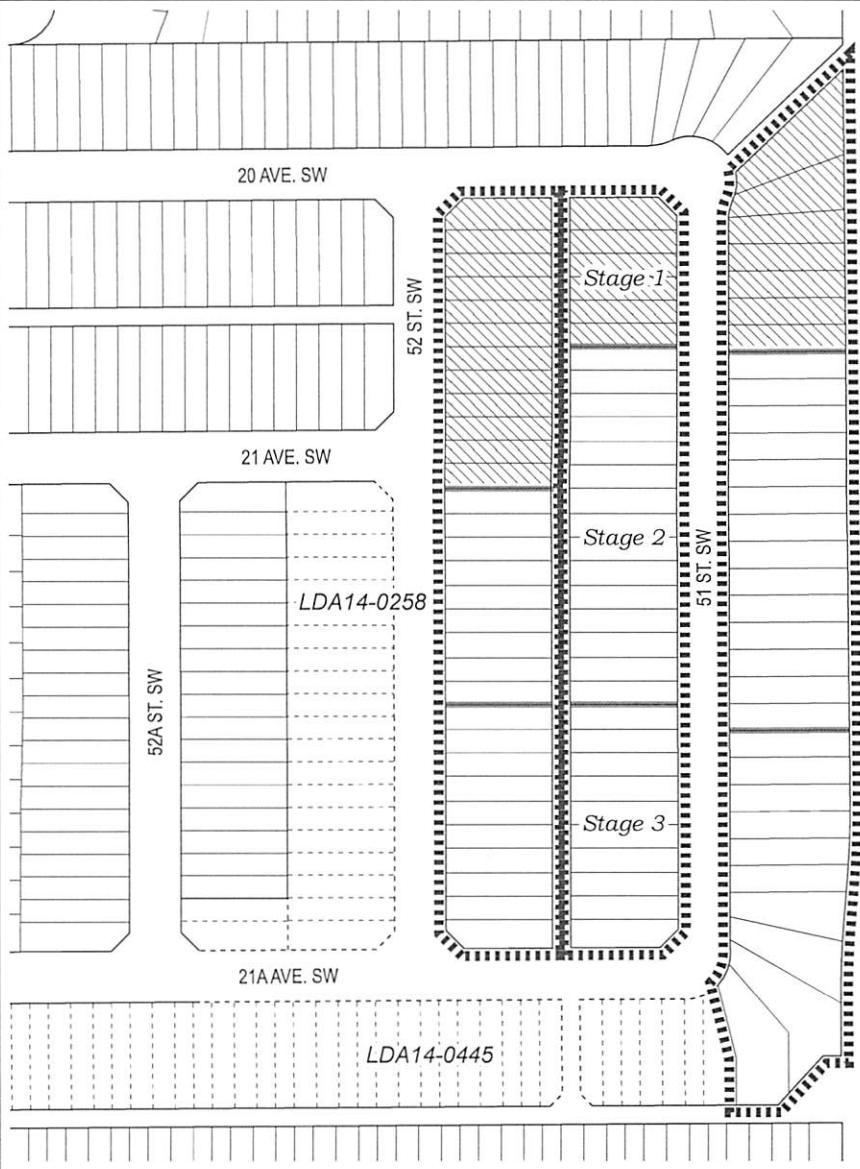
July 21, 2016

LDA16-0195

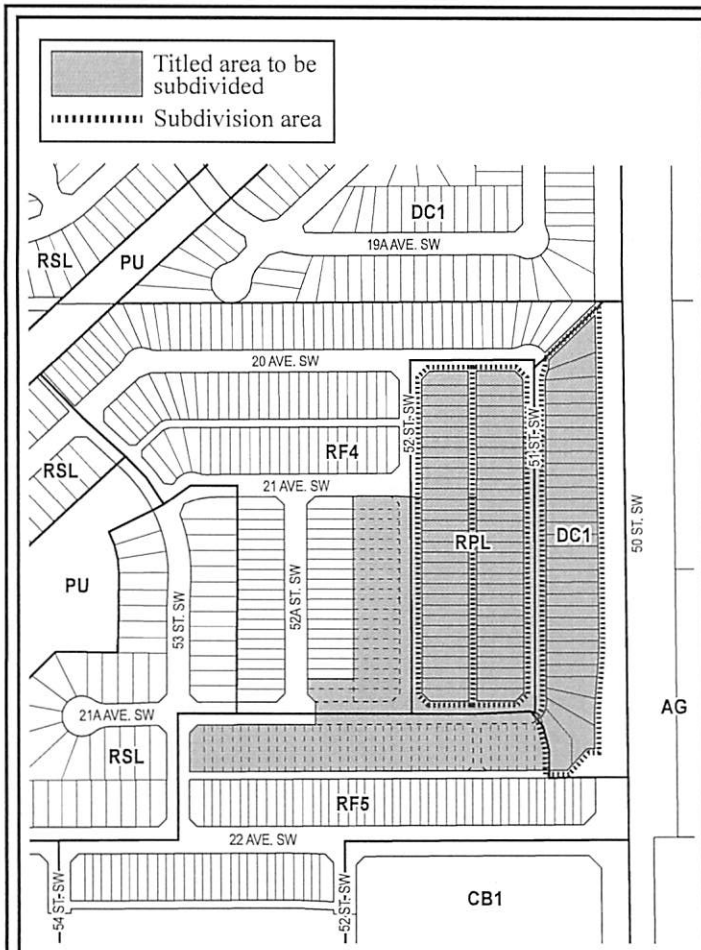
Limit of proposed subdivision

Stage 30 (LDA12-0240 and LDA12-0252)

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



50 ST. SW





Subdivision Authority

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

July 21, 2016

File NO. LDA16-0058

Universal Geomatics Solutions
15111 - 123 Avenue NW
Edmonton, AB T5V 1J7

ATTENTION: Stuart Baxter

Dear Mr. Baxter:

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 3, Block 1, Plan 3131 KS located south of Coronet Road NW and east of 86 Street NW;
CORONET ADDITION INDUSTRIAL

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Steve Jensen at 780-944-7673);
2. that the owner submit a lot grading plan and a mechanical site plan to the satisfaction of Drainage Planning and Engineering;
3. that the owner register an easement for mutual access, as shown on the attached sketch. The City shall be a party to the easement; and
4. 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 as per the 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 owner contact Elise Sabo (780-496-2850) of the Transportation Operations Branch to obtain a License of Occupation for the existing asphalt boulevard (City road right-of-way) to remain as a drive aisle for the parking on the north side of the existing buildings;
6. 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 (\$1973.00) and subsequently released to the applicant for registration at the Land Titles Office;
7. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
8. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
9. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #185540241-001

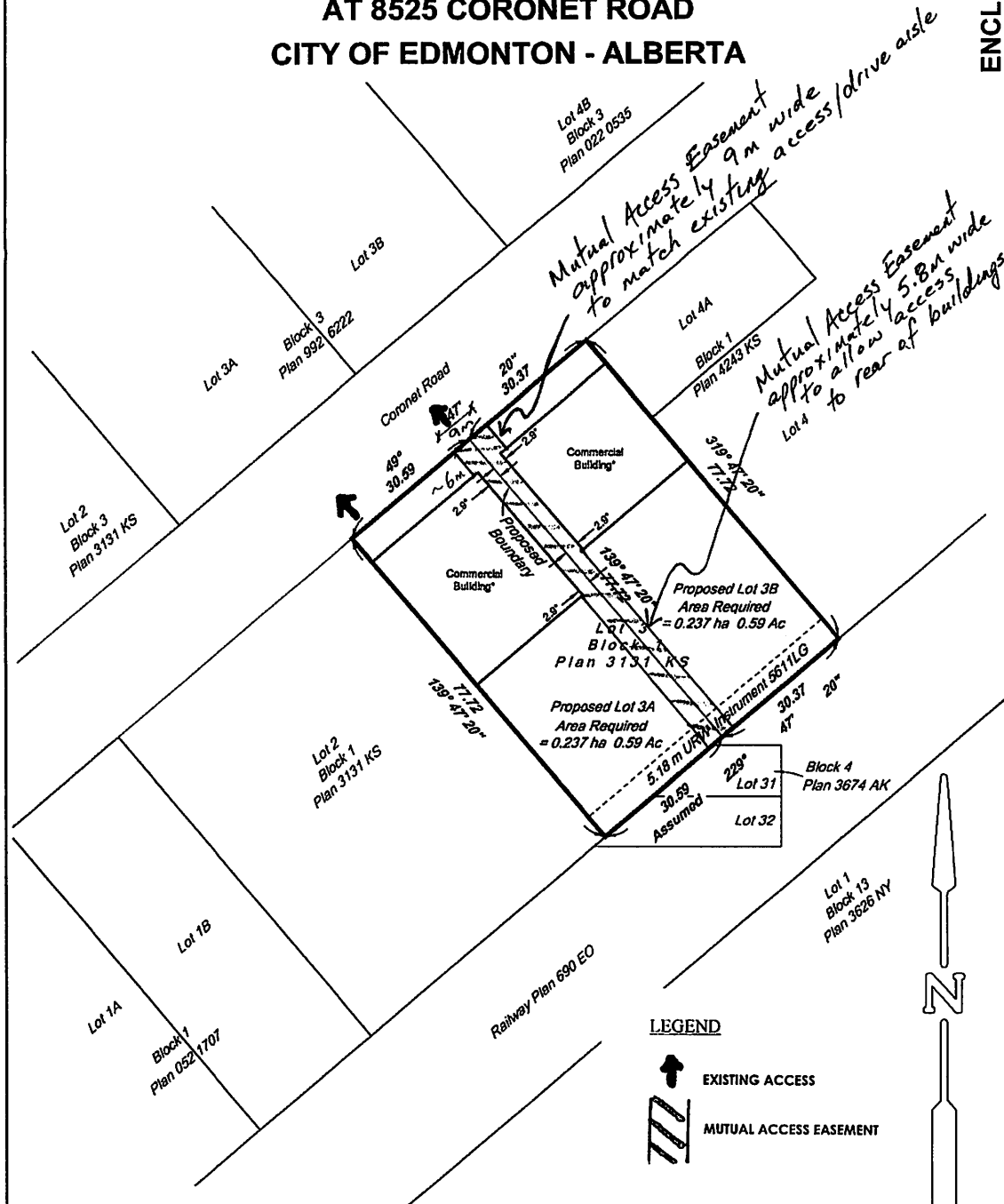
Enclosure(s)

SKETCH PLAN SHOWING
PROPOSED SUBDIVISION
of
LOT 3, BLOCK 1, PLAN 3131 KS
AT 8525 CORONET ROAD
CITY OF EDMONTON - ALBERTA

ENCLOSURE

FILE: LD16-0058

DATE: MAY 25, 2016



LEGEND

↑ EXISTING ACCESS

▨ MUTUAL ACCESS EASEMENT

LEGEND

- Buildings Shown Thus □

- Lots Separation To Shown Thus —

- Roads Referred To Bounded Thus □

NOTES:
Distances Are in Metres and Decimals Thereof.
Bearings are Astronomic. Assumed From Plan 3131 KS.
* Building locations derived from Real Property Report By
LN Land Development Technologies dated 30 September,
2014.

Owner : 1846984 ALBERTA LTD.

Certificate Of Title : 142 318 621

Current/Proposed Use : INDUSTRIAL

Contact Info:
Ark Motors
8525 Coronet Rd.
Edmonton, Ab.
T6E 4N7
780-989-2886

UNIVERSAL
Geomatics Solutions
Calgary - Edmonton - Grande Prairie - www.ugsc.ca
Ph: 780-454-3030 Fax: 750-453-6644

1	Added building offsets from proposed property line.	JAA / AM	04-FEB-2016
0	Original Plan Issued	ADS / RE	01-DEC-2015
Rev.	DESCRIPTION	DWN/APP	DATE

1

REVISION

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 24, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0058(SUB)

CADASTRAL NO.: 928+40-16

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Coronet Addition Industrial 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 3131KS, Blk 1, Lot 3 / 8515 – Coronet Road

Proposed Lot 3A (0.237ha parcel)

- 1-25mm water service, 1-150mm sanitary service and 1-200mm storm service exist off Coronet Road at 43.4m West of the East Property Line of Lot 3.

Proposed Lot3B (0.237ha parcel)

- 1-25mm water service, 1-150mm sanitary service and 1-150mm storm service exist off Coronet Road at 19.4m West of the East Property Line of Lot 3.

Water and Sewer Servicing Conditions

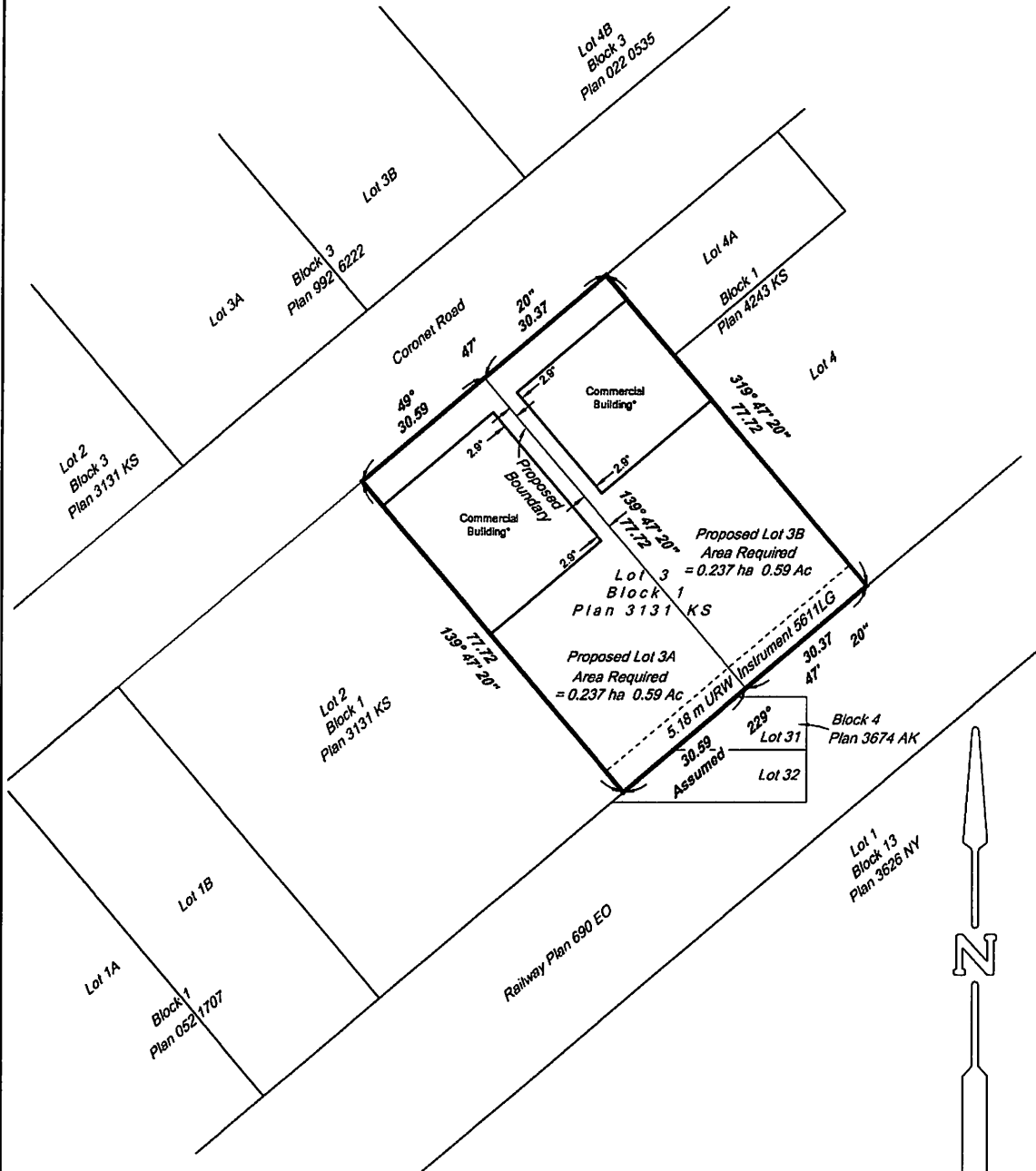
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and 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. **Prior to subdivision approval, Site Mechanical Plans stamped by p.eng must be submitted to Drainage Services, indicating no cross lot servicing. Prior to Subdivision approval, the owner/developer will be responsible for relocating any water and sewer lines of private property which may cross from one separately titled parcel to another. Please contact our office at (780—496-5444) if detailed information is needed.**
4. **Prior to subdivision approval, Lot Grading plans stamped by p.eng must be submitted to Drainage Services for approval, indicating cross lot overland drainage will not occur. The lot grading must be revised at owner's expense so that cross lot overland drainage will not occur. Prior to subdivision, each new separately titled lot is required to drain entirely to its own private drainage system.**
5. 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

SKETCH PLAN SHOWING
PROPOSED SUBDIVISION
of
LOT 3, BLOCK 1, PLAN 3131 KS
AT 8525 CORONET ROAD
CITY OF EDMONTON - ALBERTA



Owner : 1846984 ALBERTA LTD.
Certificate Of Title : 142 318 621
Current/Proposed Use : INDUSTRIAL

Contact Info:
Ark Motors
8525 Coronet Rd.
Edmonton, Ab.
T6E 4N7
780-989-2886

LEGEND

- Buildings Shown Thus
- Lots Separation To Shown Thus
- Roads Referred To Bounded Thus

NOTES:
Distances Are In Metres and Decimals Thereof.
Bearings are Astronomic. Assumed From Plan 3131 KS.
* Building locations derived from Real Property Report By
LN Land Development Technologies dated 30 September,
2014.

UNIVERSAL Geomatics Solutions Calgary - Edmonton - Grande Prairie - www.ugsc.ca Ph: 780-454-3030 Fax: 750-453-6844			1													
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">Rev.</th> <th style="width: 65%;">DESCRIPTION</th> <th style="width: 15%;">DWN/APP</th> <th style="width: 15%;">DATE</th> </tr> <tr> <td>1</td> <td>Added building offsets from proposed property line.</td> <td>JAA / AM</td> <td>04-FEB-2016</td> </tr> <tr> <td>0</td> <td>Original Plan issued</td> <td>ADS / RE</td> <td>01-DEC-2015</td> </tr> </table>	Rev.		DESCRIPTION	DWN/APP	DATE	1	Added building offsets from proposed property line.	JAA / AM	04-FEB-2016	0	Original Plan issued	ADS / RE	01-DEC-2015		
	Rev.	DESCRIPTION		DWN/APP	DATE											
1	Added building offsets from proposed property line.	JAA / AM	04-FEB-2016													
0	Original Plan issued	ADS / RE	01-DEC-2015													
Draftsperson : ADS Plan Reviewer : RE Dwg. No. : 150712-SR-PLT-001		REVISION														



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0215

Al-Terra Engineering Ltd.
5307 - 47 Street NW
Edmonton, AB T6B 3T4

ATTENTION: Connor Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0480 by adding one (1) commercial lot to Lot 1, Block 1, Plan 092 5647 located west of Mark Messier Trail NW and north of 137 Avenue NW; **MISTATIM INDUSTRIAL**

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that this subdivision be registered concurrent with approved subdivision file LDA15-0480; 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 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; and
2. 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,

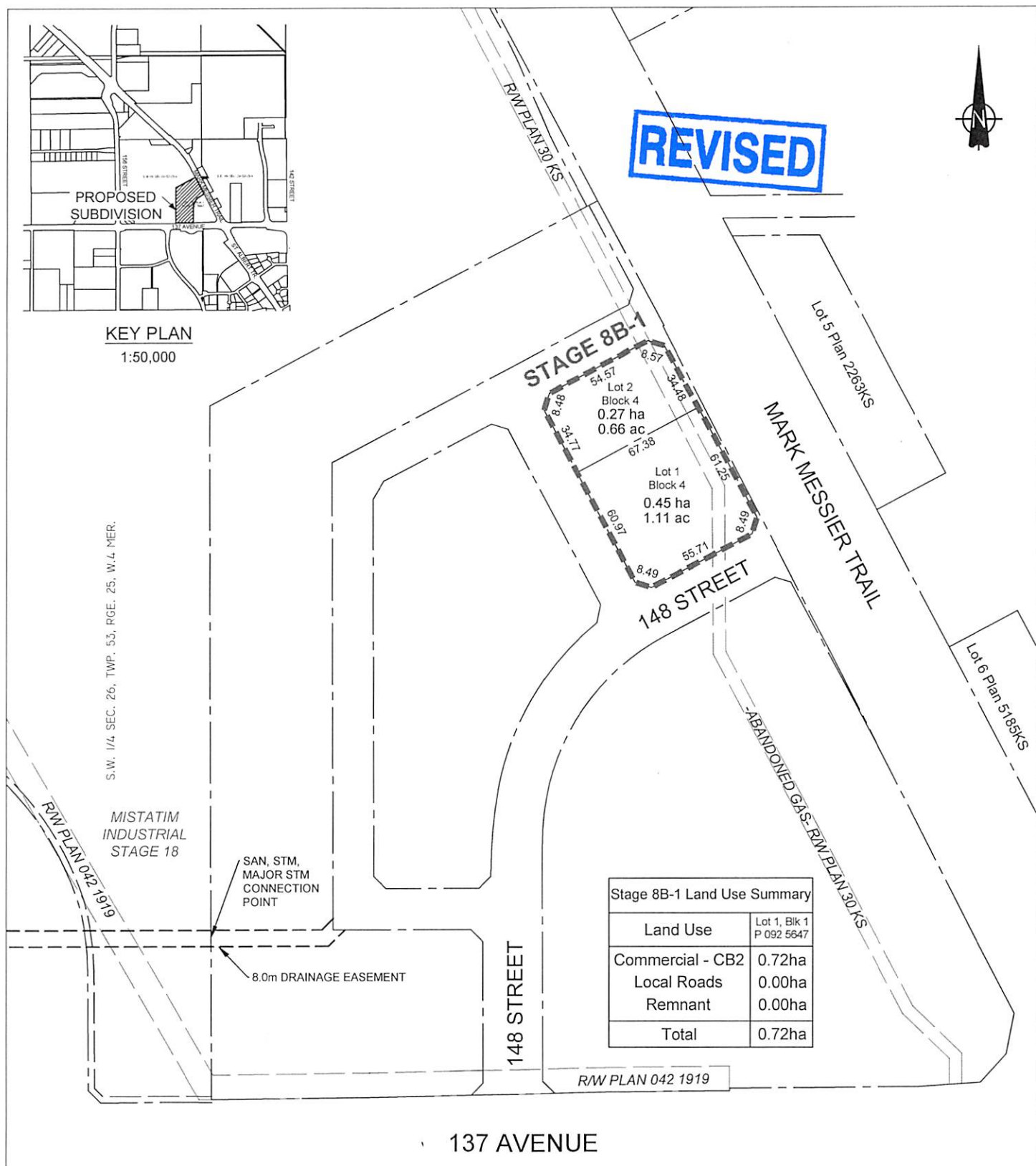
Blair McDowell
Subdivision Authority
BM/gq/Posse #221165365-001
Enclosure(s)



REVISED



KEY PLAN
1:50,000



Stage 8B-1 Land Use Summary	
Land Use	Lot 1, Blk 1 P 092 5647
Commercial - CB2	0.72ha
Local Roads	0.00ha
Remnant	0.00ha
Total	0.72ha

APRIL 11, 2016
REV. JULY 19, 2016

Mistatim Industrial
Stage 8B-1 Tentative Plan
Within Lot 1, Block 1, Plan 092 5647

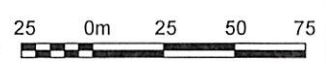
Job #8048A

--- STAGE 8B-1 BOUNDARY



Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.

Scale: 1:2,500





Subdivision Authority

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

July 21, 2016

File NO. LDA16-0216

Al-Terra Engineering Ltd.
5307 - 47 Street NW
Edmonton, AB T6B 3T4

ATTENTION: Connor Smith

Dear Mr. Smith:

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0480 by adding one (1) commercial lot to Lot 1, Block 1, Plan 092 5647 located west of Mark Messier Trail and north of 137 Avenue; **MISTATIM INDUSTRIAL**

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that this subdivision be registered concurrent with approved subdivision file LDA15-0480; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

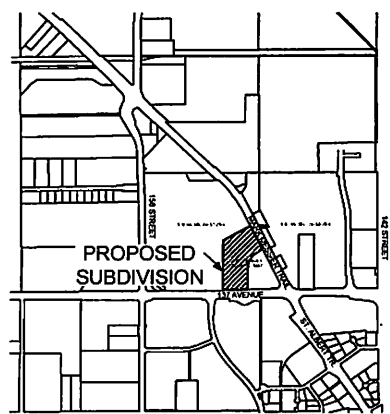
Please be advised of the following:

1. that the 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; and
2. 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.

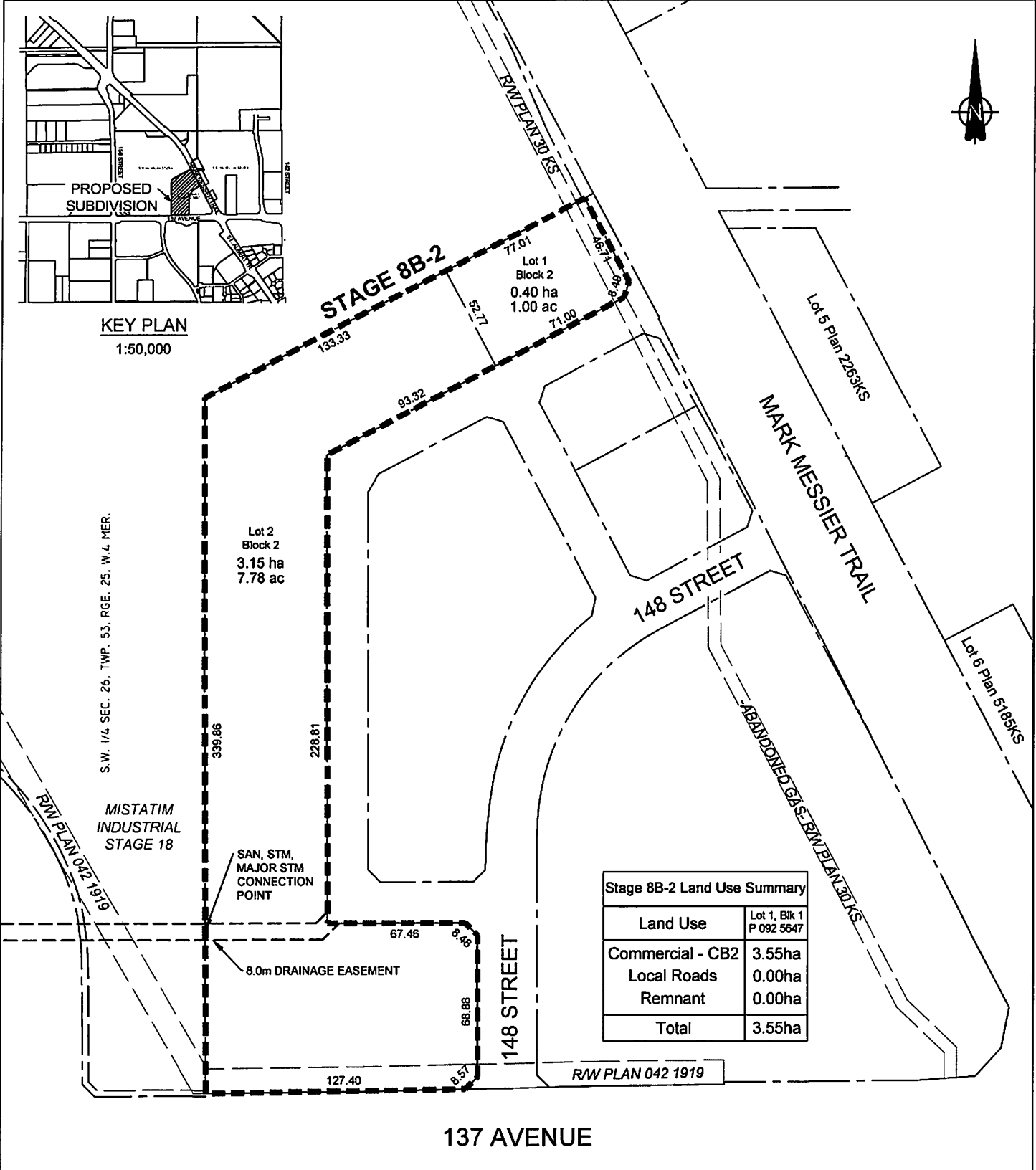
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority
BM/gq/Posse #219150529-001
Enclosure(s)



KEY PLAN
1:50,000



Stage 8B-2 Land Use Summary	
Land Use	Lot 1, Blk 1 P 092 5647
Commercial - CB2	3.55ha
Local Roads	0.00ha
Remnant	0.00ha
Total	3.55ha

APRIL 13, 2016 Mistatim Industrial Job #8048A

--- STAGE 8B-2 BOUNDARY

Stage 8B-2 Tentative Plan
Within Lot 1, Block 1, Plan 092 5647



AL-Terra Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.

Scale: 1:2,500 25 0m 25 50 75



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0234

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 50, Plan RN 22B, located east of 127 Street NW and south of 106 Avenue NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 24 (contact Water and Sewer Services at 780-496-5444); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.3m north of the south property line of Lot 5 (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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #221553804-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 6, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0234(SUB)

CADASTRAL NO.: 934+32-09

CONTACT: Lolia Pokima

SUBDIVISION: King Edward Park

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

PREPARED BY: Nina Lumabi
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 RN22B, Block 50, Lot 5 (10527-127 Street)

Proposed Lot 24, Blk 50

- 1-20mm **lead** water service and 1-150mm sanitary service exists off the Lane East of 127 Street at 5.3m North of the South Property Line of Lot 5.

NOTE: Please be advised that the existing 20mm lead (Pb) water service to the property line does not meet current standards and **cannot** be re-used for the proposed development. The existing 1-20mm lead water service **must** be abandoned back to the main by Epcor Water. Please contact our office at 780-496-5444 for more information regarding a new service and/or abandonment.

Proposed Lot 23, Blk 50

- 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. The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. Any cross lot servicing must be dealt with.**

4. **New water and sewer services will be required for proposed Lot 23, Blk 50 directly off city mains prior to subdivision approval.**
5. 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

Nina Lumabi

TENTATIVE PLAN

SHOWING SUBDIVISION OF

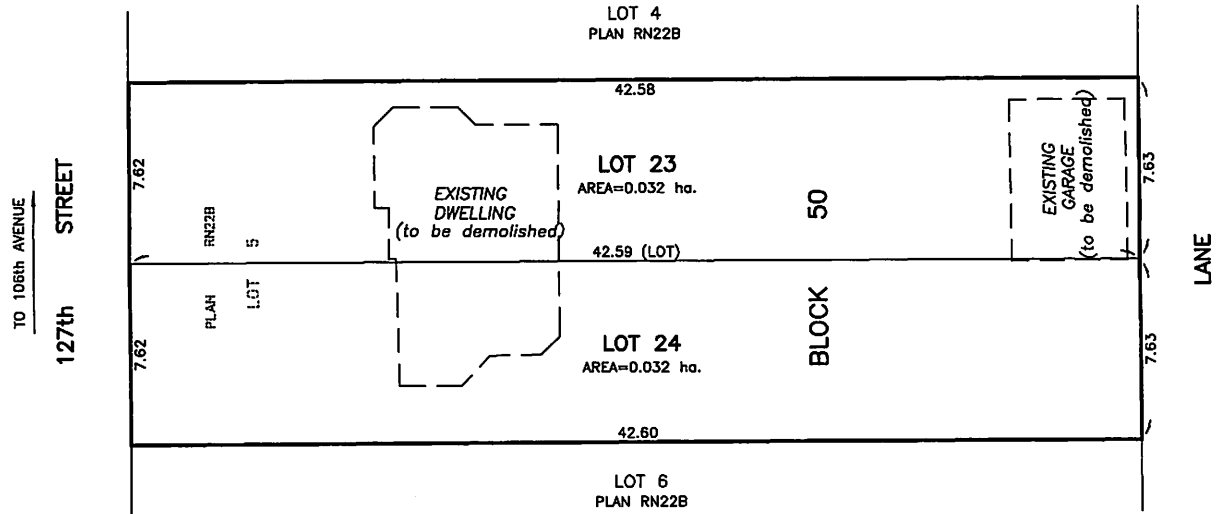
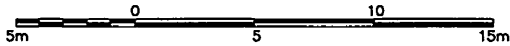
LOT 5, BLOCK 50, PLAN RN22B (XXIIB)

IN

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

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: MAY 9, 2016

REVISED: -

FILE NO. 16S0282

DWG.NO. 16S0282T



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0243

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 15, Block 8, Plan 170 HW, located south of 90 Avenue NW and west of 91 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on July 21, 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 7.6 m south of the north 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 #222412292-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 17, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0243(SUB)

CADASTRAL NO.: 931+36-11

CONTACT: Stuart Carlyle

SUBDIVISION: Bonnie Doon

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

PREPARED BY: Nina Lumabi
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 170HW, Block 8, Lot 15 (8846-91 Street)

Proposed Lot 24, Blk 8

- 1-20mm water service and 1-150mm sanitary service exists off the Lane West of 91 Street at 7.6m South of the North Property Line of Lot 15.

Proposed Lot 25, Blk 8

- 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 25, Blk 8 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

Nina Lumabi

TENTATIVE PLAN

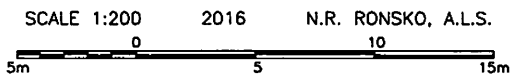
SHOWING SUBDIVISION OF

LOT 15, BLOCK 8, PLAN 170 H.W.

IN

RIVER LOT 21, EDMONTON SETTLEMENT

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

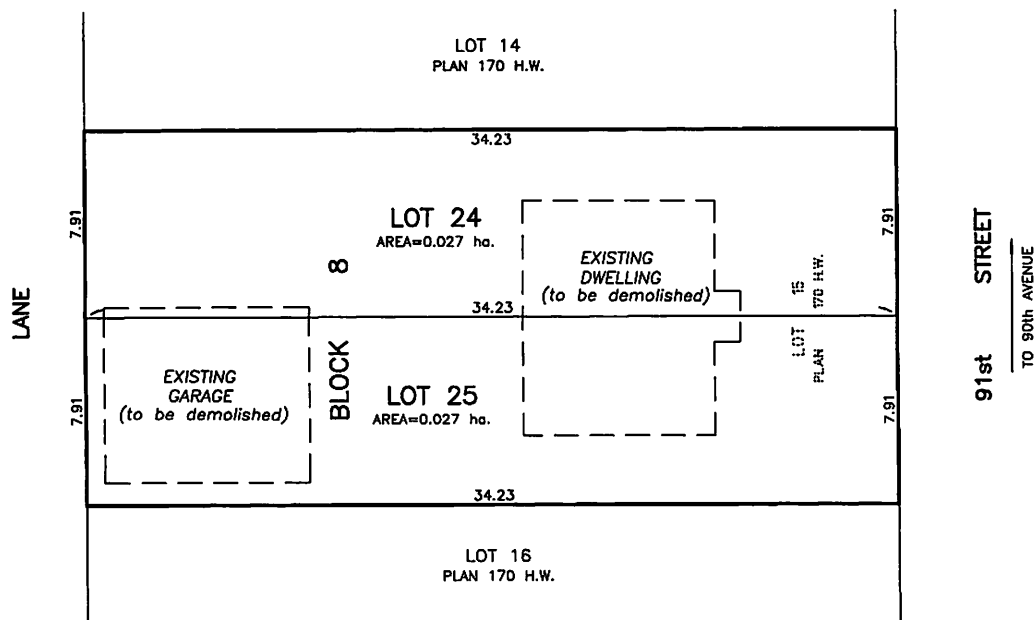
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: May 19, 2016
 REVISED: -

FILE NO. 16S0323

DWG.NO. 16S0323T





Subdivision Authority

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

July 21, 2016

File NO. LDA16-0245

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 2, Plan 4065 AE, located south of 113 Avenue NW and east of 64 Street NW; **HIGHLANDS**

The Subdivision by Plan is APPROVED on July 21, 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 0.3 m and 0.1 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 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 #222460731-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 29, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0245(SUB)

CADASTRAL NO.: 937+40-04

CONTACT: Stuart Carlyle

SUBDIVISION: Highlands

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 4065AE, Blk 2, Lot 8 / 11245 – 64 Street

Proposed Lot 17, Blk 2 (0.04ha parcel)

- 1-20mm water service exists off the Lane East of 64 Street at 0.3m North of the South Property Line of Lot 8 (**Water service location measured by Epcor Water**).
- 1-150mm sanitary service exists off the Lane East of 64 Street at 0.1m North of the South Property Line of Lot 8.

Proposed Lot 18, Blk 2 (0.04ha parcel)

- 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 18 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

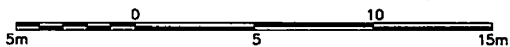
SHOWING SUBDIVISION OF

LOT 8, BLOCK 2, PLAN 4065 A.E.

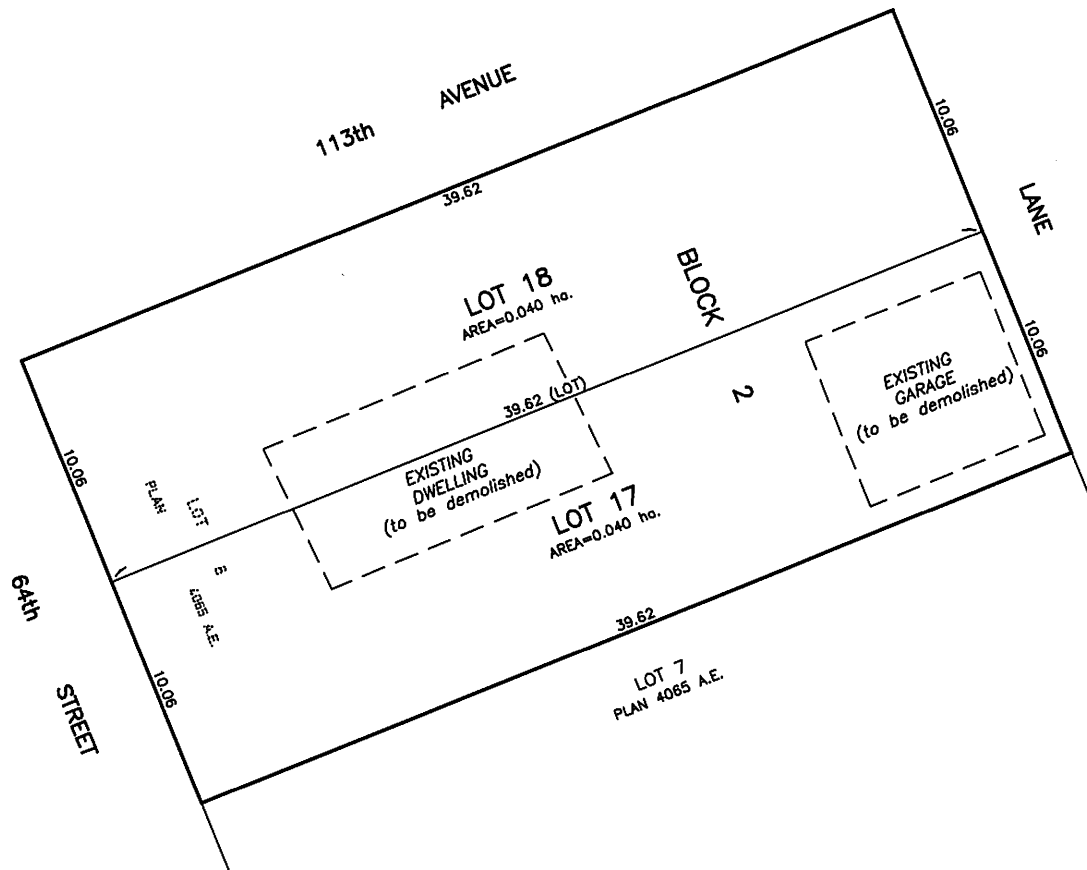
IN
RIVER LOT 32, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 28, 2016

REVISED: -

FILE NO. 16S0267

DWG.NO. 16S0267T



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0255

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 1, Plan 112 5045, located north of 62 Avenue NW and west of Getty Gate NW; **GRANVILLE**

The Subdivision by Phased Condominium is APPROVED on July 21, 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 #222848298-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 21st, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0255(CBL)

CADASTRAL NO.: 928+24-14

CONTACT: Stuart Carlyle

SUBDIVISION: Granville

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 service information for the proposed bareland condominium.

7504 – Getty Gate NW (Plan 1125045, Block 1, Lot 1)

- 1-150mm water service exists on Getty Gate at 13.1m southwest of the northeast property line of lot 1.
- 1-200mm sanitary service exists on Getty Gate at 10.4m southwest of the northeast property line of lot 1.
- 1-600mm storm service exists on Getty Gate at 8.2m southwest of the northeast property line of lot 1.

Note: Please see the Water and Sewer Servicing Condition #3 below.

Water and Sewer Servicing Conditions

1. Each registered Condominium Bare Land Parcel must be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system.
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.
3. **All water and sewer services must enter private property through the common owned land.** The owner/developer is responsible for all water and sewer lines on private property as per the Condominium Property Act of Alberta.
4. Construction charges will apply for any new water, sanitary and/or 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 EPCOR, Water Services Engineering regarding watermain locations, capacities and/or mainline extensions.

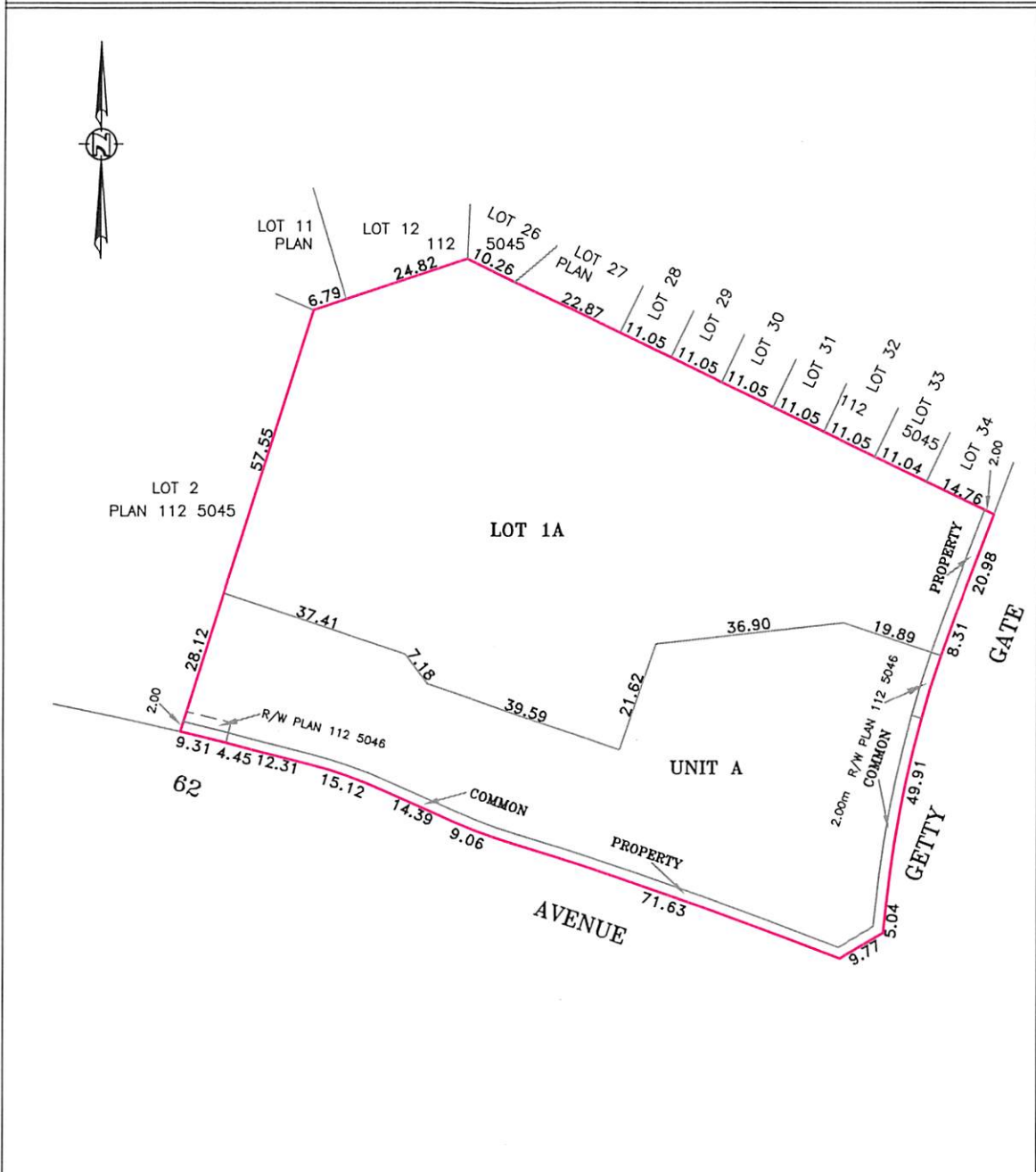
c. EPCOR, Water Services, - ecirc-water@epcor.ca

Joern Seemann

TENTATIVE PLAN SHOWING PROPOSED PHASED CONDOMINIUM DEVELOPMENT

OF
LOT 1, BLOCK 1, PLAN 112 5045
N.W.1/4 SEC. 18, TWP. 52, RGE. 25, W. 4MER.
S.W.1/4 SEC. 19, TWP. 52, RGE. 25, W. 4MER.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ———— x x x x ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 1.34 ha.



REVISED JUNE 2nd, 2016.

GEODETTIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.	SCALE 1 : 1000	JOB No. 116058
DATE : MAY 31st, 2016.		



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0261

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

ATTENTION: Piotr Strozky

Dear Mr. Strozky:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 22, Plan 4479 KS, located west of 131 Street NW and north of 133 Avenue NW;
WELLINGTON

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing 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 16.2 m south of the north property line of Lot 37 and storm service exists 7.6m north of the south property line of Lot 37 (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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #223112839-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 29, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0261(SUB)

CADASTRAL NO.: 940+32-03

CONTACT: Lolia Pokima

SUBDIVISION: Wellington

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 4479KS, Blk 22, Lot 37 / 13338 – 131 Street

Proposed Lot 37A, Blk 22

- 1- 20mm water service and 1- 150mm sanitary service exists off the Lane West of 131 Street at 16.2m South of the North Property Line of Lot 37.
- 1- 100mm storm service exists off 131 Street at 7.6m North of the South Property Line of Lot 37.

Proposed Lot 37B, Blk 22

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

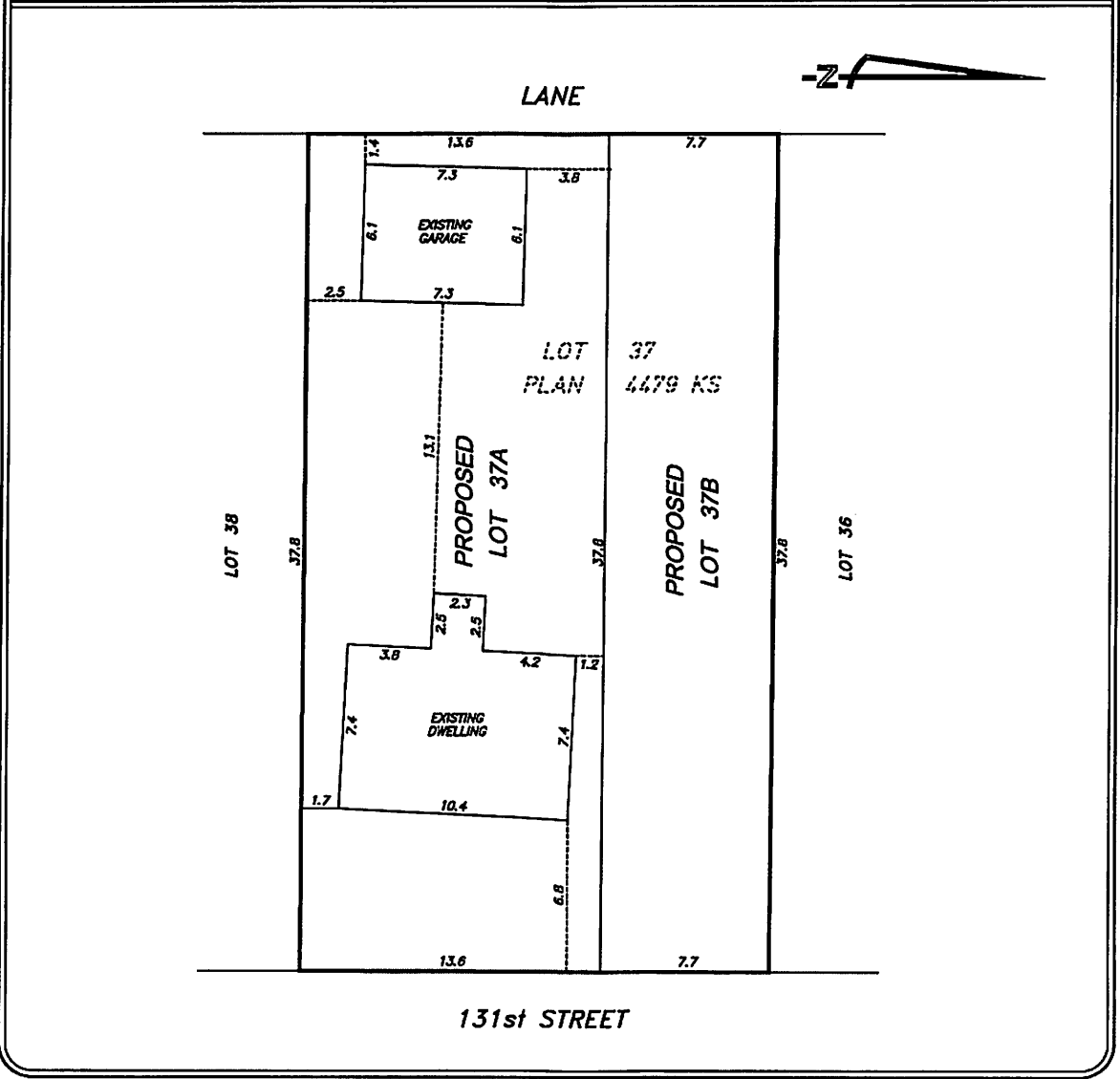
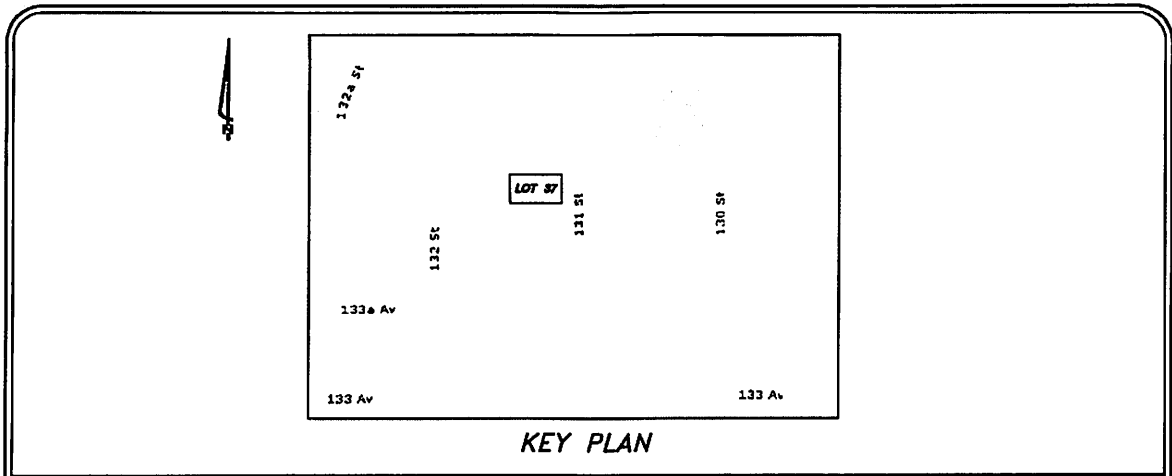
Water and Sewer Servicing Conditions

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 37B 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

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: 37 BLOCK: 22 PLAN: 4479 KS

SUBDIVISION: WELLINGTON ADDRESS: 13338-131 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: R/F1

FILE: E12688

LOT AREA: 0.08 ha

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-05-30



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0264

Satt Associate Inc.
301, 3132 Parsons Road
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

Dear Ms. Holtner:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 6-8, Block 20, Plan 1497 AE, located east of 73 Street NW and north of 128 Avenue NW;
BALWIN

The Subdivision by Plan is APPROVED on July 21, 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 61.87m North of the North Property Line of 127 Ave (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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #223124812-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: June 24, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0264(SUB)

CADASTRAL NO.: 937+40-25

CONTACT: Lolita Pkima

SUBDIVISION: Baldwin

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 7A, Blk 20, Plan 1497AE(0.042 ha parcel)

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

Proposed Lot 6A, Blk 20, Plan 1497AE (0.042ha parcel)

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the Lane East of 73 St at 61.87m North of the North Property Line of 128 Ave.

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 7A directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 7A and 6A directly off city mains prior to subdivision approval.**
5. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

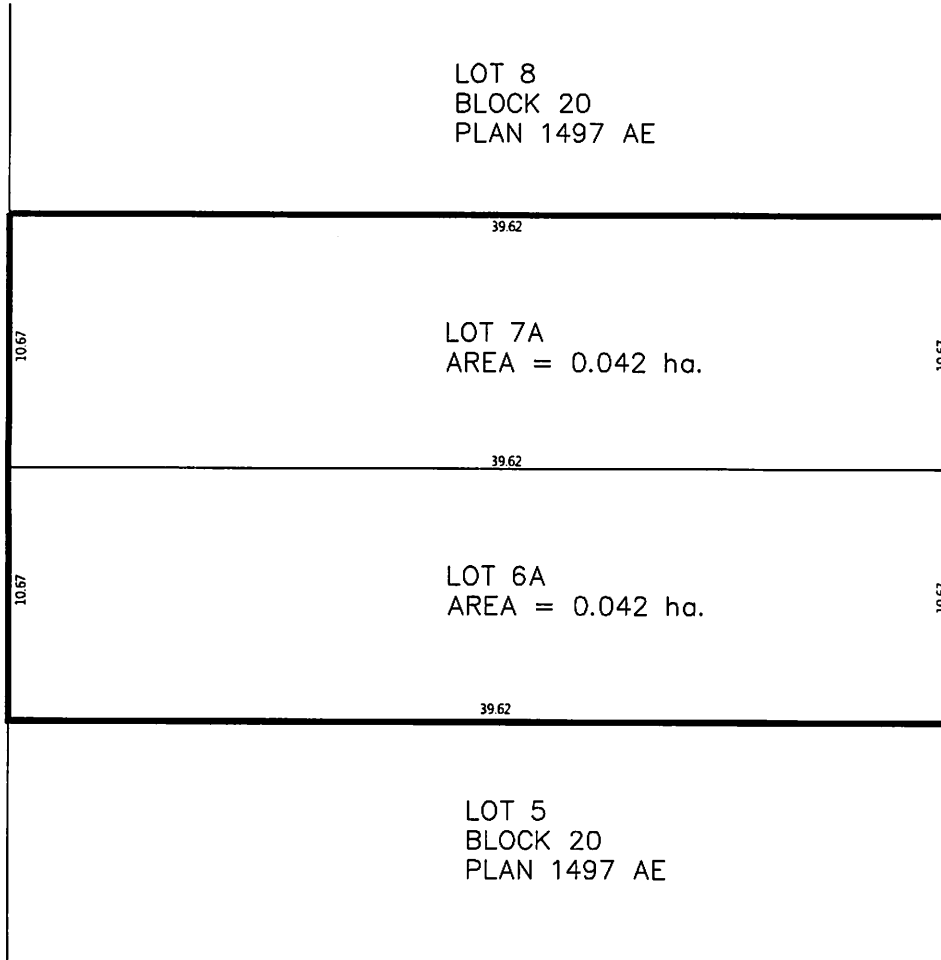
General

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



73rd STREET



LANE

TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOTS 6, 7 AND PART OF 8, BLOCK 20, PLAN 1497 AE
IN
SE $\frac{1}{4}$ SEC. 22 - TWP. 53 - RGE. 24 - W4M
EDMONTON, ALBERTA

Note:

1. DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
2. AREA DEALT WITH ARE BOUNDED THUS. ———

Scale: 1:200



Satt Associates Inc.
Always Striving For Excellence

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

Job # : SA 16-143

Drawn by: SP

Checked by: RH



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0298

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0266 with a reduction of three (3) residential lots from Lot 2, Block 1, Plan 832 1482 and the SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that approved subdivision LDA14-0266 (Stage 2A and/or Stage 2B) be registered concurrent with this application; 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 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;
2. 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;
3. 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
4. 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 #224990956-001
Enclosure(s)

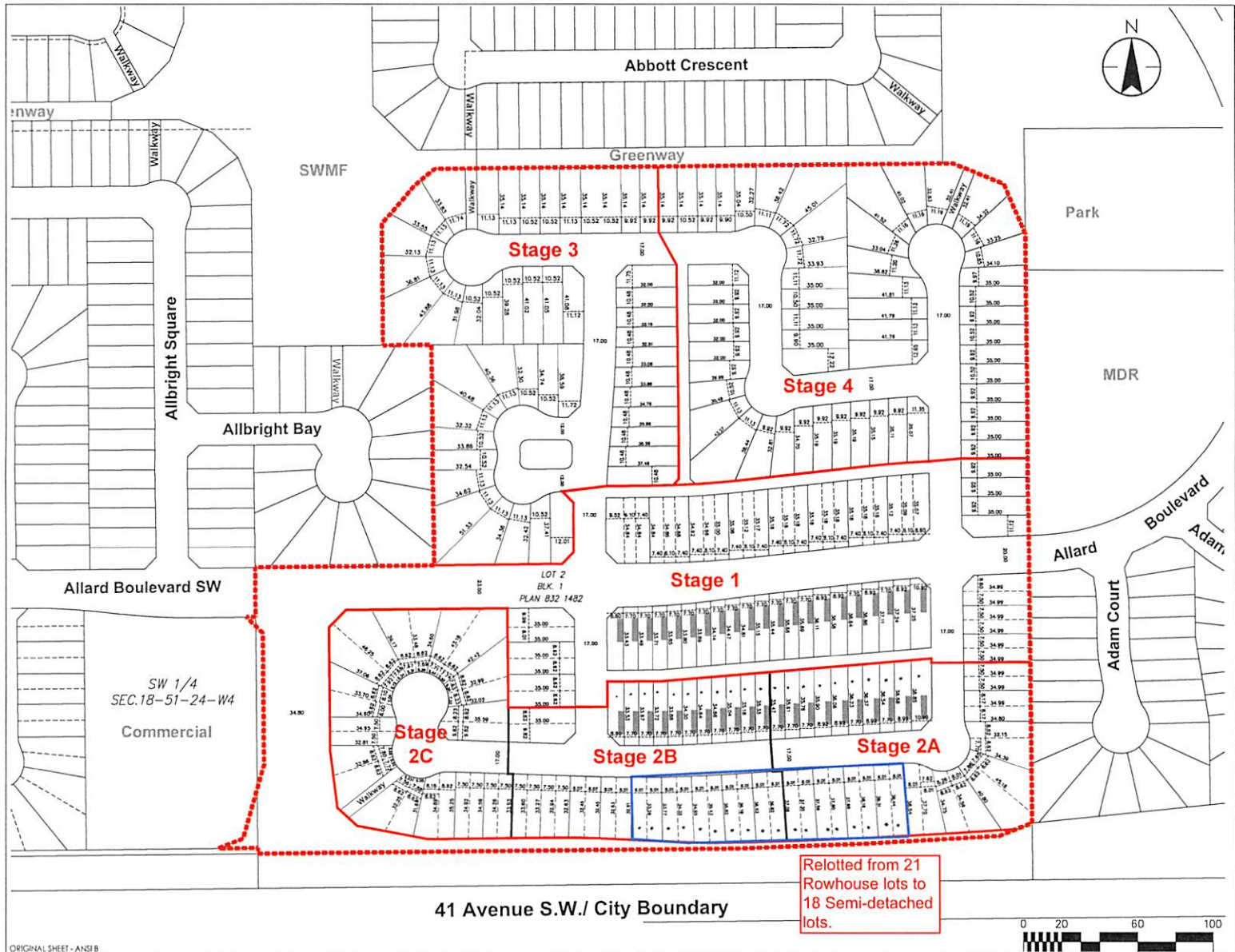
Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act



10160-112 Street
 Edmonton, AB T5K 2L6
 Tel. 780.917.7000
 www.stantec.com

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Notes
 All distances are expressed in metres and decimals thereof.
 Area to be subdivided outlined thus and contains approximately 12.81 hectares, including 246 residential lots.



Replaced row houses backing on 41 ave with semi's	cm	16.06.22
Moved NW Walkway, Adjusted lots accordingly		15.07.22
Revision	By	TYMM/DD

Client/Project
 MLC GROUP INC.
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF LOT 2, BLOCK 1, PLAN
 832 1482 AND SW1/4 SEC.18-51-24-W4
 Edmonton, AB

Title
 TENTATIVE PLAN OF SUBDIVISION
 Allard Phase 12

Project No. 1161 103140
 June 22, 2016

Scale 1:2000

V:\1161_Acct\1161103140\drawing\model\plan\subdivision\subdivision_overhead\Stage12_23jun2016.dwg
 ORIGINAL SHEET - ANSIB



Subdivision Authority

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

July 21, 2016

File NO. LDA16-0307

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0194 with an increase of one (1) residential lot from Lot 5, Block 1, Plan 032 0993 and Lot 3, Block 1, Plan 022 7056, located east of 111 Street SW and north of 30 Avenue SW; **CAVANAGH**

The Subdivision by Plan is APPROVED on July 21, 2016, subject to the following conditions:

1. that the approved subdivision LDA14-0194 (Stage 2) be registered concurrent with this application; 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 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;
2. 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;
3. 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
4. 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 #225614003-001
Enclosure(s)

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

Thursday, July 14, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 28

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the July 14, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the July 7, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0132
168080566-001 Tentative plan of subdivision to create one (1) Environmental Reserve lot and (1) other lot from the SW 4-54-23-W4M (142 157 937) and the SW 4-54-23-W4M (142 157 938), located east of Meridian Street NE and north of 167 Avenue NE; **HORSE HILL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0228
221165365-001 Tentative plan of subdivision to revise conditionally approved subdivision LDA13-0401 by adding two (2) single detached residential lots to Lot 2, Block 1, Plan 832 1482 located north of 41 Avenue SW and west of Adam Crescent SW; **ALLARD**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0249 222607071-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 20, Plan 4823 RS located south of 39A Avenue NW and east of 104 Street NW; DUGGAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:40 a.m.		