

Thursday, October 6, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 6, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 29, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA16-0352
227133781-001

Tentative plan of subdivision to create one (1) additional single detached lot from Lot 6, Block 23, Plan 3875 P; locate west of 128 Street NW and north of 108 Avenue NW; **WESTMOUNT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA14-0394
159596579-001

Tentative plan of subdivision to create 55 single detached residential lots, 58 semi-detached residential lots, 33 row housing lots, one (1) multiple family lot (MFL), two (2) Municipal Reserve lots, and portion of roadway to be closed, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA16-0232 221601258-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and two (2) open space lots, from the SE 36-51-25-W4M located east of May Common NW and north of Anthony Henday NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0330 226733515-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 5-6, Block 14, Plan 2457 S, located north of 64 Avenue NW and east of 109 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0354 226991639-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 9, Block C, Plan 142 1910, located north of 167 Avenue NW and east of 68 Street NW; SCHONSEE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0361 227087583-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 19, Plan 8661 T, located south of 129 Avenue NW and west of 123 Street NW; CALDER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0362 227684899-001	Tentative plan of subdivision to create two (2) semi-detached residential units from Lot E, Block 4, Plan 244 HW located west of 114 Street NW and south of 80 Avenue NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0374 228369889-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 5 and 6, Block 9, Plan 2457 S, located west of 106 Street NW and north of 65 Avenue NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA16-0378 228473594-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 18-19, Block 10, Plan 2457 S, located west of 107 Street NW and south of 66 Avenue NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA16-0392 228000736-001	Tentative plan of subdivision to create two (2) units from Lots 1 and 2, Block 53, Plan RN 39, located north of 109A Avenue NW and west of 122 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0396 228452136-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 66, Block 14, Plan 3756 HW, located north of 60 Avenue NW and east of 109 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0406 229070788-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 46, Plan 1843 KS, located south of 106B Avenue NW and west of 69 Street NW; CAPILANO
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0457 231613505-001	Tentative plan of subdivision to revise conditionally approved LDA14-0229 (from eight (8) single detached residential lots to five (5) single detached residential lots and (4) semi-detached residential lots) from the SW 24-51-25-W4M, located east of 141 Street SW and south of Ellerslie Road SW; PAISLEY
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:00 a.m.	



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0352

Hagen Survey (1982) 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 lot from Lot 6, Block 23, Plan 3875 P; locate west of 128 Street NW and north of 108 Avenue NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on October 6, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.62 m north of the south property line of Lot 6. 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 #227133781-001

Enclosure(s)

TENTATIVE PLAN

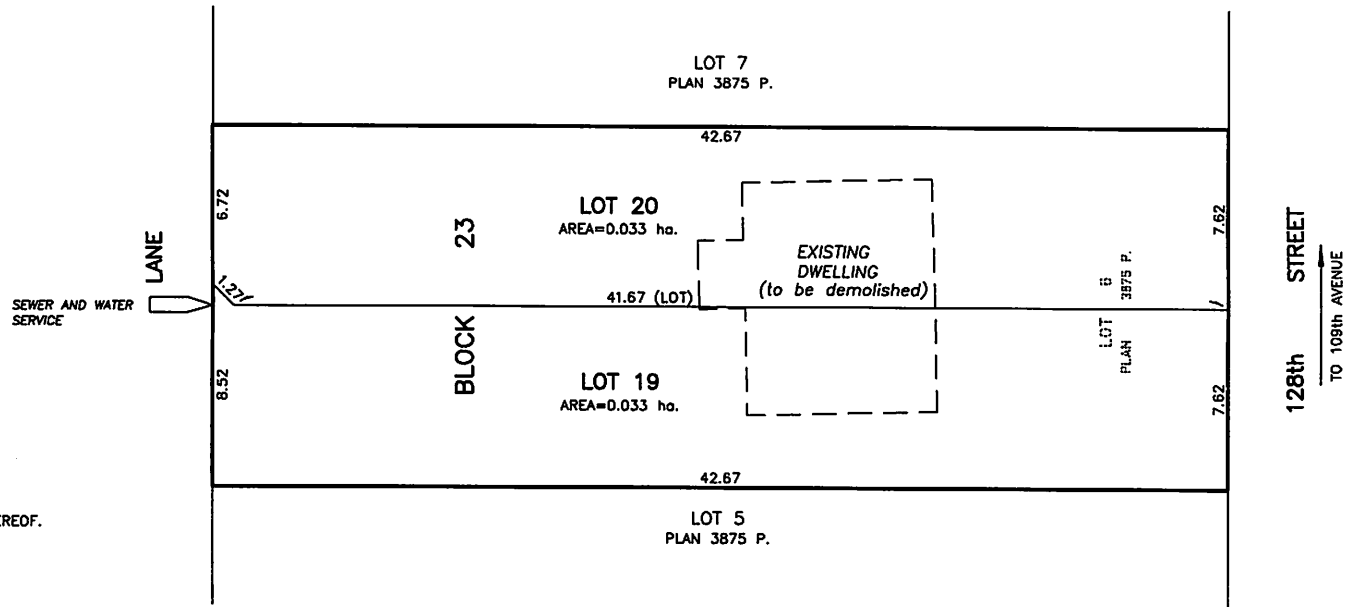
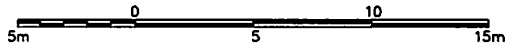
SHOWING SUBDIVISION OF

LOT 6, BLOCK 23, PLAN 3875 P.

IN
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 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.
 - EXISTING SANITARY SEWER SERVICE SHOWN THUS

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: July 28, 2016

REVISED: -

FILE NO. 16S0592

DWG.NO. 16S0592T

128th STREET
TO 108th AVENUE



Subdivision Authority

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

October 6, 2016

File NO. LDA14-0394

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 55 single detached residential lots, 58 semi-detached residential lots, 33 row housing lots, one (1) multiple family lot (MFL), two (2) Municipal Reserve lots, and portion of roadway to be closed, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on October 6, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.71 and 2.33 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 1.05 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 782 3334 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the subdivision boundary be amended to include the dedication of Winterburn Road NW to conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering and the dedication of closed portions of 35 Avenue as MR, as shown on the "Conditions of Approval" map, Enclosure I and III;
6. that subject to Condition I (5) above, the owner clear and level Winterburn Road NW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;

7. that the owner register access easements for the private homes and a temporary public access easement, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register easements for Winterburn Road NW, Lessard Road NW and 35 Avenue NW to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner register an easement for the water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. 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, MR, and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the approved subdivisions LDA12-0439 and LDA14-0391 be registered prior to or concurrent with this application for necessary underground utilities;
12. that LDA16-0419 to close a portion of 35 Avenue NW shall be approved prior to the endorsement of Stage 1 of this subdivision. Consolidation and dedication of the Areas of closed road will be permitted to occur in stages, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure III;
13. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking Winterburn Road NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a driveway connection, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include temporary 6 m wide gravel roadway connections, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the first two (2) lanes of Winterburn Road NW and Lessard Road NW to an arterial standard, including channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans to be approved prior to the approval of engineering drawings;
10. that the engineering drawings include the removal of the existing 35 Avenue NW gravel road once the realignment of Edgemont Boulevard NW is open and operational, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the reconstruction of 35 Avenue NW to a collector roadway standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include a 250 mm temporary offsite water main extension and a 300 mm offsite water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I. The 250 mm temporary offsite water main extension shall be abandoned and removed when a second water connection becomes available;
13. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
15. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 for the lot flanking Winterburn Road NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner construct all fences wholly on privately-owned lands and/or Municipal Reserve lots, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Reserve lots and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I, II and III are maps of the subdivision identifying major conditions of this approval.

MR for Lot 1, Plan 782 3334 in the amount of 0.71 and 2.33 ha is being provided by dedication with this subdivision.

MR for Lot 1, Plan 782 3334 in the amount of 1.05 ha is being provided by a DRC with this subdivision. The DRC amount will be adjusted with dedication of arterial roadway.

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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #159596579-001

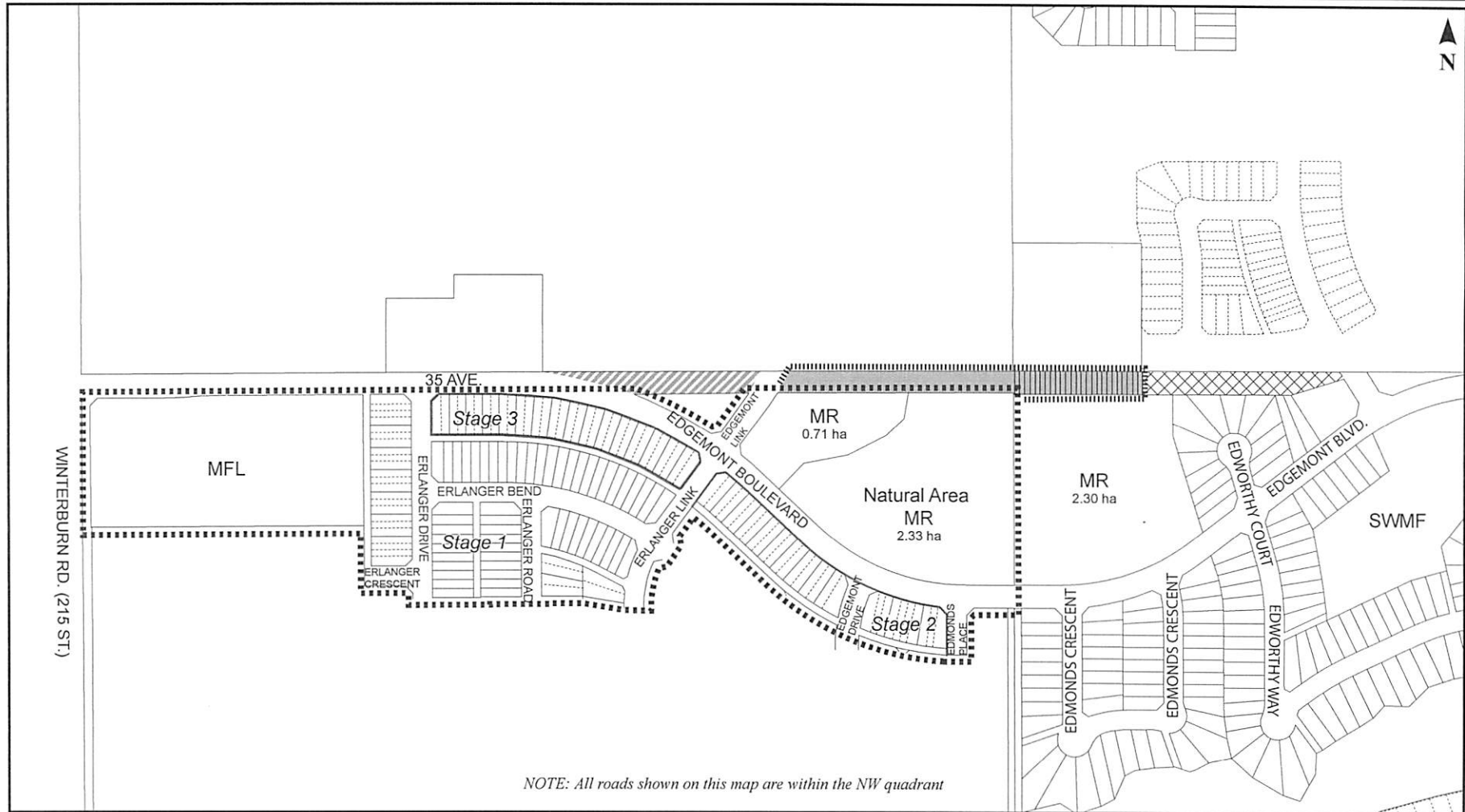
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

October 6, 2016

LDA14-0394

- Limit of proposed subdivision
- Portion of closed road to be removed, and dedicated with stage 2 or 3
- Portion of closed road to be removed with Stage 1
- Portion of closed road to be closed and removed with Stage 2 or 3
- Portion of closed road to be removed, dedicated and consolidated with the School/ Park with Stage 2 or 3
- Amend Subdvsion boundary



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



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0232

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

ATTENTION: Mark Michniak

Dear Mr. Michniak:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and two (2) open space lots, from the SE 36-51-25-W4M located east of May Common NW and north of Anthony Henday NW; **MAGRATH HEIGHTS**

I The Subdivision by Plan is APPROVED on October 6, 2016 subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,138,052.50 representing 0.97 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide 0.11 ha and 0.78 ha open space (no MR credit) lots to the City, to the satisfaction of Parks and Biodiversity, as shown on "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lot backing onto the Top of Bank, as per the applicable development restrictions shown by the "Larch Lands Subdivision Geotechnical Investigation" report (File No. 19-423-46), as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within the open space lots, to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 36-51-25-W4M in the amount of \$1,138,052.50 representing 0.97 ha, is being provided by money in place with this subdivision.

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 Fiona Hamilton at 780-423-7495 or fiona.hamilton@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/fh/Posse #221601258-001
Enclosure(s)

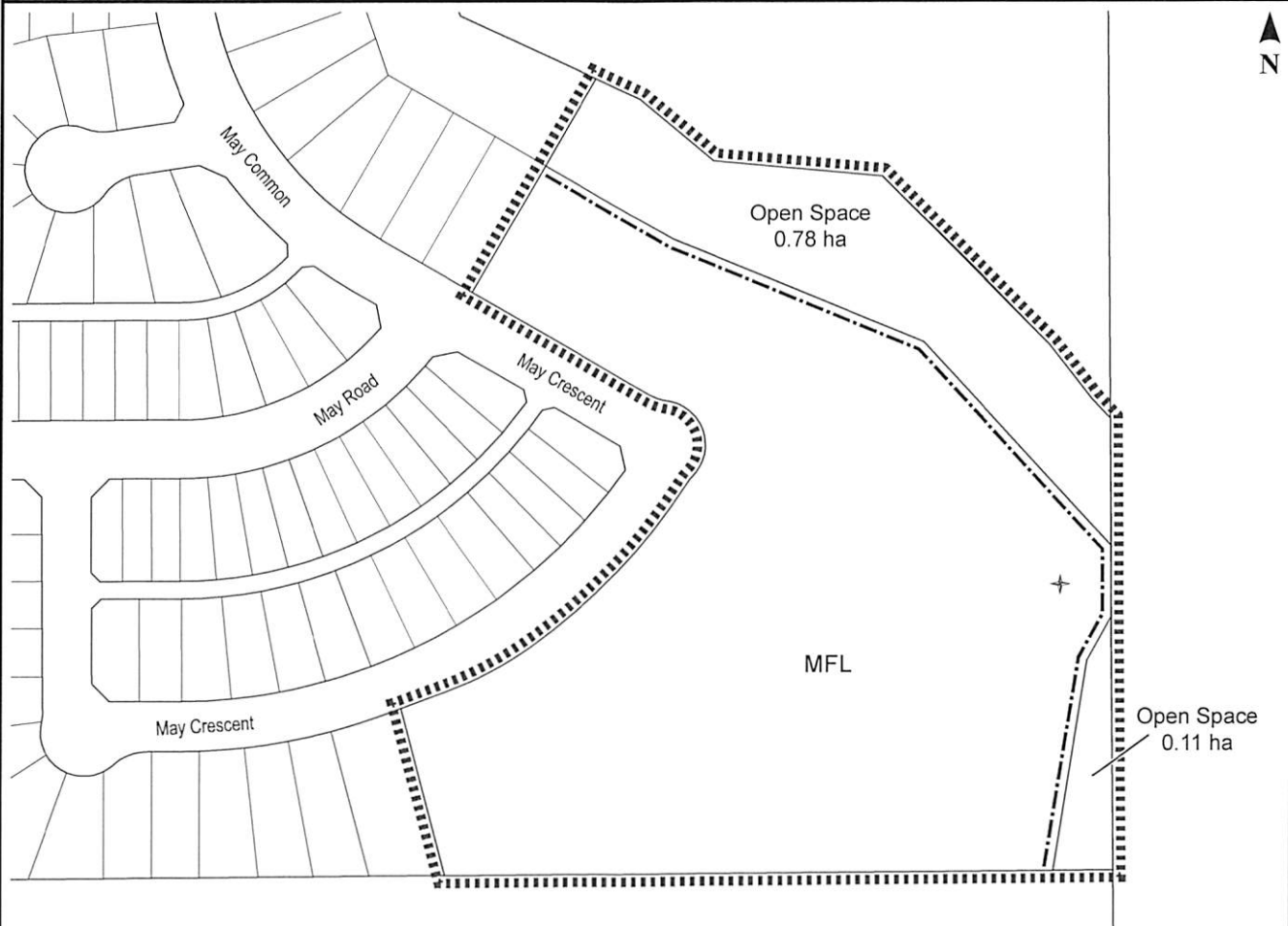
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 6, 2016

LDA16-0232

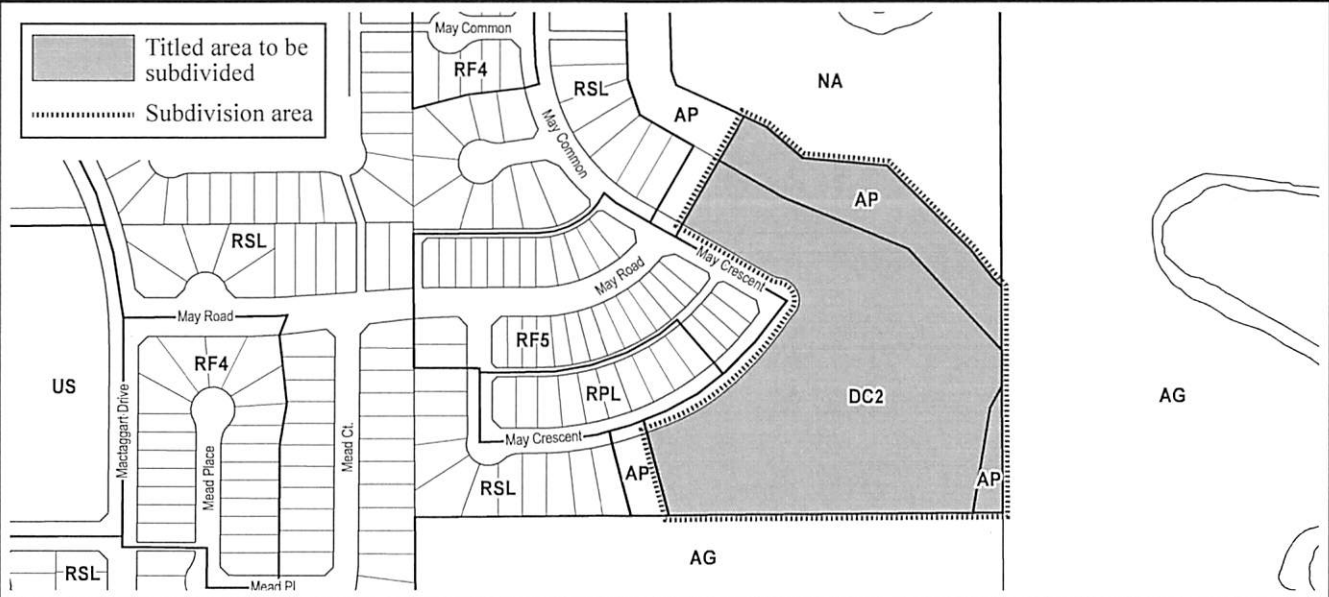
Limit of proposed subdivision
1.2 m uniform fence

+ Restrictive covenant: Top-of-bank



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

Titled area to be subdivided
Subdivision area





Subdivision Authority

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

October 6, 2016

File NO. LDA16-0330

William Yin
8307 – Saskatchewan Drive NW
Edmonton, AB T6G 2A7

Dear Mr. Yin:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 5-6, Block 14, Plan 2457 S, located north of 64 Avenue NW and east of 109 Street NW;
ALLENDALE

The Subdivision by Plan is APPROVED on October 6, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 7.4 m west of the east property line of Lot 5. 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,



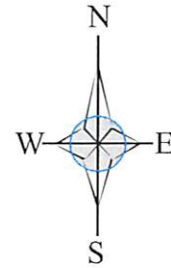
Blair McDowell
Subdivision Authority

BM/sc/Posse #226733515-001

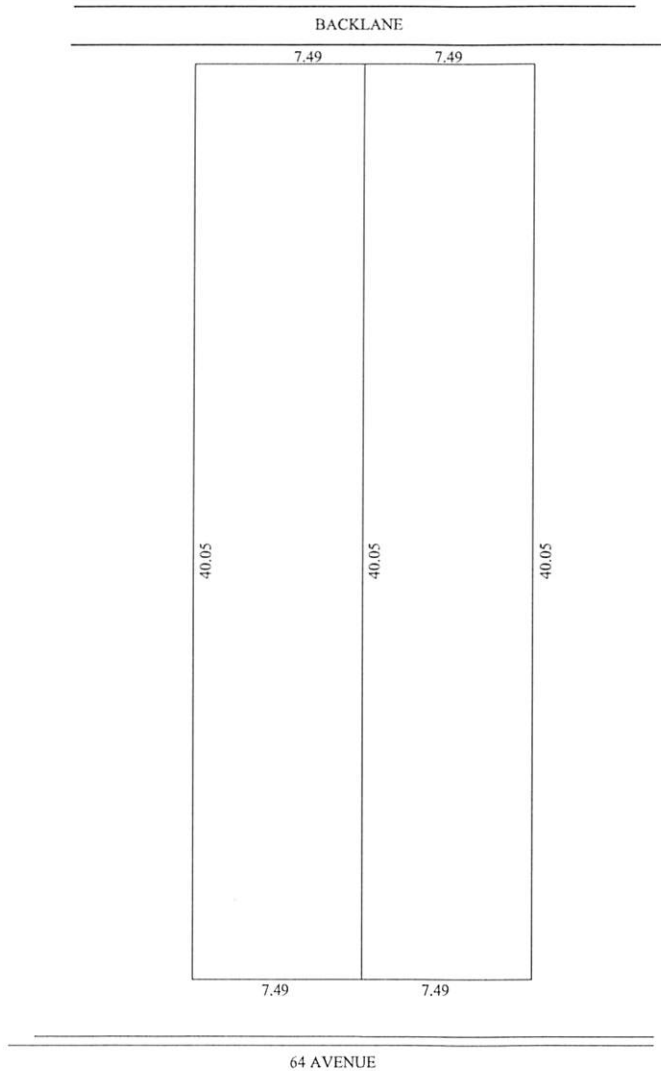
Enclosure(s)

TENTATIVE SUBDIVISION PLAN FOR
 LOTS 5/6 BLOCK 14 PLAN 2457S
 10814-64 AVE. NW
 CITY OF EDMONTON

DATUM: ASCM _____ ELEV: _____m
 TO ALL ELEVATIONS SHOWN, ADD: 600.00m
 2 JULY 2016



SCALE: 1:250



HOUSE TYPE.....xx.xx
 FINISHED FLOOR.....xx.xx
 BOTTOM FOOTING.....xx.xx
 FINISHED GRADE AT:
 FONT OF HOUSE...xx.xx
 BACK OF HOUSE...xx.xx
 GARAGE FLOOR.....xx.xx
 FOOTING SIZE.....x.xx

LOT AREA: 600.31m ²
DWELLING: _____m ²
GARAGE: _____m ²
GARAGE COVERAGE: _____%
TOTAL COVERAGE: _____%

ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.
 BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF
 CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY LOCAL AUTHORITY



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0354

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

ATTENTION: Ben De Jong

Dear Mr. De Jong:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 9, Block C, Plan 142 1910, located north of 167 Avenue NW and east of 68 Street NW;
SCHONSEE

The Subdivision by Phased Condominium is APPROVED on October 6, 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 (\$2,812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

If you have further questions, please contact Lolia Pokima at 780-508-9520 or lolia.pokima@edmonton.ca.

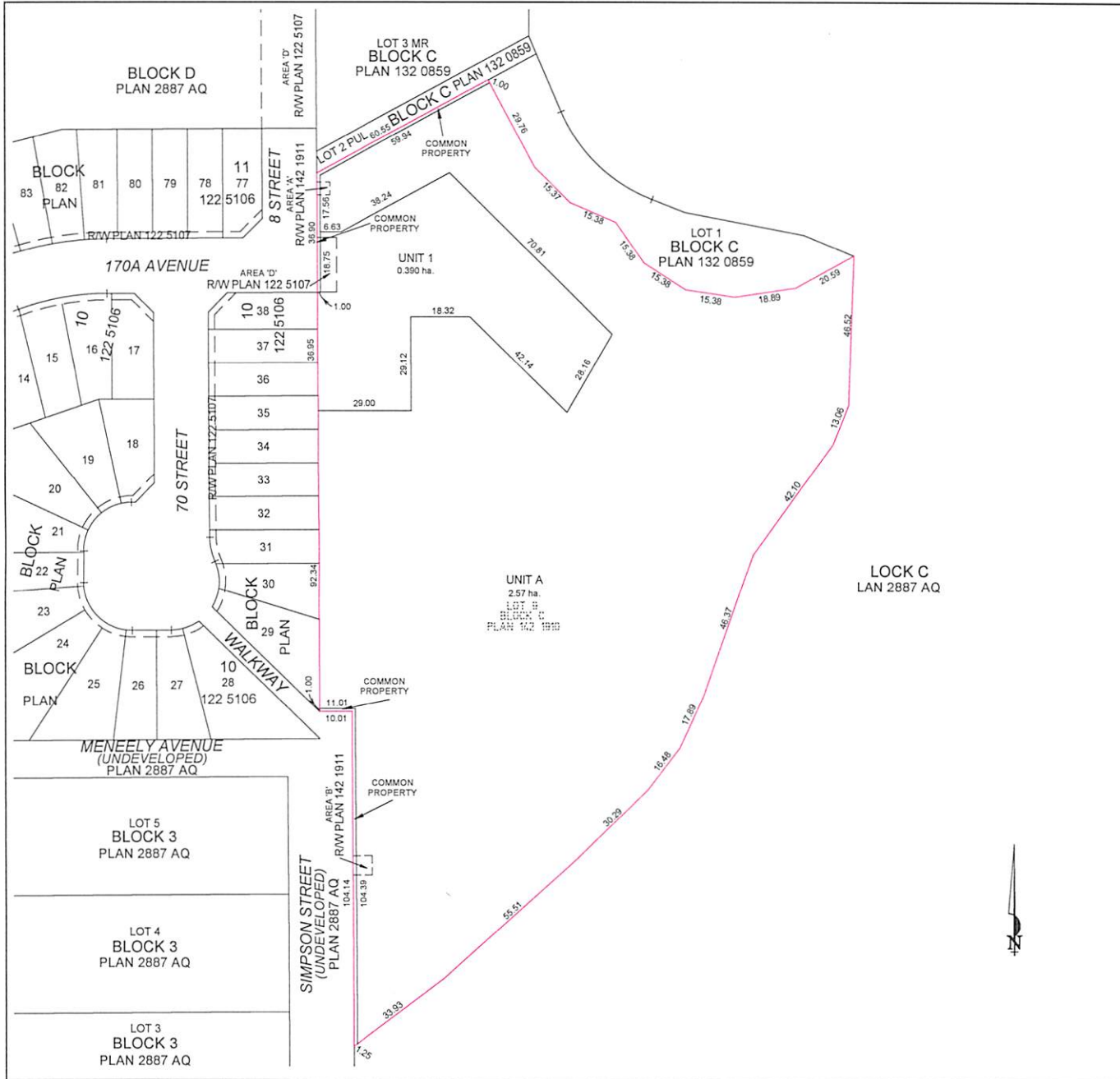
Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #226991639-001

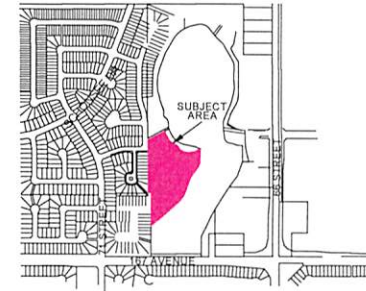
Enclosure(s)



MATTAMY 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 RFS
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS 2.96 ha.



REV NO	DATE	ITEM	BY
1	SEPT 9, 2016	UNIT 1 REVISION	DN
0	JULY 25, 2016	ORIGINAL PLAN COMPLETED	DN

REVISIONS

SCHONSEE
 TENTATIVE PLAN SHOWING PROPOSED
CONDOMINIUM DEVELOPMENT
 OF
 LOT 9, BLOCK C, PLAN 142 1910
 WITHIN THE
 S.E. 1/4 SEC. 3 - TWP. 54 - 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: 11500435T DRAFTED BY: DN CHECKED BY: MK



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0361

Satt Associates Inc.
207, 3132 – Parsons Road
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

Dear Ms. Holtner:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 19, Plan 8661 T, located south of 129 Avenue NW and west of 123 Street NW; CALDER

The Subdivision by Plan is APPROVED on October 6, 2016, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to Lot 10B (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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Yours truly,



Blair McDowell
Subdivision Authority

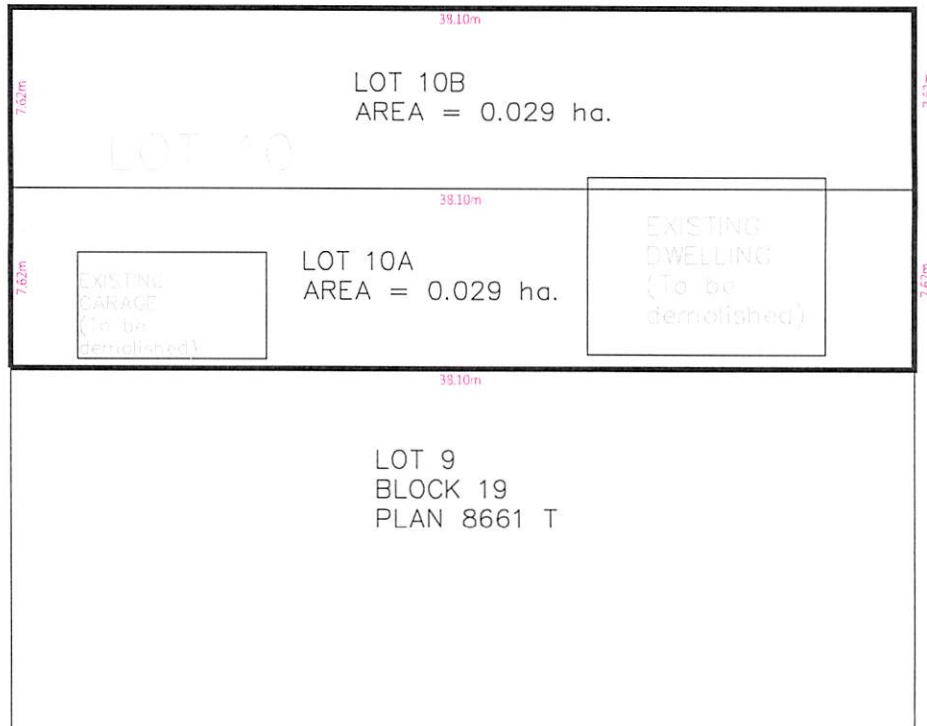
BM/sc/Posse #227087583-001

Enclosure(s)

129th AVENUE



LANE



123rd STREET

TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOT 10, BLOCK 19, PLAN 8661 T
IN
SW $\frac{1}{4}$ SEC. 19 - TWP. 53 - RGE. 24 - W4M

EDMONTON, ALBERTA

- Note:**
- DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
 - 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 16-179

Drawn by: SP

Checked by: RH



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0362

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

ATTENTION: Ben De Jong

Dear Mr. De Jong:

RE: Tentative plan of subdivision to create two (2) semi-detached residential units from Lot E, Block 4, Plan 244 HW located west of 114 Street NW and south of 80 Avenue NW;
MCKERNAN

The Subdivision by Bare Land Condominium is APPROVED on October 6, 2016, subject to the following condition(s):

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 (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;
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 #227684899-001


Enclosure(s)

UNIT NUMBER	UNIT FACTOR	UNIT AREA Approx. sq. m.
1	5,000	253.0
2	5,000	253.0
TOTAL	10,000	

10,000 UNIT FACTORS HAVE BEEN DIVIDED EQUALLY BETWEEN THE 2 BARE LAND UNITS.

ACE LANGE 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 ***.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.054 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	AUGUST 4, 2016	ORIGINAL PLAN COMPLETED	DN

REVISIONS

McKERNAN

TENTATIVE PLAN SHOWING PROPOSED BARE LAND CONDOMINIUM

OF
LOT E, BLOCK 4, PLAN 244 HW
WITHIN THE
S.E. 1/4 SEC. 30 - TWP. 52 - RGE. 24 - W. 4TH MER.

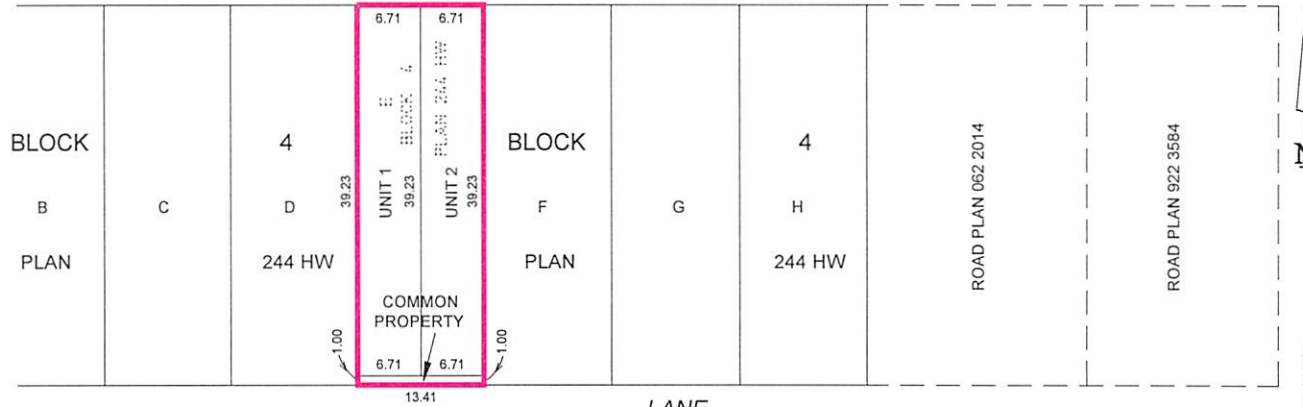
EDMONTON - ALBERTA

SCALE: 1:500 (11x17) 

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

FILE NO. 116002777 DRAFTED BY: DN CHECKED BY: RS

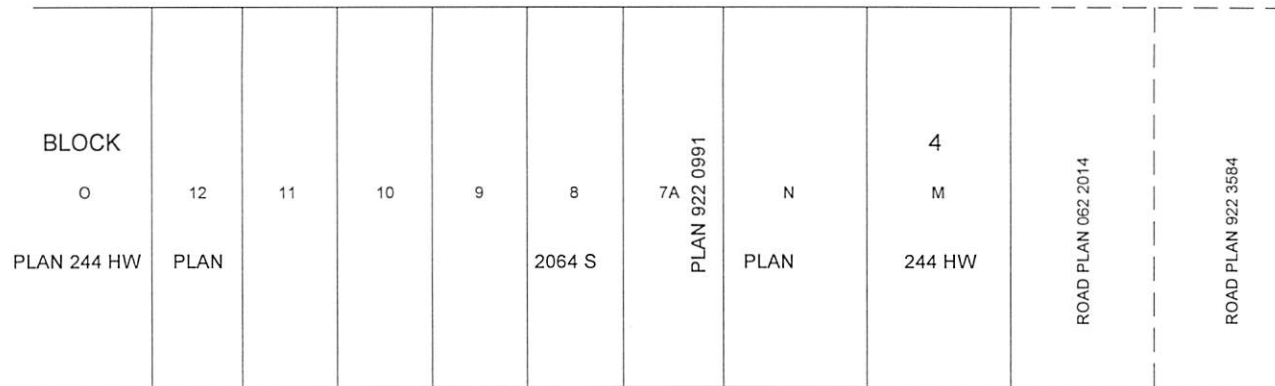
80 AVENUE



LANE

114 STREET

79 AVENUE





Subdivision Authority

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

October 6, 2016

File NO. LDA16-0374

Hagen Survey 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 Lots 5 and 6, Block 9, Plan 2457 S, located west of 106 Street NW and north of 65 Avenue NW;
ALLENDALE

The Subdivision by Plan is APPROVED on October 6, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 24.6m north of the north property line of 65 Avenue. 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 #228369889-001

Enclosure(s)

TENTATIVE PLAN

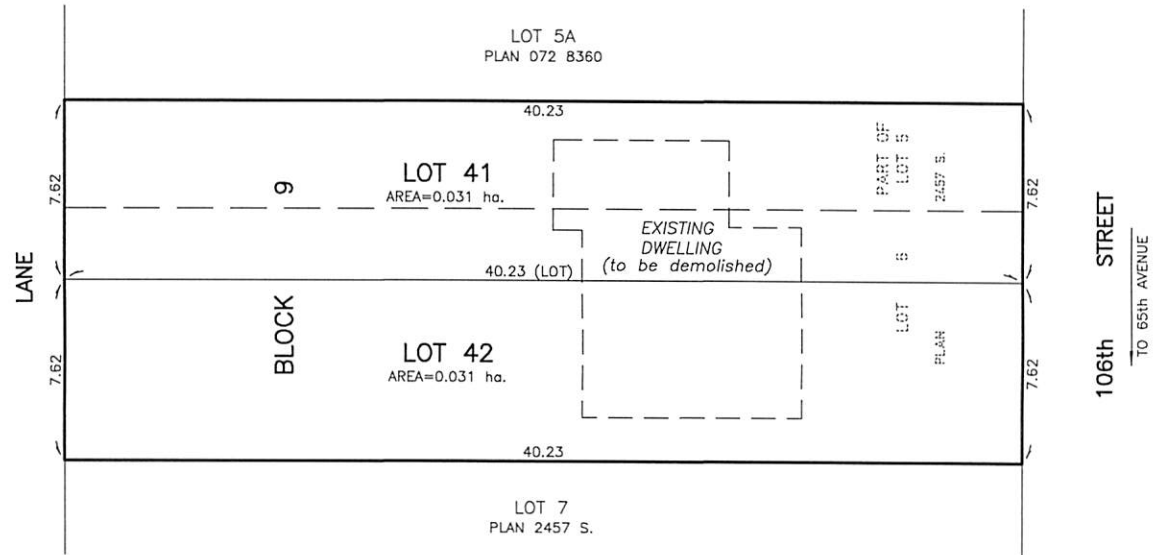
SHOWING SUBDIVISION OF

LOT 6 & PART OF LOT 5
BLOCK 9, PLAN 2457 S.

IN THE
S.W.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 15, 2016
REVISED: -

FILE NO. 16S0640

DWG.NO. 16S0640T



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0378

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

ATTENTION: Ben De Jong

Dear Mr. De Jong:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 18-19, Block 10, Plan 2457 S, located west of 107 Street NW and south of 66 Avenue NW;
ALLENDALE

The Subdivision by Plan is APPROVED on October 6, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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 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 in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
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,



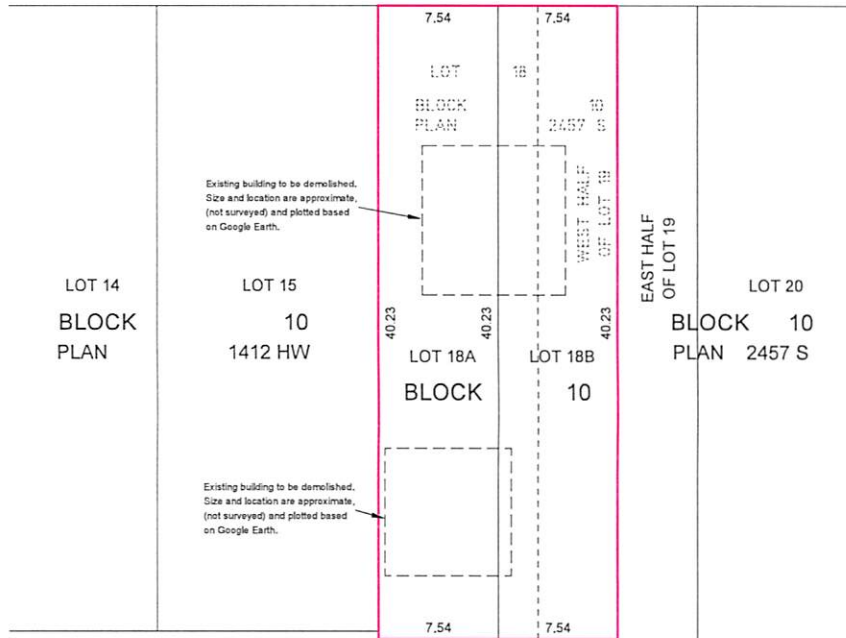
Blair McDowell
Subdivision Authority

BM/lp/Posse #228473594-001

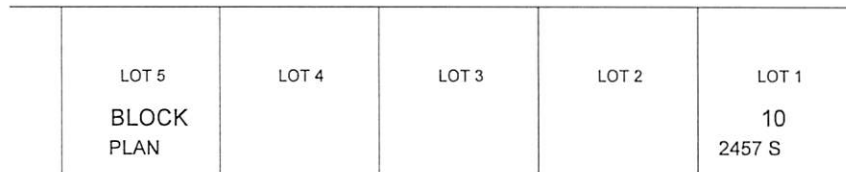
Enclosure(s)



66 AVENUE



LANE



107 STREET

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 RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.061 ha.



REV. NO.	DATE	ITEM	BY
0	AUG.16/18	ORIGINAL PLAN COMPLETED	JF

REVISIONS

ALLENDALE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

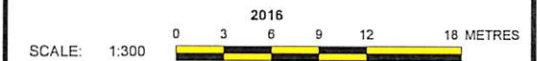
LOT 18 AND THE WEST HALF OF LOT 19,

BLOCK 10, PLAN 2457 S

WITHIN THE

S.W. 1/4 SEC. 20 - TWP. 52 - 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.	61600029T	DRAFTED BY:	JF	CHECKED BY:	JM
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Subdivision Authority

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

October 6, 2016

File NO. LDA16-0392

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create two (2) residential units from Lots 1 and 2, Block 53, Plan RN 39, located north of 109A Avenue NW and west of 122 Street NW; **WESTMOUNT**

The Subdivision by Bare Land Condominium is APPROVED on October 6, 2016, subject to the following condition(s):

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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 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 (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 #228000736-001

Enclosure(s)

TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM OF

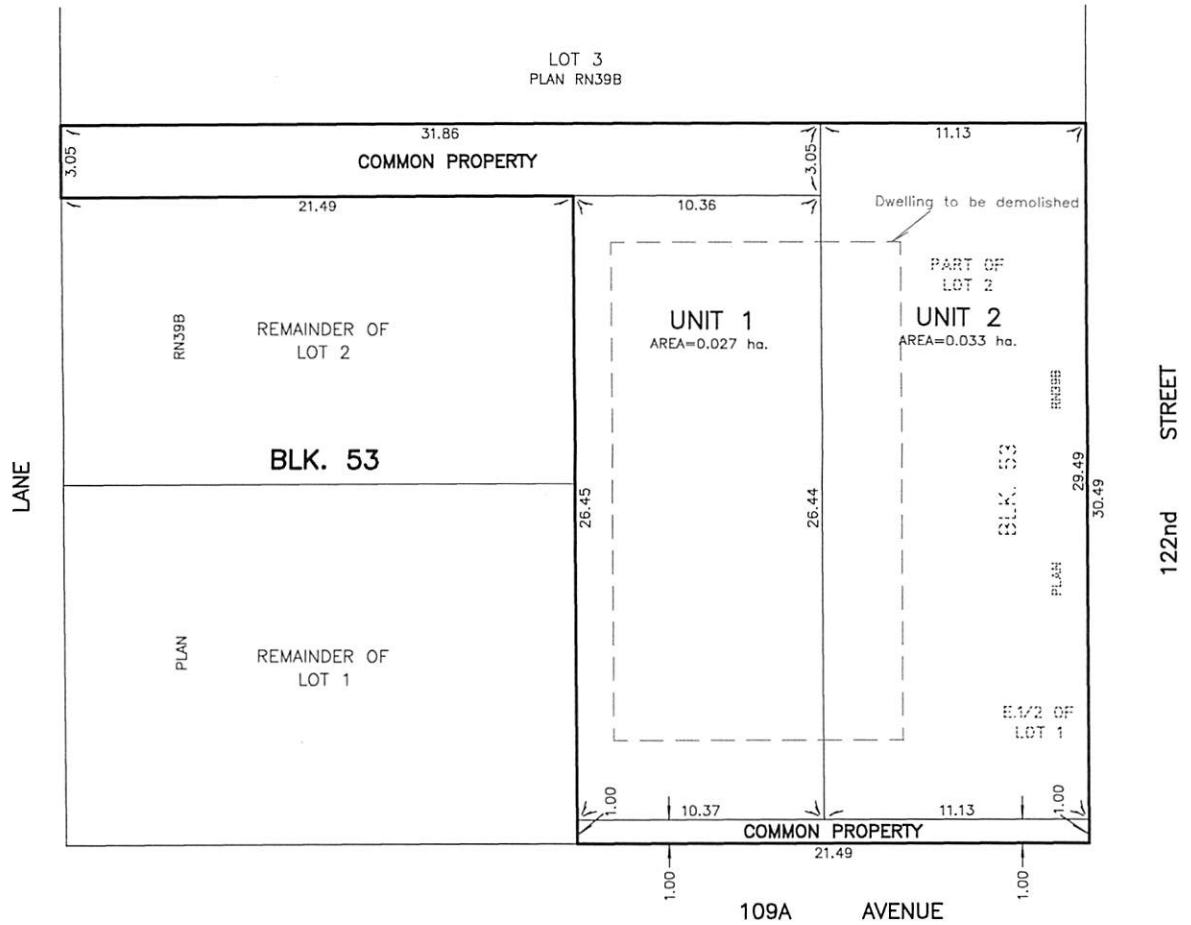
E.1/2 LOT 1 & PART OF LOT 2,
BLOCK 53, PLAN RN39B (XXXIX-B)

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

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 10, 2016

REVISED: -

FILE NO. 16S0628

DWG. NO. 16S0628





Subdivision Authority

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

October 6, 2016

File NO. LDA16-0396

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

Attention: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 66, Block 14, Plan 3756 HW, located north of 60 Avenue NW and east of 109 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on October 6, 2016, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to Lot 66 (contact Water and Sewer Services at 780-496-5444);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing service (water) enters the proposed subdivision approximately 7.8 m south of the north property line of Lot 66. It is assumed that Lot 66 also has sanitary service. 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 #228452136-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

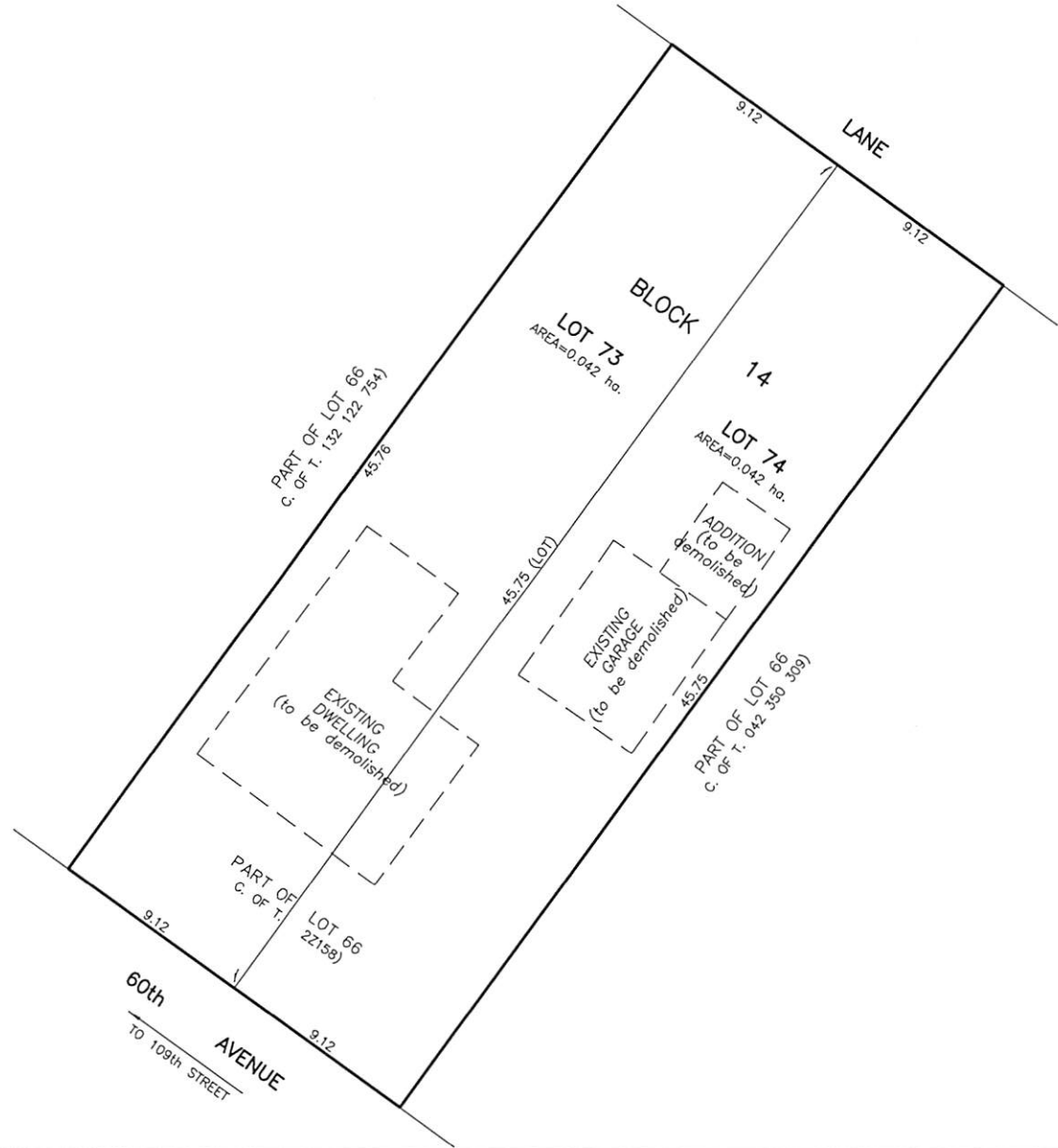
PART OF LOT 66, BLOCK 14, PLAN 3756H.W.
(C. OF T. 2Z158)

IN THE
N.W.1/4 SEC.17-52-24-4

EDMONTON ALBERTA



NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS. _____
 - C. OF T. DENOTES CERTIFICATE OF TITLE



HAGEN SURVEYS (1982) LTD.
 8929-20 STREET, EDMONTON. Ph: 464-5506

	DRAWN BY: J.V.
	CALC'D. BY: J.V.
	DATE: August 15, 2016 REVISED: -
	FILE NO. 16S0650
	DWG.NO. 16S0650T



Subdivision Authority

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

October 6, 2016

File NO. LDA16-0406

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 46, Plan 1843 KS, located south of 106B Avenue NW and west of 69 Street NW; **CAPILANO**

The Subdivision by Plan is APPROVED on October 6, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 10.4 m south of the north property line of Lot 32. 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 #229070788-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

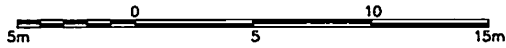
LOT 32, BLOCK 46, PLAN 1843 K.S.

IN

RIVER LOTS 33 AND 35, EDMONTON SETTLEMENT
THEO. TWP.52 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

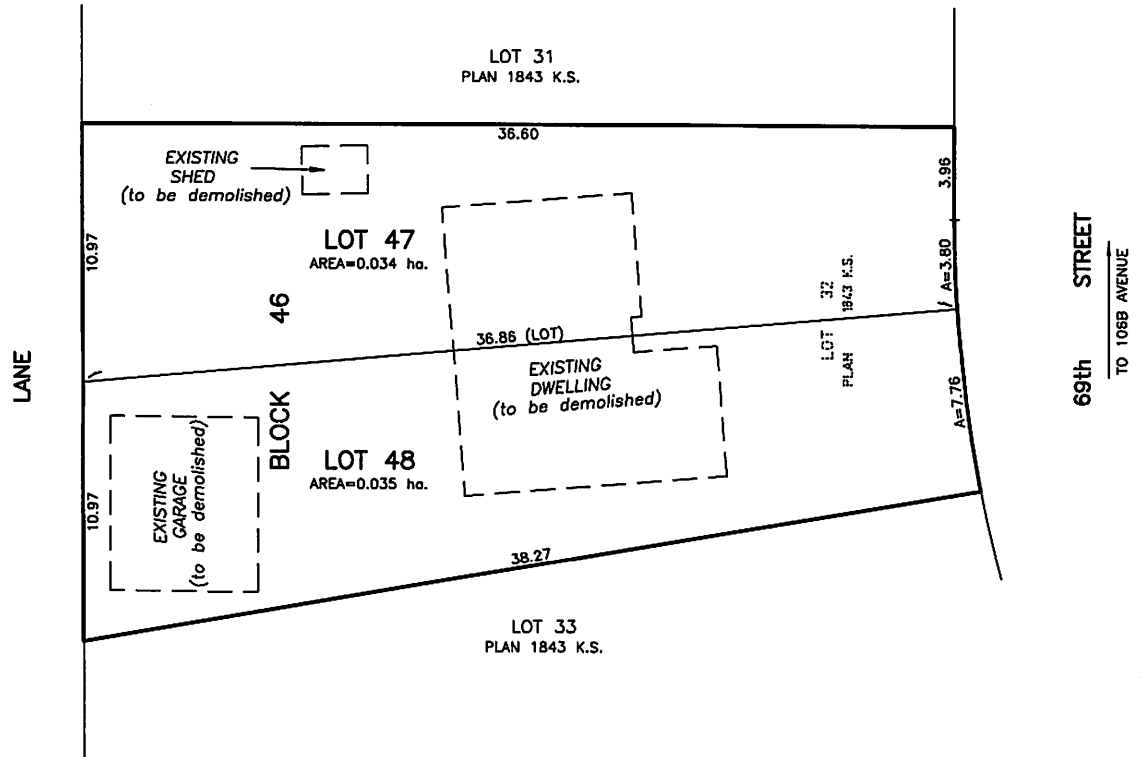
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 15, 2016
REVISED: -

FILE NO. 16S0849

DWG.NO. 16S0849T





October 6, 2016

File NO. LDA16-0457

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 LDA14-0229 (from eight (8) single detached residential lots to five (5) single detached residential lots and (4) semi-detached residential lots) from the SW 24-51-25-W4M, located east of 141 Street SW and south of Ellerslie Road SW; **PAISLEY**

The Subdivision by Plan is APPROVED on October 6, 2016, subject to the following conditions:

1. that approved subdivision LDA14-0229 (Stage 7c) be endorsed concurrently with this subdivision;
2. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination; 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 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell
Subdivision Authority

BM/sc/Posse #231613505-001

Enclosure(s)

