

Thursday, September 22, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 38

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the September 22, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 15, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA16-0304 225452017-001 | Tentative plan of subdivision to revise conditionally approved LDA14-0199 (46 single detached residential lots to 53 single detached residential lots), from Lot A, Plan 3422TR, the NE-15-51-24-W4M, and the NW-15-51-24-W4M, located south of 25 Avenue SW and east of Orchards Boulevard SW; THE ORCHARDS AT ELLERSLIE |
| 2. | LDA16-0380 228523233-001 | Tentative plan of subdivision to revise conditionally approved LDA14-0357 (20 twenty to 21 twenty-one row housing lots) and to relocate an alley access from Lot A, Block 14, Plan 162 3032, and the NE 8-52-23-W4M, located south of 40A Avenue NW and east of Maple Way; MAPLE |
| 3. | LDA16-0238 218985773-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; BONNIE DOON |
| 4. | LDA16-0257 222841300-001 | Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 69, Block 7, Plan 122 3245 located north of Lessard Road NW and west of 199 Street NW; THE HAMPTONS |
| 5. | LDA16-0281 222661672-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 14, Plan RN 64 located north of 120 Avenue and west of 122 Street; PRINCE CHARLES |
| 6. | LDA16-0290 224773126-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 17, Plan 2955 MC located north of 58 Avenue NW and east of 113A Street NW; LENDRUM PLACE |
| 7. | LDA16-0318 225413532-001 | Tentative plan of subdivision to create two (2) semi-detached residential units from Unit 2, Plan 122 2257 located east of Sylvanecroft Lane NW and south of Stony Plain Road NW; WESTMOUNT |

| | | |
|-----|-----------------------------|---|
| 8. | LDA16-0319 225880999-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 87, Plan 5109 HW located north of 97 Avenue NW and west of 145 Street NW; CRESTWOOD |
| 9. | LDA16-0322 226280747-001 | Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) pieces from Lot 91, Block 8, Plan 122 5025, located north of Trumpeter Way NW and east of 205 Street NW; TRUMPETER |
| 10. | LDA16-0329 226054620-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 28, Plan 1252 AH located north of 91 Avenue NW and east of 117 Street NW; WINDSOR PARK |
| 11. | LDA16-0332 226881989-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 130, Plan 2602 HW, located south of 102 Avenue NW and east of 142 Street NW; GLENORA |
| 12. | LDA16-0352 227133781-001 | Tentative plan of subdivision to create one (1) additional single detached lot from Lot 6, Block 23, Plan 3875P; locate west of 128 Street NW and north of 108 Avenue NW; WESTMOUNT |
| 13. | LDA16-0355 226761055-001 | Tentative plan of subdivision to revise conditionally approved LDA13-0398 (32 previously approved semi-detached lots to 24 new single family dwellings), from Lots 8-17 and 25-42, Block 11, Plan 162 2397, located south of Hiller Road and west of 170 Street; KESWICK |
| 14. | LDA16-0402 228948507-001 | Tentative plan of subdivision to revise conditionally approved LDA14-0581 (from 21 rowhousing lots to 18 single detached residential lots) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS |
| 5. | OTHER BUSINESS | |



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0304

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

ATTENTION: Anna Moir

Dear Ms. Moir:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0199 (46 single detached residential lots to 53 single detached residential lots), from Lot A, Plan 3422TR, the NE-15-51-24-W4M, and the NW-15-51-24-W4M, located south of 25 Avenue SW and east of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that approved subdivision LDA14-0199 be registered concurrently with this subdivision;
3. that Bylaw 17773 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
4. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering); and
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.

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/mb/Posse #225452017-001

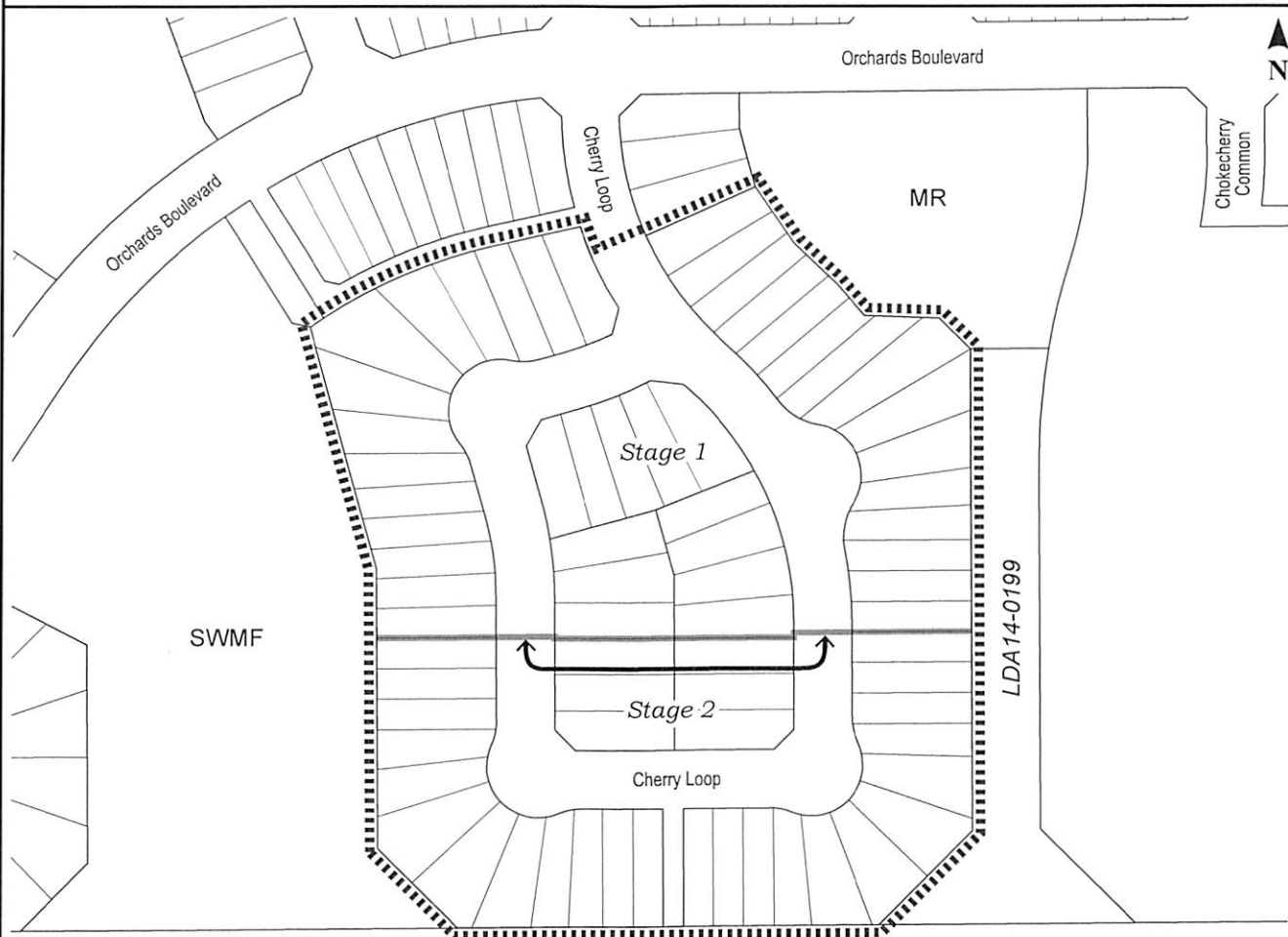
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

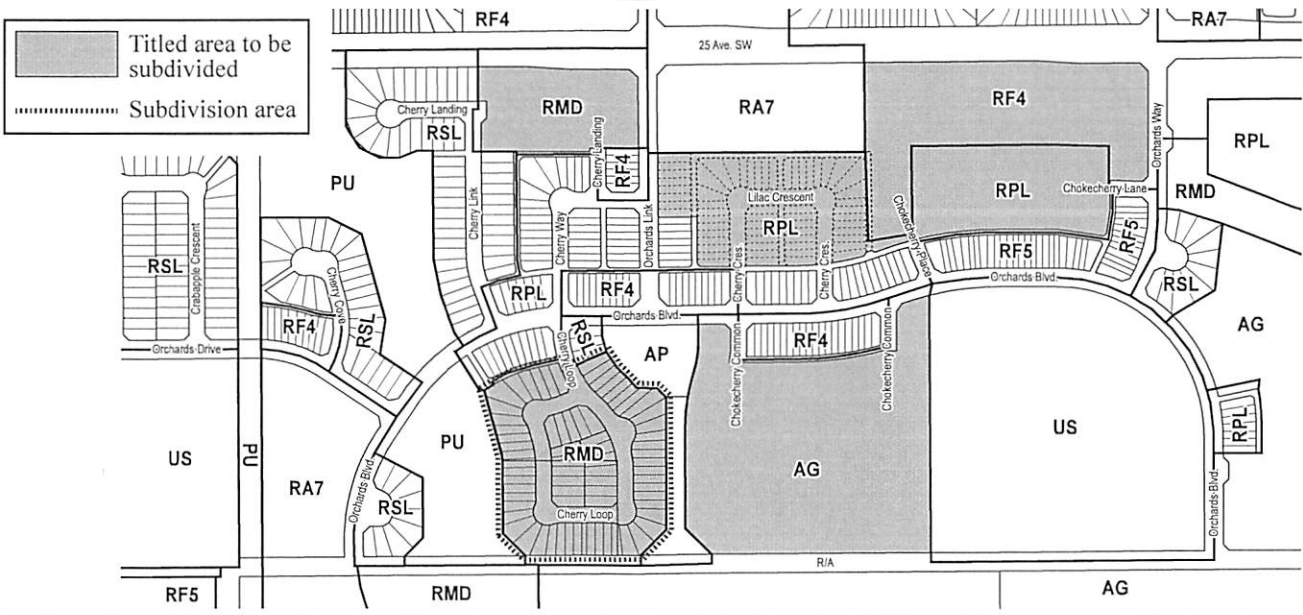
September 22, 2016

LDA16-0304

----- Limit of proposed subdivision
 ←→ Temporary 6 m roadway



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





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0380

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0357 (20 twenty to 21 twenty-one row housing lots) and to relocate an alley access from Lot A, Block 14, Plan 162 3032, and the NE 8-52-23-W4M, located south of 40A Avenue NW and east of Maple Way;
MAPLE

I The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that approved subdivision LDA14-0357 (Stage 3) be registered concurrent with Stage 2 of this application;
3. 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; 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 (1) contain, among other things, the following:

1. that the owner construct a temporary 6m wide gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering); and
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.

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

Municipal Reserve (MR) for Lot A, Block 14, Plan 1623032 and NE8-52-23-W4M was addressed through LDA14-0357

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 Mark Harrison at 780-944-0459 or mark.harrison@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/mh/Posse #228523233-001

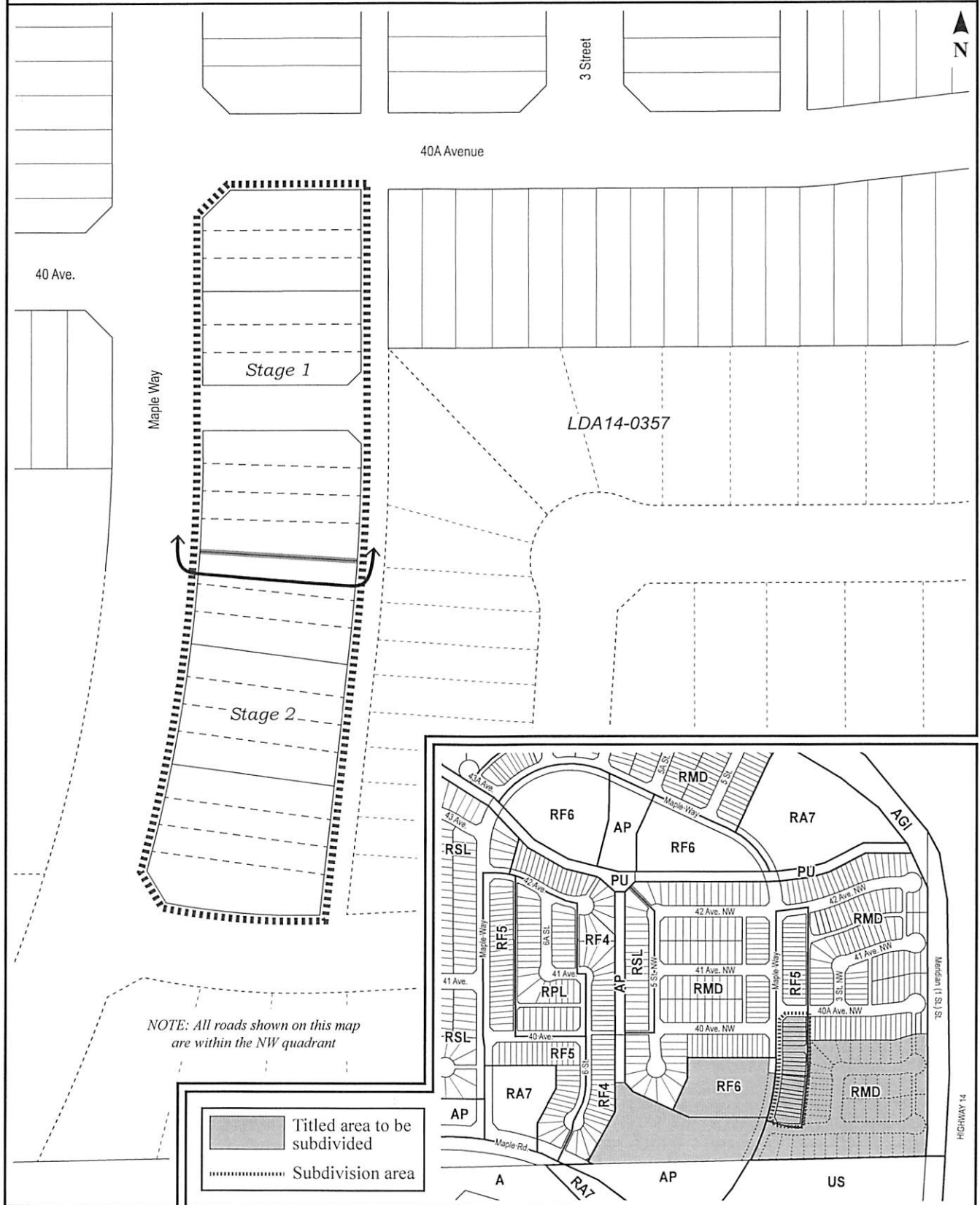
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 22, 2016

LDA16-0380

----- Limit of proposed subdivision
↔ Temporary 6 m roadway





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0238

Greg Doucette
9355 – 94 Street NW
Edmonton, AB T6C 3V6

Dear Mr. Doucette:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 16 and the north half of Lot 15, Block 6, Plan 8701 S located north of 93 Avenue NW and east of 94 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on September 22, 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 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 (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,

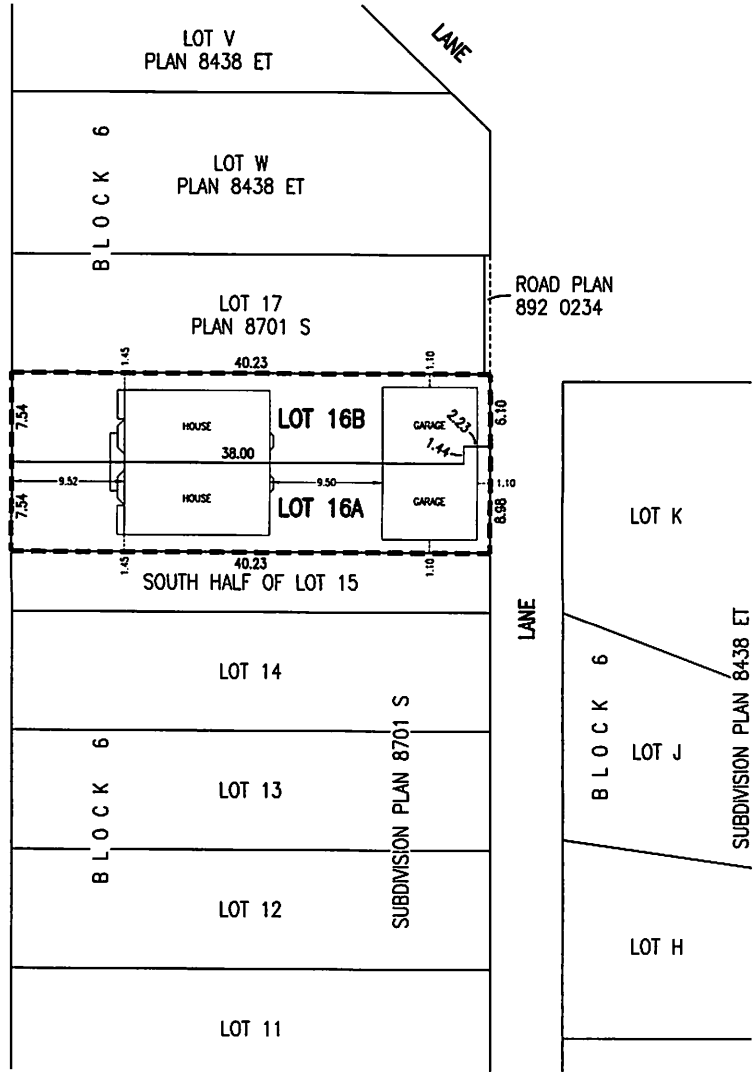
Blair McDowell
Subdivision Authority

BM/gq/Posse #218985773-001

Enclosure(s)

94 STREET

94 AVENUE
↓



BONNIE DOON TENTATIVE PLAN

SHOWING A

PROPOSED SUBDIVISION

OF

**LOT 16 AND THE NORTH HALF OF LOT 15
BLOCK 6 PLAN 8701 S**

EDMONTON ALBERTA

SCALE 1:400

LEGEND:

- 1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
- 2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS ----- AND CONTAINS: 0.06 Hectares



NORTHLAND SURVEYS

LAND INFORMATION

FILE: 2368PROP.DWG

MAY 19, 2016



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0257

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 one (1) multiple family residential unit and one (1) remnant unit from Lot 69, Block 7, Plan 122 3245 located north of Lessard Road NW and west of 199 Street NW; **THE HAMPTONS**

The Subdivision by Phased Condominium is APPROVED on September 22, 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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Yours truly,

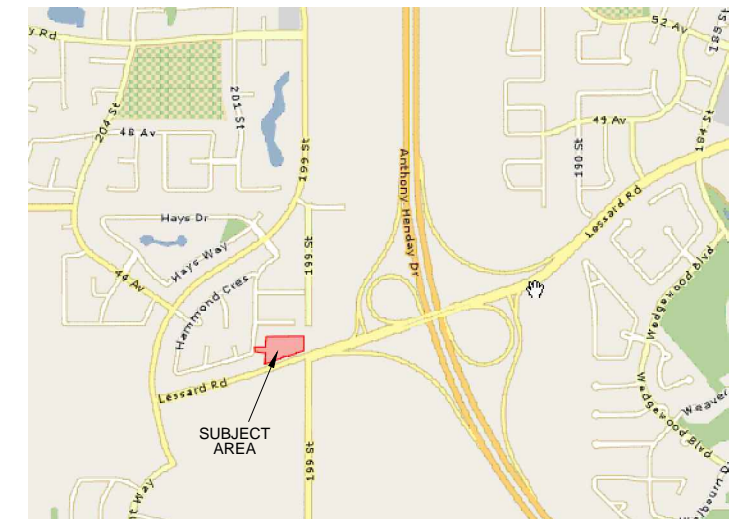
Blair McDowell
Subdivision Authority

BM/gq/Posse #222841300-001

Enclosure(s)

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 RF5.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.846 ha.



KEY PLAN
NOT TO SCALE

| REV. NO. | DATE | ITEM | BY |
|----------|-----------|-------------------------|----|
| 0 | May 30/16 | ORIGINAL PLAN COMPLETED | RH |

REVISIONS

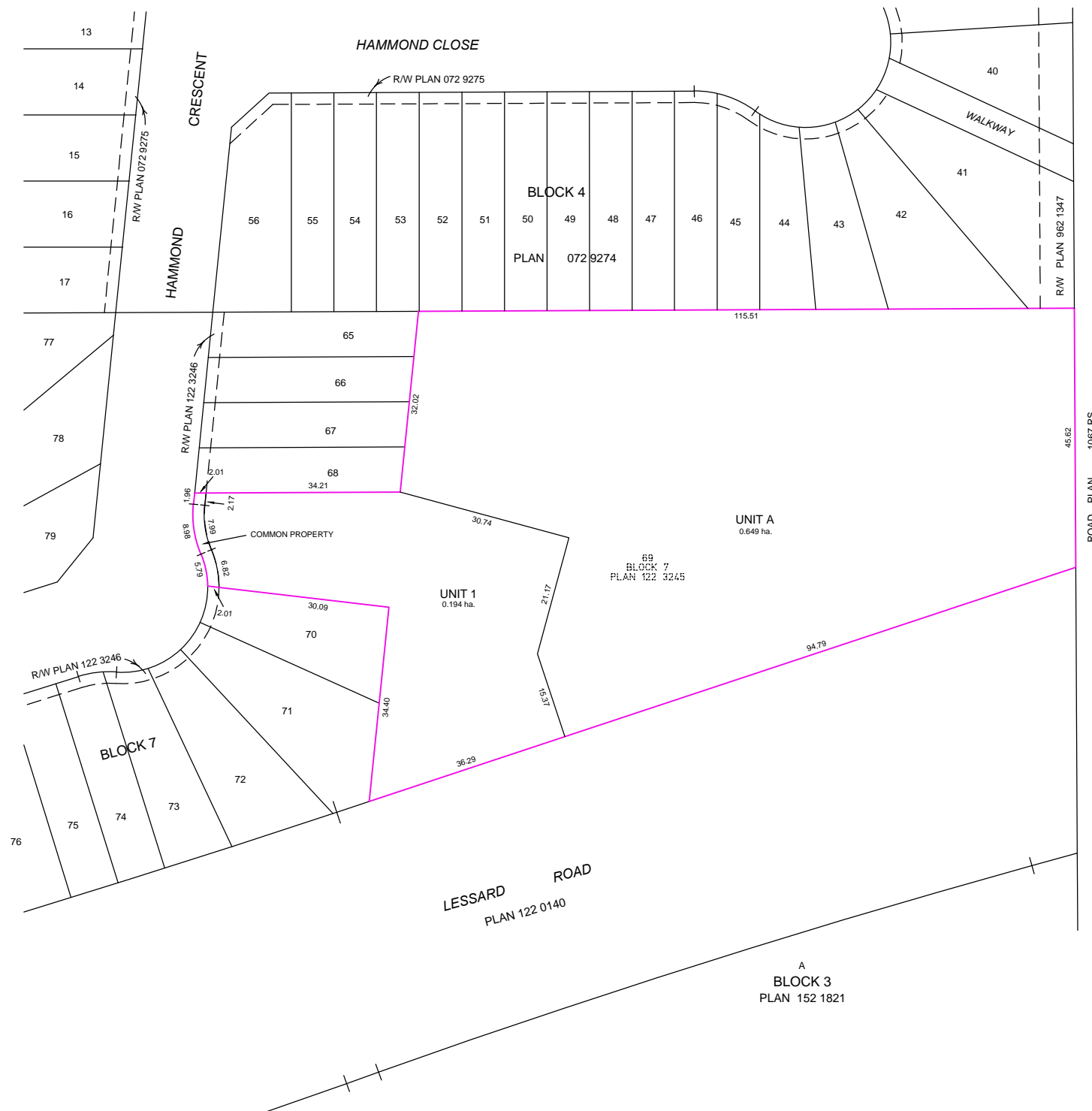
HAMPTONS
TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT

OF
LOT 69, BLOCK 7, PLAN 122 3245
WITHIN THE
N.E. 1/4 SEC. 7 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2016

SCALE: 1:1000 (11x17)



O:\2016\1600186-1682473 Alberta Ltd Phased Condominium Deliverables\PRELIMINARY\1600186D_May31_16.dwg 31/05/2016 1:54:42 PM



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0281

Bin Li
208 Ferguson Place NW
Edmonton, AB T6R 2C8

Dear Mr. Li:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 6, Block 14, Plan RN 64 located north of 120 Avenue and west of 122 Street;
PRINCE CHARLES

The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (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 #222661672-001

Enclosure(s)

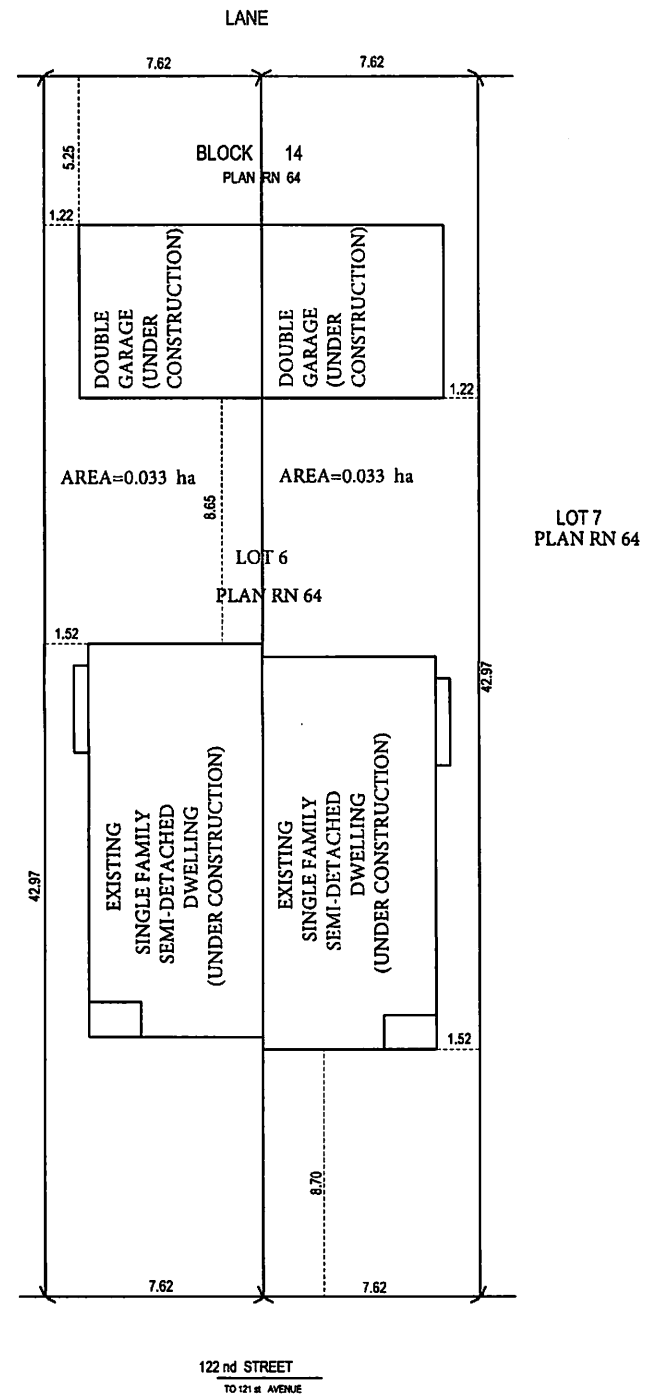
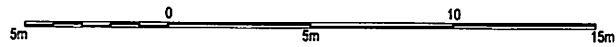
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 6 BLOCK 14 PLAN RN 64

EDMONTON ALBERTA

SCALE 1:250





September 22, 2016

File NO. LDA16-0290

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) additional single detached residential lot from Lot 29, Block 17, Plan 2955 MC located north of 58 Avenue NW and east of 113A Street NW;
LENDRUM PLACE

The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

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 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, sanitary and storm) enter the proposed subdivision as per the attached comments from Drainage Planning and Engineering. As per the Sewers and Waterworks Bylaws, these services can not 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 #224773126-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 27th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0290(SUB)

CADASTRAL NO.: 928+32-11

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Lendrum Place

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

Plan 2955MC, Block 17, Lot 29

Proposed Lot 29A, Block 17

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 113A St at 7.6m north of the south property line of lot 29.
- 1-100mm storm service exists on 113A St at 9.1m north of the south property line of lot 29.

Proposed Lot 29B, Block 17

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water, sanitary and storm services will be required for proposed Lot 29B directly off city mains prior to subdivision approval.**
4. All cross-lot overland drainage has to be eliminated.
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.

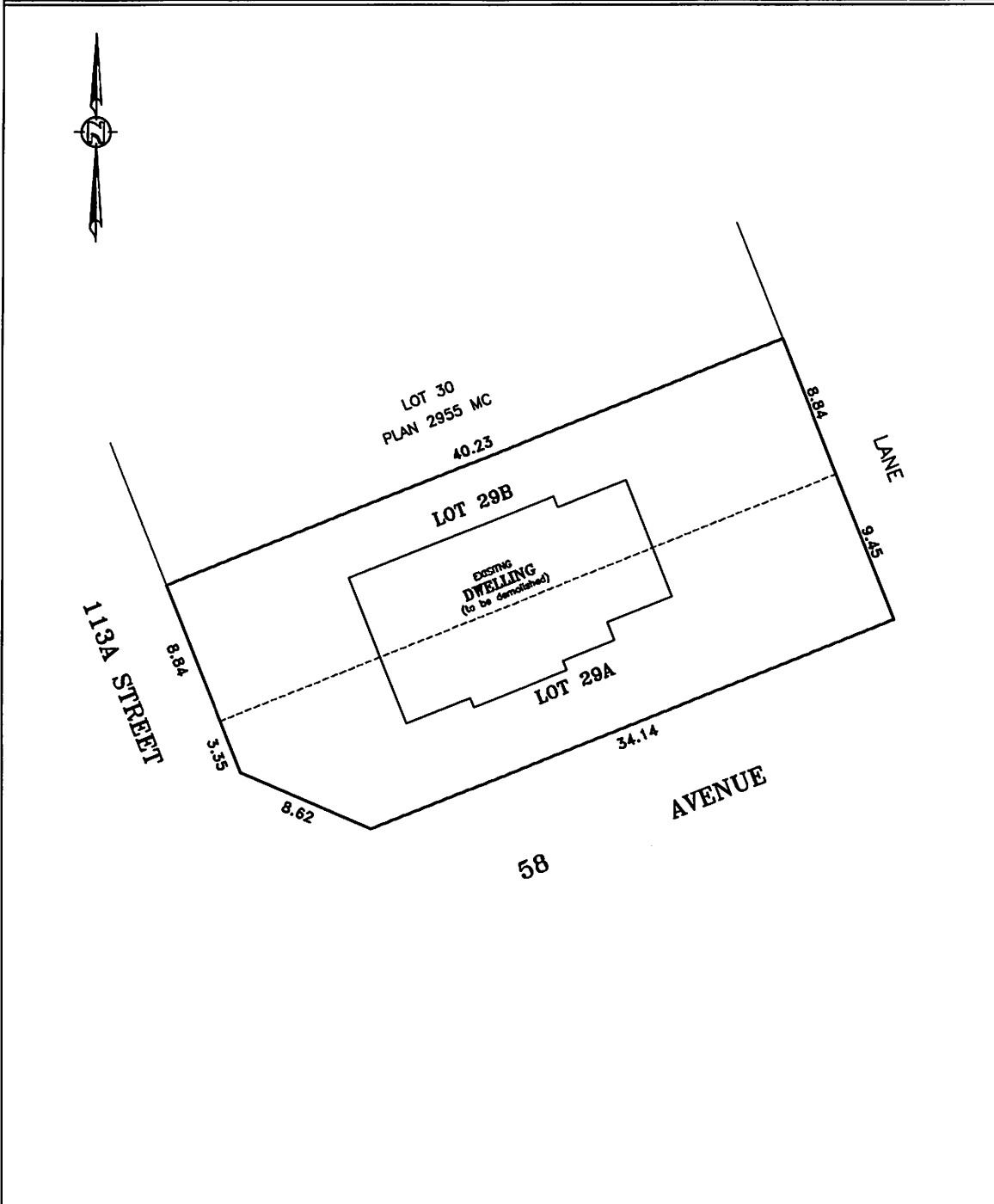
General

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

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 29, BLOCK 17, PLAN 2955 MC
S.E. 1/4. SEC. 19, TWP. 52, RGE. 24, W. 4M
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
AND CONTAINS 0.072 ha.



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.

DATE : JUNE. 27th, 2016.

SCALE 1 : 300

JOB No. 116677



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0318

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) semi-detached residential units from Unit 2,
Plan 122 2257 located east of Sylvancroft Lane NW and south of Stony Plain Road NW;
WESTMOUNT

The Subdivision by Bare Land Condominium is APPROVED on September 22, 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 #225413532-001

Enclosure(s)

TENTATIVE PLAN

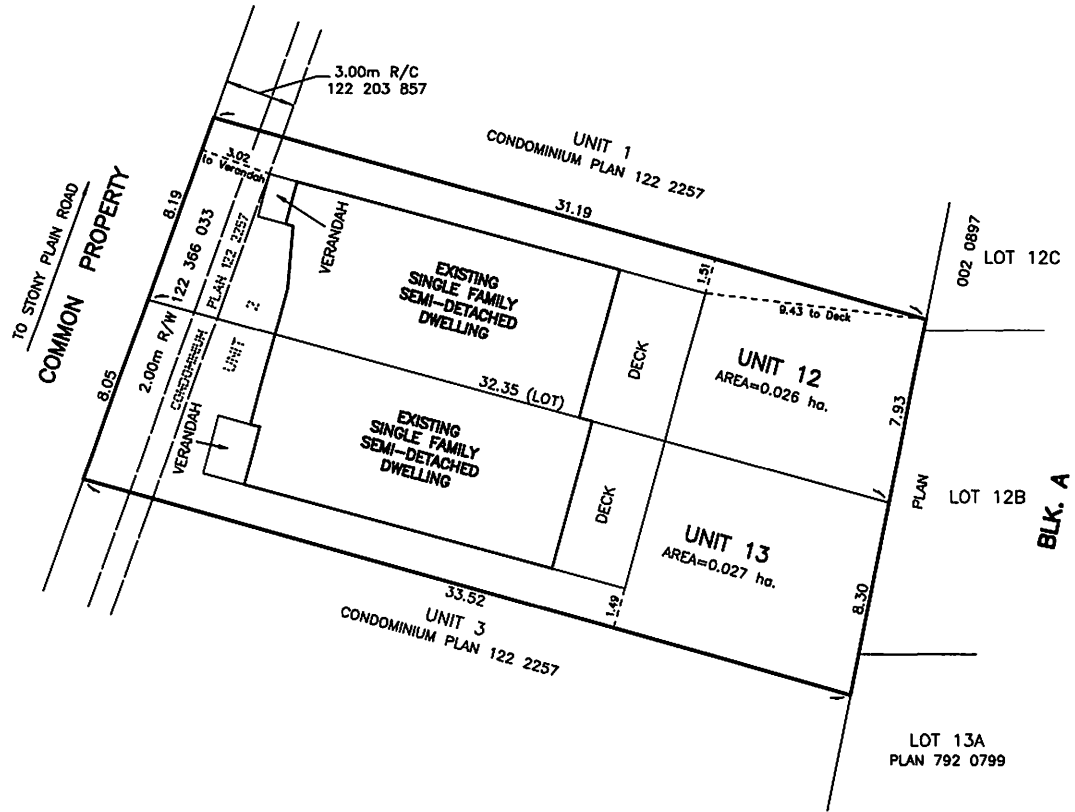
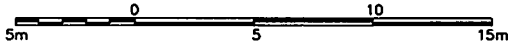
SHOWING SUBDIVISION OF

UNIT 2, CONDOMINIUM PLAN 122 2257

IN THE
S.E.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 30, 2016
REVISED: -

FILE NO. 16S0487

DWG.NO. 16S0487T



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0319

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

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 87, Plan 5109 HW located north of 97 Avenue NW and west of 145 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on September 22, 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, sanitary and storm) enter the proposed subdivision as per the attached comments from Drainage Planning and Engineering. As per the Sewers and Waterworks Bylaws, these services can not 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 #225880999-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 15, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0319(SUB)

CADASTRAL NO.: 931+32-25

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Crestwood

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 5109HW, Blk 87, Lot 40 / 14506 – 97 Avenue

Proposed Lot 40B, Blk 87

- 1-20mm water service and 1-150mm sanitary service exist off the Lane West of 145 Street at 10.1m North of the South Property Line of Lot 40.

Proposed Lot 40A, Blk 87

- 1-100mm storm service exists off 145 Street at 9.1m North of the South Property Line of Lot 40.

Water and Sewer Servicing Conditions

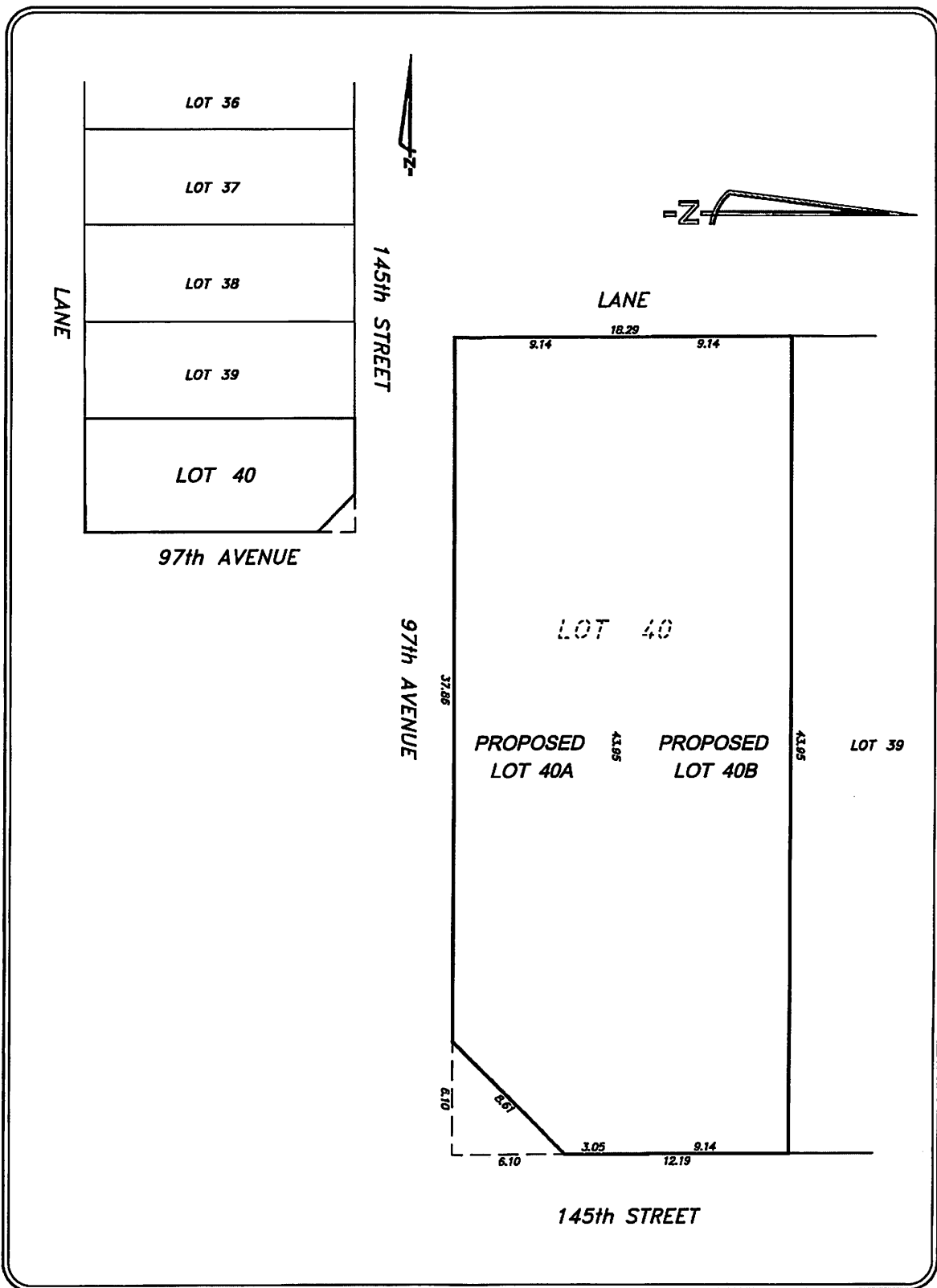
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and 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 40A directly off city mains prior to subdivision approval.**
4. **A new storm service will be required for proposed Lot 40B 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

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: 40 | | BLOCK: 87 | | PLAN: 5109 HW | |
| SUBDIVISION: CRESTWOOD | | ADDRESS: 14506 - 97 AVENUE | | | |
| BUILDER/OWNER: M. WONG | | EDMONTON | | | |
| ZONING: RF1 | | | | | |
| FILE: E12924 | LOT AREA: 0.08 ha | SCALE: 1:250 | DRAWN BY: J.K. | CHECKED BY: P.S. | 2016-07-12 |



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0322

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

ATTENTION: Peter Plehwe

Dear Mr. Plehwe:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) pieces from Lot 91, Block 8, Plan 122 5025, located north of Trumpeter Way NW and east of 205 Street NW; **TRUMPETER**

The Subdivision by Phased Condominium is APPROVED on September 22, 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #226280747-001

Enclosure(s)



N.E. 1/4 SEC. 19,
TWP. 53, RGE. 25, W.4 MER.



Stantec Geomatics Ltd.
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.


Client
JAYA HOMES

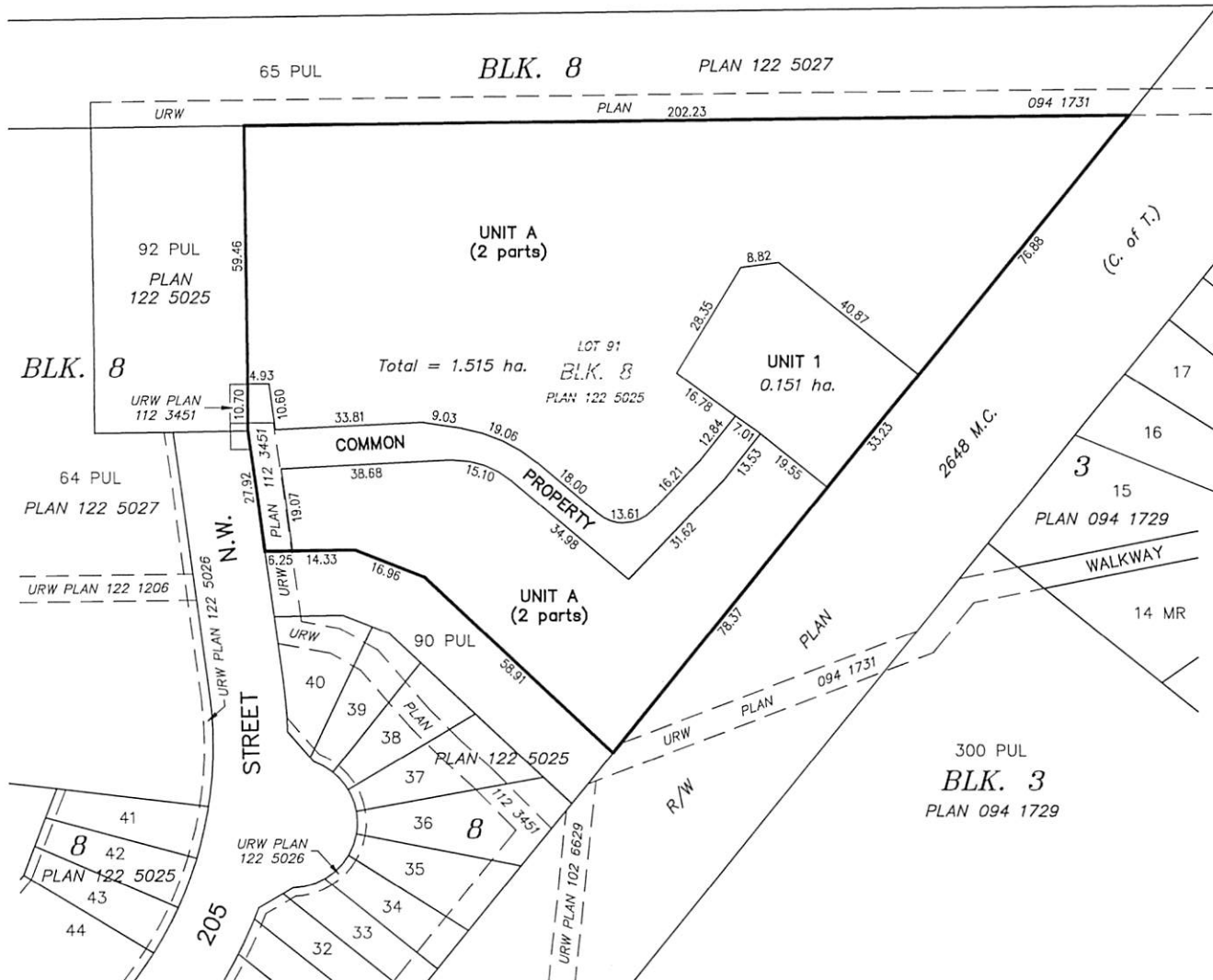
TENTATIVE PLAN SHOWING
**PROPOSED PHASED
CONDOMINIUM DEVELOPMENT**
OF
LOT 91, BLOCK 8, PLAN 122 5025
WITHIN THE
S.E. 1/4 SEC. 19, TWP. 53, RGE. 25, W.4 MER.

TRUMPETER

SCALE 1 : 1000
JULY 2016

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.79 Hectares





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0329

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 2, Block 28, Plan 1252 AH located north of 91 Avenue NW and east of 117 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

1. that the owner make satisfactory arrangements with the Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots. These arrangements shall include the removal of the existing 20mm lead water line that provides service to Lot 22 (contact Water and Sewer Servicing 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 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 #226054620-001

Enclosure(s)

TENTATIVE PLAN

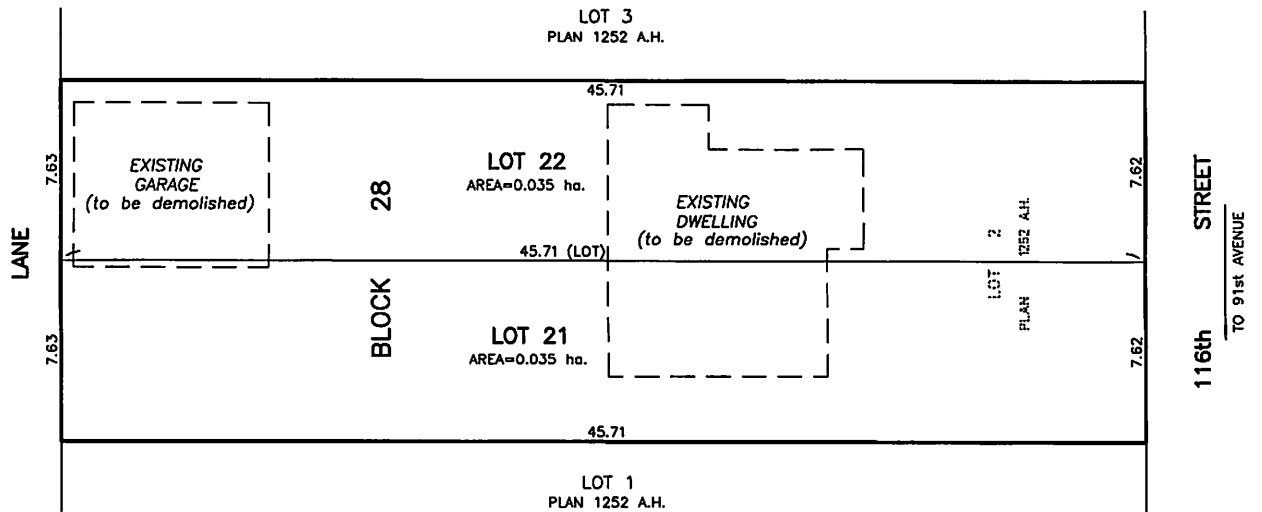
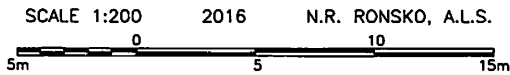
SHOWING SUBDIVISION OF

LOT 2, BLOCK 28, PLAN 1252 A.H.

IN

RIVER LOT 3, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: July 14, 2016
 REVISED: -

FILE NO. 16S0525

DWG.NO. 16S0525T



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0332

Hagen Surveys Ltd.
8929 – 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 3, Block 130, Plan 2602 HW, located south of 102 Avenue NW and east of 142 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on September 22, 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 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 10.2 m east of the west property line to service Lot 20 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
5. that the 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;
6. 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;
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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #226881989-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 4th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16- 0332(SUB)

CADASTRAL NO.: 934+32-04

CONTACT: Stuart Carlyle

SUBDIVISION: Glenora

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

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

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

Water and Sewer Service Information

Proposed Lot 20, Block 130

1-20mm water service and 1-150mm sanitary service exist in common trench on the lane north of 101A Ave at 10.2m east of the west property line of lot 3.

Proposed Lot 21, Block 130

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 21 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

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

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

Joern Seemann

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 3, BLOCK 130, PLAN 2602 H.W.

IN THE

S.W. 1/4 SEC.1-53-25-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: RTP

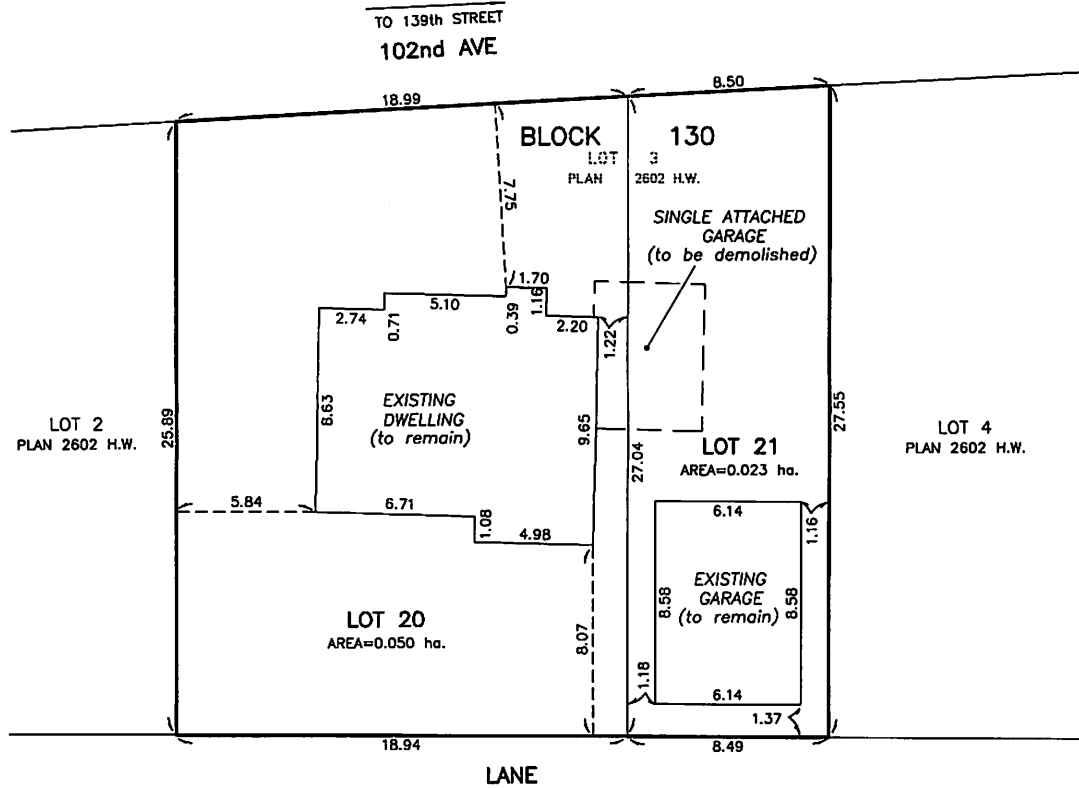
CALC'D. BY: RTP

DATE: July 26, 2016

REVISED: -

FILE NO. 16S0573

DWG.NO. 16S0573T





Subdivision Authority

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

September 22, 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 3875P; locate west of 128 Street NW and north of 108 Avenue NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on September 22, 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 7.62 m north of the south property line of Lot 6 (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 lolia.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/lp/Posse #227133781-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

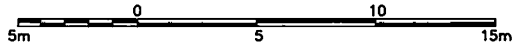
LOT 6, BLOCK 23, PLAN 3875 P.

IN

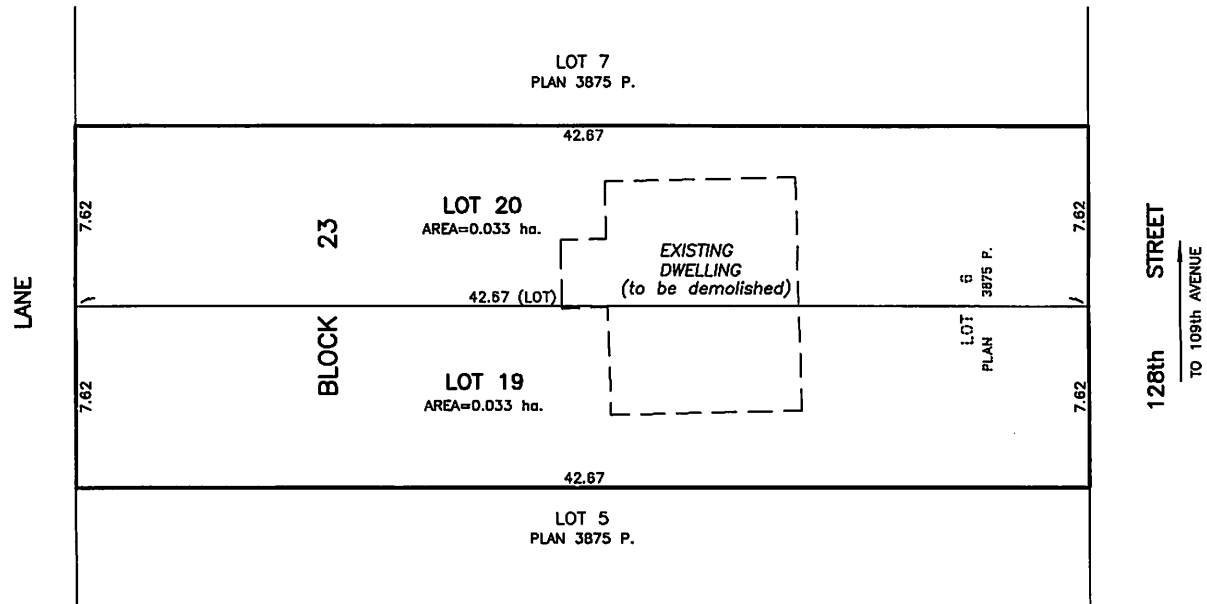
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 W.4 M.

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.



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

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 30, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0352(SUB)

CADASTRAL NO.: 934+32-13

CONTACT: Lolia Pokima

SUBDIVISION: Westmount

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

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

Plan 3875P, Block 23, Lot 6 (10830-128 Street)

- 1-20mm water service exists off the Lane West of 128 Street at 7.62m North of the South Property Line of Lot 6. The water service noted above is on the proposed property line.

Note: The owner/developer must dig and locate the existing services at property line in order to verify location and submit a survey with ALS stamp to Drainage Services prior to payment for new services.

Proposed Lot 20, Blk 23

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

Proposed Lot 19, Blk 23

- 1-150mm sanitary service exists off the Lane West of 128 Street at 95.4m North of Manhole #257403.

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. **A new sanitary service will be required for proposed Lot 20, Block 23 directly off city mains prior to subdivision approval.**
4. Should the survey show that the existing services are not located at the measurements mentioned above and enter the other lot, then the lot that does not have water will require a new water service. **Each separately titled parcel must be independently serviced with water and sewer services.**

5. **The applicant should consider moving to the proposed property line to the north or south to ensure services can be clearly assigned to one lot.**
6. **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 owner's 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 and overland drainage must be dealt with.)**
7. 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

Nina Lumabi



Subdivision Authority

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

September 22, 2016

File NO. LDA16-0355

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

ATTENTION: Paul Riley

Dear Mr Riley:

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0398 (32 previously approved semi-detached lots to 24 new single family dwellings), from Lots 8-17 and 25-42, Block 11, Plan 162 2397, located south of Hiller Road and west of 170 Street; **KESWICK**

I The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

1. that the approved subdivision LDA13-0398, be registered prior to or concurrent with this application;
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;
3. that LDA16-0401 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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.

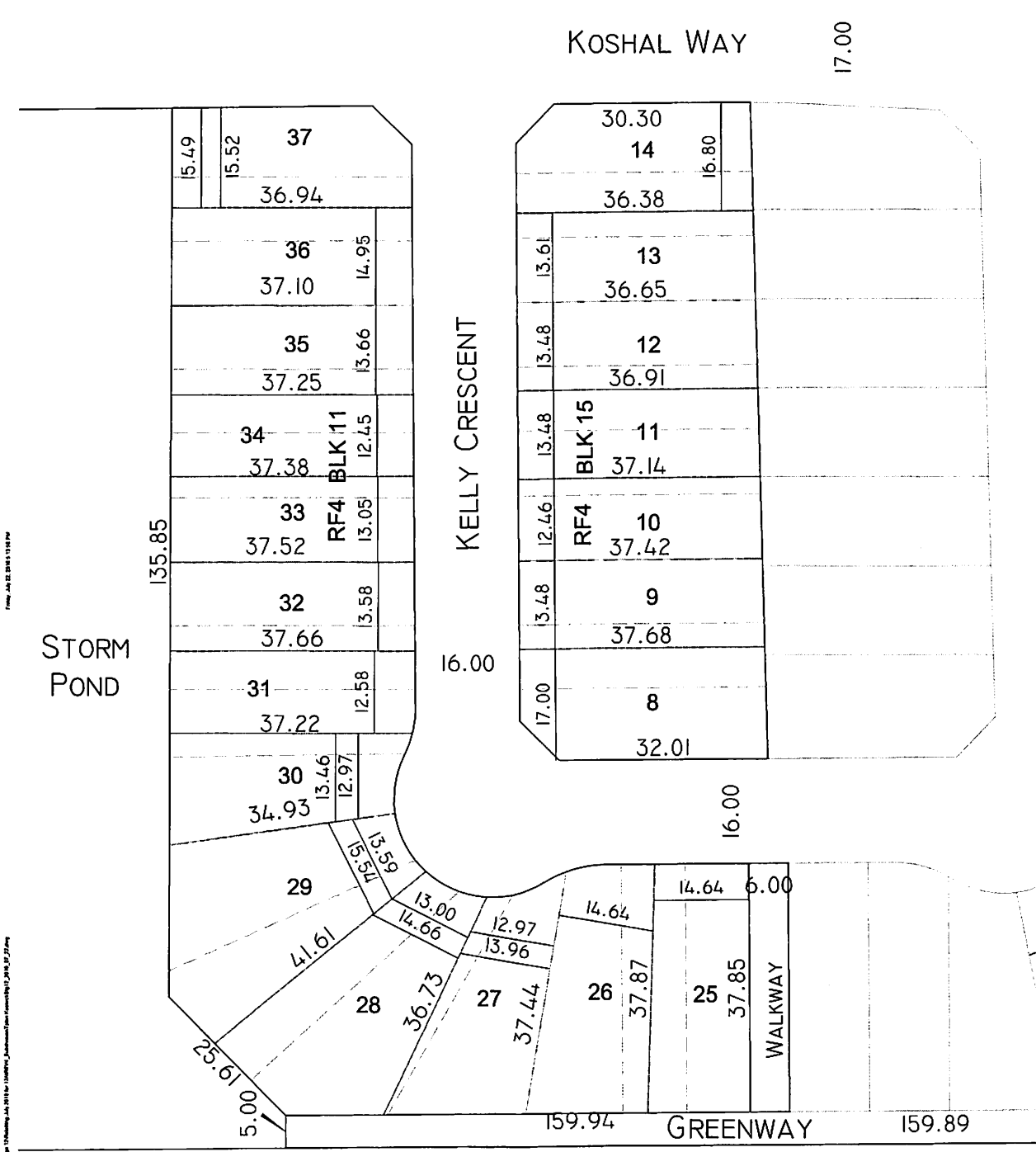
If you have further questions, please contact Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority
BM/lp/Posse #226761055-001
Enclosure(s)

DRAFT

CAD FILE



From: JMB 22 2016 11:54 AM

20160722_20160722_15-Detailed_Lots-Approved-Lotting-LDA15-0066.dwg

APPROVED LOTTING

ALL AREAS ARE MEASURED AND ALL DIMENSIONS HAVE BEEN PROVIDED OFF THIS PLAN IS NOT TO BE USED FOR MARKETING PURPOSES. LOT AND BLOCK NUMBERS ARE PRELIMINARY AND SUBJECT TO CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN



IBI GROUP
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

KESWICK - Relotting to RF4 Lots in Kelly Crescent
Revised Lots Detail Plan with Approved Lotting (LDA15-0066)
Beaverbrook Communities

DATE: July 22, 2016
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: DS
SCALE: 1:600
JOB NUMBER: 36892.100





Subdivision Authority

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

September 22, 2016

File NO. LDA16-0402

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

ATTENTION: Yolanda Lew

Dear Mr. Lew:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0581 (from 21 rowhousing lots to 18 single detached residential lots) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

The Subdivision by Plan is APPROVED on September 22, 2016, subject to the following conditions:

1. that the approved subdivision LDA14-0581 (Stage 2) be approved 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 #228948507-001
Enclosure(s)



MDR

Natural Area
LDA15-0144

Stage 1

School/Park Site
3.89 ha

MDR
LDA15-0313

Stage 2

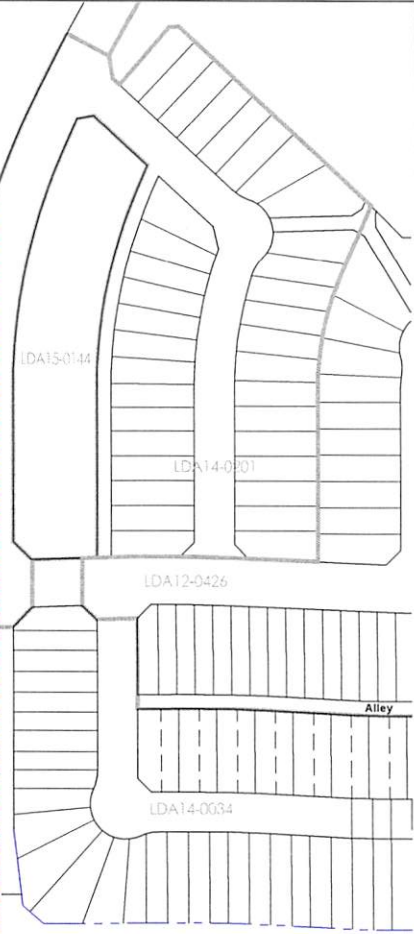
Stage 3

Arterial dedication 0.62 ha

S.W. 1/4 Sec. 13-51-25-4
Mixed Use - Commercial/Residential

41 Avenue S.W. City Boundary

119 Street S.W.



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 9.06 hectares, including 88 residential lots
Zero Lot Line dwelling location indicated thus |.

| Revision | By | YY/MM/DD |
|----------|----|----------|
| | | |
| | | |
| | | |
| | | |

Client/Project
HV NINE LTD.
HERITAGE VALLEY SCDB
SW 1/4 Sec.13-51-25-4
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Desrochers Stage 13

Project No. 1161 07868
Scale 1:2000
February 24, 2015

V:\1161\active\116107868_drawing\submission\Stage 13\lucad_csr\sheet_stage13_18.psp2015.6.rwg

ORIGINAL SHEET - ANS1 B

Thursday, September 15, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the September 15, 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 8, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA16-0302
225486498-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 52, Plan 2136 KS, located north of 107B 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**

4. NEW BUSINESS

1. LDA16-0219
220652740-001 Tentative plan of subdivision to revise conditionally approved LDA12-0414 (13 single detached residential lots to 15 single detached residential lots) and to revise conditionally approved LDA15-0340 (28 semi-detached residential lots to 19 single detached residential lots and 10 semi-detached residential lots), from Lot 1, Block 1, Plan 112 3855, located south of 181 Avenue NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

| | | |
|----------------|-----------------------------|---|
| 2. | LDA16-0227 220764751-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 4014 HW located south of 88 Avenue NW and east of 80 Street NW; IDYLWYLDE |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 3. | LDA16-0285 224752726-001 | Tentative plan of subdivision to create separate titles for a single-detached dwelling from Lot 31, Block 4, Plan 6258 HW, located east of 79 Street NW and south of 97 Avenue NW; HOLYROOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 4. | LDA16-0288 224592000-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 12, Plan 6045 HW located north of 65 Avenue NW and east of 93 Street NW; HAZELDEAN |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | LDA16-0289 224863350-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 68, Block 13, Plan 2938 HW located north of 71 Avenue NW and west of 114 Street NW; BELGRAVIA |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 6. | LDA16-0331 226800172-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 74, Plan 7251 AD, located north of 95 Avenue NW and west of 148 Street NW; CRESTWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 7. | LDA16-0337 227080314-001 | Tentative plan of subdivision to adjust boundary lines between lots 9A & 9B, Block 22, Plan 142 3163 and Lot 8, Block 22, Plan RN60, located south of 111 Avenue NW and west of 131 Street NW; WESTMOUNT |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |

| | | |
|----------------|-----------------------------|--|
| 8. | LDA16-0339 226929672-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot J, Plan 703 HW located west of 90 Street NW and south of 92 Avenue NW; BONNIE DOON |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 9. | LDA16-0341 226996191-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 8, Plan 5869 HW, located east of 131 Street NW and north of 117 Avenue NW; INGLEWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 10. | LDA16-0343 226716789-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11A, Block 5, Plan 152 3175, located west of 93 Street NW and south of 123 Avenue NW; DELTON |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 11. | LDA16-0345 227443874-001 | Tentative plan of subdivision to create one (1) additional single-detached dwelling, from Lot 7, Block 39, Plan RN 46, located west of 123 Street NW and north of 117 Avenue NW; INGLEWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 12. | LDA16-0350 227496626-001 | Tentative plan of subdivision to revise conditionally approved LDA15-0566 (21 single detached residential lots and two (2) semi-detached residential lots to 13 single detached residential lots and 10 semi-detached residential lots) within the NW/NE 15-51-24-W4M, located south of 25 Avenue SW and west of Orchards Link SW; THE ORCHARDS AT ELLERSLIE |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 13. | LDA16-0366 227751126-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 31, Plan RN 46, located south of 117 Avenue NW and east of 127 Street NW; INGLEWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |

| | | | |
|----------------|--|---|----------------|
| 14. | LDA16-0367 227955120-001 | Tentative plan of subdivision to revise conditionally approved LDA13-0022 (36 row housing lots to 34 row housing lots) from Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail SW and north of 41 Avenue SW; CAVANAGH | |
| MOVED | | Blair McDowell That the application for subdivision be Approved. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 5. | ADJOURNMENT The meeting adjourned at 9:45 a.m. | | |