

Thursday, March 16, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 16, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the March 9, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0018
239064655-001 Tentative plan of subdivision to create one (1) additional commercial lot from Lot 4, Block 3, Plan 152 0533 located south of Windermere Boulevard and east of Allan Drive NW; **AMBLESIDE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA17-0029
239129255-001 Tentative plan of subdivision proposes to create one (1) additional single detached residential lot from Lot 9, Block 16, Plan 2600 KS located south of 80 Avenue NW and west of 143 Street NW; **LAURIER HEIGHTS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA17-0032
239068642-001 Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 18, Block 13, Plan 3963 HW, located south of 95 Avenue NW and west of 154 Street NW; **SHERWOOD**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0037 239375365-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 9, Plan 2528 HW located south of Strathearn Crescent NW and west of 85 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0038 239400704-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 22, Plan 3209 KS located north of 85 Avenue NW and east of 142 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0039 239389352-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 2, Plan 5397 MC, located north of 49 Avenue NW and east of 112 Street NW; MALMO PLAINS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0048 239790763-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 4330 KS located north of 109A Avenue NW and east of 164 Street NW; MAYFIELD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0065 240456430-002	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 20-21, Block K, Plan 8072AM, located south of 92A Avenue and east of 89 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0066 240756507-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 2, Plan 2831HW, located north of 78 Avenue NW and east of 116 Street NW; MCKERNAN

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0074 240807420-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 63, Plan 8627 AH located south of 106 Avenue NW and east of 136 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0102 241698781-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA16-0388 by adjusting the proposed property line on Lot 22, Block 12, Plan 6253 KS located north of Rio Terrace Drive NW and east of 151 Street NW; RIO TERRACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0107 241923103-001	Tentative plan of subdivision to revise conditionally approved LDA13-0532 by removing one (1) residential lot from the south half of the NE 20-51-25-W4M located west of 184 Street SW and south of Kirkland Way SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.	



March 16, 2017

File No. LDA17-0018

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 4, Block 3, Plan 152 0533 located south of Windermere Boulevard and east of Allan Drive NW; **AMBLESIDE**

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

1. 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;
2. that the owner register an easement for cross lot access as shown on Enclosure I. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that the next step in the subdivision process is to have a legal instrument prepared (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 (\$1662.00) 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 gilbert.quashie-sam@edmonton.ca or 780-496-6295.

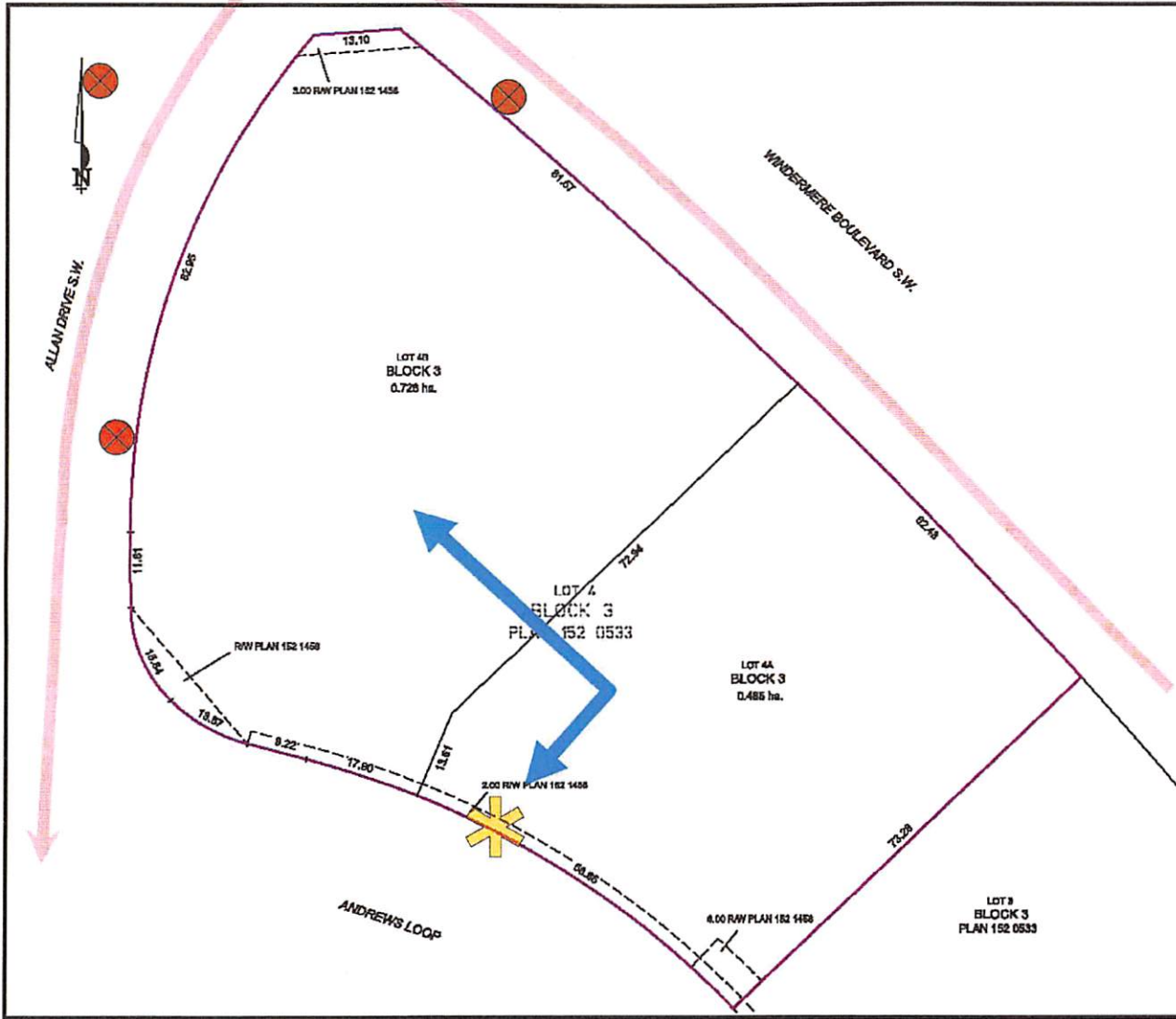
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #239064655-001

Enclosure(s)



1973610 ALBERTA LTD.

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 BETWEEN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS DCL.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS 1,21.26.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	JAN. 13, 2017	ORIGINAL PLAN COMPLETED	AM

REVISIONS

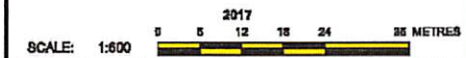
AMBLESIDE

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 4, BLOCK 3, PLAN 152 0533

WITHIN THE
S.W. 1/4 SEC. 26 - TWP. 51 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-5177 Fax: (780) 451-2667
Email: edmonton@palsgeomatics.com
13784-174 Street NW, Edmonton, Alberta T5E 1G7

FILE NO.	11000017	DRAFTED BY:	AM	CHECKED BY:	JM
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LEGEND:

- SHARED ACCESS TO BE CONSTRUCTED WITH DEVELOPMENT OF THE SITES
- CROSS LOT ACCESS EASEMENT TO BE REGISTERED
- TRANSIT ROUTE
- BUS STOP AND AMENITIES PAD

ENCLOSURE I:

FILE: LDA17-0018
DATE: MARCH 13, 2017



March 16, 2017

File No. LDA17-0029

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision proposes to create one (1) additional single detached residential lot from Lot 9, Block 16, Plan 2600 KS located south of 80 Avenue NW and west of 143 Street NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan or make satisfactory arrangements with Development Services for the garage to remain. 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.3 m west of the east property line of Lot 9. The existing storm service enters the proposed subdivision approximately 9.7 m west of the east property line of Lot 9. 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #239129255-001

Enclosure(s)

TENTATIVE PLAN

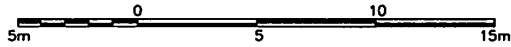
SHOWING SUBDIVISION OF

LOT 9, BLOCK 16, PLAN 2600 K.S.

IN THE
S.E.1/4 SEC.26-52-25-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

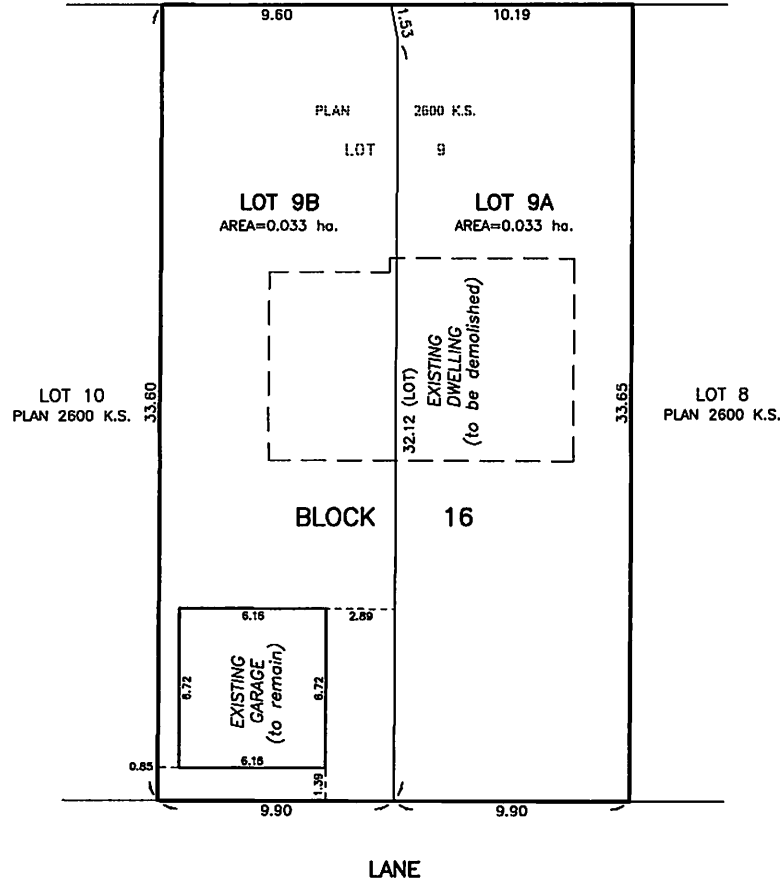
CALC'D. BY: J.V.

DATE: January 12, 2017
REVISED: March 14, 2017

FILE NO. 17S0012

DWG.NO. 17S0012T

TO 143rd STREET
80th AVENUE





Subdivision Authority

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

March 16, 2017

File No. LDA17-0032

Dawn Gordon
5, 12415 - Stony Plain Road NW
Edmonton, AB T5N 3N3

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 18, Block 13, Plan 3963 HW, located south of 95 Avenue NW and west of 154 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

1. that the existing residential access to 95 Avenue NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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 (\$649.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #239068642-001

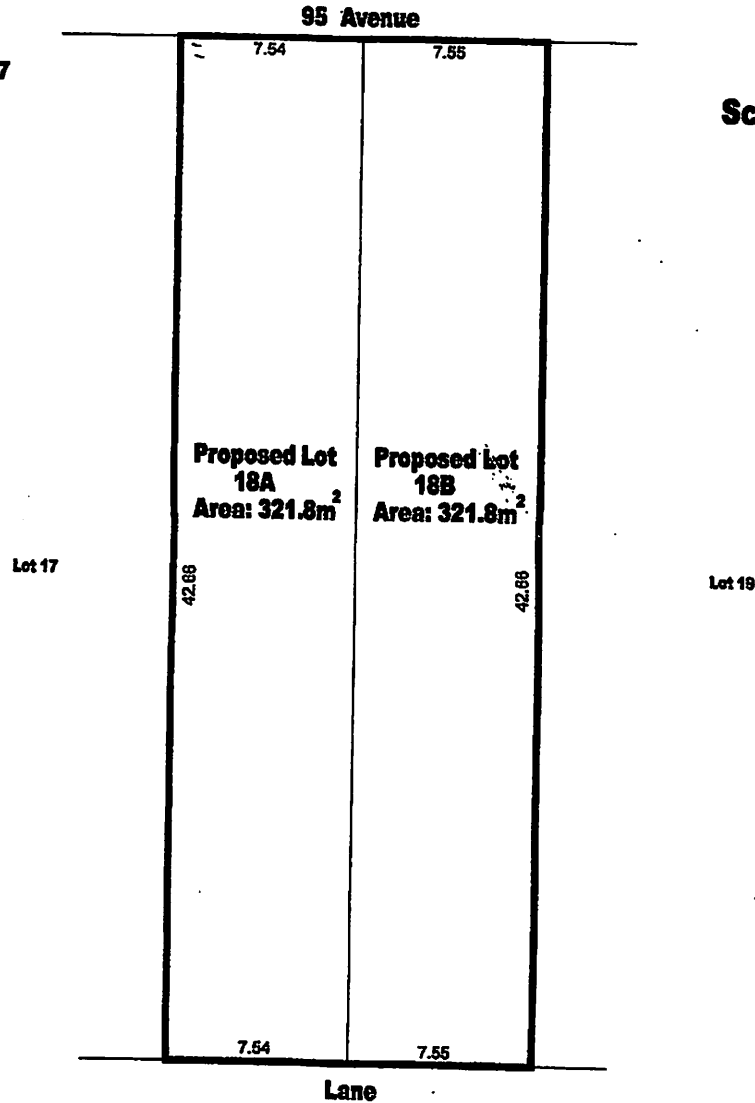
Enclosure(s)

**PROPOSED SUBDIVISION OF:
Lot 18 Block 13 Plan 3963 H.W.
15501-95 Ave. City of Edmonton
(Duplex Split)**

09 January 2017



Scale 1:250



**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.**

DRAWN BY ZJP

**R.N. HEACOCK A.L.S.
(780) 479-3087**



Subdivision Authority

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

March 16, 2016

File No. LDA17-0037

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 9, Plan 2528 HW located south of Strathearn Crescent NW and west of 85 Street NW;
STRATHEARN

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 27.43 m west of the west property line of 87 Street NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If

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

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

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

Regards,



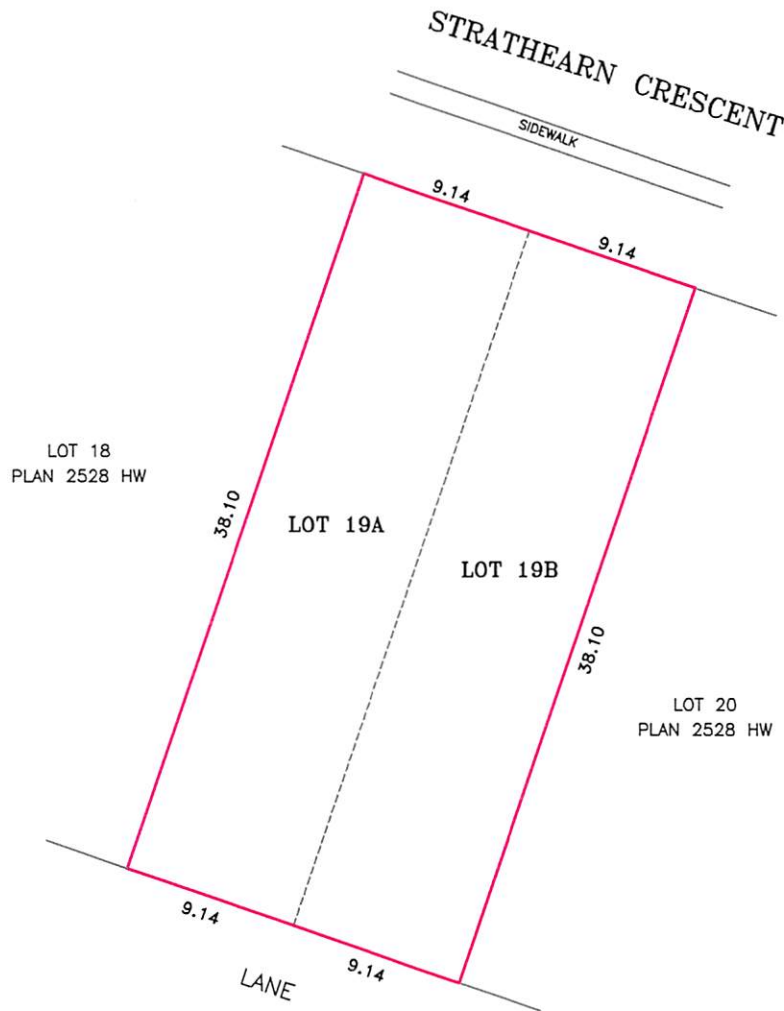
Blair McDowell
Subdivision Authority

BM/sc/Posse #239375365-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 19, BLOCK 9, PLAN 2528 HW
W. 1/2, SEC. 34, TWP. 52, RGE. 24, W.4M. &
RIVER LOT 23, 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 0.070 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : JAN. 17th, 2017.

SCALE 1 : 300

JOB No. 117041



March 16, 2017

File No. LDA17-0038

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 22, Plan 3209 KS located north of 85 Avenue NW and east of 142 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is **APPROVED** on March 16, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 12.8 m north of the north property line of the lane north of 85 Avenue NW. The existing storm service enters the proposed subdivision approximately 10.67 m north of the north property line of the lane north of 85 Avenue NW. 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
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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 gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



Blair McDowell
Subdivision Authority

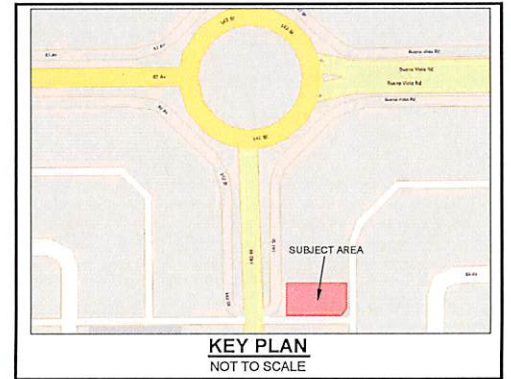
BM/gq/Posse #239400704-001

Enclosure(s)

MORGAN RUSSELL REALTY LTD.

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 R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.064 ha.

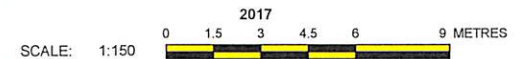


REV. NO.	DATE	ITEM	BY
0	DATE	ORIGINAL PLAN COMPLETED	**
REVISIONS			

LAURIER HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

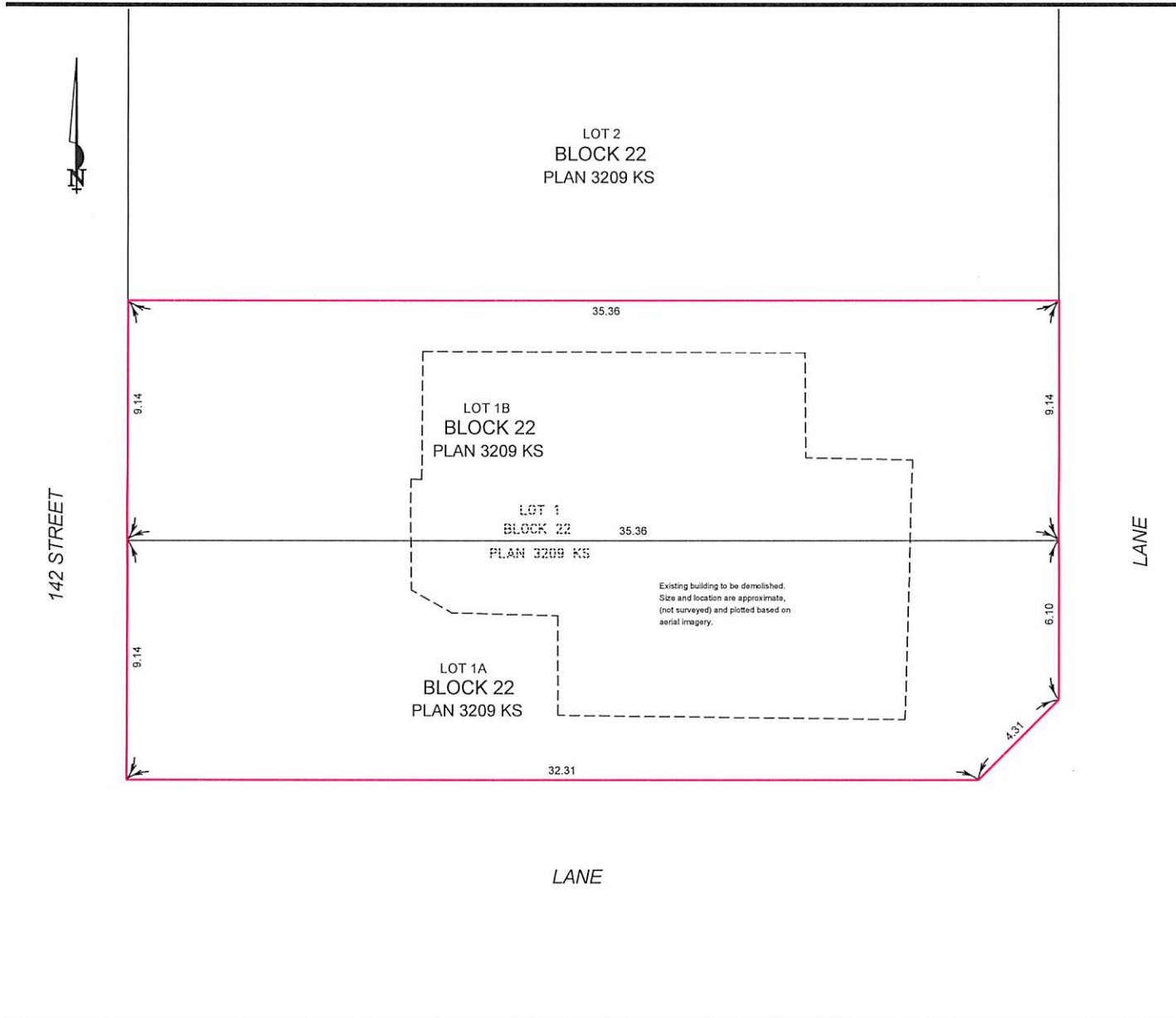
OF
LOT 1, BLOCK 22, PLAN 3209 KS
WITHIN THE
S.W. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO.	61700002T	DRAFTED BY:	AN	CHECKED BY:	RS
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Subdivision Authority

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

March 16, 2017

File No. LDA17-0039

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 2, Plan 5397 MC, located north of 49 Avenue NW and east of 112 Street NW;
MALMO PLAINS

The Subdivision by Plan is **APPROVED** on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing water service enters the proposed subdivision approximately 7.88 m west of the east property line of Lot 18. The existing sanitary service enters the proposed subdivision approximately 8.53 m east of the west property line of Lot 18. The existing storm service enters the proposed subdivision approximately 8.23 m west of the east property line. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;

3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #239389352-001

Enclosure(s)

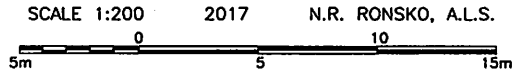
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 18, BLOCK 2, PLAN 5397 M.C.

IN THE
S.1/2 SEC.18-52-24-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



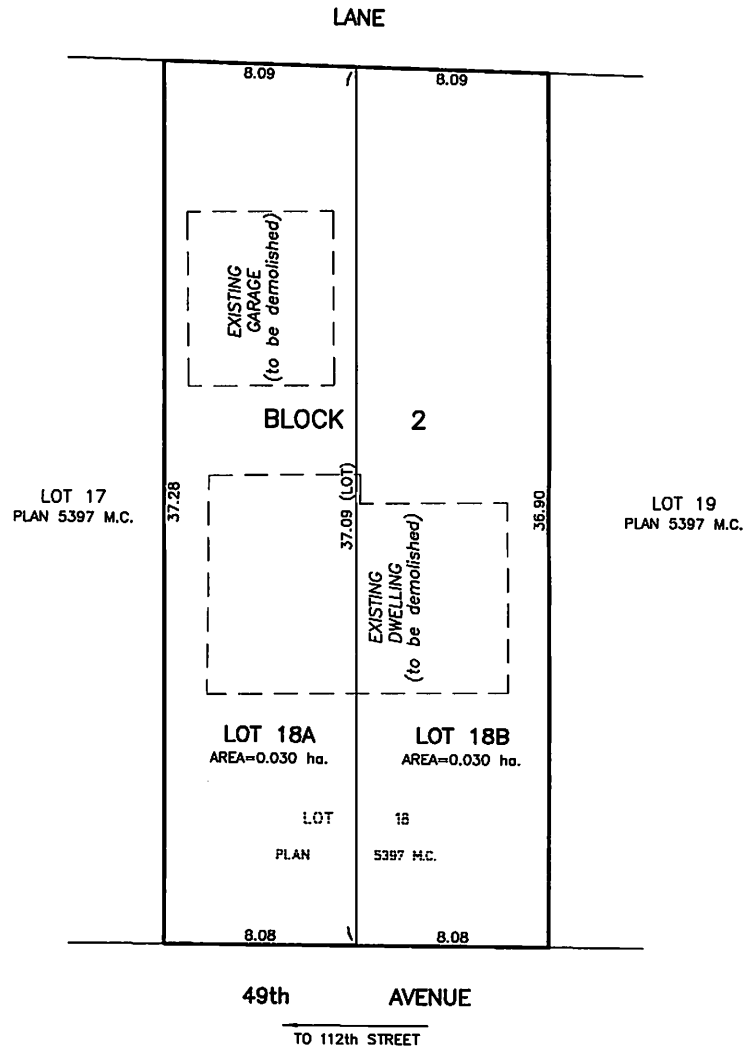
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 17, 2017
REVISED: -

FILE NO. 17S0036

DWG.NO. 17S0036T





Subdivision Authority

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

March 16, 2017

File No. LDA17-0048

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 4330 KS located north of 109A Avenue NW and east of 164 Street NW;
MAYFIELD

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water, sanitary and storm) enter the proposed subdivision approximately 6.6 m west of the east property line of Lot 31. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If

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

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

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

Regards,



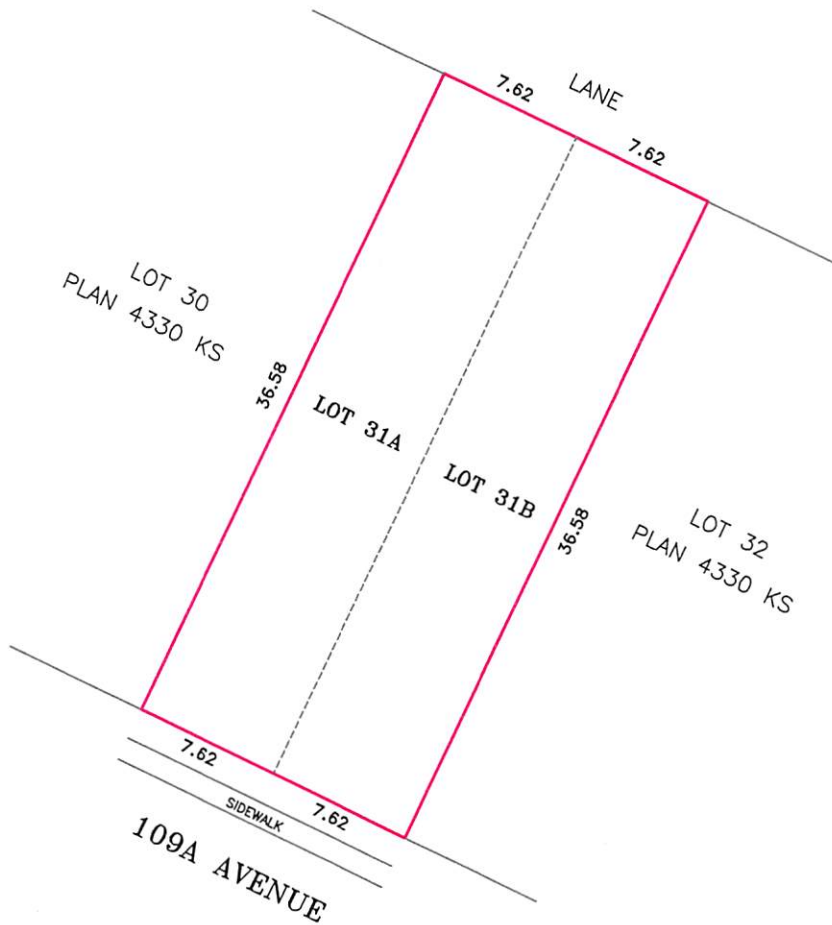
Blair McDowell
Subdivision Authority

BM/sc/Posse #239790763-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 31, BLOCK 15, PLAN 4330 KS
N. 1/2, SEC. 3, TWP. 53, RGE. 25, W.4M.
S. 1/2, SEC. 10, TWP. 53, RGE. 25, W.4M.
EDMONTON – ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ———— AND CONTAINS 0.056 ha.
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... AND CONTAINS 0.056 ha.



GEODETTIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : JAN. 23rd, 2017.

SCALE 1 : 300

JOB No. 117008



Subdivision Authority

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

March 16, 2017

File No. LDA17-0065

National Home Builder Ltd.
7911 - 105 Avenue NW
Edmonton, AB T6A 3G9

ATTENTION: Ari Mezori

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 20-21, Block K, Plan 8072AM, located south of 92A Avenue and east of 89 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.3 m west of the east property line of Lots 20-21 (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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

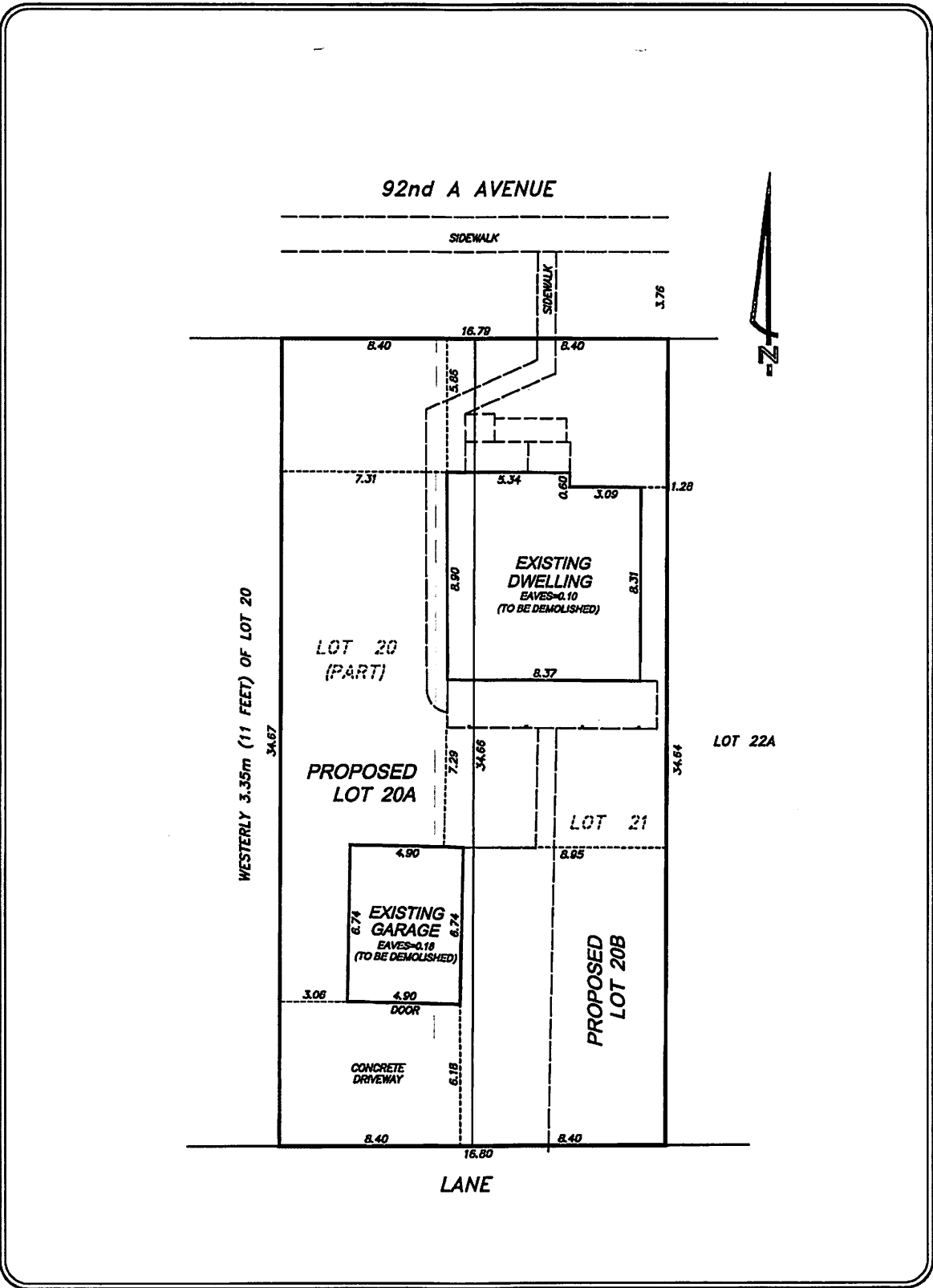
Regards,




Blair McDowell
Subdivision Authority

BM/dk/Posse #240456430-002

Enclosure(s)



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: 20(PART) & 21 BLOCK: K PLAN: 8072 AM		
SUBDIVISION: BONNIE DOON ADDRESS: 8751 - 92A AVENUE		
BUILDER/OWNER: NATIONAL HOME BUILDER LTD. EDMONTON		ZONING: RF3
FILE: E13632	LOT AREA: 0.06 ha.	SCALE: 1:200
DRAWN BY: J.K.	CHECKED BY: P.S.	2017-01-04



Subdivision Authority

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

March 16, 2017

File No. LDA17-0066

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 2, Plan 2831HW, located north of 78 Avenue NW and east of 116 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.2 m east of the west property line of Lot 8 (see attached comments from Drainage Planning and Engineering). Storm services exist 104.2 m west of Manhole #242078. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;

3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

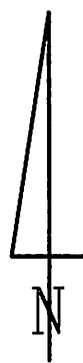
Regards,



Blair McDowell
Subdivision Authority

BM/dk/Posse #240756507-001

Enclosure(s)



LANE

7.62

7.62

LOT 9
BLOCK 2
PLAN 2831HW

LOT 8B
BLOCK 2
PLAN
172-_____

LOT 8A
BLOCK 2
PLAN
172-_____

LOT 7
BLOCK 2
PLAN 2831HW

39.70

39.70

39.70

LOT 8
PLAN 2831HW

7.62

7.62

78 AVENUE

DRAWING

THIS DRAWING IS PREPARED FOR:
ABE SLEIMAN

SHOWING PROPOSED SUBDIVISION OF
LOT 8, BLOCK 2, PLAN 2831HW
11532 - 78 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. H0046LTO | FEB. 06, 2017.



March 16, 2017

File No. LDA17-0074

Scheffer Andrew Ltd.
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Luis Esteves

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 63, Plan 8627 AH located south of 106 Avenue NW and east of 136 Street NW;
GLENORA

The Subdivision by Plan is **APPROVED** on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m south of the north property line of Lot 13. 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #240807420-001

Enclosure(s)

106 AVE.

136 ST.

Lane

11

10

12

9



Lot 13A 325m²

Lot 13B 325m²

8

14

Block 63

7

PROPOSED SUBDIVISION
GLENORA

LOT 13 BLOCK 63 PLAN 8627AH
CITY OF EDMONTON

SUBDIVISION BOUNDARY CONTAINING
0.065ha AND 2 RF1 LOTS





March 16, 2017

File No. LDA17-0102

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA16-0388 by adjusting the proposed property line on Lot 22, Block 12, Plan 6253 KS located north of Rio Terrace Drive NW and east of 151 Street NW; **RIO TERRACE**

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 15.2 m south of the north property line of Lot 22. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

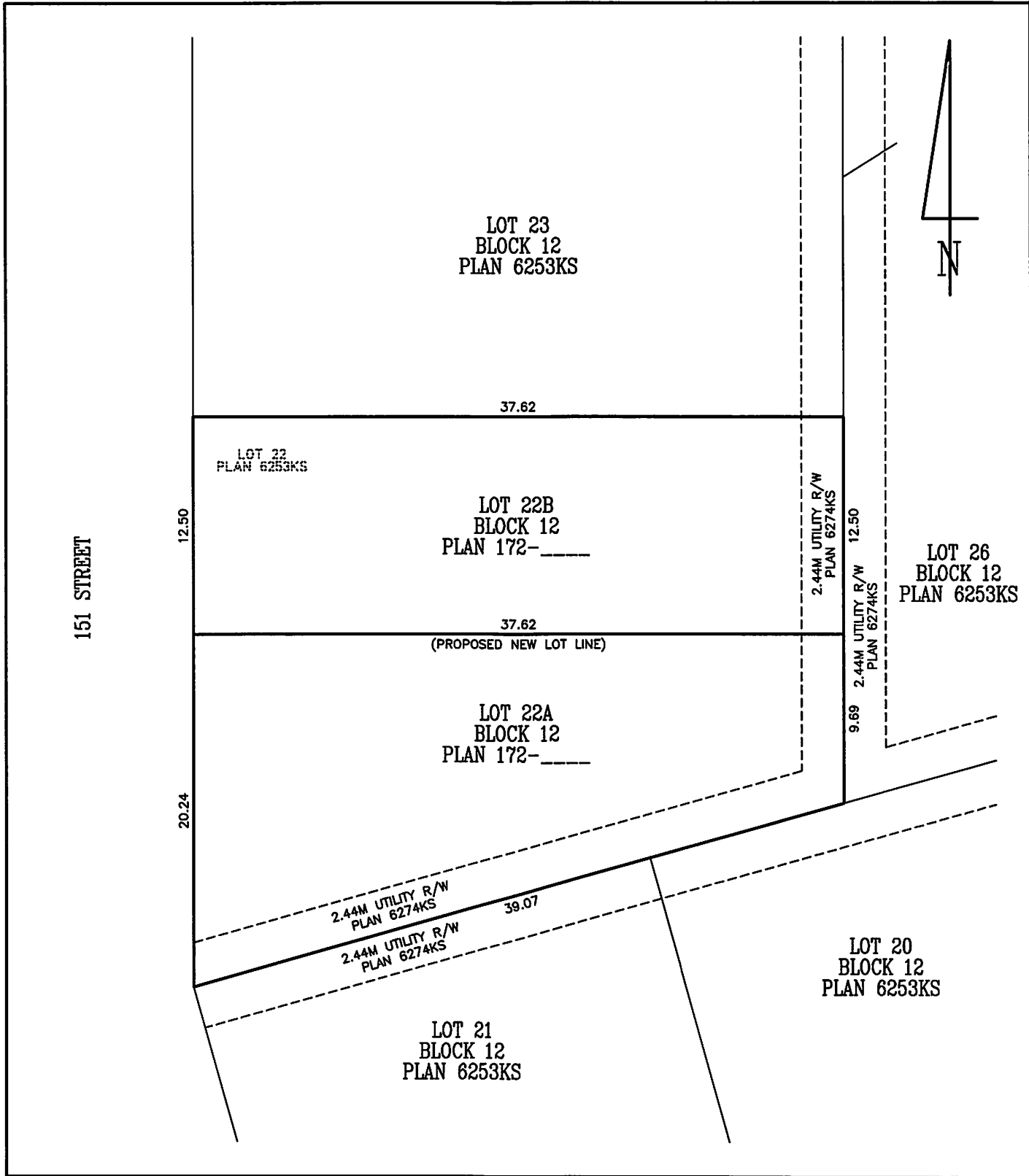
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #241698781-001

Enclosure(s)



DRAWING

THIS DRAWING IS PREPARED FOR:
ELIZABETH GRAJOSZEK

SHOWING PROPOSED SUBDIVISION OF
LOT 22, BLOCK 12, PLAN 6253KS
7401 - 151 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. G0470LTO | FEB. 21, 2017.



Subdivision Authority

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

March 16, 2017

File No. LDA17-0107

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0532 by removing one (1) residential lot from the south half of the NE 20-51-25-W4M located west of 184 Street SW and south of Kirkland Way SW; **KESWICK**

The Subdivision by Plan is APPROVED on March 16, 2017, subject to the following conditions:

1. 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
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 (\$649.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #241923103-001

Enclosure(s)



LOT 7PUL

KIRKLAND BAY SW

SWMF

PLAN 142 4687

LOT 70MR

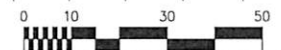
KEEPING CRESCENT



Stage 8
LDA13-0532

South Half of
N.E. 1/4 SEC. 20-51-25-4
LDA13-0398

KESWICK BOULEVARD SW



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

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

Notes
All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus and contains approximately 0.45 hectares, including 11 residential lots.

Revision	By	YY.MM.DD

Client/Project
KESWICK DEVELOPMENTS LTD.
PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF NE 1/4 SEC. 20-51-25-W4
(LDA13-0532)
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Keswick Stage 8, Phase B (S.O. File)

Project No. 1161 00574
Scale 1:1000
February 22, 2017

V:\1161\active\116100574\stated\Plan\Stage 8 (D.D.4)\to_pu_keswick_phaseB_22feb2017.dwg
2017/02/22 2:58 PM by: Rachtanik, Bryan

ORIGINAL SHEET - ANSIB