

Thursday, May 5, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Blair McDowell  
That the Subdivision Authority Agenda for the May 5, 2016 meeting be adopted as amended.

**FOR THE MOTION** Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** Blair McDowell  
That the Subdivision Authority Minutes for the April 28, 2016 meeting be adopted.

**FOR THE MOTION** Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA15-0562  
182076444-001  
Tentative plan of subdivision to create 65 single detached residential lots, 39 row housing lots, two (2) Municipal Reserve lots, one (1) Public Utility lot and two (2) Environmental Reserve lots from the SW 19-53-25-W4M and the SE 19-53-25-W4M, located south of Trumpeter Way NW and west of 202 Street NW; **TRUMPETER**

**MOVED** Blair McDowell  
That the application for subdivision be Approved as amended.

**FOR THE MOTION** Blair McDowell **CARRIED**

2. LDA15-0639  
184479684-001  
Tentative plan of subdivision to create 79 residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

**MOVED** Blair McDowell  
That the application for subdivision be Tabled.

**FOR THE MOTION** Blair McDowell **CARRIED**

3.	LDA15-0660 185001568-001	Tentative plan of subdivision to revise conditionally approved LDA13-0213 by adding twenty-six (26) residential lots from the North half of the SW 36-52-26 W4M, located north of Secord Road NW and east of 231 Street NW; <b>SECORD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0044 186465339-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 11, Plan 142 5409, located north of Whitemud Drive NW and west of Winterburn Road NW; <b>ROSENTHAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0055 186482895-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) parts from Lot 1, Block 1, Plan 122 5060, located north of Windermere Boulevard SW and west of Windermere Road NW; <b>WINDERMERE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0089 187065745-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 10, Plan RN 60 located south of 110 Avenue and east of 129 Street; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0102 187661394-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 25, Plan 715 HW located south of 89 Avenue and west of 116 Street; <b>WINDSOR PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0103 187796375-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 26, Plan 6045 HW located south of 67 Avenue and west of 98 Street; <b>HAZELDEAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA16-0107 187586284-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 16, Block 1, Plan 1841 KS located south of 101A Avenue and west of 50 Street; <b>FULTON PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA16-0116 188141716-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 1, Plan 8701 S, located north of 92 Avenue NW and east of 92 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA16-0128 188570018-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 18, Plan 6490 KS located north of 132 Avenue NW and east of 104 Street NW; <b>ROSSLYN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA16-0138 189003792-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 18 and 19, Block 53, Plan 6800 AK, located north of 105 Avenue NW and west of 83 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA16-0140 189053028-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 37, Plan 3150 Q, located south of 79 Avenue NW and west of 97 Street NW; <b>RITCHIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 9:45 a.m.	



Subdivision Authority

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

May 5, 2016

File NO. LDA15-0562

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 65 single detached residential lots, 39 row housing lots, two (2) Municipal Reserve lots, one (1) Public Utility lot and two (2) Environmental Reserve lots from the SW 19-53-25-W4M and the SE 19-53-25-W4M, located south of Trumpeter Way NW and west of 202 Street NW; **TRUMPETER**

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**I The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 5.79 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.85 ha and 0.25 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the proposed Public Utility lot be dedicated as road right of way as shown on the “Conditions of Approval” map, Enclosure I;
6. 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;
7. that the owner register a public access easement for the shared use path in the AltaLink right-of-way, as shown on the “Conditions of Approval” map, Enclosure I; and

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

**II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a 3 m hard surface shared use path including bollards and landscaping within the AltaLink lands, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path with lighting, bollards and landscaping within the walkway north of the 0.85 ha MR lot, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.5 m asphalt shared use path with "Shared Use" signage and bollards within the top-of-bank setback and 0.85 ha MR lot, or that it be constructed using suitable alternative materials, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I.
10. that the owner construct a 2 m granular shared use path with "Shared Use" signage and bollards within the top-of-bank setback, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct 1.5 m concrete sidewalks with lighting and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the design, landscaping and construction within the MR lots, AltaLink right-of-way, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 19-53-25-W4M was addressed previously with LDA08-0141 by dedicating 0.46 ha and 0.08 ha lots and registering a 4.257 ha Deferred Reserve Caveat (DRC). MR for the SW 19-53-25-W4M was addressed previously with LDA12-0173 by registering a 6.012 ha DRC. The two DRCs will be combined, then reduced to account for MR and ER dedication from this file, and subsequently transferred to the SW 19-53-25-W4M.

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 James Haney at 780-944-0125 or [james.haney@edmonton.ca](mailto:james.haney@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/jh/Posse #182076444-001

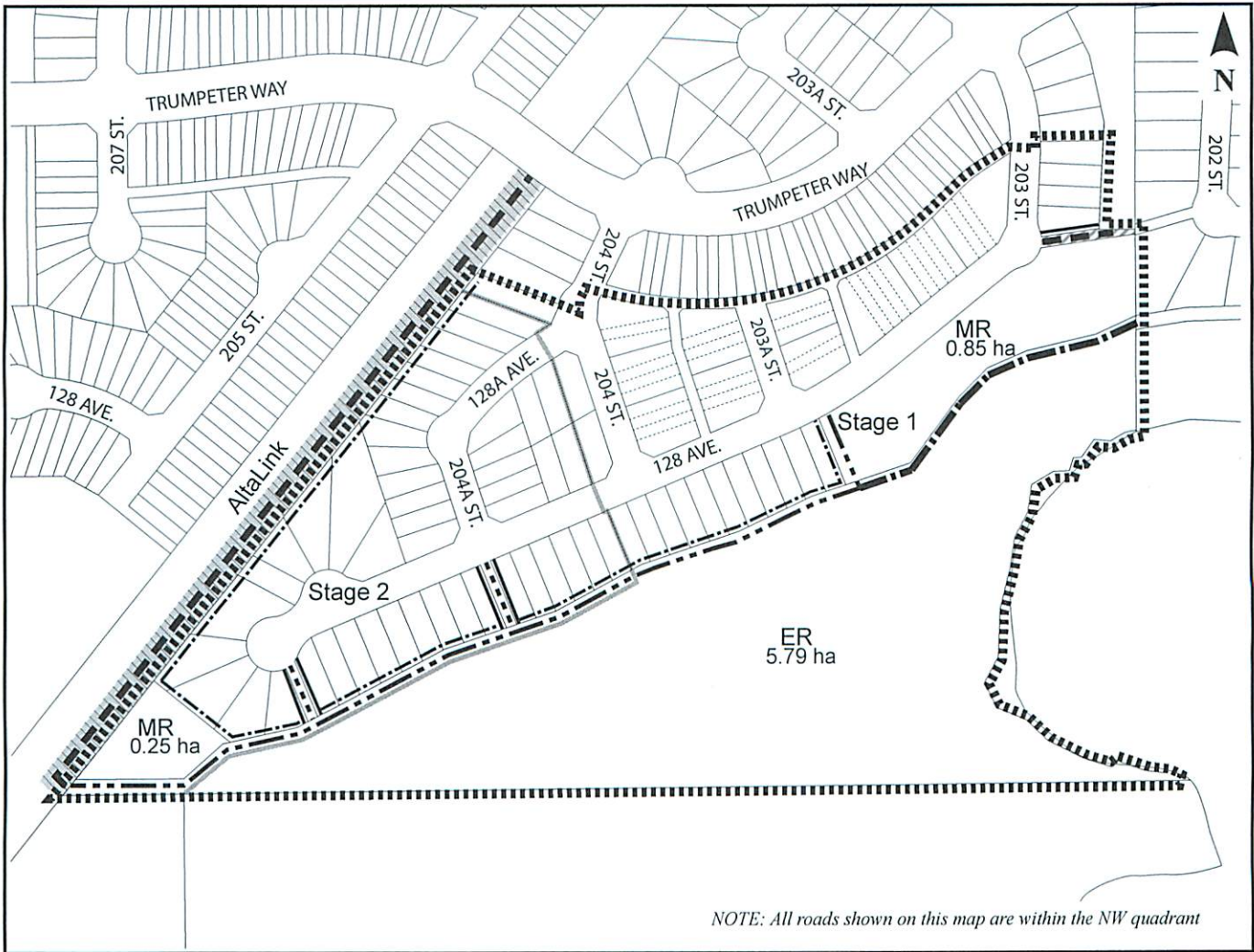
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

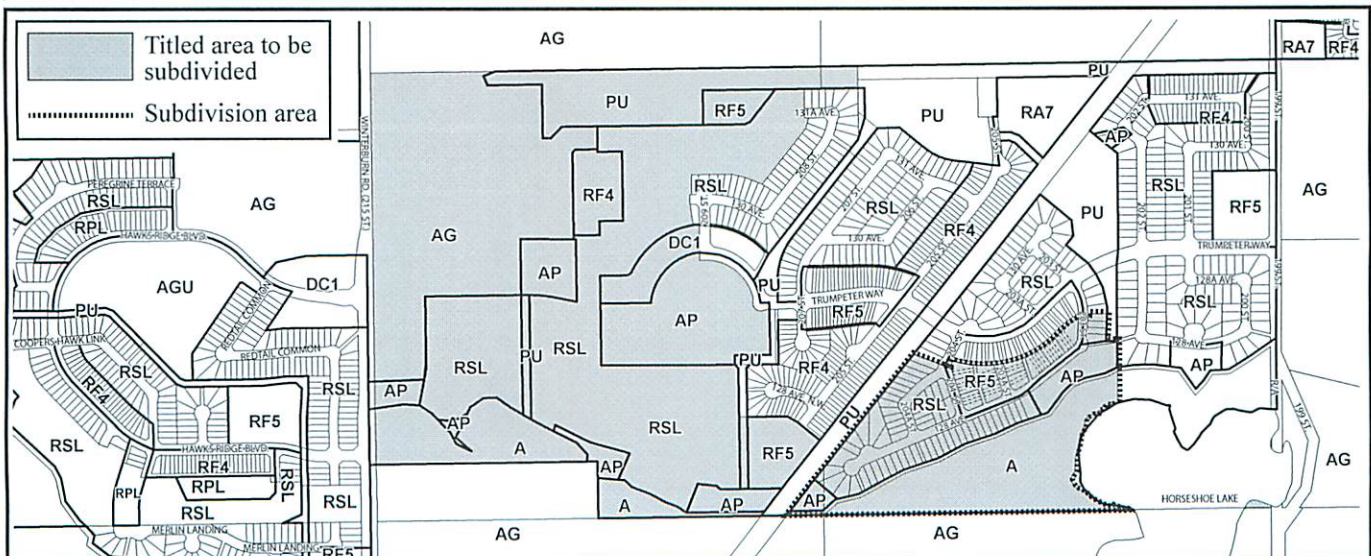
May 5, 2016

LDA15-0562

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| <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ Limit of proposed subdivision</li> <li>▬ 1.8 m uniform screen fence as per Zoning Bylaw</li> <li>- - - - - 1.2 m uniform fence</li> <li>▬▬▬▬▬ 3.0 m shared use path</li> <li>▬▬▬▬▬▬▬ 2.5 m asphalt shared use path</li> </ul> | <ul style="list-style-type: none"> <li>▬▬▬▬▬▬▬ 2.0 m granular shared use path</li> <li>⋯⋯⋯⋯⋯ 1.5 m concrete sidewalk</li> <li>▨▨▨▨▨▨▨ Dedicate as road right-of-way</li> <li>▨▨▨▨▨▨▨ Register easement</li> <li>▨▨▨▨▨▨▨ Include in engineering drawings</li> </ul> |
|--|--|



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





Subdivision Authority

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

May 5, 2016

File NO. LDA15-0660

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

ATTENTION: Nick Dyjack

Dear Mr. Dyjack:

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0213 by adding 26 residential lots from the north half of the SW 36-52-26-W4M, located north of Secord Road NW and east of 231 Street NW; **SECORD**

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**The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:**

1. that the approved subdivision LDA13-0213 be registered concurrently with this subdivision; 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 responsible for the disposal of any sanitary and storm water flows generated from the proposed development, at their own cost, until such time that the permanent downstream system and the offsite storm trunk is operational to the satisfaction of Drainage Planning and Engineering; and
2. 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.

If you have further questions, please contact James Haney at 780-944-0125 or [james.haney@edmonton.ca](mailto:james.haney@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/jh/Posse #185001568-001

Enclosure(s)

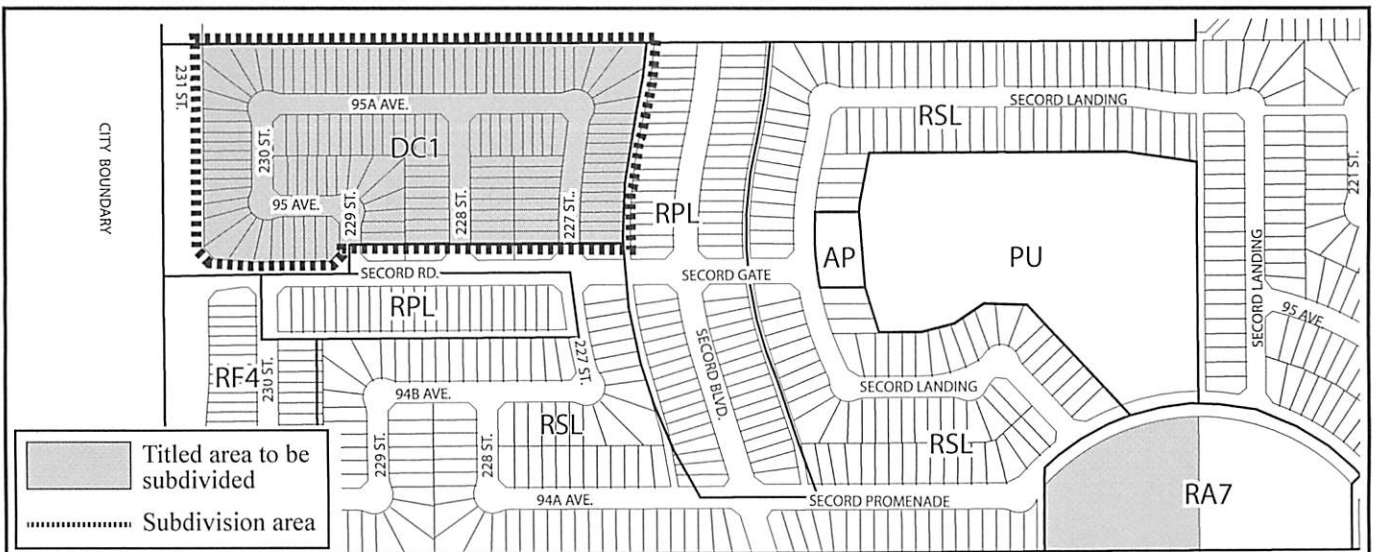
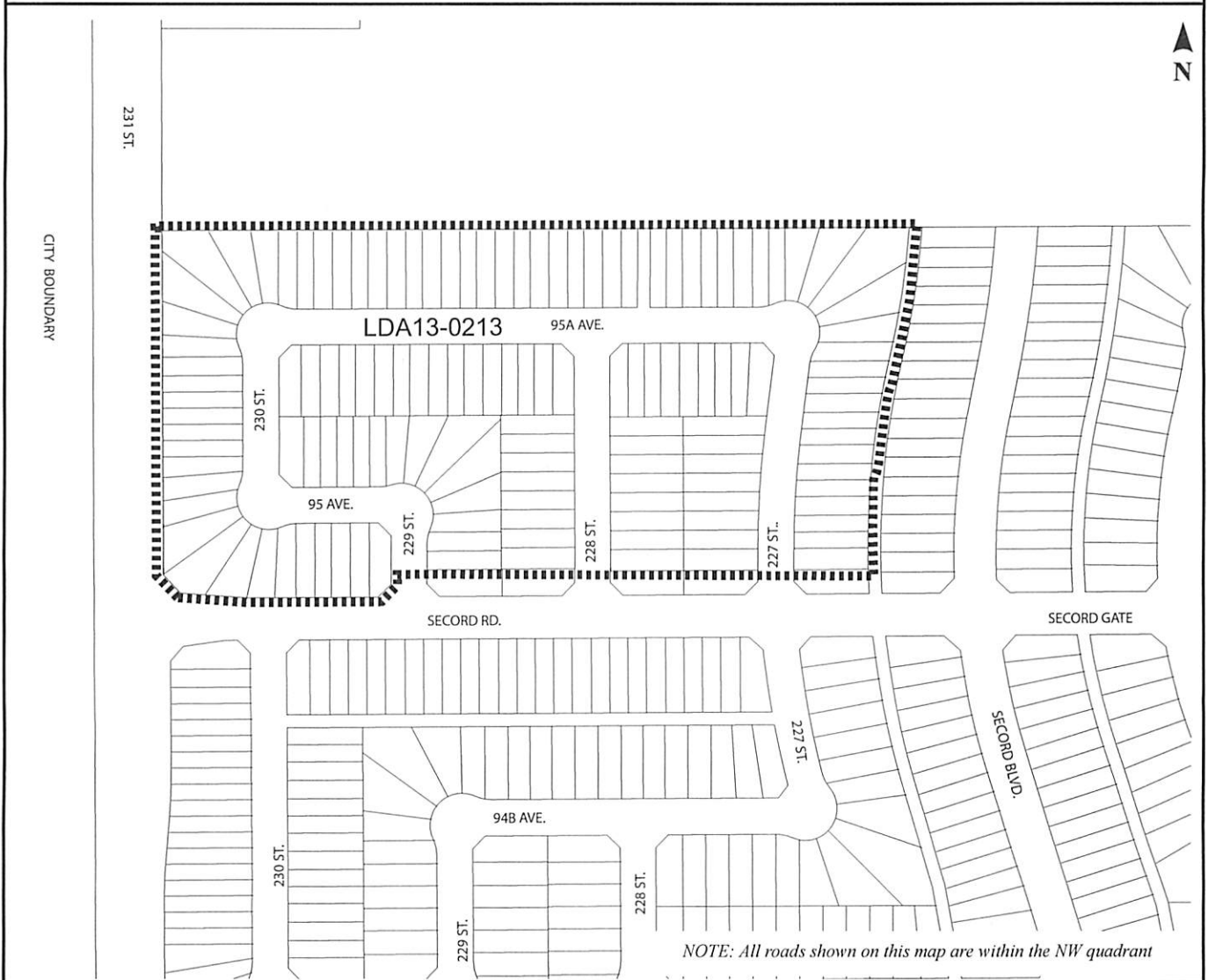


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 5, 2016

LDA15-0660

Limit of proposed subdivision





Subdivision Authority

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

May 5, 2016

File NO. LDA16-0044

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 11, Plan 142 5409, located north of Whitemud Drive NW and west of Winterburn Road NW; **ROSENTHAL**

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**The Subdivision by Phased Condominium is APPROVED on May 5, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

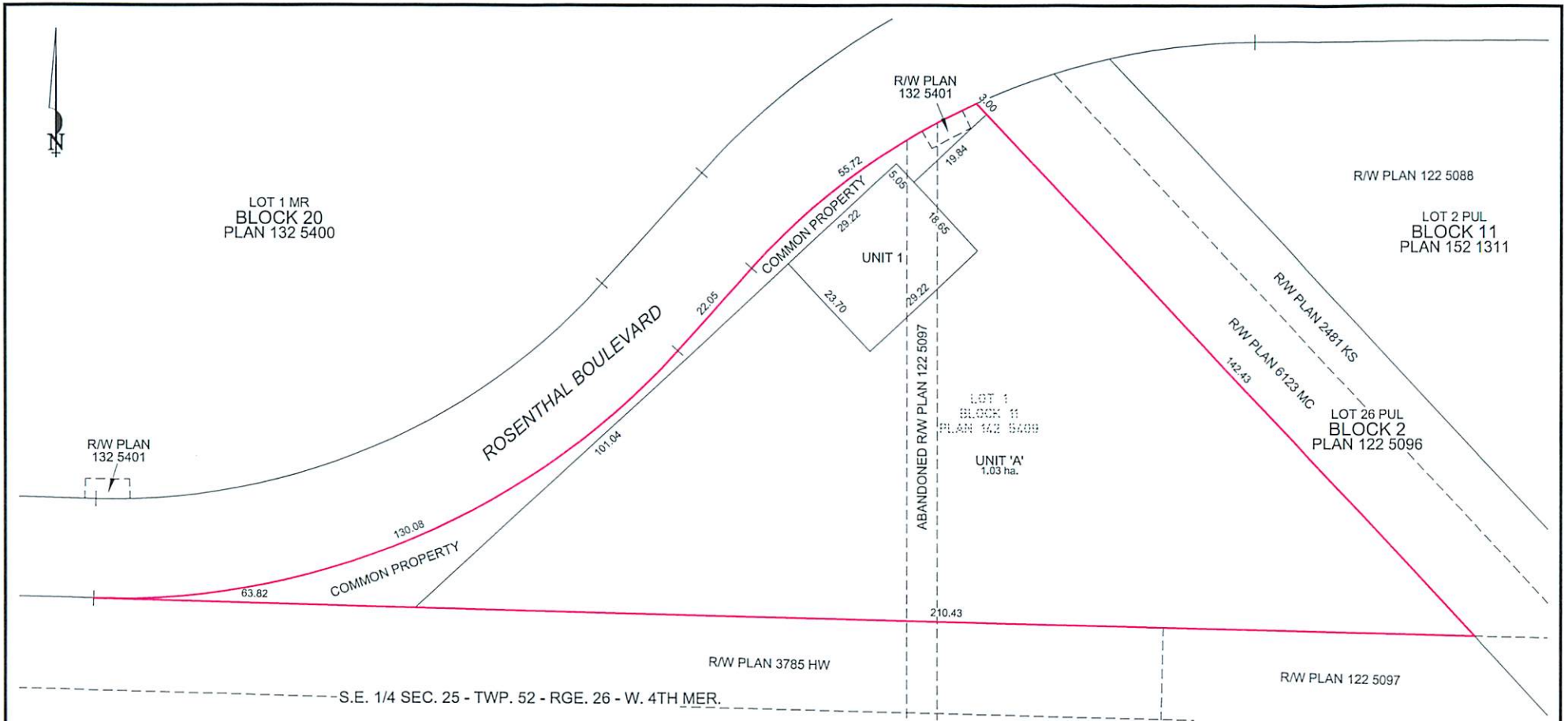
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).  
Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #186465339-001

Enclosure(s)

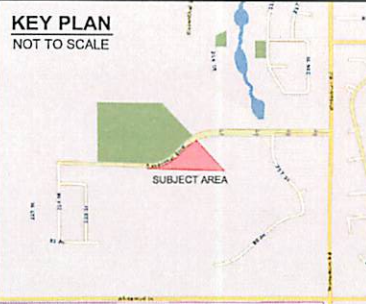


# THE STRAND IN ROSENTHAL

- 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 RA7.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 1.19 ha.



## KEY PLAN NOT TO SCALE



**THE STRAND IN ROSENTHAL**  
TENTATIVE PLAN SHOWING PROPOSED  
**PHASED CONDOMINIUM DEVELOPMENT**  
OF  
LOT 1, BLOCK 11, PLAN 142 5409  
WITHIN THE  
S.E. 1/4 SEC. 25 - TWP. 52 - RGE. 26 - W. 4TH MER.  
**EDMONTON - ALBERTA**

REV. NO.	DATE	ITEM	BY
0	JAN. 27/16	ORIGINAL PLAN COMPLETED	ME

### REVISIONS

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

FILE NO.	11500101T	DRAFTED BY:	ME	CHECKED BY:	MK
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Subdivision Authority

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

May 5, 2016

File NO. LDA16-0055

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

ATTENTION: Gage Sparks

Dear Mr. Sparks:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) parts from Lot 1, Block 1, Plan 122 5060, located north of Windermere Boulevard SW and west of Windermere Road NW; **WINDERMERE**

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**The Subdivision by Phased Condominium is APPROVED on May 5, 2016, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #186482895-001

Enclosure(s)

# WINDERMERE

## EDMONTON, ALBERTA

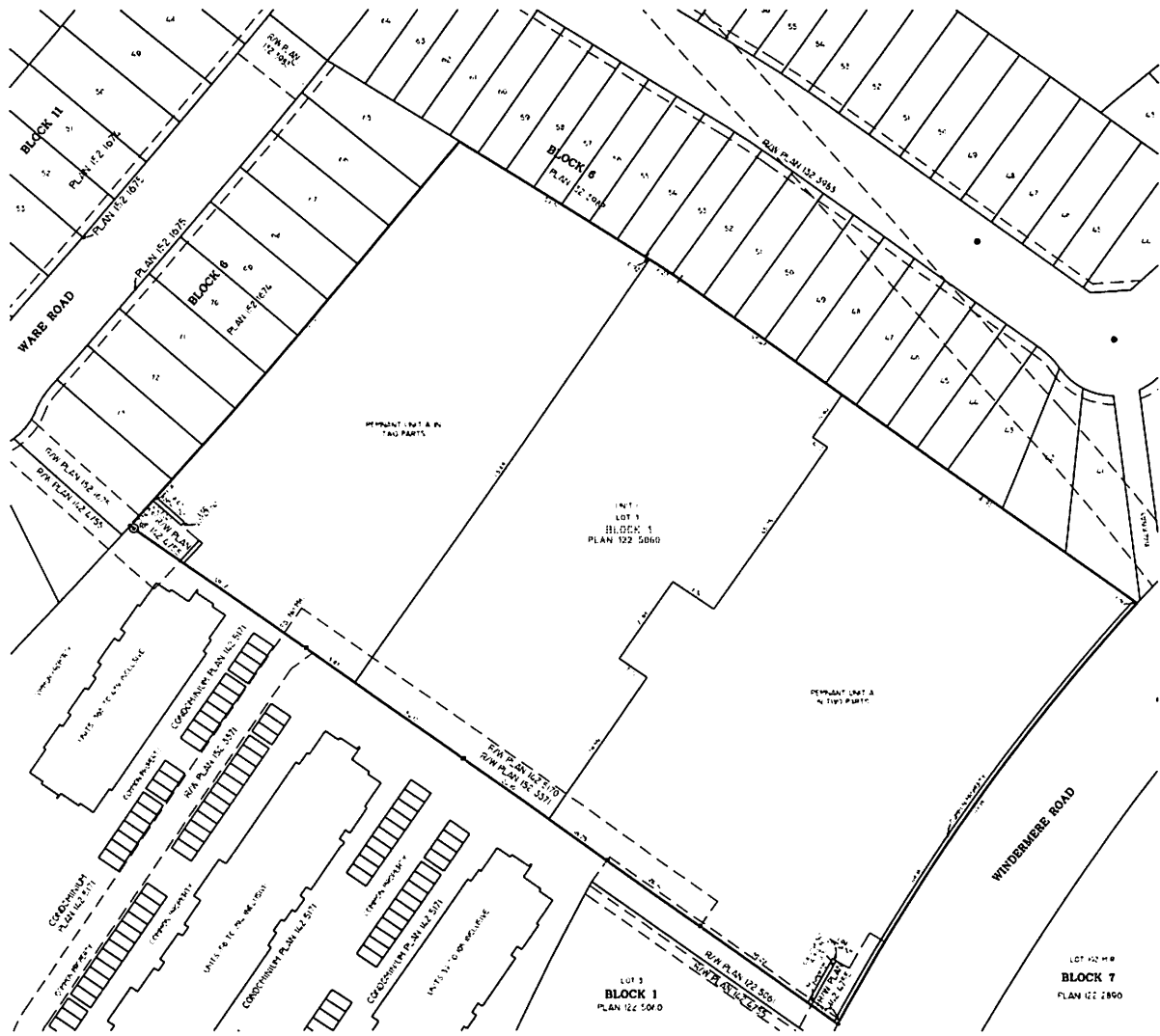
TENTATIVE PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF  
LOT 1, BLOCK 1, PLAN 122 5060

IN THE  
S.E. 1/4 SEC. 33, TWP. 51, RGE. 25, W. 4 MER.

SCALE 1:500  
JOHN M. BYRNE, A.L.S.

### NOTES

1. THIS PLAN IS SUBJECT TO THE PLANNING ACT AND THE PLANNING AND ZONING BY-LAW.
2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS ARE TO THE CENTER OF THE LINE UNLESS OTHERWISE SPECIFIED.



### LEGEND

124	30 Day Transmittal Period	125	Survey	126	Survey
125	Survey	126	Survey	127	Survey
126	Survey	127	Survey	128	Survey
127	Survey	128	Survey	129	Survey
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197	Survey	198	Survey	199	Survey
198	Survey	199	Survey	200	Survey

REGISTERED OWNER  
CARRINGTON LAND LTD.  
10000 100th Ave. N.E. Edmonton, Alberta T7A 1C5  
Phone: (780) 443-1111 Fax: (780) 443-1112  
E-mail: info@carringtonland.com



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0089

Neil Ternovatsky  
10991 - 129 Street  
Edmonton, AB T5M 0Y2

Dear Mr. Ternovatsky:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 10, Plan RN 60 located south of 110 Avenue and east of 129 Street; **WESTMOUNT**

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**The Subdivision by Plan is APPROVED on May 5, 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, 5<sup>th</sup> floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.2 m south of the north property line of Lot 13 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;



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

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

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #187065745-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

DATE: March 24<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0089(SUB)

CADASTRAL NO.: 934+32-18

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Westmount

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

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

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

### **Water and Sewer Service Information**

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

#### **Proposed south portion**

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

#### **Proposed north portion**

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 129<sup>th</sup> St at 6.2m south of the north property line of the proposed north lot.

### **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 south lot 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](mailto:ecirc-water@epcor.ca)

Joern Seemann.

Tentative Plan of Proposed Subdivision

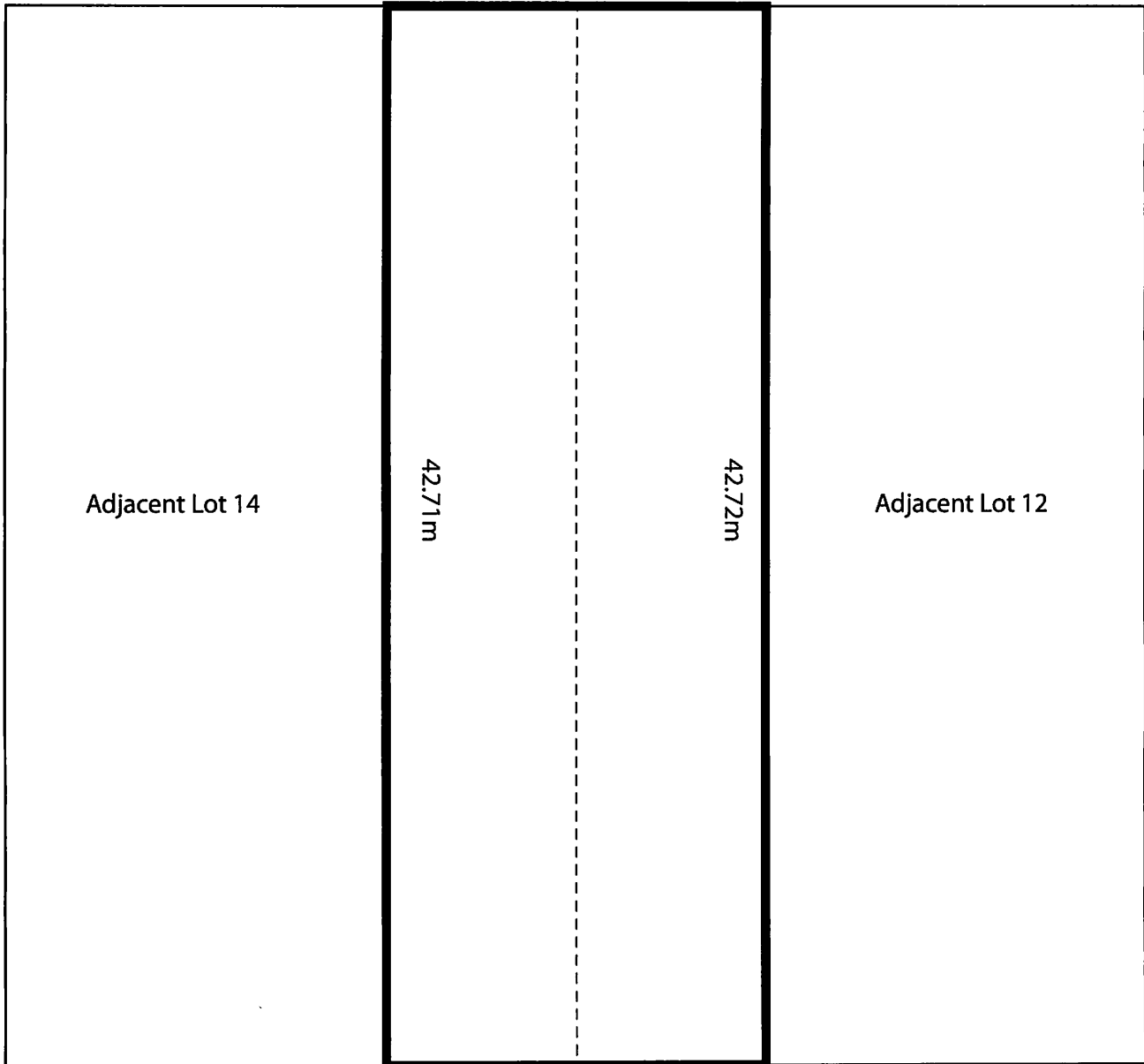
Legal Description (Lot 13, Block 10, Plan RN60)  
Civic address: 10991 129 ST NW, Edmonton AB T5M 0Y2

129 Street



7.61m

7.61m



Adjacent Lot 14

42.71m

42.72m

Adjacent Lot 12

Lane



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0102

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 19, Block 25, Plan 715 HW located south of 89 Avenue and west of 116 Street;  
**WINDSOR PARK**

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

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

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

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #187661394-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

**DATE:** March 30, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16 - 0102(SUB)

**CADASTRAL NO.:** 931+32-12

**CONTACT:** Gilbert Quashie-Sam

**SUBDIVISION:** Windsor Park

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

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

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

### **Water and Sewer Service Information**

Plan 715HW, Blk 25, Lot 19 / 8726 – 116 Street

#### Proposed Lot 19A, Blk 25

- 1-25mm water service and 1-150mm sanitary service exist off the Lane West of 116 Street at 3.4m North of the South Property Line of Lot 19.
- 1-100mm storm service exists off 116 Street at 5.6m North of the South Property Line of Lot 19.
- 1-150mm sanitary service exist off the Lane West of 116 Street at 0.8m North of the South Property Line of Lot 19. Sanitary service is assumed abandon.

#### Proposed Lot 19B, Blk 25

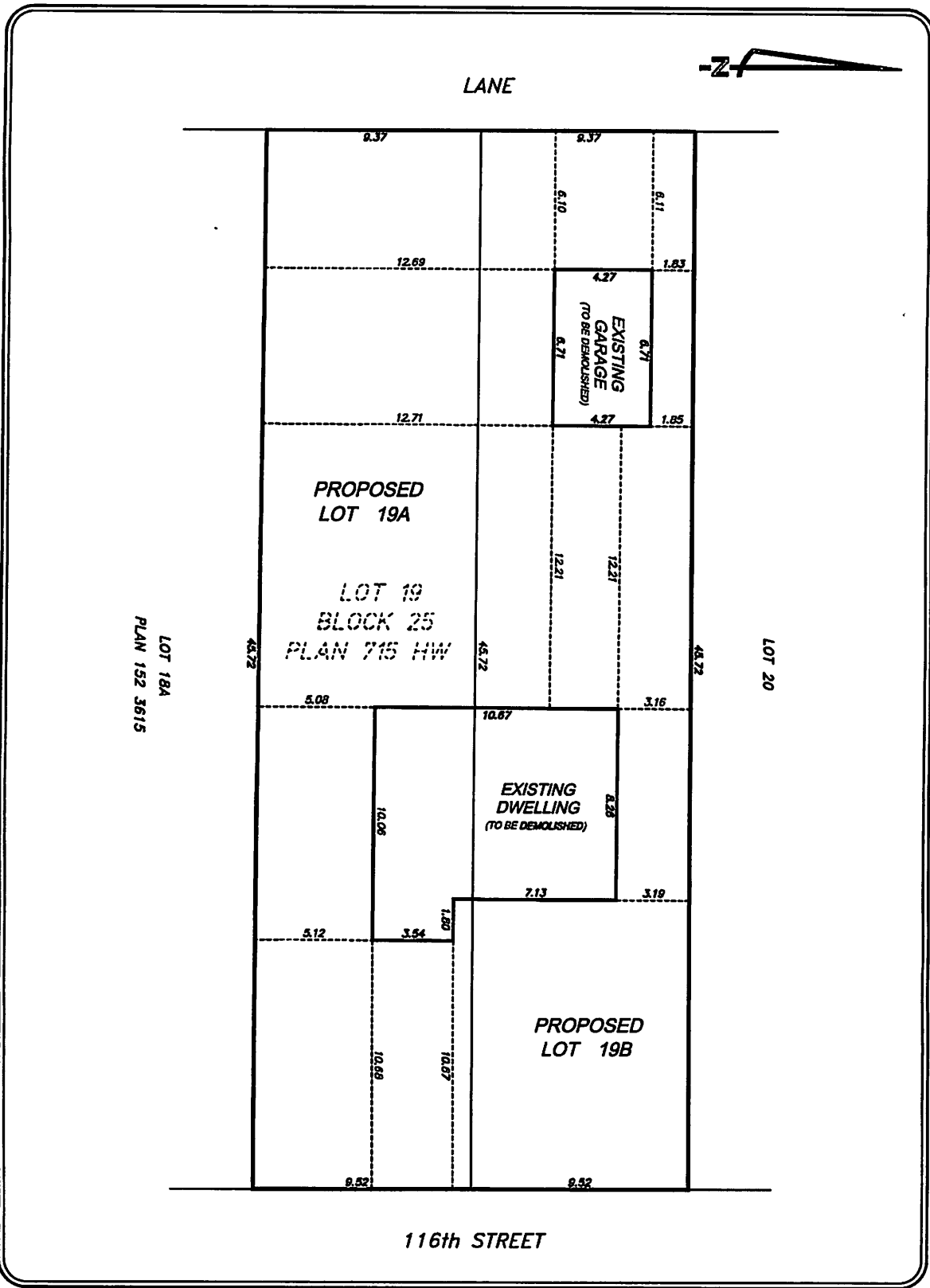
- Our records indicate that no water and/or sewer services exist directly off city mains.

### **Water and Sewer Servicing Conditions**

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water, sanitary and storm services will be required for proposed Lot 19B directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

### **General**

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



## TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><b>NOTE:</b> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
<b>LOT: 19      BLOCK: 25      PLAN: 715 HW</b>		
<b>SUBDIVISION: WINDSOR PARK      ADDRESS: 8726 - 116 STREET</b>		
<b>BUILDER/OWNER: J. DAWE      EDMONTON</b>		<b>ZONING: RF1</b>
<b>FILE: E12237</b>	<b>LOT AREA: 0.086 ha</b>	<b>SCALE: 1:200</b>
<b>DRAWN BY: J.K.</b>	<b>CHECKED BY: P.S.</b>	<b>2016-02-10</b>



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0103

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 16, Block 26, Plan 6045 HW located south of 67 Avenue and west of 98 Street;  
**HAZELDEAN**

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**The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 2.1 m east of the west property line of Lot 16 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;



6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #187796375-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

**DATE:** March 30, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16 - 0103(SUB)

**CADASTRAL NO.:** 928+36-18

**CONTACT:** Gilbert Quashie-Sam

**SUBDIVISION:** Hazeldean

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

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

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

### **Water and Sewer Service Information**

Plan 6045HW, Blk 26, Lot 16 / 9805 – 67 Avenue

Proposed Lot 30, Blk 26

- 1-20mm water service and 1-150mm sanitary service exist off the Lane South of 67 Avenue at 2.1m East of the West Property Line of Lot 16.
- 1-100mm storm service exists off the 67 Avenue at 2.4m East of the West Property Line of Lot 16.

Proposed Lot 29, Blk 26

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

### **Water and Sewer Servicing Conditions**

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

### **General**

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

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Greg Derkach





May 5, 2016

File NO. LDA16-0107

Ronald Dezman  
5207 – 101A Avenue  
Edmonton, AB T6A 0L7

Dear Mr. Dezman:

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 16, Block 1, Plan 1841 KS located south of 101A Avenue and west of 50 Street;  
**FULTON PLACE**

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**The Subdivision by Plan is APPROVED on May 5, 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 prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5<sup>th</sup> 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 4.9 m east of the west property line of the proposed centre lot (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1272.00) 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 #187586284-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

DATE: March 24<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0107(SUB)

CADASTRAL NO.: 934+40-02

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Fulton Place

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

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

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

### Water and Sewer Service Information

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

#### Proposed new west portion of lot

- 1-100mm storm service exists on 101A Ave at 8.5m east of the west property line of the proposed newly subdivided west portion of lot 16.

#### Proposed new center portion of lot

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane south of 101A Ave at 4.9m east of the proposed west property line of the proposed newly subdivided center portion of lot 16.

#### Proposed new east portion of lot

Our records indicate that no water and/or sewer services exist to the above mentioned lot 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 new west portion of lot 16 directly off city mains prior to subdivision approval.
4. New storm service will be required for proposed new center portion of lot 16 directly off city mains prior to subdivision approval.
5. New water, sanitary and storm service will be required for proposed new east portion of lot 16 directly off city mains prior to subdivision approval.
6. 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](mailto:ecirc-water@epcor.ca)

Joern Seemann.

Ron and Lorraine Dezmon

Proposed Subdivision  
Lot 16 Bk 1 Plan 1841 KS  
5207-101A Avenue

Edmonton, Alberta

Drawn: AJM

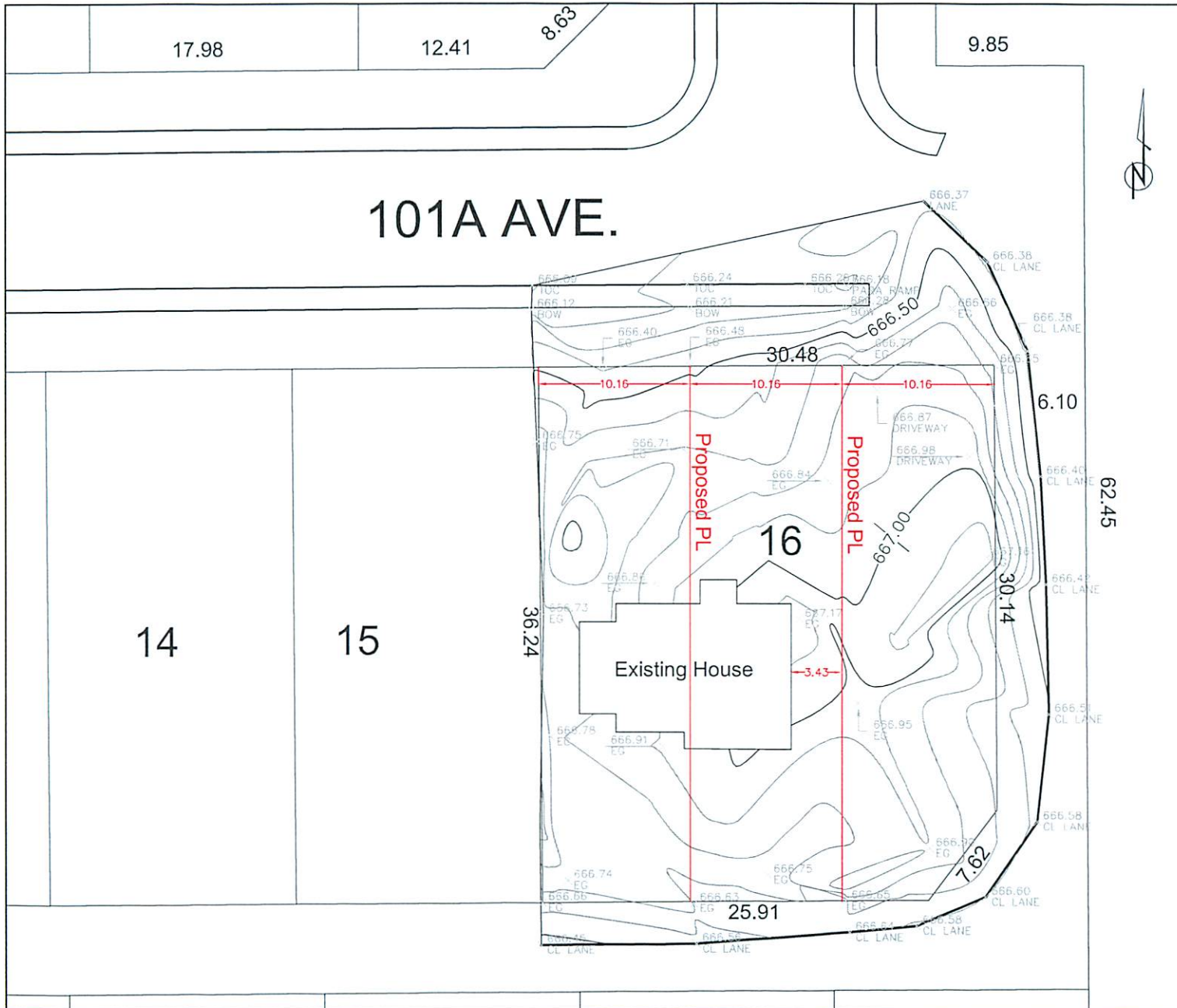
Date: Feb 10, 2016

Scale: 1:250

Note(s):

1. Survey conducted by JMS on February 8<sup>th</sup>, 2016.
2. ASCM 65169 used for geodetic reference.

## 101A AVE.



# 1





Subdivision Authority

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

May 5, 2016

File NO. LDA16-0116

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 separate titles for a semi-detached dwelling from Lot 1, Block 1, Plan 8701 S, located north of 92 Avenue NW and east of 92 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on May 5, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

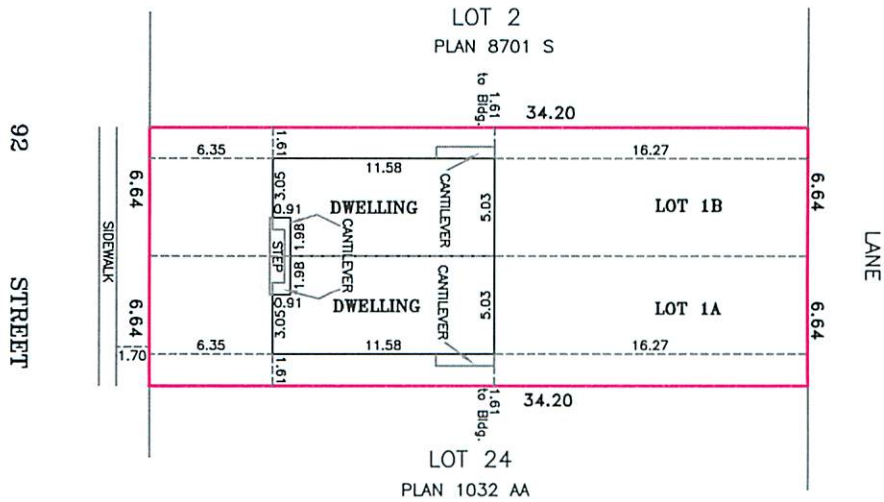
BM/sc/Posse #188141716-001

Enclosure(s)

# TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
LOT 1, BLOCK 1, PLAN 8701 S  
RIVER LOT 21, THEO. TWP. 52, RGE. 24, W.4.M.  
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 0.045 ha.



## GEODETIC 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 : MAR. 3rd, 2016.

SCALE 1 : 300

JOB No. 1141052



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0128

Derek Chan  
276 – Fairway Crescent  
Sherwood Park, AB T8B 1C6

Dear Mr. Chan:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 18, Plan 6490 KS located north of 132 Avenue NW and east of 104 Street NW; **ROSSLYN**

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**The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5<sup>th</sup> floor, 10250 – 101 Street NW;
2. that the owner abandon the existing services (water, sanitary and storm) due to the identification of cross-lot servicing between proposed Lots 11A and 11B. These existing service connections may be reused to service Lot 11A only (contact Water and Sewer Servicing at 780-496-5444); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 2.4 m north of the south property off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #188570018-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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**DATE:** April 8, 2016

**SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.:** LDA/16 - 0128(SUB)

**CADASTRAL NO.:** 940+36-04

**CONTACT:** Stuart Carlyle

**SUBDIVISION:** Rosslyn

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

**PREPARED BY:** Nina Lumabi  
Water and Sewer Servicing Section  
Drainage Services

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

### **Water and Sewer Service Information**

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

Plan 6490KS, Block 18, Lot 11 (13311-104 Street)

#### Proposed Lot 11B, Blk 18

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

#### Proposed Lot 11A, Blk 18

- 1-20mm water and 1-150mm sanitary service exist off the Lane East of 104 Street at 2.4m North of the South Property Line of Lot 11.
- 1-100mm storm service exists off 104 Street at 7.0m North of the South Property Line of Lot 11.

Note: Please see servicing conditions #3 and #4 below.

### **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 11B, Blk 18 directly off city mains.**
4. The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (The cross lot servicing of the water, sanitary and storm services which enter proposed Lot 11B from Lot 11A must be dealt with.)**

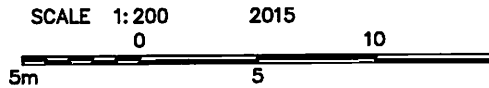
5. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

**General**

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

Nina Lumabi

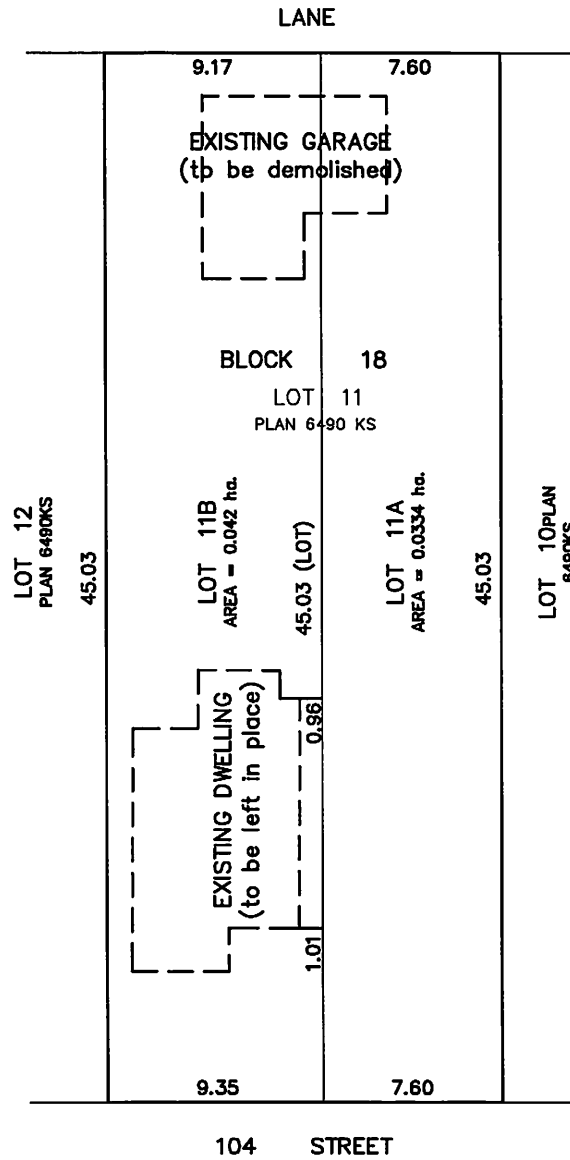
TENATIVE PLAN  
 SHOWING SUBDIVISION OF  
 LOT 11, BLOCK 18, PLAN 6490KS  
 IN THE  
 N.E.1/4 SEC.20-53-24-W4  
 EDMONTON ALBERTA



Application Made By:

Derek Chan  
 Phone: (780) 710-4090

#164, 314-222 Baseline Road  
 Sherwood Park, AB T8H 2W7







Subdivision Authority

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

May 5, 2016

File NO. LDA16-0138

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 18 and 19, Block 53, Plan 6800 AK, located north of 105 Avenue NW and west of 83 Street NW;  
**FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:**

1. that the existing residential access to 83 Street 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, 5<sup>th</sup> floor, 10250 – 101 Street NW;
2. that the owner contact Urban Forestry at (780) 496-4960 to arrange for hoarding and/or the monitoring of root cutting as deemed necessary to protect the existing tree(s) prior to construction; 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 (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #189003792-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

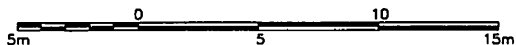
PART OF LOT 18 & ALL LOT 19,  
BLOCK 53, PLAN 6800 A.K.

IN

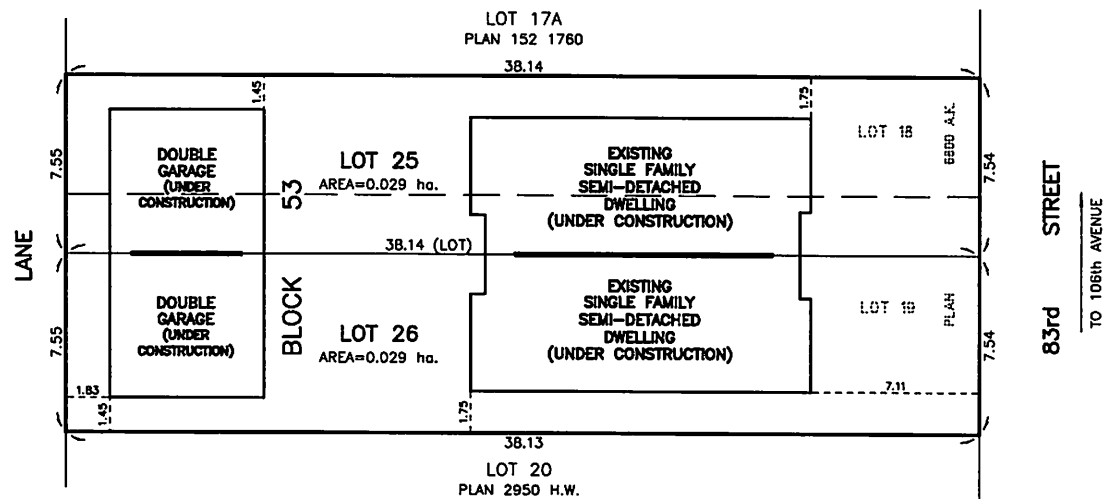
RIVER LOT 27, EDMONTON SETTLEMENT  
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

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



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



**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 22, 2016  
REVISED: -

FILE NO. 16S0177

DWG. NO. 16S0177T



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0140

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 37, Plan 3150 Q, located south of 79 Avenue NW and west of 97 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on May 5, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

1. the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #189053028-001

Enclosure(s)

# TENTATIVE PLAN

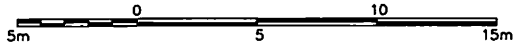
SHOWING SUBDIVISION OF

LOT 18, BLOCK 37, PLAN 3150 Q.

IN THE  
S.W.1/4 SEC.28-52-24-4

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: March 22, 2016  
REVISED: -

FILE NO. 16S0166

DWG.NO. 16S0166T

