

Thursday, June 1, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 22

1.	ADOPTION OF AGENDA
	RECOMMENDATION That the Subdivision Authority Agenda for the June 1, 2017 meeting be adopted.
2.	ADOPTION OF MINUTES
	RECOMMENDATION That the Subdivision Authority Minutes for the May 25, 2017 meetings be adopted.
3.	OLD BUSINESS
4.	NEW BUSINESS
1.	LDA16-0074 186995837-001 Tentative plan of subdivision to create 62 single detached residential lots from the NE 22-51-24-W4M located south of Rabbit Hill Road SW and west of 156 Street SW ; GLENRIDGING RAVINE
2.	LDA16-0579 237194691-001 Tentative plan of subdivision to create 79 single detached residential lots and one (1) Public Utility lot, from Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 located south of 18 Avenue SW and east of Rabbit Hill Road SW; GLENRIDGING RAVINE
3.	LDA16-0600 233542686-001 Tentative plan of subdivision to create 32 single detached residential lots, one (1) multiple family lot (MFL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, from the NE 6-52-25-W4M located west of 199 Street and south of Edgemont Boulevard; THE UPLANDS
4.	LDA17-0140 240984903-001 Tentative plan of subdivision to create 114 single detached residential lots from Lot 1 Block 3, Plan 132 0711 located south of Ellerslie Road SW and east of 141 Street SW; GRAYDON HILL
5.	LDA17-0167 243943445-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22A, Block 18, Plan 812 1462 located north of Laurier Drive NW and east of Whitemud Drive NW; LAURIER HEIGHTS
6.	LDA17-0204 245186806-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 75, Plan 7251 AD located north of 96 Avenue NW and west of 148 Street NW; CRESTWOOD
7.	LDA17-0206 245262054-001 Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 6 and 7, Block 42, Plan 6800AK, located north of 104 Avenue NW and east of 82 Street NW; FOREST HEIGHTS

8.	LDA17-0207 245247014-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 23, Plan 235 HW, located south of 100 Avenue NW and west of 153 Street NW; WEST JASPER PLACE
9.	LDA17-0216 245590069-001	Tentative plan of subdivision to create three (3) additional single detached residential lots from Lots 7, 8 and 9, Block 22, Plan RN 46 located south of 115 Avenue NW and west of 123 Street NW; INGLEWOOD
10.	LDA17-0228 245483759-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 2, Plan 5972 KS located north of 66 Avenue NW and east of 131 Street NW; GRANDVIEW HEIGHTS
11.	LDA17-0231 245908263-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 11, Plan 5682 HW located south of 74 Avenue NW and east of 93 Street NW; RITCHIE
12.	LDA17-0239 246100947-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 15, Plan 5112 HW located north of 93 Avenue NW and west of 83 Street NW; HOLYROOD
13.	LDA17-0240 246220441-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 42, Block 9, Plan 3624 HW located north of 109a Avenue NW and west of 137 Street NW; NORTH GLENORA
14.	LDA17-0247 246412064-001	Tentative plan to subdivide a portion of Lot 100MR, Block 54, Plan 162 1162 for the purpose of consolidation with Unit 34, Condo Plan 122 3111, located east of 184 Street NW and south of Lessard Road NW; DONSDALE
15.	LDA17-0249 246588758-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 30, Plan RN94, located south of 123 Avenue NW and west of 85 Street NW; EASTWOOD
16.	LDA17-0251 246407453-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 13, Plan 1367HW, located west of 116 Street NW and north of 77 Avenue NW; BELGRAVIA
5.	OTHER BUSINESS	



Subdivision Authority

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

June 1, 2017

File No. LDA16-0074

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

ATTENTION: Tom Young

RE: Tentative plan of subdivision to create 62 single detached residential lots from the NE 22-51-24-W4M located south of Rabbit Hill Road SW and west of 156 Street SW ; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on June 1, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that 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;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility with Phase 1, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner provides accommodations for temporary major drainage with Phase 1, to the satisfaction of Drainage Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs underground utilities including sanitary and storm sewer main extensions with Phase 1, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs temporary 6 m gravel surface roadways to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
11. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton for all lots backing onto Rabbit Hill Road SW, 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 Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within road rights of ways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the NE 22-51-24-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA13-0490. The DRC will carry forward on title.

Please be advised 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.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority






BM/mb/Posse #186995837-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

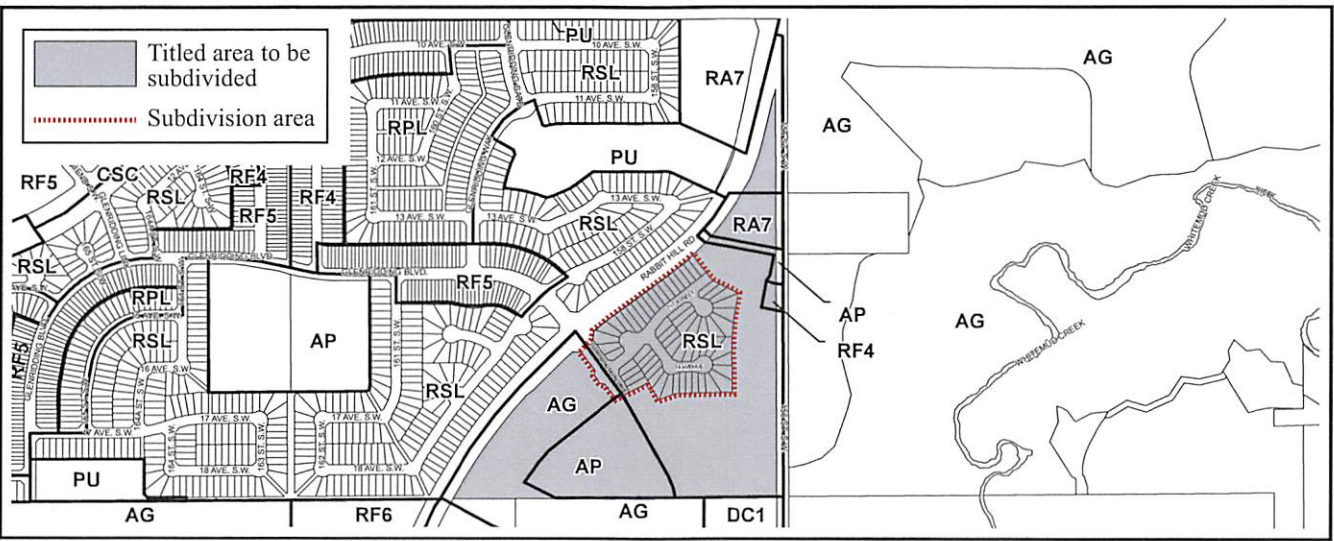
June 1, 2017

LDA16-0074

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Noise attenuation fence
-  6 m Temporary roadway with phase 1
-  6 m Temporary roadway with phase 2



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



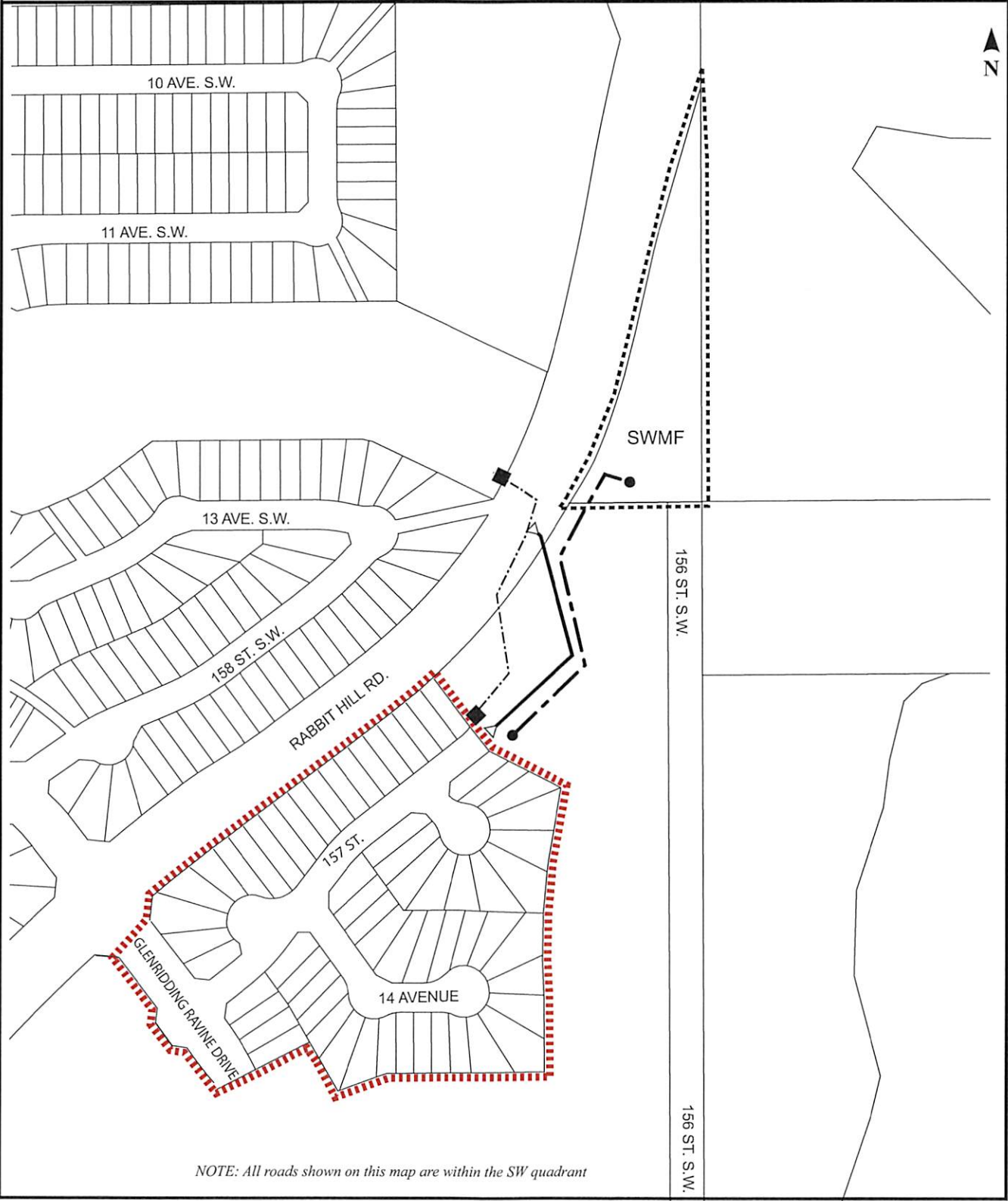
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 1, 2017

LDA16-0074

----- Limit of proposed subdivision
——— Sanitary sewers

■- - - ■ Storm sewers
●- - - ● Major drainage
- - - - - SWMF





June 1, 2017

File No. LDA16-0579

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

ATTENTION: Tom Young

RE: Tentative plan of subdivision to create 79 single detached residential lots and one (1) Public Utility lot, from Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 located south of 18 Avenue SW and east of Rabbit Hill Road SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on June 1, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that 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;
3. that the subdivision boundary be amended to include the dedication of the complete intersection south of the Storm Water Management Facility (SWMF), to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 4 m gravel surface emergency accesses with T-bollards, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
10. that the owner constructs 21 Avenue SW with a 10.5 m carriageway within a 20 m right-of-way including a 2.5 m concrete sidewalk on the south side and a parking ban on the north side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the SWMF, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on the collector roadway to accommodate the 2.5 m sidewalk connection to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs underground utilities including sanitary main extensions, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto Rabbit Hill Road SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

17. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way, 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 Lot 1, Block D, Plan 162 0360 was addressed by Deferred Reserve Caveat (DRC) through LDA15-0522. The DRC will carry forward on title.

MR for Block D, Plan 892 2649 was addressed by DRC through LDA15-0522. The DRC will carry forward on title.

Please be advised 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.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #237194691-001

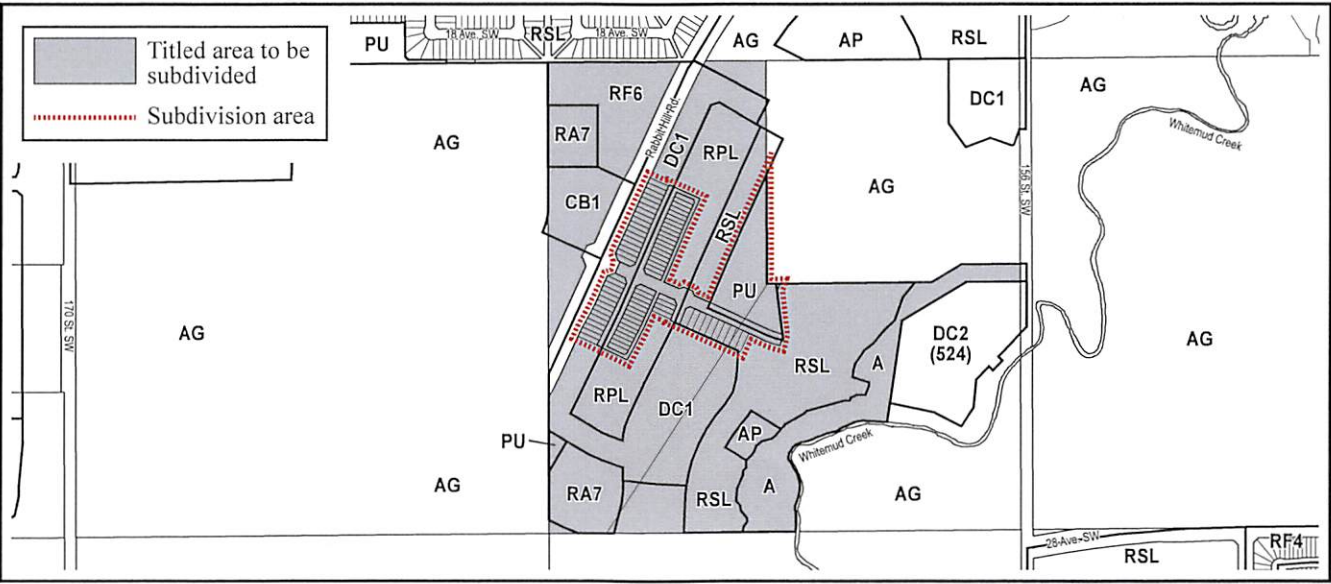
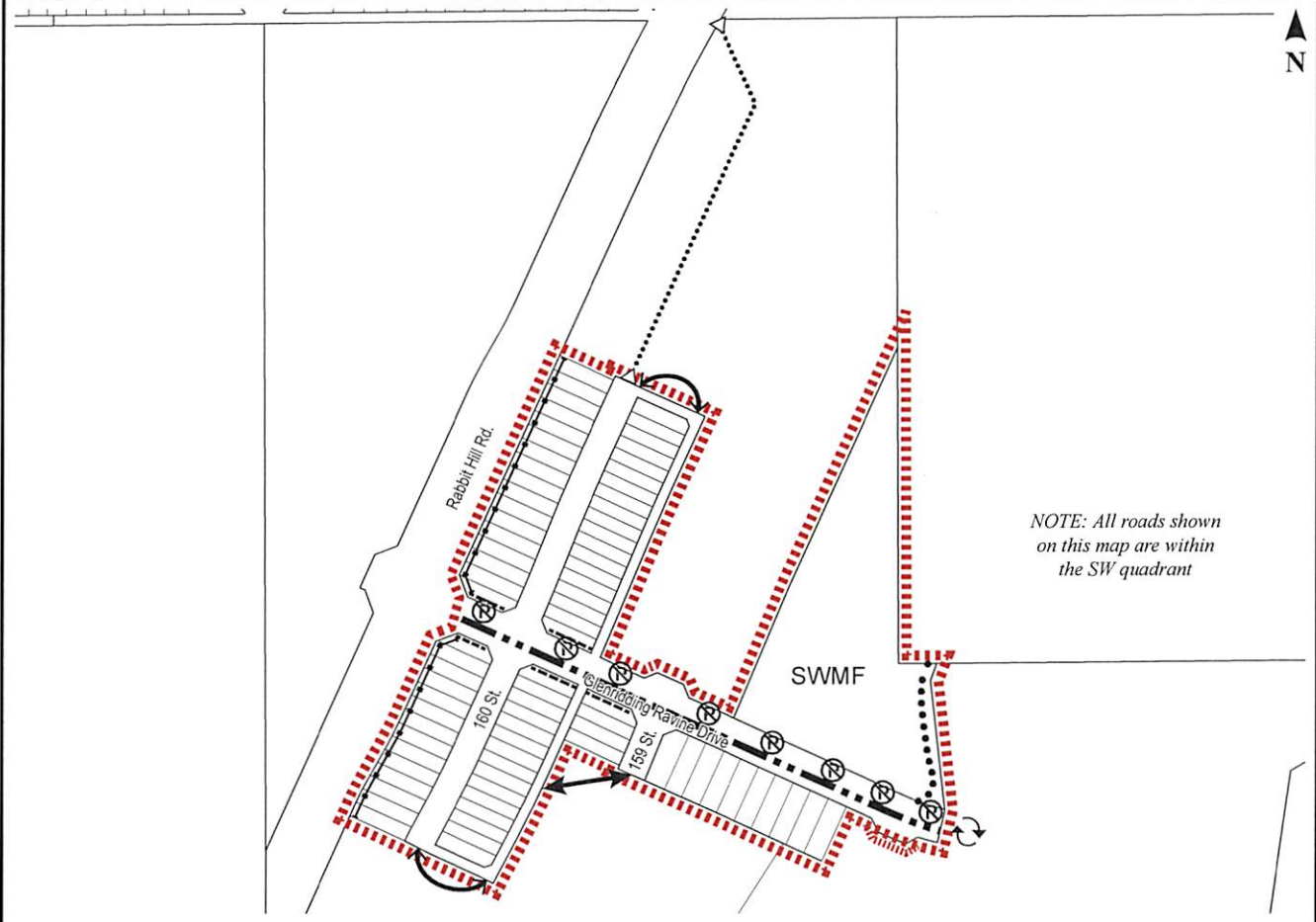
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 1, 2017

LDA16-0579

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- 3 m shared use path
- Temporary 4 m emergency access
- Temporary 6 m roadway
- Construct collector roadway with 2.5 m concrete sidewalk
- Temporary 12 m radius turnaround
- No parking signage and caveat
- Sanitary sewer extension





June 1, 2017

File No. LDA16-0600

Qualico Communities
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 32 single detached residential lots, one (1) multiple family lot (MFL), one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, from the NE 6-52-25-W4M located west of 199 Street and south of Edgemont Boulevard; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on June 1, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 5.74 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 a 1.13 ha lot 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 owner dedicate, clear and level 199 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA16-0600 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the preliminary geotechnical investigation report (File No. 6004-32) dated February

2014 and supplemental letter, Slope Stability Assessment (File No. 6004-32) dated Mar 2, 2015, 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 owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Top of Bank, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational, to the satisfaction of Drainage Planning and Engineering;
11. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Drainage Planning and Engineering;

12. that the owner, at their cost, is responsible for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, and to the satisfaction of Drainage Planning and Engineering;
13. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Drainage Planning and Engineering;
14. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the sanitary forcemain and lift station with storage component, until such time the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Drainage Planning and Engineering;
15. that the owner design and construct the temporary sanitary storage component to the satisfaction of Drainage Planning and Engineering, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhoods;
16. that the owner shall, through consultation and collaboration with the City evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station. The owners shall ensure that the development within the Edgemont neighbourhood shall not be impeded by the temporary servicing of the Riverview neighbourhood;
17. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 199 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way and emergency access 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 NE 6-52-25-W4M was addressed by the registration of a Deferred Reserve Caveat (DRC) on title. The dedication of the ER lot with this subdivision will reduce the DRC amount accordingly. The remainder of the DRC from the NE 6-52-25-W4M and a portion of the DRC from the SW 6-52-25-W4M will be used to assemble the MR lot. The DRC for the SW 6-52-25-W4M will be reduced according and the remainder will carry forward on title.

Please be advised 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.

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 April Gallays at april.gallays@edmonton.ca or 780-496-1895.

Regards,

Blair McDowell
Subdivision Authority

BM/ag/Posse #233542686-001

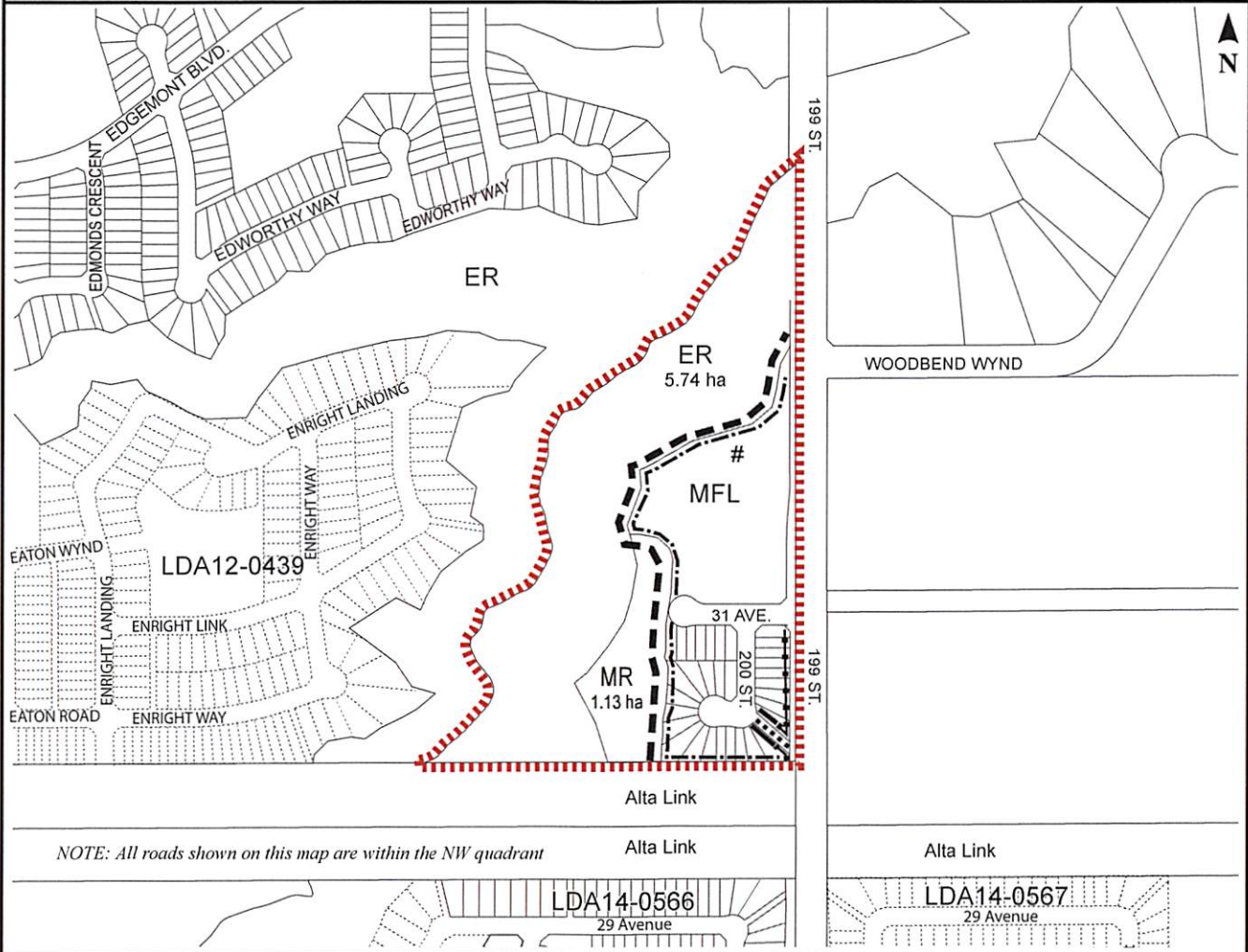
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

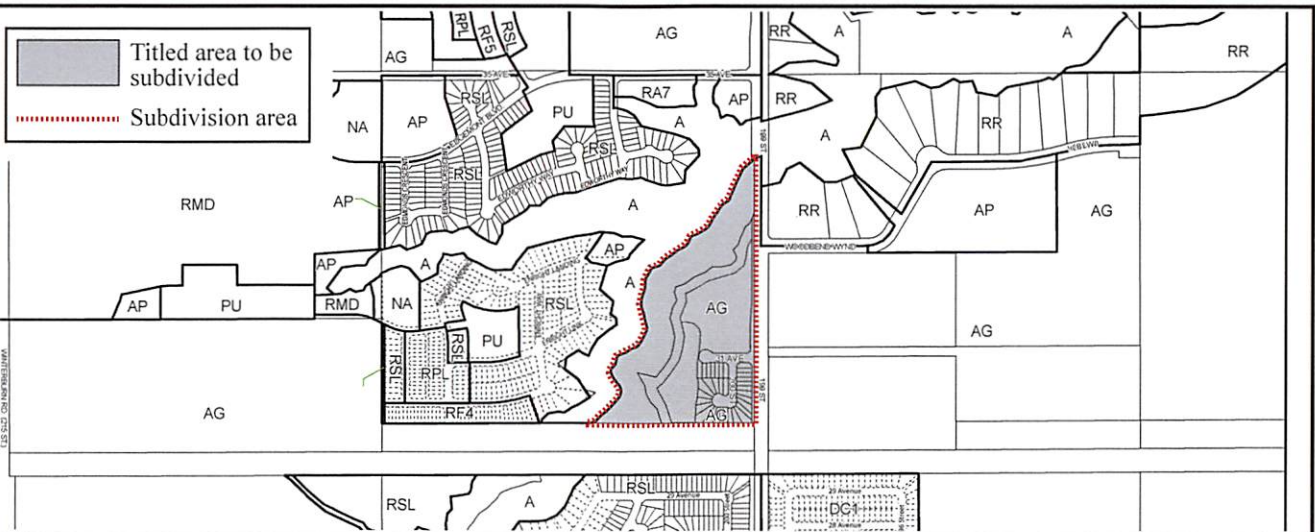
June 1, 2017

LDA16-0600

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.2 m uniform fence
- Noise attenuation fence
- 3 m concrete emergency access
- 3 m hard surface shared use path
- # Restrictive covenant: Top of Bank



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





Subdivision Authority

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

June 1, 2017

File No. LDA17-0140

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 114 single detached residential lots from Lot 1 Block 3, Plan 132 0711 located south of Ellerslie Road SW and east of 141 Street SW; **GRAYDON HILL**

I The Subdivision by Plan is APPROVED on June 1, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that 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;
3. that the lots identified be withheld from registration until the temporary 17 m turnaround is no longer required as deemed by Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA16-0183 be registered prior to or concurrent with this application for the logical extension of Graydon Hill Link SW and necessary underground utilities;
5. that LDA17-0195 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the Servicing Agreement be registered by caveat on title for all lots adjacent to areas which require "no parking" signage, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Municipal Reserve (MR) lots and Graydon Hill Link, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to the shared use path, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk within Graydon Hill Boulevard SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, 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 Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkway, 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 Lot 1 Block 3, Plan 132 0711 will be addressed by money in place through LDA16-0183.

Please be advised 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.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #240984903-001

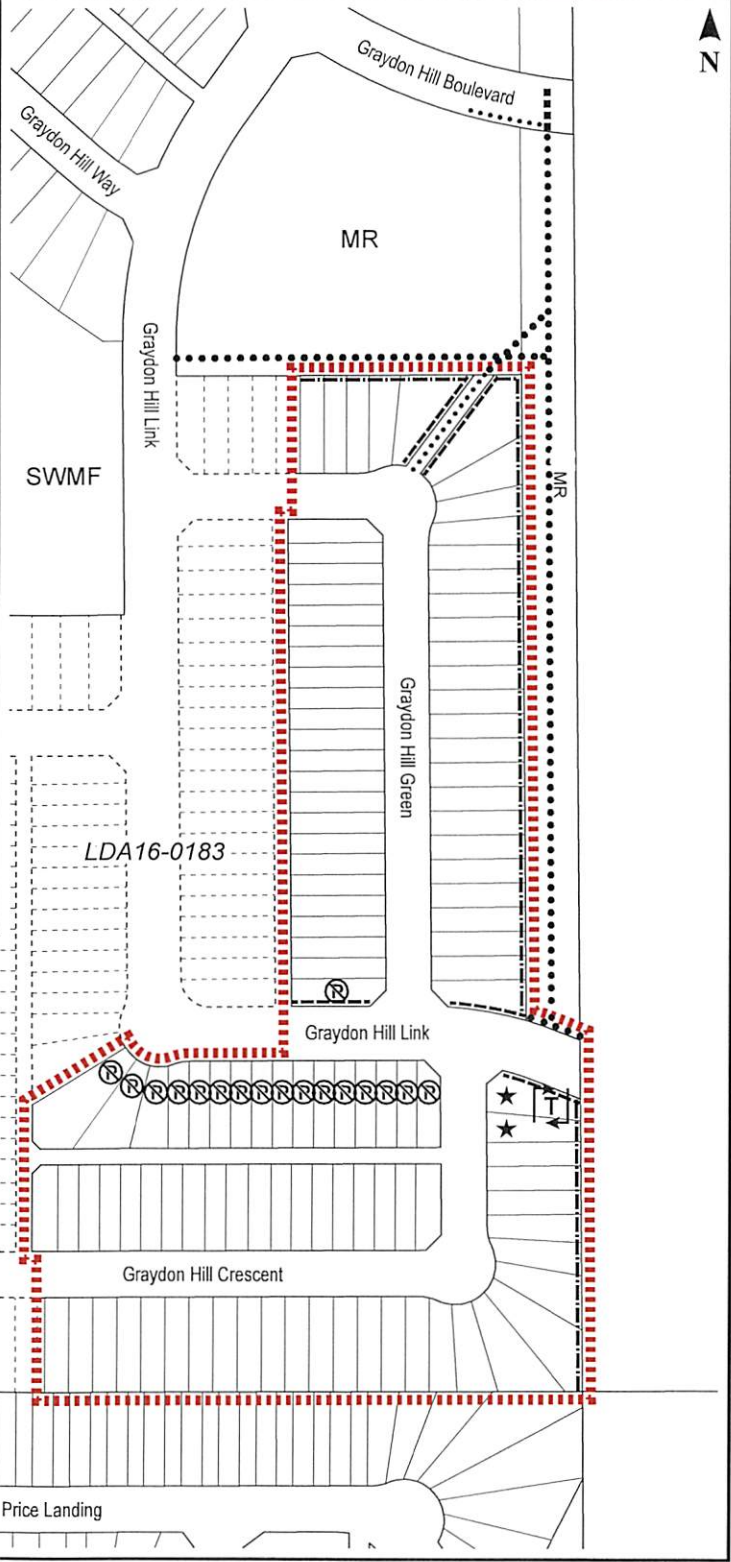
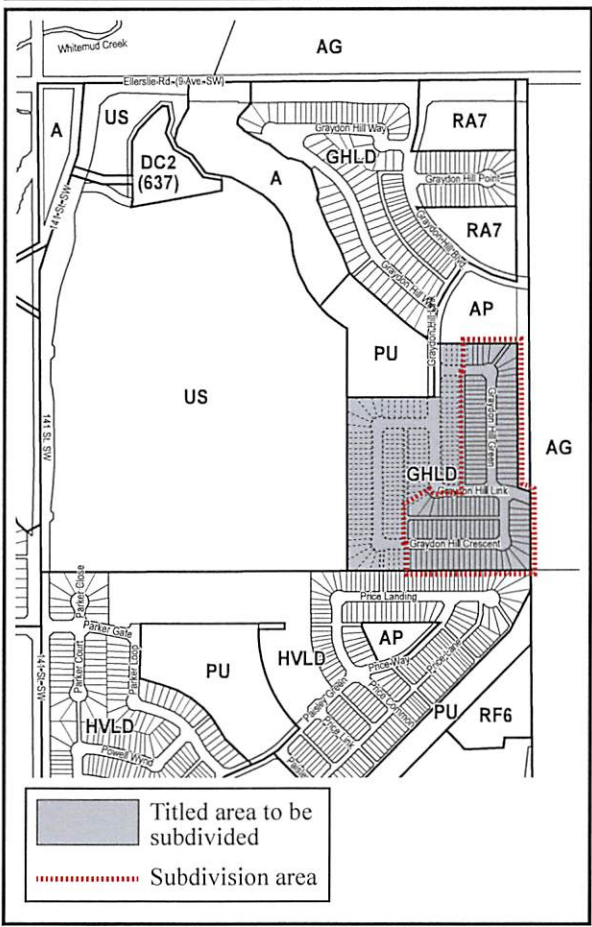
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 1, 2017

LDA17-0140

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- 3 m hard surface temporary connection
- ★ Withhold lots from registration
- ⌈ T ⌋ Temporary 17 m radius transit turnaround
- Ⓡ No Parking signage and caveat



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



Subdivision Authority

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

June 1, 2017

File No. LDA17-0167

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 22A, Block 18, Plan 812 1462 located north of Laurier Drive NW and east of Whitemud Drive NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on June 1, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), 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 11.7 m east of the west property line of Lot 22A. The existing storm service enters the proposed subdivision approximately 13.5 m west of the east property line of Lot 22A. 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #243943445-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 22A, BLOCK 18, PLAN 812 1462

IN THE
N.W.1/4 SEC.24-52-25-4

EDMONTON ALBERTA

SCALE 1:250 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



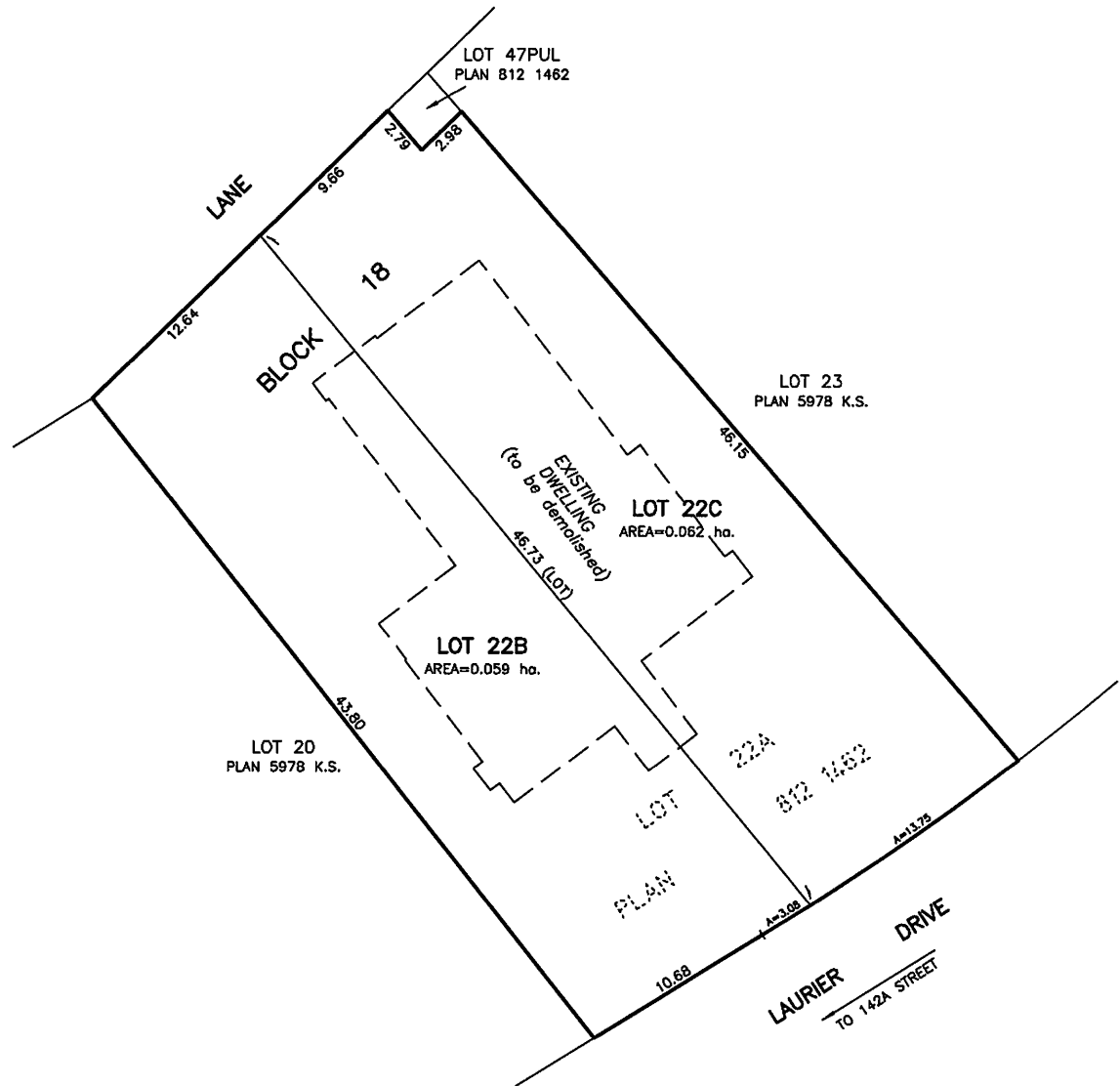
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 22, 2017
REVISED: -

FILE NO. 17S0184

DWG.NO. 17S0184T





Subdivision Authority

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

June 1, 2017

File No. LDA17-0204

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 9, Block 75, Plan 7251 AD located north of 96 Avenue NW and west of 148 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on June 1, 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 12.2 m north of the south property line of Lot 9. The existing storm service enters the proposed subdivision approximately 4.8 m south of the north 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 #245186806-001

Enclosure(s)

SAN RUFO HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R.F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS
- AND CONTAINS: 0.064 ha.

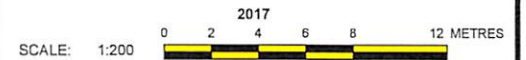


REV. NO.	DATE	ITEM	BY
0	APR. 5, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

CRESTWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

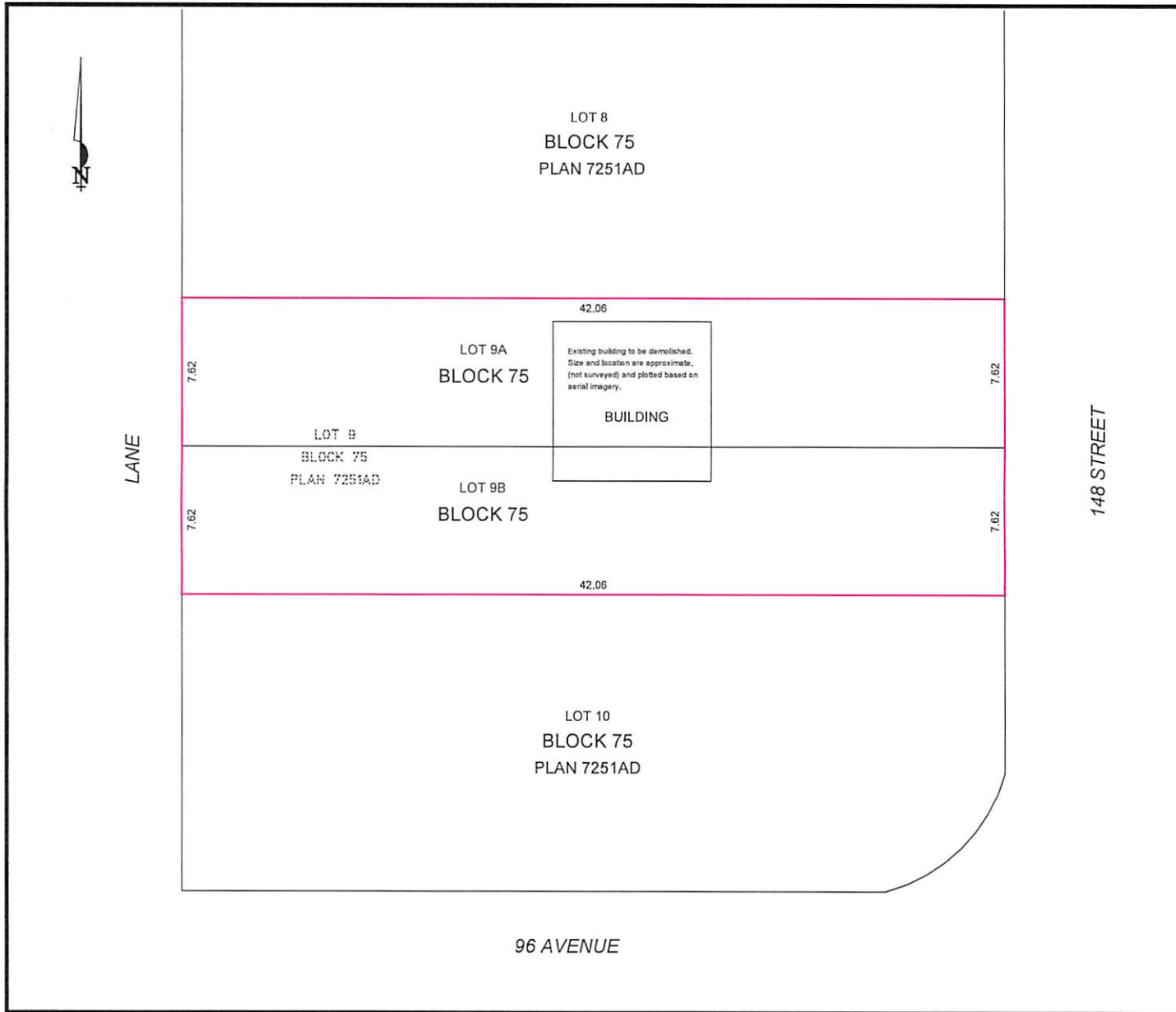
OF
LOT 9, BLOCK 75, PLAN 7251AD
WITHIN THE
S.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.

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.	61700017T	DRAFTED BY:	AN	CHECKED BY:	TP
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Subdivision Authority

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

June 1, 2017

File No. LDA17-0206

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 6 and 7, Block 42, Plan 6800AK, located north of 104 Avenue NW and east of 82 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on June 1, 2017, 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. (780-4124000), 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 6.3 m north of the south property line of Lot 6. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #245262054-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 6 & S.1/2 of LOT 7

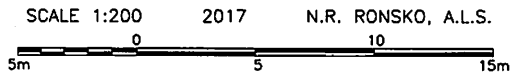
BLOCK 42, PLAN 6800 A.K.

RIVER LOT 27, EDMONTON SETTLEMENT

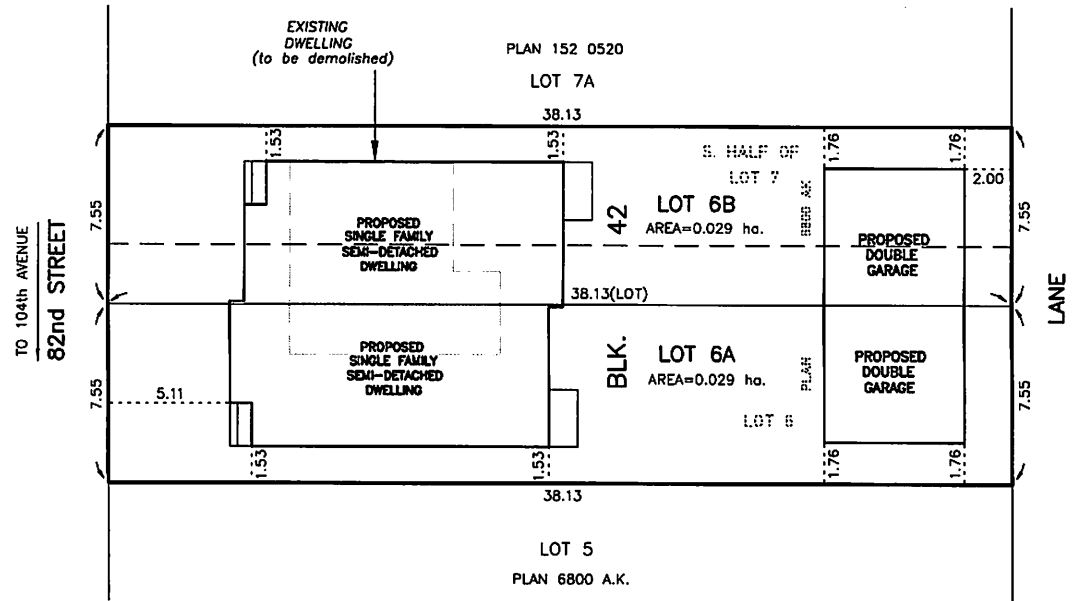
IN THE

THEO. 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: S.C.

CALC'D. BY: S.C.

DATE: APRIL 7, 2017

REVISED: -

FILE NO. 17S0266

DWG.NO. 17S0266T



June 1, 2017

File No. LDA17-0207

Hagen Surveys
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 7, Block 23, Plan 235 HW, located south of 100 Avenue NW and west of 153 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on June 1, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), 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 11.8 m north of the south property line of Lot 7 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) 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 Stephen Raitz at stephen.raitz@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sr/Posse #245247014-001

Enclosure(s)

TENTATIVE PLAN

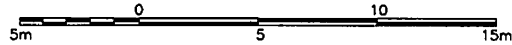
SHOWING SUBDIVISION OF

LOT 7, BLOCK 23, PLAN 235 H.W.

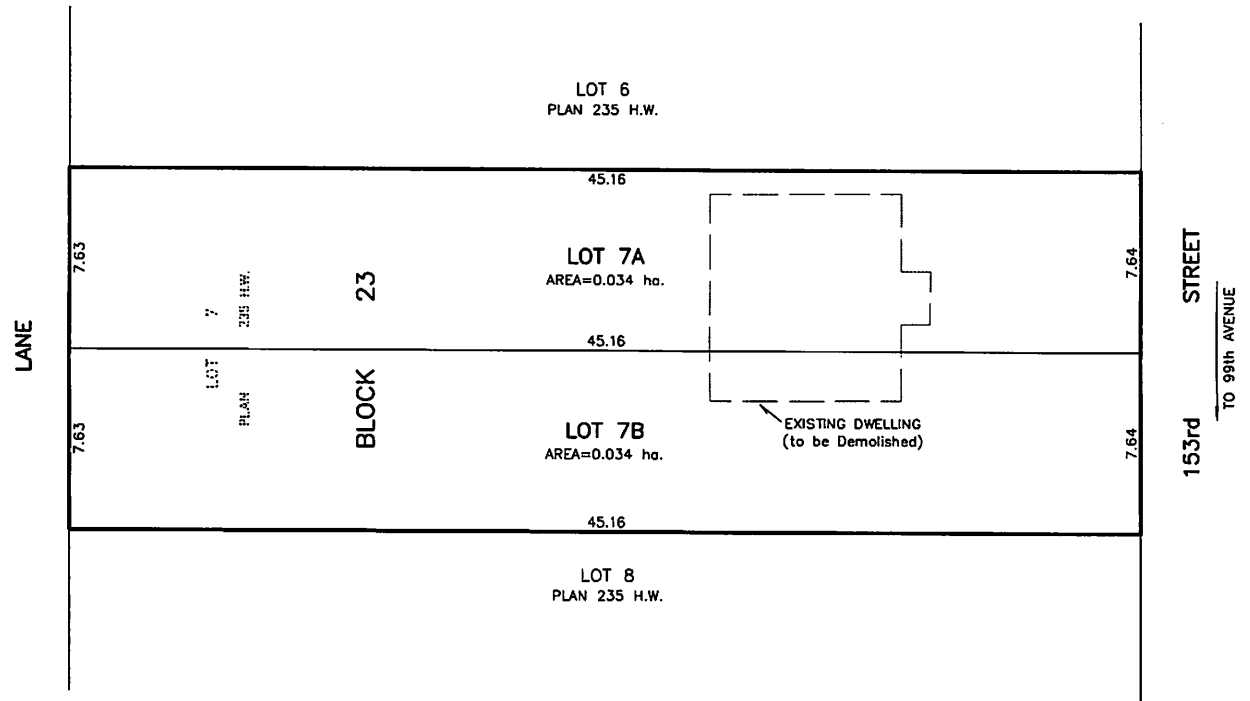
IN THE
W.1/2 SEC.35-52-25-4

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./S.C.

CALC'D. BY: J.V./S.C.

DATE: March 27, 2017
REVISED: APRIL 6, 2017

FILE NO. 17S0200

DWG.NO. 17S0200T



Subdivision Authority

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

June 1, 2017

File No. LDA17-0216

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create three (3) additional single detached residential lots from Lots 7, 8 and 9, Block 22, Plan RN 46 located south of 115 Avenue NW and west of 123 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on June 1, 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 buildings on Lots 7 and 9 prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 as per the attached response from Drainage Services. 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 (\$1947.00) 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 #245590069-001

Enclosure(s)

TENTATIVE PLAN

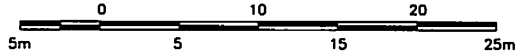
SHOWING SUBDIVISION OF

LOTS 7, 8, & 9, BLK.22, PLAN RN46 (XLVI)

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

EDMONTON ALBERTA

SCALE 1:300 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.

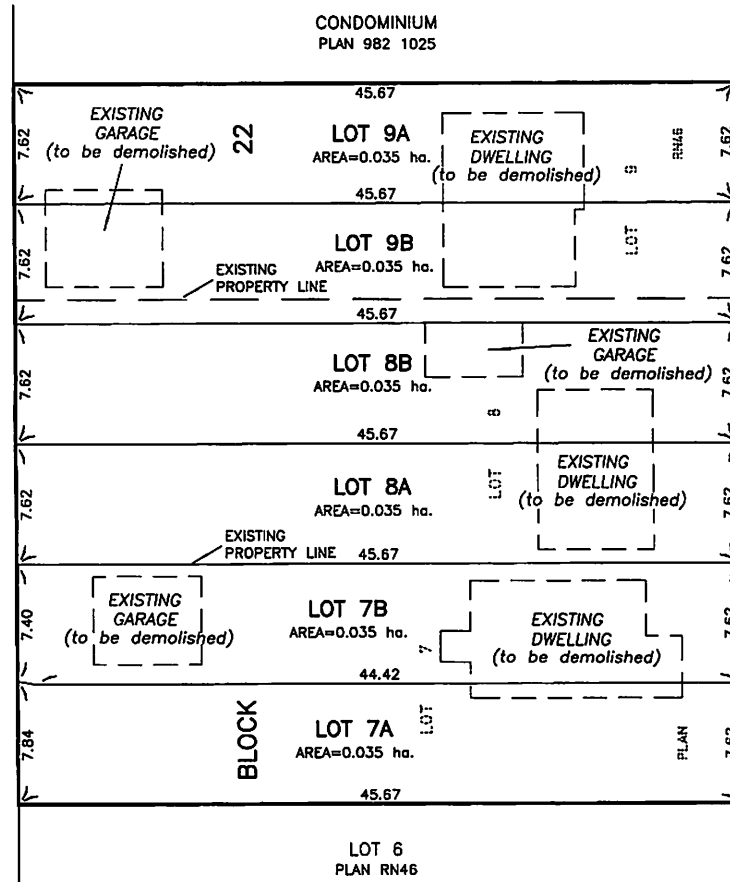
CALC'D. BY: J.V.

DATE: April 10, 2017
REVISED: -

FILE NO. 16S0974

DWG.NO. 16S0974T

LANE



WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 2, 2017

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/17-0216(SUB)

CADASTRAL NO.: 934+32-22

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Inglewood

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

PREPARED BY: Georgeanne Andersen
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

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

Proposed Lot 7A, Blk 22, Plan RN46

- 1-20mm water service and 1-150mm sanitary service exists, in common trench, off Lane West of 123 Street at 7.70m South of North Property Line of existing Lot 7.

Proposed Lot 7B, Blk 22, Plan RN46

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains (**see conditions #1 and #3**).

Proposed Lot 8B, Blk 22, Plan RN46

- 1-20mm water service and 1-150mm sanitary service exists, in common trench, off Lane West of 123 Street at 3.90m South of South Property Line of existing Lot 9.

Proposed Lot 8A, Blk 22, Plan RN46

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains (**see conditions #1 and #3**).

Proposed Lot 9A, Blk 22, Plan RN46

- 1-20mm water service and 1-150mm sanitary service exists, in common trench, off Lane West of 123 Street at 3.90m South of North Property Line of existing Lot 9.

Proposed Lot 9B, Blk 22, Plan RN46

- Our records indicate that no water and/or sewer services currently exist to the proposed subdivision parcel directly off City mains (**see conditions #1 and #3**).

Water and Sewer Servicing Conditions

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

3. 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

Georganne Andersen



Subdivision Authority

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

June 1, 2017

File No. LDA17-0228

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 14, Block 2, Plan 5972 KS located north of 66 Avenue NW and east of 131 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on June 1, 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. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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. (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 11.6 m west of the east property line of Lot 14. The existing storm service enters the proposed subdivision approximately 10.5 m west of the east property line of Lot 14. 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #245483759-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

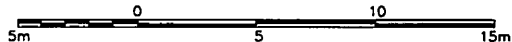
LOT 14, BLOCK 2, PLAN 5972 K.S.

IN THE

S.E.1/4 SEC.24-52-25-4

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



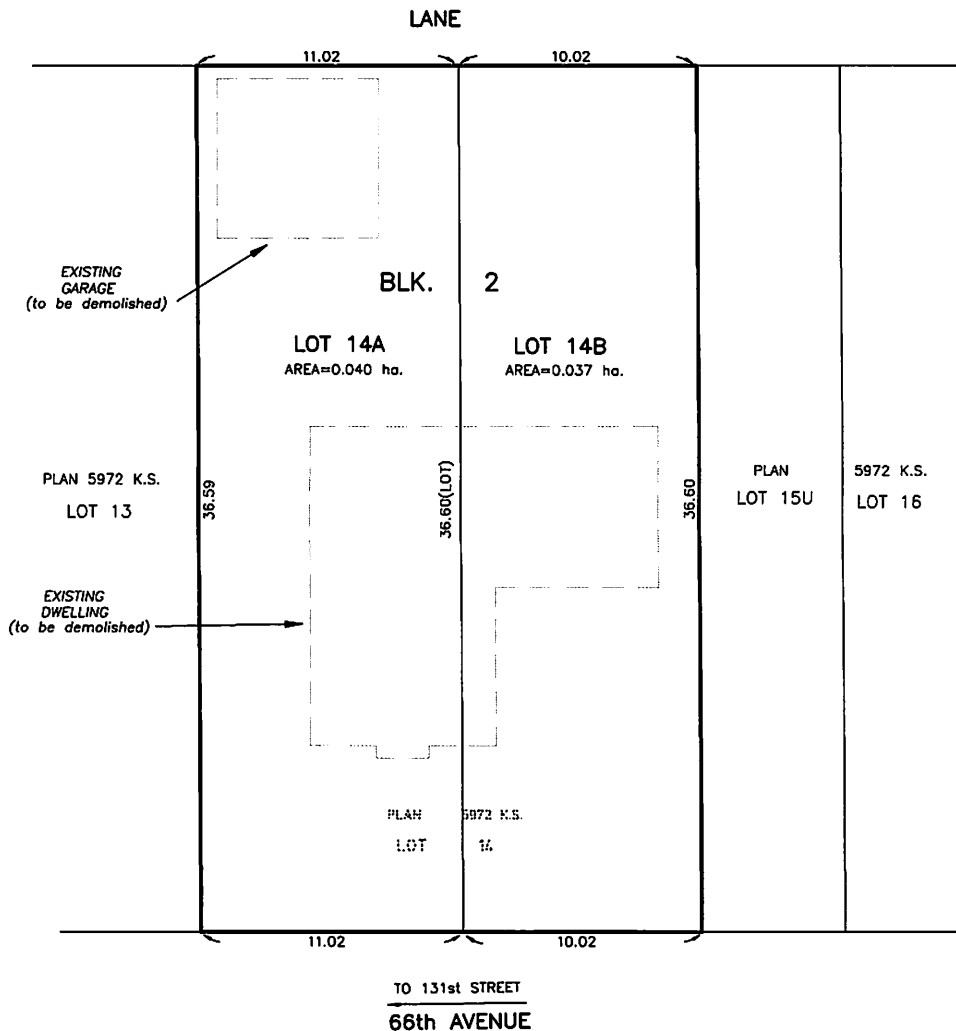
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: APRIL 11, 2017
 REVISED: MAY 23, 2017

FILE NO. 17S0260

DWG.NO. 17S0260T





Subdivision Authority

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

June 1, 2017

File No. LDA17-0231

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 11, Plan 5682 HW located south of 74 Avenue NW and east of 93 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on June 1, 2017, subject to the following conditions:

1. that 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 Susan Maki at 780-423-6889);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 10.6 m east of the east property line of 93 Street. The existing storm service enters the proposed subdivision approximately 7.62 m east of the west property line of Lot 18. 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 #245908263-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

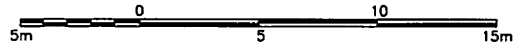
LOT 18, BLOCK 11, PLAN 5682 H.W.

IN THE

N.E.1/4 SEC.21-52-24-4

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: S.C.

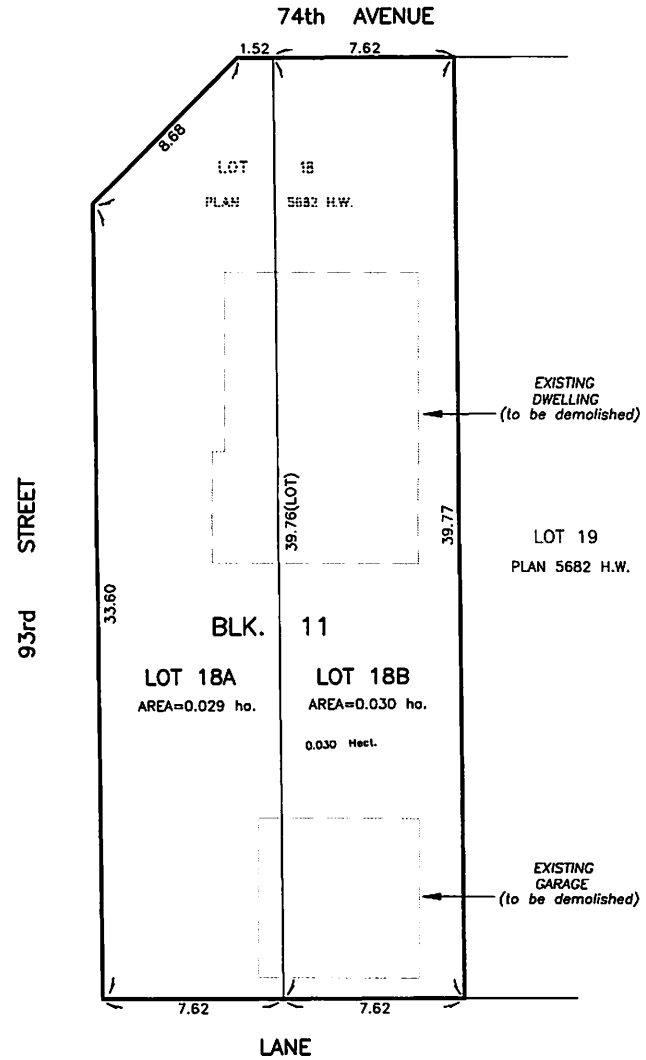
CALC'D. BY: S.C.

DATE: APRIL 18, 2017

REVISED: -

FILE NO. 17S0307

DWG. NO. 17S0307T





June 1, 2017

File No. LDA17-0239

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 15, Plan 5112 HW located north of 93 Avenue NW and west of 83 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on June 1, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), 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 14.67 m north of the south property line of Lot 18. 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #246100947-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 18, BLOCK 15, PLAN 5112 H.W.

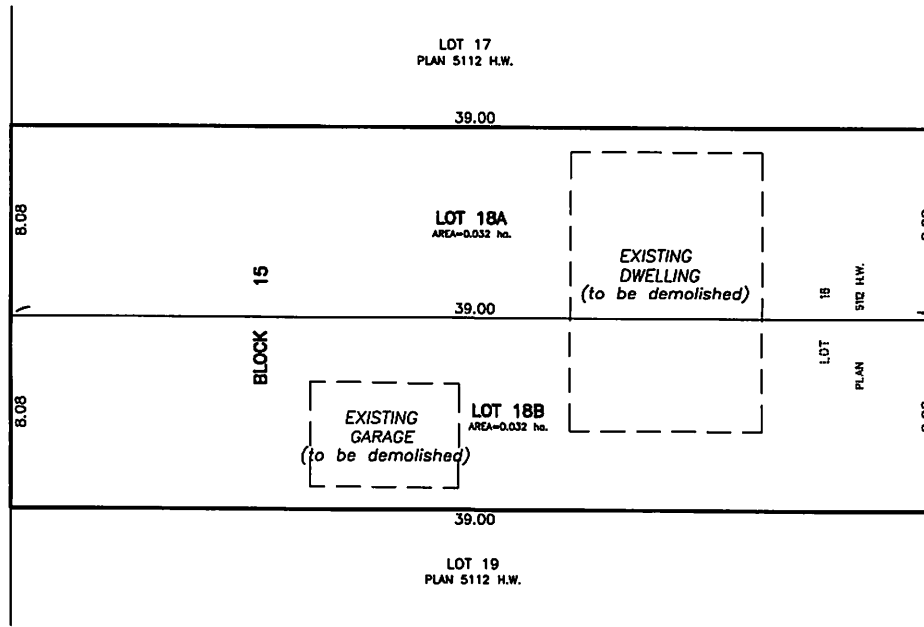
IN THE
S.W.1/4 SEC.34-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



NOTE:
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- AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 21, 2017
REVISED: -

FILE NO. 17S0313

DWG.NO. 17S0313T



Subdivision Authority

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

June 1, 2017

File No. LDA17-0240

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 42, Block 9, Plan 3624 HW located north of 109a Avenue NW and west of 137 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on June 1, 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. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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. (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), and storm service enter the proposed subdivision approximately 7.6 m north of the south property line of Lot 42. 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #246220441-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

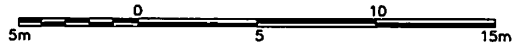
LOT 42, BLOCK 9, PLAN 3624 H.W.

IN THE

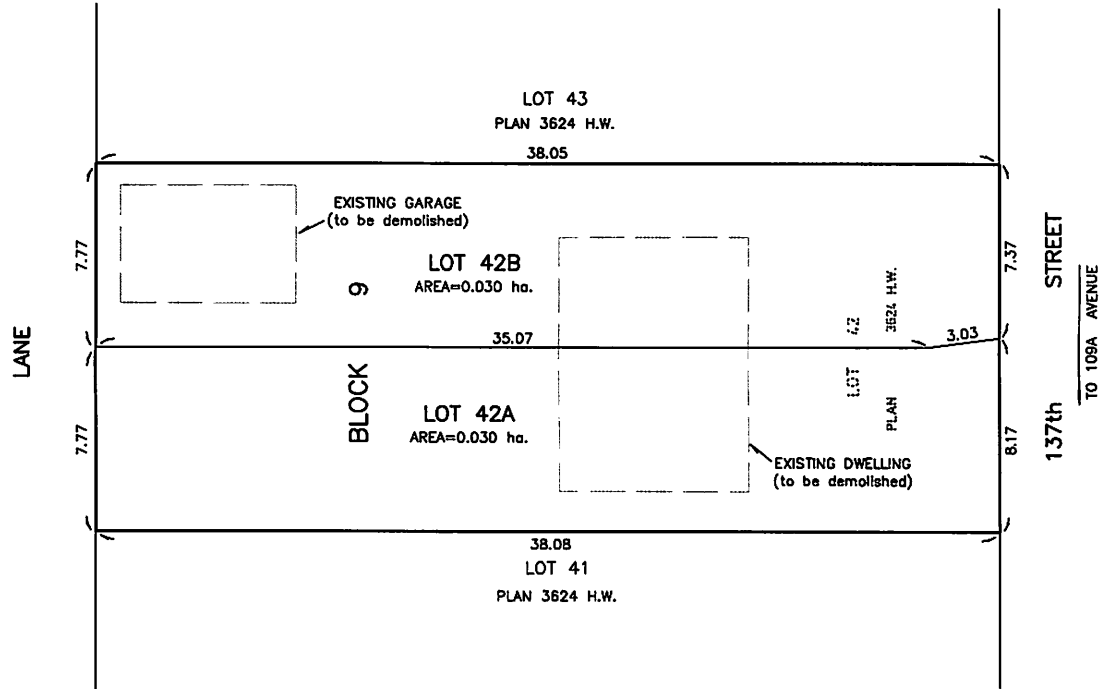
S.W.1/4 SEC.12-53-25-4

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: S.C.

CALC'D. BY: S.C.

DATE: APRIL 6, 2017
REVISED: MAY 25, 2017

FILE NO. 17S0265

DWG.NO. 17S0265T



Subdivision Authority

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

June 1, 2017

File No. LDA17-0247

Northland Surveys
100, 18103 - 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan to subdivide a portion of Lot 100MR, Block 54, Plan 162 1162 for the purpose of consolidation with Unit 34, Condo Plan 122 3111, located east of 184 Street NW and south of Lessard Road NW; **DONSDALE**

The Subdivision by Plan is APPROVED on June 1, 2017, subject to the following conditions:

1. that LDA16-0315 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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. As per the Surface 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 stormwater 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 stormwater and subsurface drainage entirely to its own private drainage system;
2. 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;
3. 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;
4. 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

5. 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 #246412064-001

Enclosure(s)

TOUCHMARK

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF


LOT 100MR BLOCK 54

PLAN 162 1162

EDMONTON ALBERTA

SCALE 1:300

LEGEND:

1. NO FIELD INSPECTION HAS BEEN CARRIED OUT.
2. BOUNDARIES HAVE NOT BEEN ESTABLISHED ON THE GROUND.
3. AREA TO BE REGISTERED IS BOUNDED THUS  AND CONTAINS: 0.230 Hectares

COMMON PROPERTY

DALHOUSIE WAY

COMMON PROPERTY

UNIT 35

UNIT 37

UNIT 36

CONDOMINIUM PLAN 122 3111

REMAINDER OF
LOT 100MR
BLOCK 54
PLAN 162 1162
(0.215 Hectares)

16.99

3.40

7.93

(TO BE CONSOLIDATED
WITH UNIT 34)

CON DOMINIUM
PLAN 122 3111

LOT A (0.015 Hectares)

UNIT 33

UNIT 34

4.29

4.27

8.61

0.56
2.85

24.92

WALKWAY

GOVERNMENT ROAD ALLOWANCE (CLOSED)



NORTHLAND SURVEYS

LAND INFORMATION



Subdivision Authority

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

June 1, 2017

File No. LDA17-0249

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 30, Plan RN94, located south of 123 Avenue NW and west of 85 Street NW; **EASTWOOD**

The Subdivision by Plan is APPROVED on June 1, 2017, 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. (780-4124000), 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 3.1 m south of the north property line of Lot 12. 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.

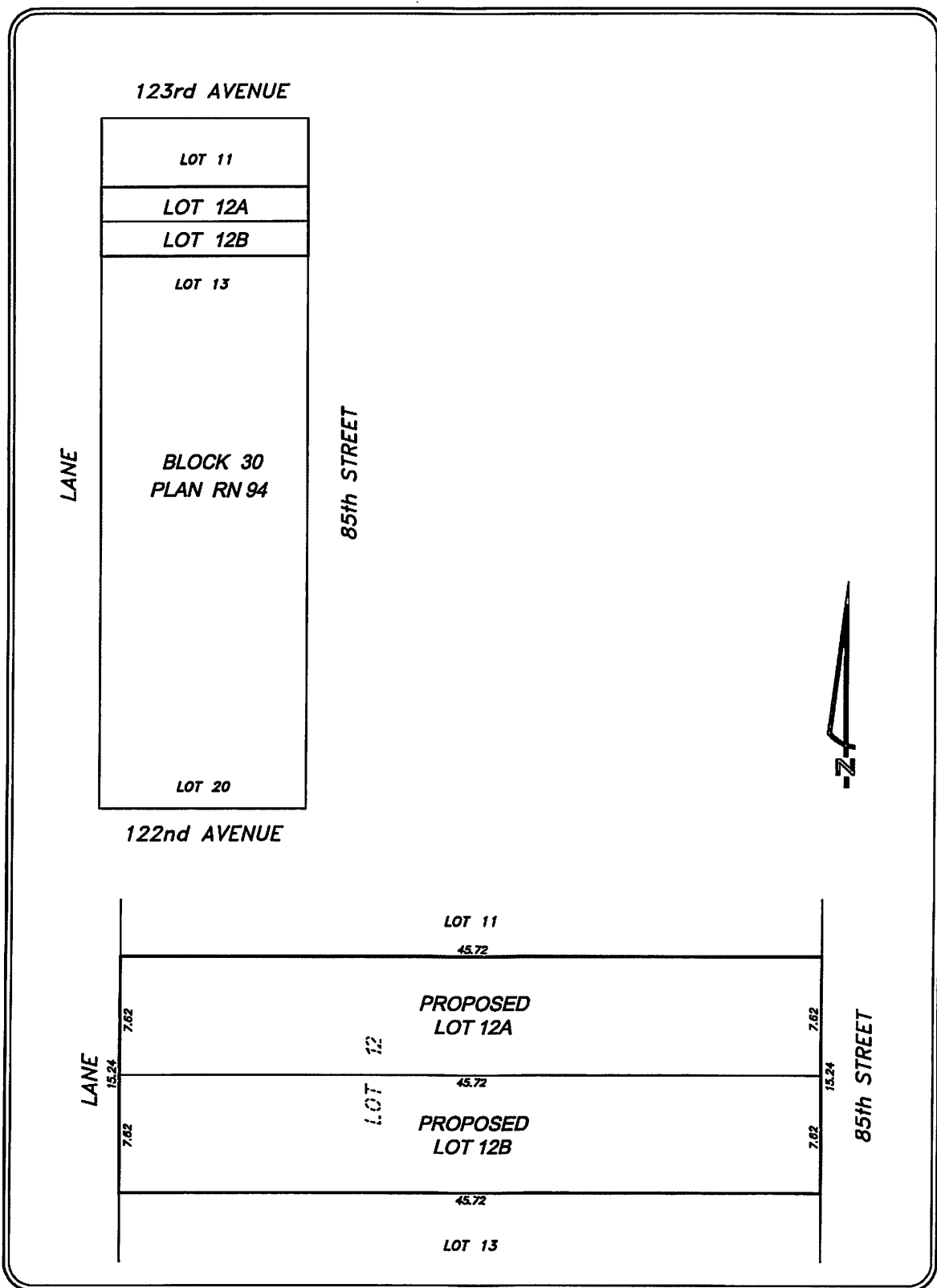
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,


Blair McDowell
Subdivision Authority

BM/mb/Posse #246588758-001

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		<p>NOTE:</p> <p>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>
LOT: 12 BLOCK: 30 PLAN: RN 94		
SUBDIVISION: EASTWOOD		ADDRESS: 12242 - 85 STREET
BUILDER/OWNER: SCD ENTERPRISE INC.		EDMONTON
FILE: E14111		LOT AREA: 0.07 ha.
SCALE: 1:300		ZONING: RF3
DRAWN BY: J.K.	CHECKED BY: P.S.	2017-04-27



Subdivision Authority

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

June 1, 2017

File No. LDA17-0251

Hagen Surveys (1982) 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 19, Block 13, Plan 1367HW, located west of 116 Street NW and north of 77 Avenue NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on June 1, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue 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. (780-4124000), 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 6.1 m east of the west property line of Lot 19. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #246407453-001

Enclosure(s)

TENTATIVE PLAN

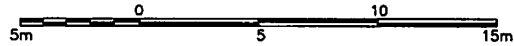
SHOWING SUBDIVISION OF

LOT 19, BLOCK 13, PLAN 1367 H.W.

IN THE
S.W.1/2 SEC.30-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 D. G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



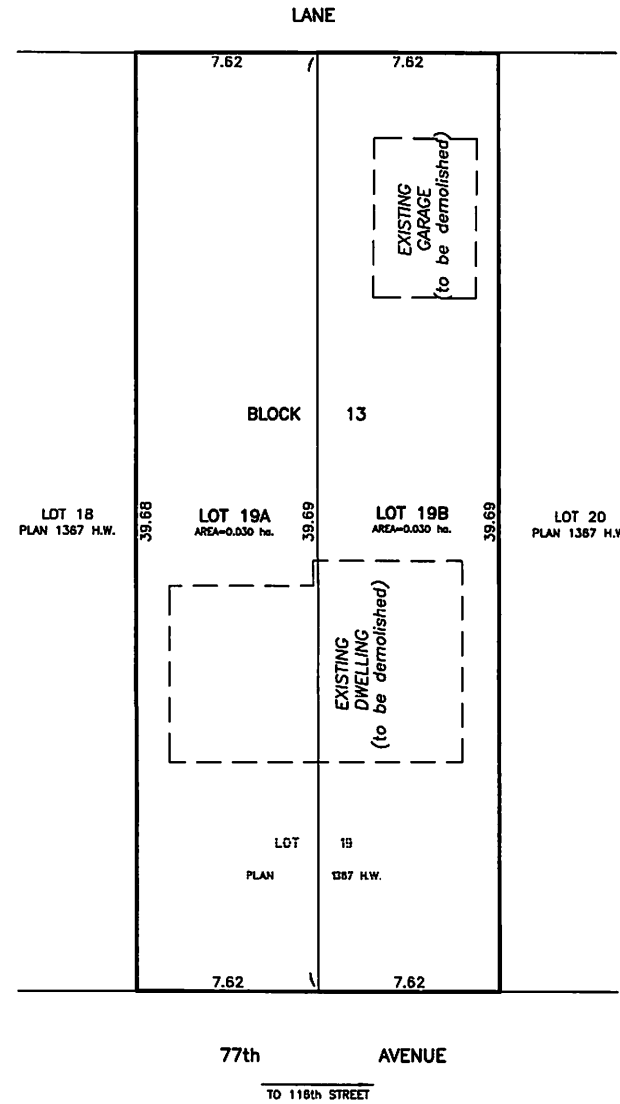
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 26, 2017
REVISED: -

FILE NO. 17S0328

DWG.NO. 17S0328T



Thursday, May 25, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the May 25, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the May 18, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA17-0149
243272547-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 27, Plan RN46, located west of 123 Street NW and south of 116 Avenue NW; **INGLEWOOD**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA15-0045
166667705-001 Tentative plan of subdivision to create 45 single detached residential lots, one (1) Environmental Reserve lot, and one (1) Public Utility Lot from the NW-18-53-25-W4M north of the Yellowhead Trail NW and east of 215 Street NW; **TRUMPETER**

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

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA16-0583 235545280-001	Tentative plan of subdivision to adjust the property lines of Lots 6, 7 and 8, Block 20, Plan 152 3107 located west of Rosenthal Way and north of Rosenthal Boulevard; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA17-0113 241826068-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 3A, Plan 4278V, located east of 144 Street NW and south of 106 Avenue NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0155 243551135-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 39, Plan 3068HW, located east of 83 Street NW and south of 78 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0160 243552001-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 14, Plan 2601 KS located south of 80 Avenue NW and east of 148 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0163 243842038-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot S, Block 20, Plan 426 HW, located north of 72 Avenue NW and east of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0166 243877404-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 51, Block 13, Plan 2601 KS located south of 78 Avenue NW and west of 145 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA17-0187 244317984-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 29, Plan 162 1397 located north of 72 Avenue NW and west of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0188 244534694-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8 and the south half of Lot 9, Block 16, Plan 600 U located south of 115 Avenue NW and east of 67 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0189 244596501-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 4, Plan RN 60 located north of 112 Avenue NW and east of 128 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0191 244461149-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, separate titles for a single detached dwelling from Lot 15, Block 1, Plan 3824 HW, located north of 76 Avenue NW and west of 119 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0210 239389652-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 58, Plan 8074 ET located north of 99 Avenue NW and west of 150 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0220 149271072-001	Tentative plan of subdivision to create one (1) single detached residential lot from portions of Lots 7 and 8, Block 57, Plan 1990AJ, located north of 98 Avenue NW and west of 150 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

14.	LDA17-0222 245544942-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 12, Plan 1738 HW, located south of 79 Avenue NW and west of 83 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
15.	LDA17-0224 244465848-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 5, Plan 3334 HW, located south of 78 Avenue NW and east of Saskatchewan Drive NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
16.	LDA17-0225 245831806-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 24, Plan 6215AL, south of 113 Avenue NW and west of 131 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
17.	LDA17-0227 241270992-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 66, Plan 3002 KS, located north of 106a Avenue NW and west of 47 Street NW; CAPILANO
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
18.	LDA17-0236 245906148-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 8, Plan 4990U, located north of 112 Avenue NW and east of 126 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
19.	LDA17-0237 245783652-001	Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 27 and a portion of Lot 26, Block 20, Plan 3620AH, located south of 101 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED

20.	LDA17-0242 246121609-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 4, Plan 5375HW, located north of 105 Avenue NW and west of 157 Street NW; BRITANNIA YOUNGSTOWN	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:20 a.m.		