

Thursday, June 9, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

<b>PRESENT</b>		<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the June 9, 2016 meeting be adopted as amended.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the June 2, 2016 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA16-0078 187256328-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in eight (8) parts from Lot 1, Block 8, Plan 152 5637 located north of 41 Avenue and east of 30 Street; <b>LARKSPUR</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
2.	LDA16-0142 189010463-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 8, Block 26, Plan RN 76 located south of 122 Avenue and east of 85 Street; <b>EASTWOOD</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>

3.	LDA16-0164 189346539-001	Tentative plan of subdivision to create one (1) bare land parking unit and one remnant unit in ten (10) parts from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Adamson Drive SW; <b>ALLARD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0171 188727528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 1366 HW located south of 73 Avenue and east of 112 Street; <b>MCKERNAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0182 219314225-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0191 218797736-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA14-0357 by adding two (2) single detached residential lots to the NE-8-52-23 W4M located west of Meridian Street and south of Whitemud Drive; <b>MAPLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0200 219442169-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 53, Plan 2950 HW located south of 106 Avenue and west of 83 Street; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 9:35 a.m.	



Subdivision Authority

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

June 9, 2016

File NO. LDA16-0078

Urban Systems  
200, 10345 – 105 Street  
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

Dear Mr. Drake:

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in eight (8) parts from Lot 1, Block 8, Plan 152 5637 located north of 41 Avenue and east of 30 Street; **LARKSPUR**

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**The Subdivision by Phased Condominium is APPROVED on June 9, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

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

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

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

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #187256328-001

Enclosure(s)





Subdivision Authority

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

June 9, 2016

File NO. LDA16-0142

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 8, Block 26, Plan RN 76 located south of 122 Avenue and east of 85 Street;  
**EASTWOOD**

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**The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following condition(s):**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
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If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #189010463-001

Enclosure(s)

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

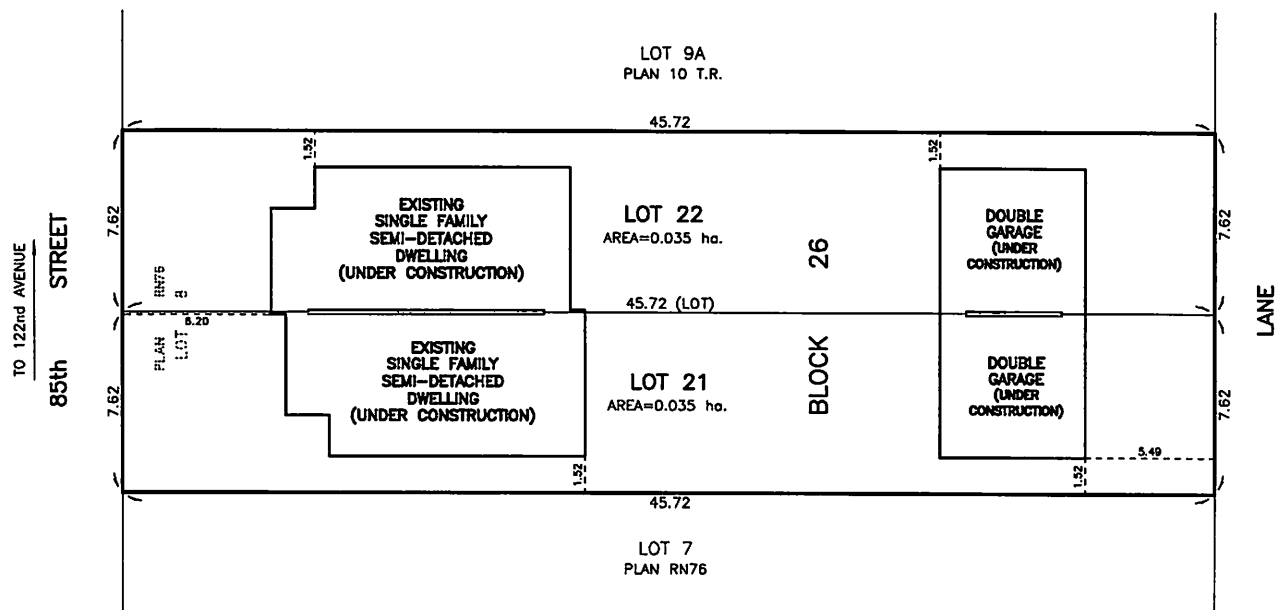
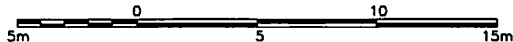
LOT 8, BLOCK 26, PLAN RN76 (LXXVI)

IN THE

S.E.1/4 SEC.16-53-24-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 22, 2016

REVISED: -

FILE NO. 15C0976

DWG.NO. 15C0976T





Subdivision Authority

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

June 9, 2016

File NO. LDA16-0164

Urban Systems  
10345 – 105 Street NW  
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

Dear Mr. Drake:

RE: Tentative plan of subdivision to create one (1) bare land parking unit and one remnant unit in ten (10) parts from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Adamson Drive SW; **ALLARD**

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**The Subdivision by Phased Condominium is APPROVED on June 9, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
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6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

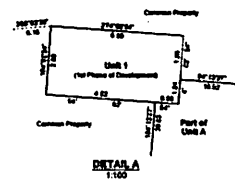
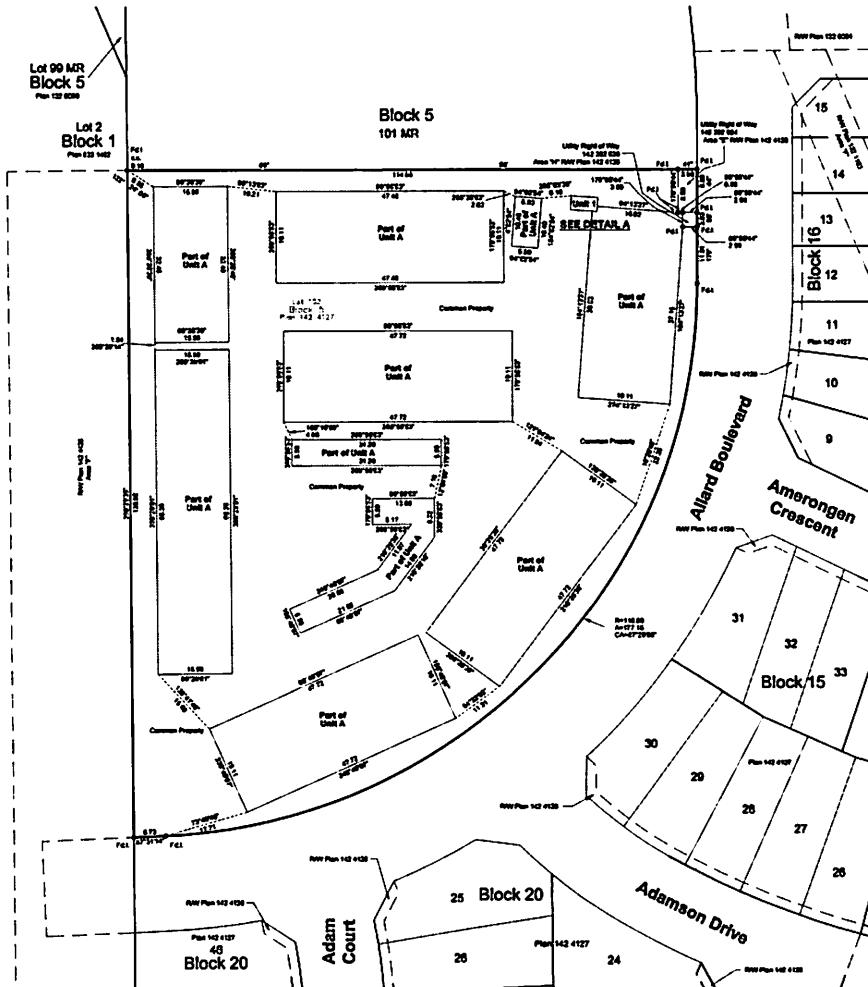
Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #189346539-001

Enclosure(s)



**POST TENSIONED CABLES STATEMENT**  
 This plan is accompanied by a certificate regarding post-tensioned cables and signed by **HAAS / OCCUPATION** stating there are no post tensioned cables located anywhere on or within the building or the property on which the building is located.

**NOTE:**  
 For any encumbrance, registration memorandum, notification or other entry that is to be made on this plan, please see the Condominium Addendum Sheet (C2) which is attached to this plan pursuant to the Condominium Property Regulation.

**ALBERTA REGISTRIES**  
**PLAN No.** \_\_\_\_\_  
**ENTERED AND REGISTERED**  
**ON** \_\_\_\_\_  
**INSTRUMENT No.** \_\_\_\_\_  
**A/D REGISTRAR** \_\_\_\_\_  
**PHASE 1 | SHEET 1 OF \*\***

**ALLARD CITY OF EDMONTON ALBERTA**

TENTATIVE PLAN SHOWING PROPOSED  
**PHASED CONDOMINIUM DEVELOPMENT**  
 AFFECTING  
**LOT 102 BLOCK 5 PLAN 142 4127**  
 WITHIN THE  
**S.E. 1/4 SEC 18 TWP 51 RGE 24 W4M**  
**B.M. DRAKE, A.L.S. - 2016**

**SYMBOLS LEGEND:**  
 Building Line Points (B.L.P.) and other lines  
 Building Line Points (B.L.P.) are shown thus  
 All dimensions are correct boundaries are not to scale. All corners are measured unless otherwise noted.  
 P is the 1/4 Section Point (SP) shown thus  
 One-centimeter point (CP) is shown thus

**NOTES:**  
 All dimensions are shown and shown in meters and decimals thereof. Dimensions shown are top-to-top or point-to-point unless otherwise indicated.  
 All dimensions are correct boundaries are not to scale. All corners are measured unless otherwise noted.  
 Proton required for Condominium is comprised of 1 Unit and 1 Unit for future extension.  
 Area required for Condominium is 1,318.15, and is defined thus:  
 Bearings are GSD (GTM) - MAG 82 (GTM), Reference Meridian 114° 14' 00" obtained from CHRS observations at AECM 2005

The basis for this plan is as follows:  
 Datum: North American Datum 1983 (GTM)      Projection: UTM Transverse Mercator  
 Reference Meridian: 114° West Longitude      Contour: North Factor: 0.99997  
 Geo-Reference Point (GPR):      AECM 2005      UTM Zone: 18  
 UTM Reference Point (URP):      AECM 2005      UTM Zone: 18

Condominium and boundaries not defined by walls are shown thus \_\_\_\_\_  
 Condominium and boundaries defined by walls are shown thus \_\_\_\_\_  
 Boundaries and boundaries defined by walls are shown thus \_\_\_\_\_  
 Areas marked as P1, P2, P3 are an Estimated Unit Common Property and may be located in an area of a Unit as indicated in Section 20(1) of the Condominium Property Act.  
 Unit numbers are shown thus: 1, 2, 3, etc.  
 All areas are depicted in 1:100 and are shown thus:  
 General conditions and those are not part of the Unit.  
 Condominium and boundaries are as defined by the Condominium Property Act or where the wall does not exist, the center line as defined by the dimension shown.  
 Areas and internal wall dimensions shown in the condominium and boundaries and are as indicated on the site of the unit as shown from the measurements and construction drawings.  
 Building dimensions are taken to the center of the wall unless otherwise stated.  
 Dimensions shown to the foundation walls are perpendicular to property lines unless shown otherwise.  
 The boundary of the unit with common property is the survey monument unless otherwise stated.  
 For unit dimensions and area calculations refer to sheets 2 to 10 of this plan.

**ABBREVIATIONS:**

A.L.S.	Alberta Land Surveyor	CP	One-centimeter Point	SP	Section Point
BLP	Building Line Point	CP	Contour	URP	Unit Reference Point
CHRS	Canadian Horizontal System	CP	Contour	URP	Unit Reference Point
CP	Contour	URP	Unit Reference Point		

**SURVEYOR:**  
 B.M. Drake, A.L.S.  
 Surveyed between the dates of  
**September 23, 2015, and March 20, 2016**  
 in accordance with the provisions of the Survey Act

**CONDOMINIUM CORPORATION ADDRESS:**  
 500 91 Street SW  
 Edmonton, Alberta  
 T5C 0V1

**APPROVING AUTHORITY:**  
 Name: CITY OF EDMONTON  
 File No.: 0125482788  
 Date Approved: Month Day, Year

**REGISTERED OWNERS:**  
 ESSENTIAL ALLARD LTD.

Scale: 1:500

**URBAN systems survey inc.**  
 200, 44th St. - 100 Street, Edmonton, Alberta T5C 1K7  
 A 784-025-0000

DRAWN BY: **SM** FILE NUMBER: 3888-0201-02  
 DATE: 09/23/2015 DRAWING FILE: 3888-0201-02 REV: 0



Subdivision Authority

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

June 9, 2016

File NO. LDA16-0171

Northway Landscaping Ltd.  
202, 16220 Stony Plain Road NW  
Edmonton, AB T5P 4A4

Attention: Bora Gokcenlik

Dear Mr. Gokcenlik:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 1366 HW located south of 73 Avenue and east of 112 Street;  
**MCKERNAN**

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**The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m south of the north property line of Lot 8 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,



Blair McDowell  
Subdivision Authority

BM/gq/Posse #188727528-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: May 11<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0171(SUB)

CADASTRAL NO.: 928+32-21

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Belgravia

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

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

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

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

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

#### **Proposed North Parcel of Lot 7, Block 9**

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 112<sup>th</sup> St at 6.7m south of the north property line of proposed north parcel.

#### **Proposed South Parcel of Lot 7, Block 9**

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

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

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

### **General**

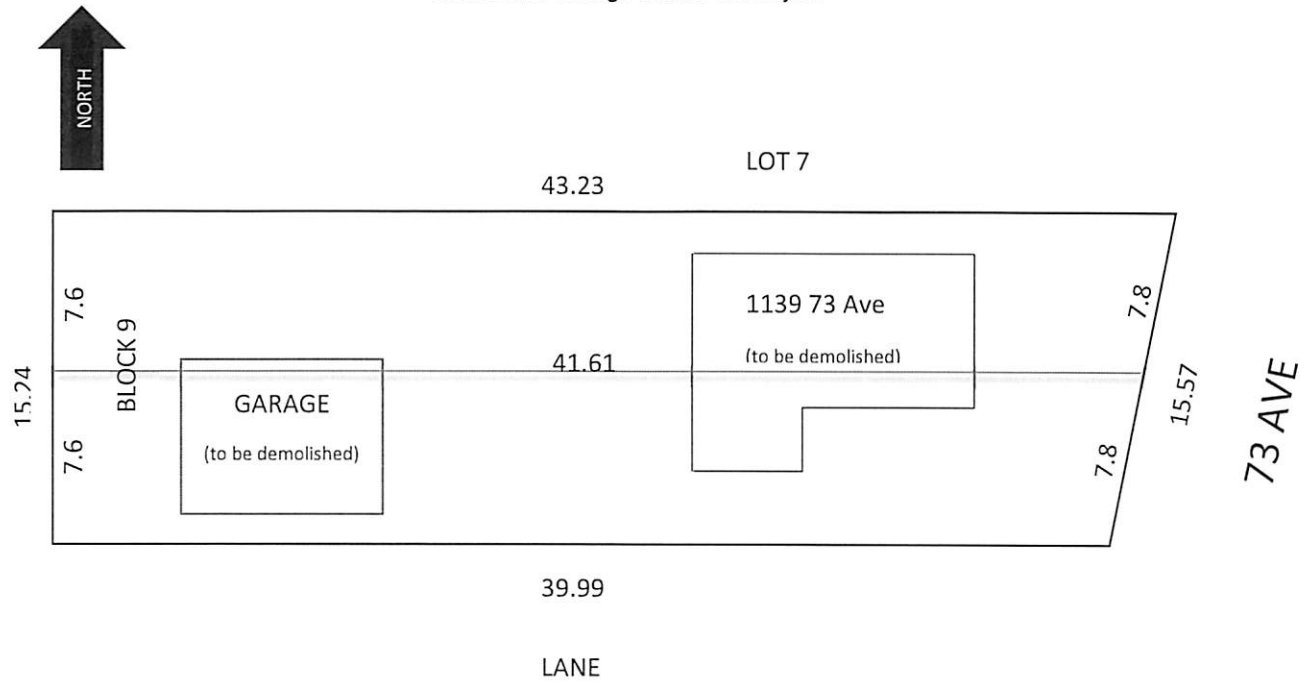
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

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

Joern Seemann.

Tentative Plan Showing Subdivision of Lot 8, Block 9, Plan 1366 HW Edmonton Alberta

House and Garage will be destroyed





Subdivision Authority

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

June 9, 2016

File NO. LDA16-0182

LN Land Development Technologies Inc.  
10634 – 178 Street NW  
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

Dear Mr. Scott:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; **GLENORA**

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**The Subdivision by Plan is APPROVED on June 9, subject to the following conditions:**

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5<sup>th</sup> floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 14.3 m south of the south property of 103 Avenue NW off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;



5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
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If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,



Blair McDowell  
Subdivision Authority

BM/sc/Posse #219314225-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: May 10, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0182(SUB)

CADASTRAL NO.: 934+32-07

CONTACT: Stuart Carlyle

SUBDIVISION: Glenora

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

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

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

### Water and Sewer Service Information

Plan 3875P, Block 103, Lot 5 (10229-139 Street)

#### Proposed Lot 2

- 1-20mm water service and 1-150mm sanitary service exist off the Lane East of 139 Street at 14.3m South of the South Property Line of 103 Avenue.

#### Proposed Lot 1

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

### Water and Sewer Servicing Conditions

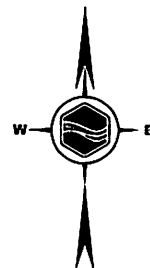
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and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

### General

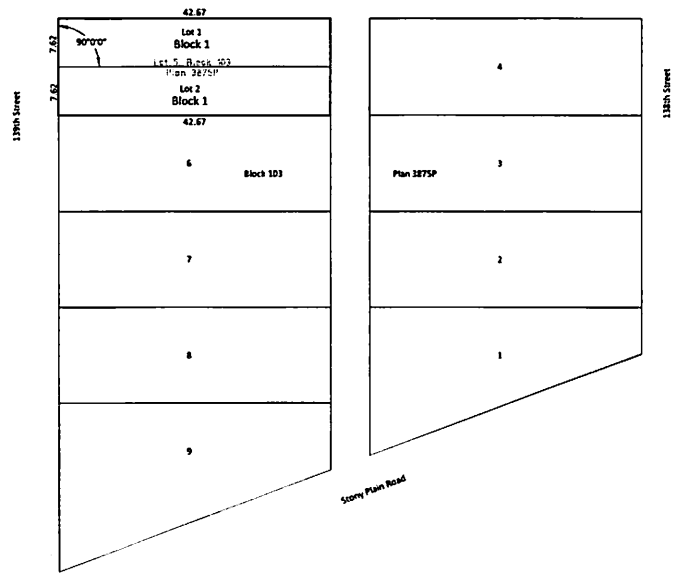
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2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

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

Nina Lumabi



103rd Avenue



Condominium  
Plan 872 2879

PLAN No.  
ENTERED AND REGISTERED  
ON \_\_\_\_\_  
INSTRUMENT No. \_\_\_\_\_  
A.D. REGISTRAR \_\_\_\_\_



NAME: GEOFFREY SCOTT, A.L.S.

NO FIELD INSPECTION WAS CARRIED OUT AND  
BOUNDARIES WERE NOT ESTABLISHED ON THE  
GROUND.

ABBREVIATIONS	LEGEND
Ac. .... acres	Alberta Survey Control Marker shown thus .....
A.L.S. .... Alberta Land Surveyor	Statutory Iron Post found shown thus .....
ASCM .... Alberta Survey Control Marker	Statutory Iron Posts placed and stamped P274
B.L. .... block	shown thus .....
Bdy. .... boundary	Iron Bars found shown thus .....
Calc. .... calculated	Witness Monuments found shown thus .....
Ch.M. .... chert measured	Temporary Points shown thus .....
C.S. .... countermark	Geo-Reference point shown thus .....
C. of T. .... Certificate of Title	
E. .... East	
Fd. .... found	
ha .... hectare	
I. .... iron post	
I.Bar .... iron bar	
M. .... mound or meridian	
M.P. .... marker post	
Mk. .... mark	
Mk'd .... marked	
N. .... North	
P. .... standard C.L.S. Post (Brass Cap)	
P.L. .... pipeline	
Pt. .... pipe	
Rd. .... road bearing	
Ref. .... reference	
Re-est. .... re-established	
Rest. .... restored	
Rge. .... range	
R/W .... right-of-way	
S. .... South	
Sec. .... section	
Twp .... Township	
W. .... West	

Where applicable marker posts are placed 0.30 metre North of planted posts.  
Area to be registered under this plan shown thus .....

and contains Lot 1, Block 1 = 0.032 ha  
Lot 2, Block 1 = 0.032 ha  
Total = 0.064 ha

**REGISTERED OWNERS**

DAVID LAWRENCE MARSTEN

SUBDIVISION AUTHORITY:  
CITY OF EDMONTON

FILE No.: \_\_\_\_\_

**TENTATIVE PLAN**  
SHOWING  
**PROPOSED SUBDIVISION**  
WITHIN  
**LOT 5, BLOCK 103, PLAN 3875P**  
IN  
S.W.1/4 Sec.1  
Twp.53 Rge.25 W.4M.  
**CITY OF EDMONTON**  
**ALBERTA**



SCALE 1:500

JOB NO. LND02717-001\_SUB\_0  
OWN: MD  
CID: GS

LN LAND DEVELOPMENT TECHNOLOGIES  
#191 12024 118 Street #208 R08 Franklin Avenue  
Edmonton, Alberta T5C 1K4 Fort Saskatchewan, Alberta T9M 2G3  
Phone: 780-484-0064 Phone: 780-791-0578



Subdivision Authority

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

June 9, 2016

File NO. LDA16-0191

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA14-0357 by adding two (2) single detached residential lots to the NE-8-52-23 W4M located west of Meridian Street and south of Whitemud Drive; **MAPLE**

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**The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following conditions:**

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination;
2. that this subdivision be registered concurrent with approved subdivision file LDA14-0357; 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 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; and
2. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

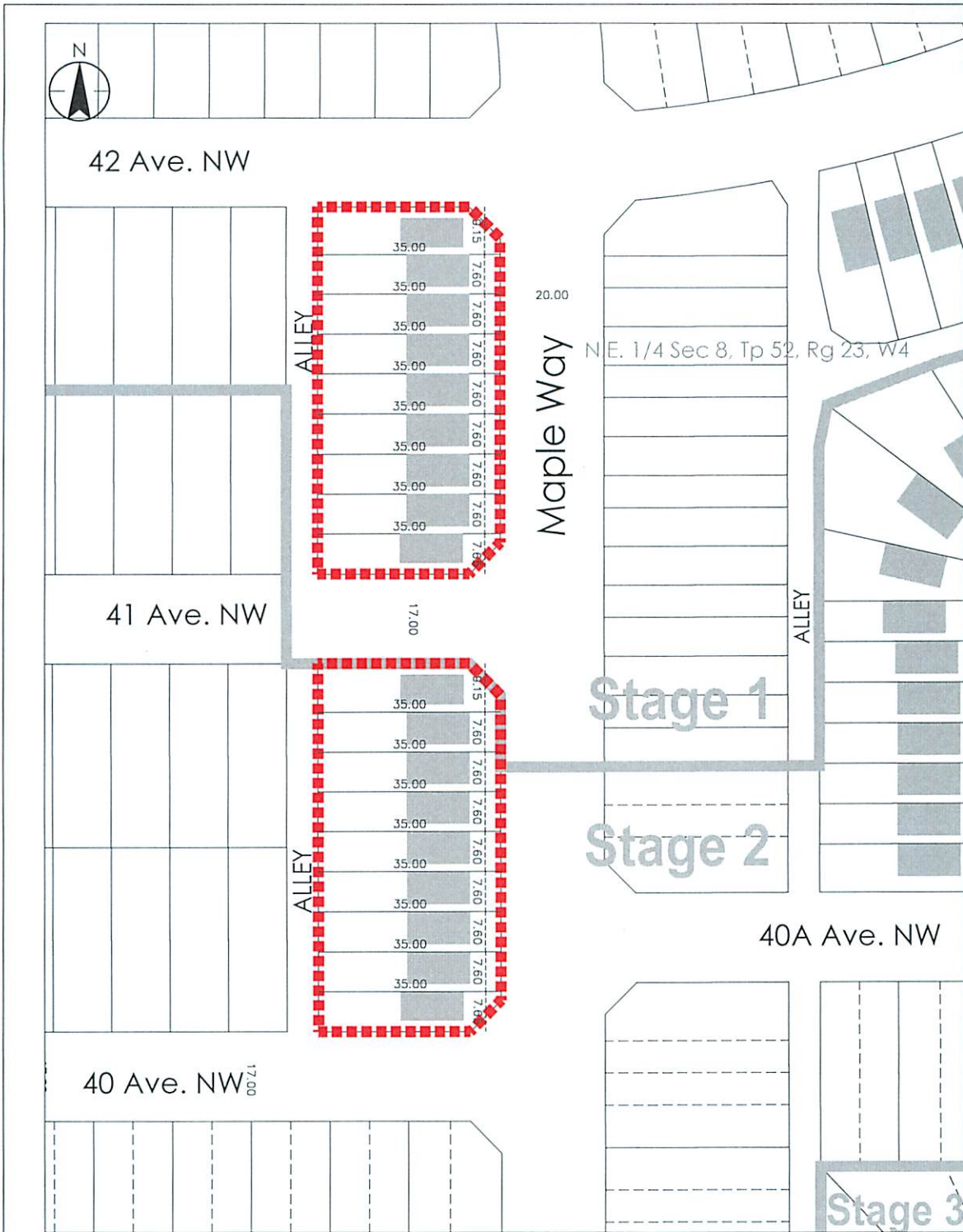
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #218797736-001

Enclosure(s)



ORIGINAL SHEET - ANSI B



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

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Notes  
All distances are expressed in metres and decimals thereof.  
Area to be subdivided outlined thus:  and contains approximately 0.48 hectares, including 18 residential lots.

Revision	By	YY MM DD

Client/Project  
LEHNDORFF LAND GENERAL PARTNER INC.  
PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF NE 1/4 SEC 8-52-23-W4

Edmonton, AB  
Title  
TENTATIVE PLAN OF SUBDIVISION  
MAPLE - STAGE 6

Project No. Scale  
1161 102710 MR 1:750  
April 14, 2016

V:\1161\active\1161102710\drawing\planing\TIP\maple\_stage6\_14apr2016.dwg



Subdivision Authority

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

June 9, 2016

File NO. LDA16-0200

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

ATTENTION: Kevin Grover

Dear Mr. Grover:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 53, Plan 2950 HW located south of 106 Avenue and west of 83 Street;  
**FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on June 9, 2016, subject to the following condition(s):**

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

**Please be advised of the following:**

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

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

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

Yours truly,



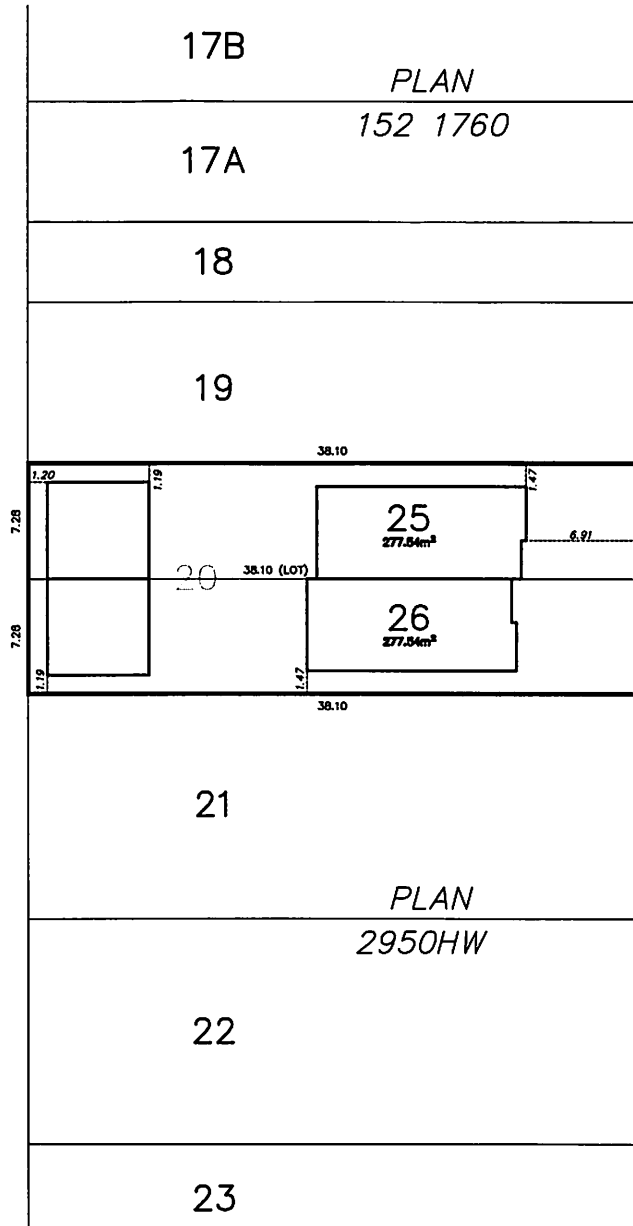
Blair McDowell  
Subdivision Authority

BM/gq/Posse #219442169-001

Enclosure(s)



BLK. 53  
LANE



83 STREET NW



Stantec Geomatics Ltd.  
10160-112th Street NW  
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T5K 2L6  
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Client

HAYNES HOMES LTD.


TENTATIVE PLAN SHOWING  
PROPOSED SUDIVISION

OF  
LOT 20, BLOCK 53, PLAN 2950HW  
WITHIN  
RIVER LOT 27 EDMONTON SETTLEMENT  
WITHIN THE THEORETICAL  
SEC. 27, TWP. 53, RGE. 24, W.4 MER.

10520 - 83 STREET NW  
EDMONTON, ALBERTA  
FOREST HEIGHTS

SCALE 1 : 300  
APRIL 13, 2016

NOTES

- All distances are expressed in metres and decimals thereat
- Area referred to bounded thus  Containing 0.173 Hectares