

Thursday, June 16, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 24

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
		That the Subdivision Authority Agenda for the June 16, 2016 meeting be adopted.
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
		That the Subdivision Authority Minutes for the June 9, 2016 meeting be adopted.
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0049 185352371-001	Tentative plan of subdivision to create 102 single detached residential lots, and 164 semi-detached residential lots from the NW 15-51-2-W4M, and the NE 15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
2.	LDA16-0097 187323244-001	Tentative plan of subdivision to create 42 single detached residential lots from the NE 25-52-26-W4M, located west of Winterburn Road NW and north of Rosenthal Boulevard NW; ROSENTHAL
3.	LDA16-0160 142345188-001	Tentative plan of subdivision to create 84 semi-detached residential lots from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; WEBBER GREENS
4.	LDA16-0130 188608929-001	Tentative plan of subdivision to adjust the common property line of Lots 64A, Block 26, Plan 772 0879 and Lot 64, Block 26, Plan 3100 TR located west of 76 Street NW and north of Millbourne Road West NW; TWEDDLE PLACE
5.	LDA16-0184 219518290-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 28, Plan 4005 HW located, north of 113 Avenue NW and east of 44 Street NW; BEVERLY HEIGHTS
6.	LDA16-0192 219788822-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot B, Block 7, Plan 3082 HW located north of 127 Avenue and west of 118 Street; CALDER
7.	LDA16-0194 219897758-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 11, Plan RN 60, located south of 110 Avenue NW and west of 129 Street NW; WESTMOUNT

8.	LDA16-0203 220070580-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 21, Plan 2655 HW, located south of 72 Avenue NW and west of 95 Street NW; HAZELDEAN
9.	LDA16-0204 220283232-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 24, Block 21, Plan 5591 MC, located south of 48 Avenue NW and east of 116A Street NW; MALMO PLAINS
10.	LDA16-0209 188954328-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 25 & 26, Block 57, Plan 4636 AB, located north of 120 Avenue NW and east of 58 Street NW; NEWTON
11.	LDA16-0247 222599044-001	Tentative plan of subdivision to revise conditionally approved LDA14-0266 by removing three (3) residential lots from Lot 2, Block 1, Plan 832 1482 and SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; ALLARD
5.	OTHER BUSINESS	



Subdivision Authority

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

June 16, 2016

File NO. LDA16-0049

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create 102 single detached residential lots, and 164 semi-detached residential lots from the NW 15-51-2-W4M, and the NE 15-51-24-W4M located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on June 16, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that 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 stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17650 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 construct a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 25 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the east half of NE-15-51-24-W4M and NW-15-51-24-4 (Title Number 152 316 642 +55) was addressed by dedication through LDA14-0525.

MR for the west half of NE-15-51-24-W4M and NW-15-51-24-4 (Title Number 152 316 642 +56) was addressed by dedication and an existing Deferred Reserve Caveat (DRC) through LDA14-0525. The existing DRC will carry forward on the remainder of the title.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/mb/Posse #185352371-001

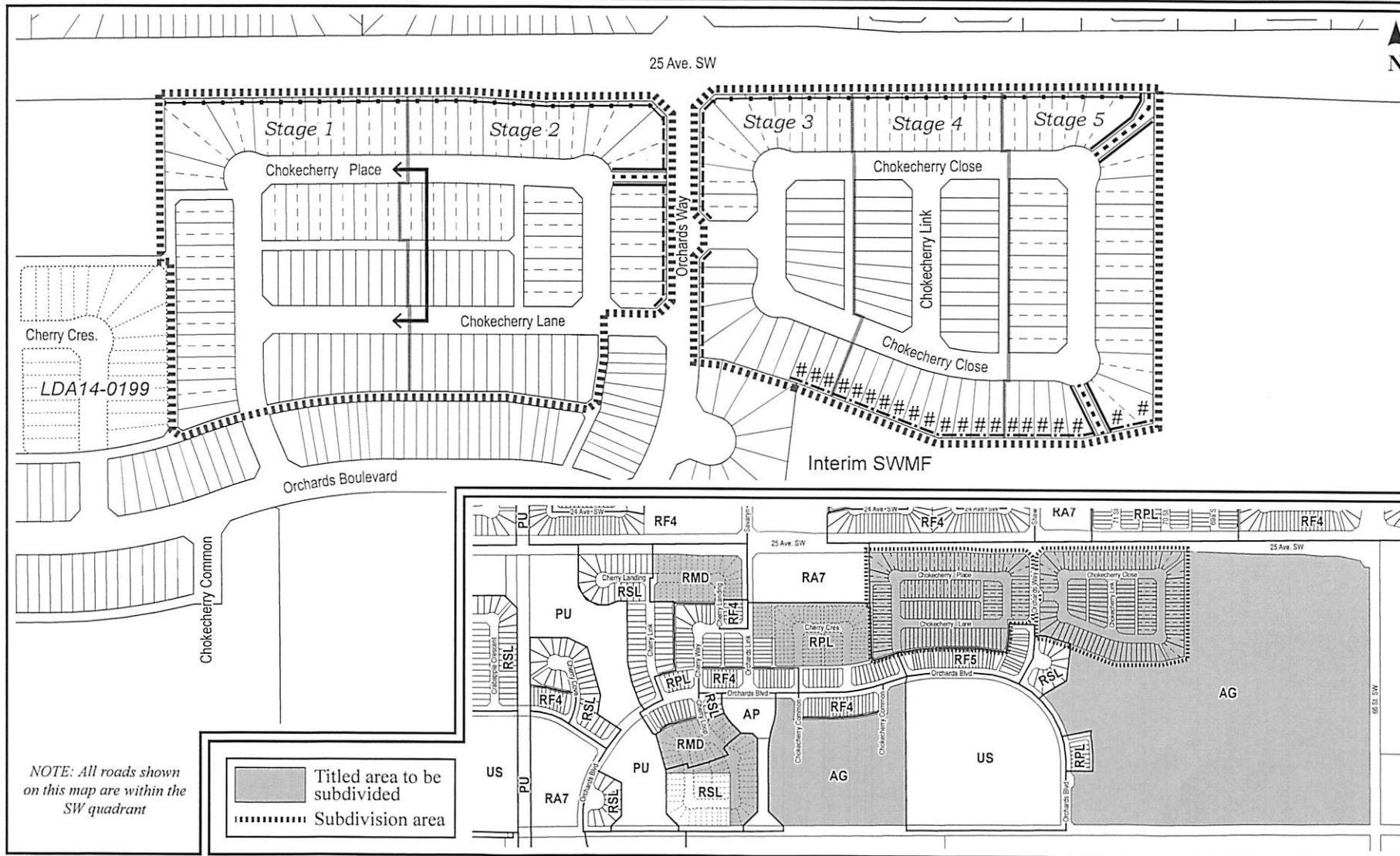
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

June 16, 2016

LDA16-0049

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬ 1.8 m uniform fence
- ▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬▬ Noise attenuation fence
- ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk
- ↔ Temporary 6 m roadway
- # Restrictive covenant re: Freeboard



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

▬▬▬▬▬▬▬ Titled area to be subdivided
 ▬▬▬▬▬▬▬ Subdivision area



Subdivision Authority

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

June 16, 2016

File No. LDA16-0097

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create 42 single detached residential lots from the NE 25-52-26-W4M, located west of Winterburn Road NW and north of Rosenthal Boulevard NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on June 16, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that 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 LDA16-0096 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Drainage Planning and Engineering; and
8. that the CCC will not be issued for the proposed development until such time as the downstream sanitary and storm sewer systems are complete and operational to the satisfaction of Drainage Planning and Engineering.

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

MR for NE 25-52-26-W4M was addressed by DRC through LDA07-0451.

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 Don Read at 780-496-3633 or don.read@edmonton.ca

Yours truly,

Blair McDowell
Subdivision Authority

BM/dr/Posse # 187323244-001

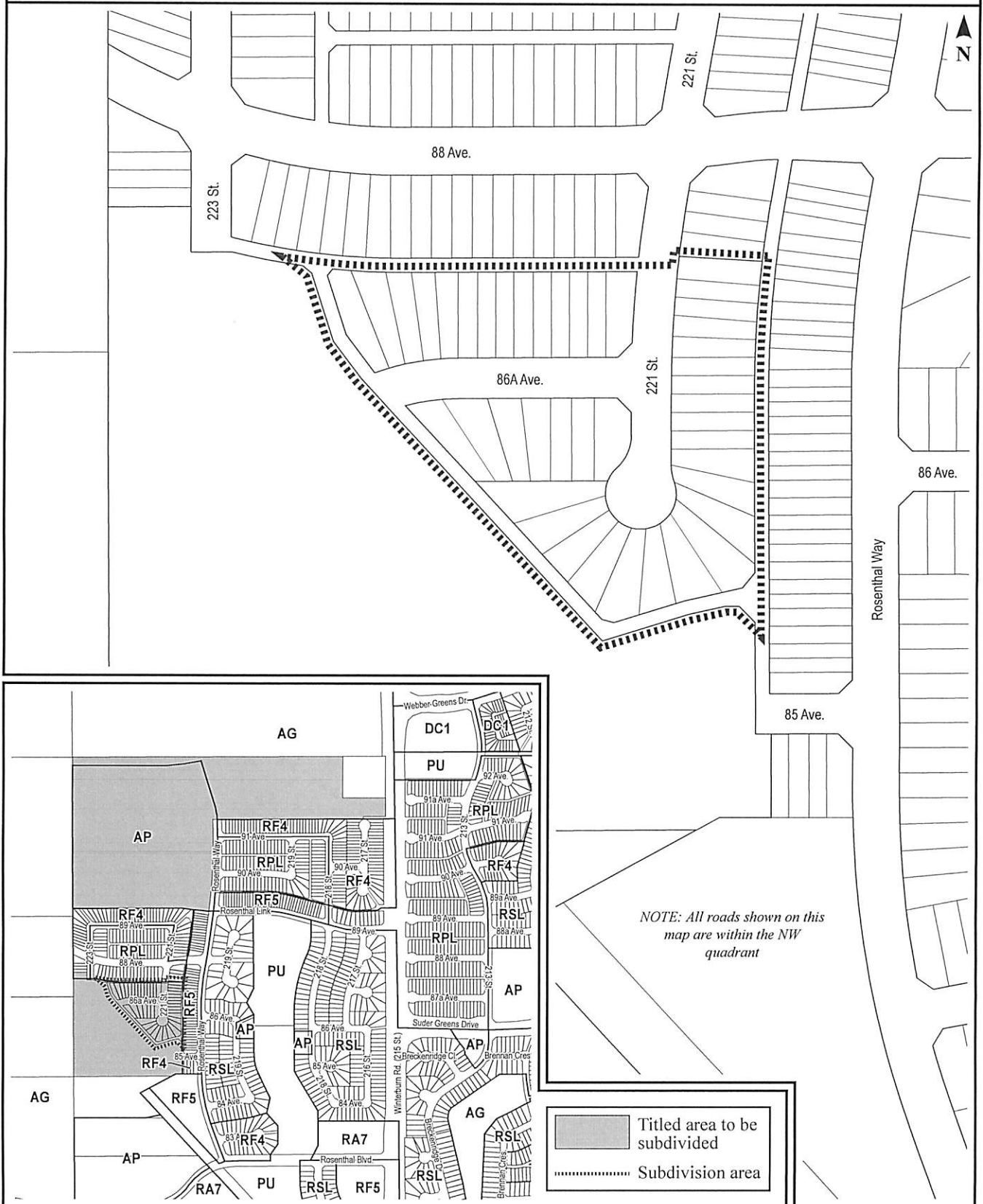
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 16, 2016

LDA16-0097

Limit of proposed subdivision





Subdivision Authority

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

June 16, 2016

File NO. LDA16-0160

Select Engineering Consultants Ltd.
100, 17413-107 Avenue NW
Edmonton, Alberta T5S 1E5

ATTENTION: Mark Puczko

Dear Mr. Puczko:

RE: Tentative plan of subdivision to create 84 semi-detached residential lots from Block 1, Plan 822 1534, located south of 96 Avenue NW and west of 208 Street NW; **WEBBER GREENS**

I The Subdivision by Plan is APPROVED on June 16, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that 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 LDA13-0366 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 engineering drawings include and the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner construct an enhanced local roadway to accommodate a minimum 4.0 m drive aisle on the roadway adjacent to the working area for the abandoned well site, to the satisfaction of Transportation Services, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Services and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Reserve 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 Block 1, Plan 822 1534 has been addressed through LDA10-0014.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/kg/Posse #142345188-001

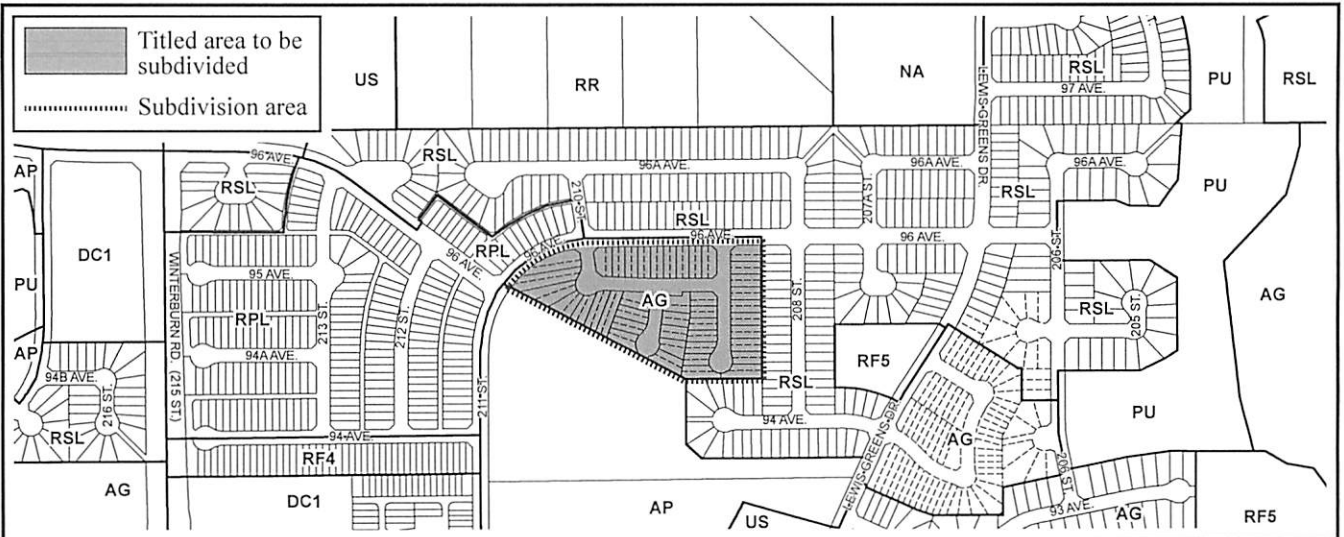
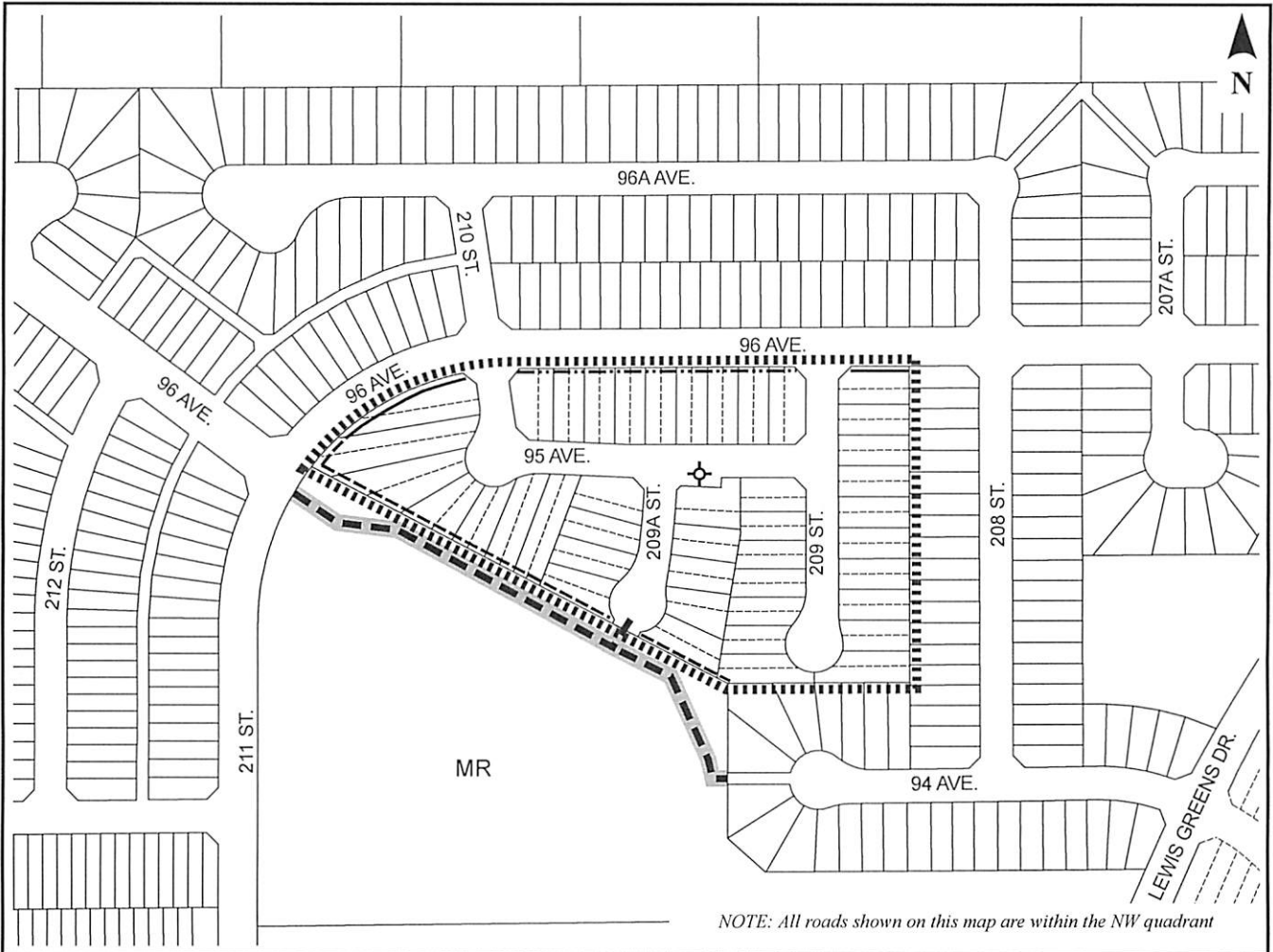
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 16, 2016

LDA16-0160

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ⊕ Abandoned well site
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence
- ▬▬▬▬▬▬▬ 1.8 m uniform fence
- ▭ Include in engineering drawings





Subdivision Authority

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

June 16, 2016

File NO. LDA16-0130

MMM Group Planning
200, 10576 - 113 Street
Edmonton, AB T5H 3H5

ATTENTION: Shree Shinde

Dear Ms. Shinde:

RE: Tentative plan of subdivision to adjust the common property line of Lots 64A, Block 26, Plan 772 0879 and Lot 64, Block 26, Plan 3100 TR located west of 76 Street NW and north of Millbourne Road West NW; **TWEDDLE PLACE**

The Subdivision by Plan is APPROVED on June 16, 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 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;
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 (\$636.00) 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.

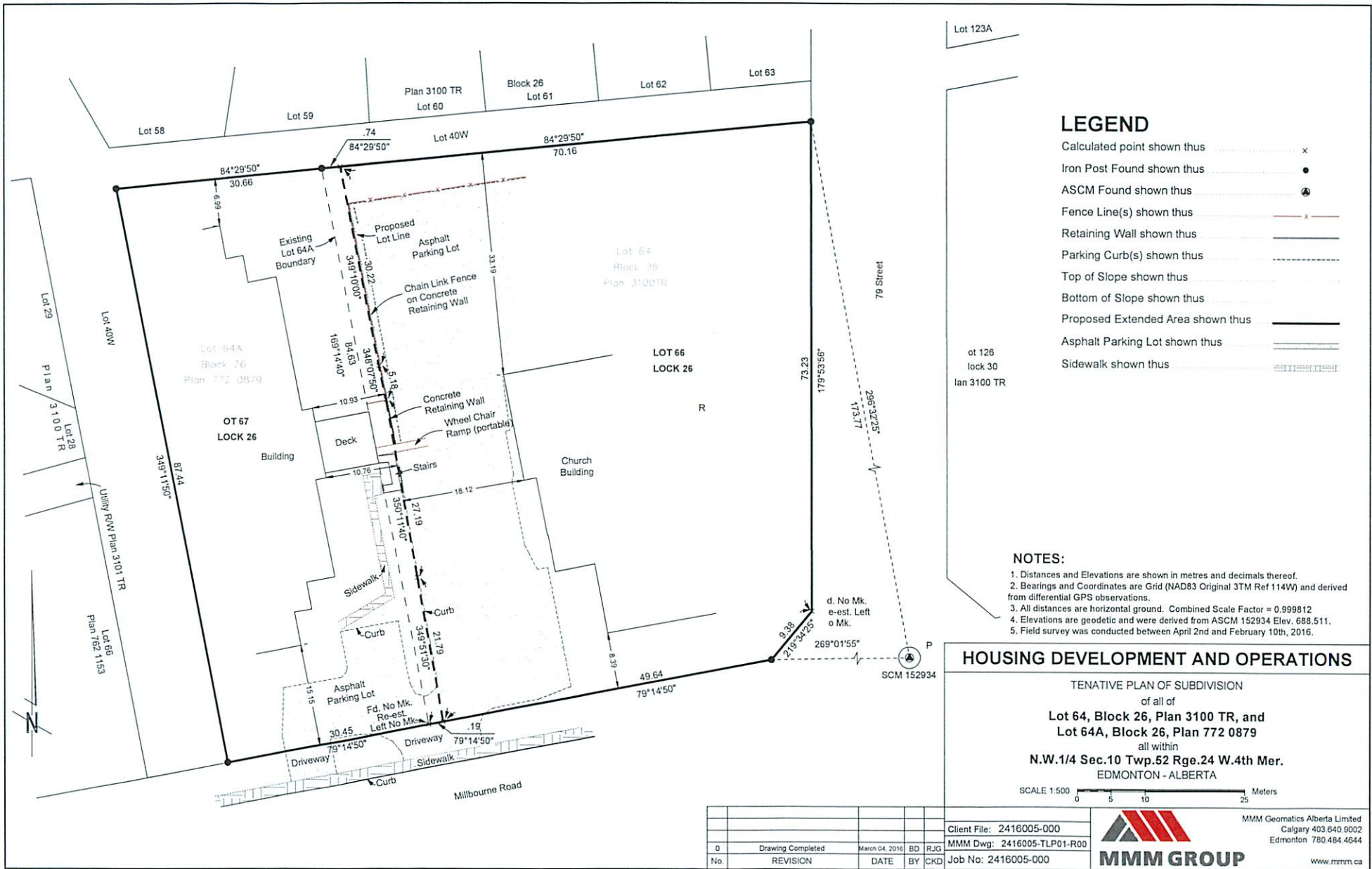
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #188608929-001

Enclosure(s)



LEGEND

- Calculated point shown thus x
- Iron Post Found shown thus ●
- ASCM Found shown thus ⊙
- Fence Line(s) shown thus — x —
- Retaining Wall shown thus ———
- Parking Curb(s) shown thus - - - - -
- Top of Slope shown thus - - - - -
- Bottom of Slope shown thus - - - - -
- Proposed Extended Area shown thus ———
- Asphalt Parking Lot shown thus ———
- Sidewalk shown thus ———

NOTES:

1. Distances and Elevations are shown in metres and decimals thereof.
2. Bearings and Coordinates are Grid (NAD83 Original 3TM Ref 114W) and derived from differential GPS observations.
3. All distances are horizontal ground. Combined Scale Factor = 0.999812
4. Elevations are geodetic and were derived from ASCM 152934 Elev. 688.511.
5. Field survey was conducted between April 2nd and February 10th, 2016.

HOUSING DEVELOPMENT AND OPERATIONS

TENATIVE PLAN OF SUBDIVISION
of all of
**Lot 64, Block 26, Plan 3100 TR, and
Lot 64A, Block 26, Plan 772 0879**
all within
N.W.1/4 Sec.10 Twp.52 Rge.24 W.4th Mer.
EDMONTON - ALBERTA

SCALE 1:500 0 5 10 25 Meters

No	REVISION	DATE	BY	CKD
0	Drawing Completed	March 04, 2016	BD	R/JG

Client File: 2416005-000
MMM Dwg: 2416005-TLP01-R00
Job No: 2416005-000



MMM Geomatics Alberta Limited
Calgary 403 640 9002
Edmonton 780 484 4644
www.mmm.ca



Subdivision Authority

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

June 16, 2016

File NO. LDA16-0184

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 8, Block 28, Plan 4005 HW located, north of 113 Avenue NW and east of 44 Street NW;
BEVERLY HEIGHTS

The Subdivision by Plan is APPROVED on June 16, 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 4.6 m west of the east property line off of 113 Street NW(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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #219518290-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 18, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0184(SUB)

CADASTRAL NO.: 937+40-01

CONTACT: Stuart Carlyle

SUBDIVISION: Beverly Heights

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

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

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

Water and Sewer Service Information

Plan 4005HW, Blk 28, Lot 8 / 4218 – 113 Avenue

Proposed Lot 26, Blk 28

- 1-20mm water service and 1-150mm sanitary service exists off 113 Avenue at 4.6m West of the East Property Line of Lot 8.

Proposed Lot 25, Blk 28

- 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 25 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

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

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

Greg Derkach

TENTATIVE PLAN

SHOWING SUBDIVISION OF

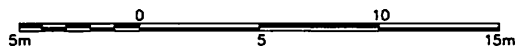
LOT 8, BLOCK 28, PLAN 4005 H.W.

IN

RIVER LOT 38, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

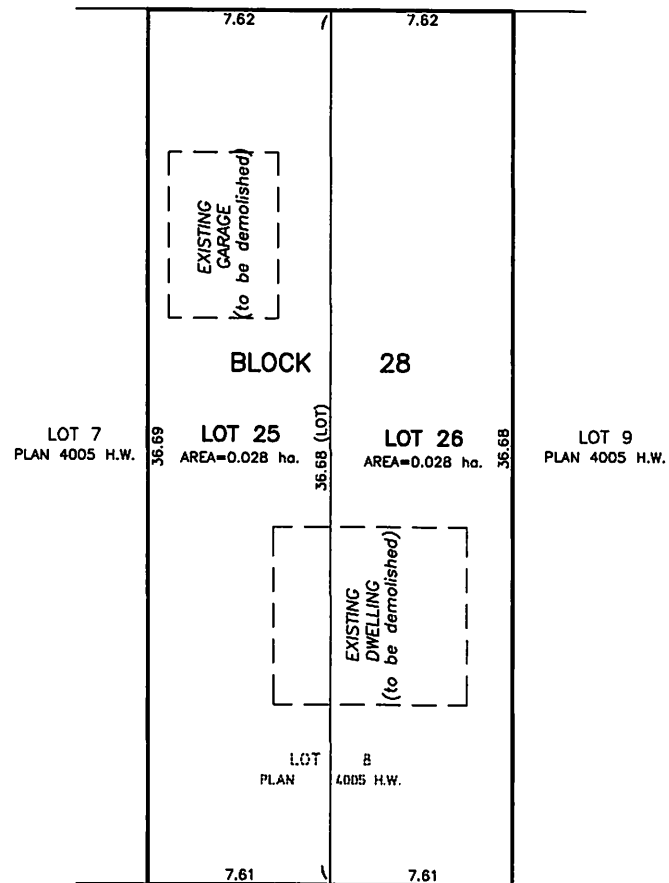
DATE: April 11, 2016

REVISED: -

FILE NO. 16S0208

DWG.NO. 16S0208T

LANE



113th AVENUE

TO 42nd STREET



Subdivision Authority

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

June 16, 2016

File NO. LDA16-0192

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

ATTENTION: Roy Maxwell

Dear Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot B, Block 7, Plan 3082 HW located north of 127 Avenue and west of 118 Street; **CALDER**

The Subdivision by Plan is APPROVED on June 16, 2016, pursuant to Section 654 of the Municipal Government Act, and 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 in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
4. that the 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 #219788822-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

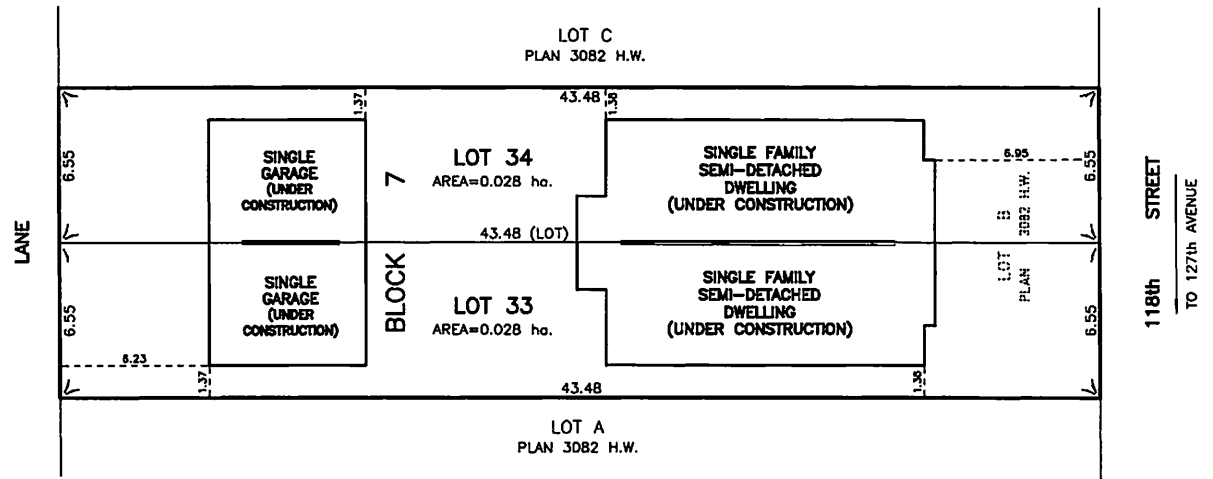
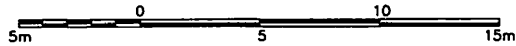
LOT B, BLOCK 7, PLAN 3082 H.W.

IN THE

S.E.1/4 SEC.19-53-24-4

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: April 15, 2016
REVISED: -

FILE NO. 14C0727

DWG.NO. 14C0727T



Subdivision Authority

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

June 16, 2016

File NO. LDA16-0194

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 11,
Plan RN 60, located south of 110 Avenue NW and west of 129 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on June 16, 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 7.2 m north of the south property and 8.8m south of Manhole #258110 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 next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #219897758-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 20, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/15-0194(SUB)

CADASTRAL NO.: 934+32-18

CONTACT: Stuart Carlyle

SUBDIVISION: Westmount

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

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

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

Water and Sewer Service Information

Plan RN60, Blk 11, Lot 6 (10980-129 Street)

Proposed Lot 6A, Blk 11

- 1-20mm water service exists off the Lane West of 129 Street at 7.2m North of the South Property Line of Lot 6.
- 1-150mm sanitary service exists off the Lane West of 129 Street at 8.8M South of Manhole #258110. The location at the main is assumed straight out.

Proposed Lot 6B, Blk 11

- 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. The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another, and revise any lot grading, so that cross lot overland drainage will not occur. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing must be dealt with.)**
4. **New water and sewer services will be required for proposed Lot 6B, Blk 11 directly off city mains prior to subdivision approval.**

4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

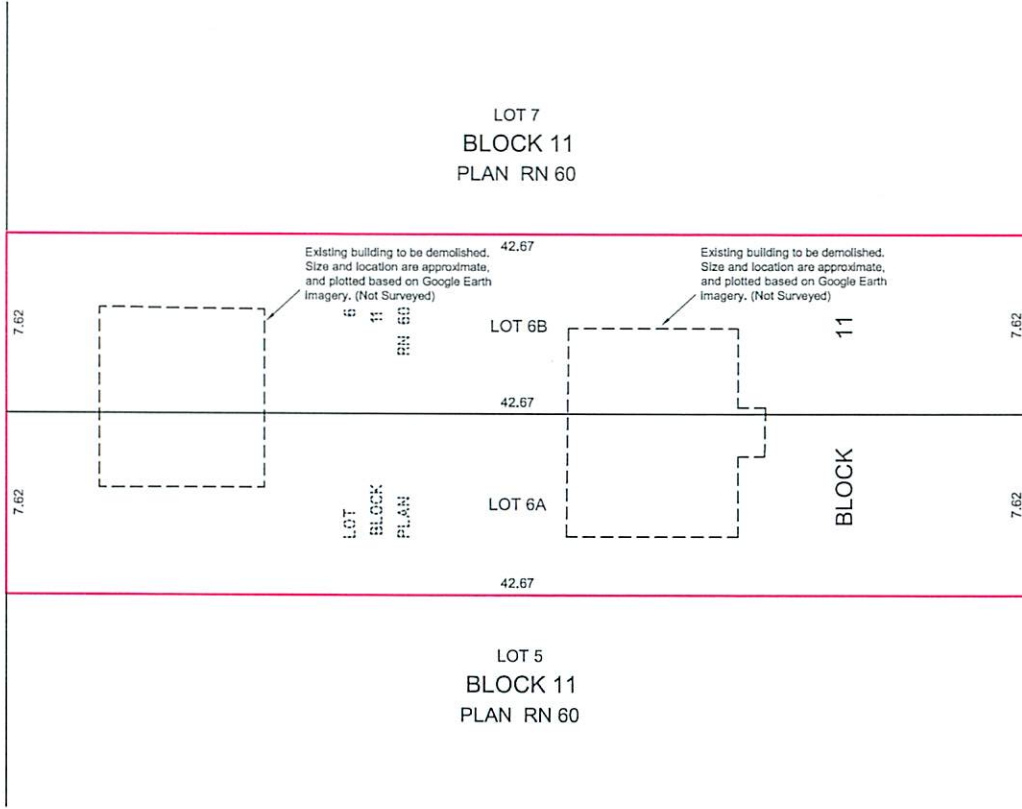
General

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

Nina Lumabi



LANE



129 STREET

ACCENT INFILLS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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#1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS: 0.065 ha.



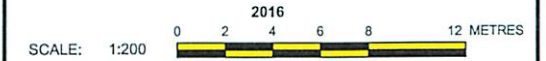
REV. NO.	DATE	ITEM	BY
0	APRIL 19, 2016	ORIGINAL PLAN COMPLETED	JF

REVISIONS

WESTMOUNT
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 6, BLOCK 11, PLAN RN 60 (LX)
WITHIN THE
S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	B16000141	DRAFTED BY:	JF	CHECKED BY:	MK
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Subdivision Authority

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

June 16, 2016

File NO. LDA16-0203

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 21,
Plan 2655 HW, located south of 72 Avenue NW and west of 95 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on June 16, 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 7.92 east of the west property line 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 next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #220070580-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 5, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0203 (SUB)

CADASTRAL NO.: 928+36-22

CONTACT: Stuart Carlyle

SUBDIVISION: Hazeldean

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 East ½ of Lot 11, Blk 32, Plan 2655HW

- 1-20mm water service and 1-150mm sanitary service, in common trench, 7.92m East of West Property Line of Lot 11, off Lane South of 72 Avenue.

Proposed West ½ of Lot 11, Blk 32, Plan 2655HW

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed West ½ of Lot 11 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water and sanitary 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

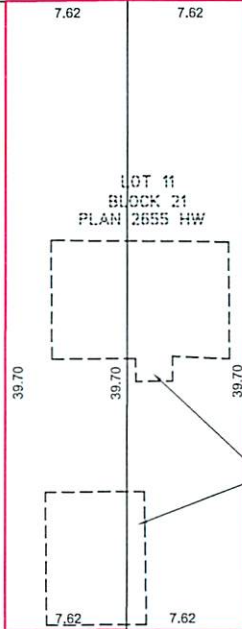
Georgeanne Andersen



72 AVENUE

LOT 9
BLOCK
PLAN

LOT 10
21
2655 HW



LOT 11
BLOCK 21
PLAN 2655 HW

LOT 12
BLOCK 21
PLAN 2655 HW

Existing building to be demolished.
Size and location are approximate,
and plotted based on Google Earth
imagery. (Not Surveyed)

95 STREET

LOT 1
BLOCK 2
PLAN 2655 HW

LANE

16
BLOCK
PLAN

15

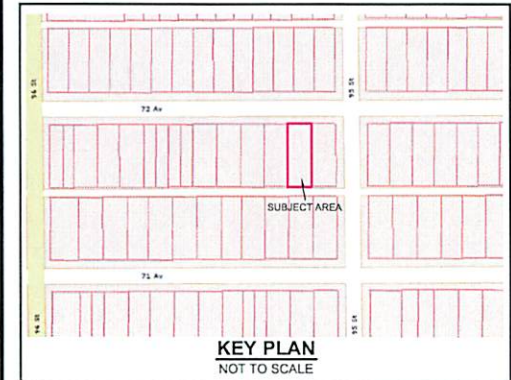
14

13
21
2655 HW

ACCENT INFILLS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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 Rf3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.051 ha.



REV. NO.	DATE	ITEM	BY
0	APR, 2016	ORIGINAL PLAN COMPLETED	AN

REVISIONS

HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 11, BLOCK 21, PLAN 2655 HW

WITHIN THE

N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2016
SCALE: 1:300

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

FILE NO.	61600013T	DRAFTED BY:	AN	CHECKED BY:	JM
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Subdivision Authority

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

June 16, 2016

File NO. LDA16-0204

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 24, Block 21, Plan 5591 MC, located south of 48 Avenue NW and east of 116A Street NW;
MALMO PLAINS

The Subdivision by Plan is APPROVED on June 16, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.75 m east of the west property line off of 48 Avenue NW (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #220283232-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 11th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0204(SUB)

CADASTRAL NO.: 928+32-02

CONTACT: Stuart Carlyle

SUBDIVISION: Malmo Plains

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

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

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

Water and Sewer Service Information

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

Proposed Lot 28, Block 21

- 1-20mm water service exists on 48th Ave at 9.75m east of the west property line of proposed lot 28.
- 1-150mm sanitary service exists on the lane south of 48th Ave at 9.75m east of the west property line of proposed lot 28.

Proposed Lot 29, Block 21

- 1-100mm storm service exists on 48th Ave at 9.5m west of the east property line of proposed lot 29.

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 29 directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 28 directly off city mains prior to subdivision approval.**
5. Should the survey show that the existing services are not located at the measurements mentioned above and enter the other lot, then the lot that does not have water, sanitary and/or storm service will require new services.
6. The applicant should consider moving to the proposed property line to the east or west to ensure services can be clearly assigned to one lot.

7. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owner's expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing and overland drainage must be dealt with.)**
8. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

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

Joern Seemann.

TENTATIVE PLAN

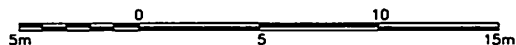
SHOWING SUBDIVISION OF

LOT 24, BLOCK 21, PLAN 5591 M.C.

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

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

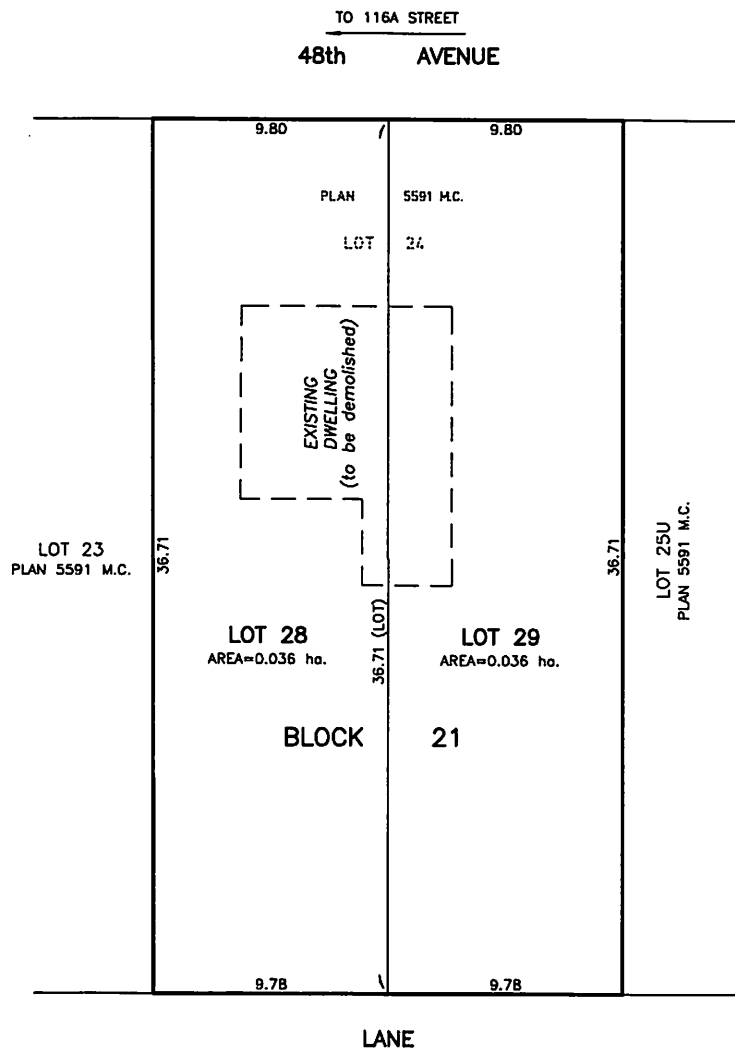
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: APRIL 22, 2016
REVISED: -

FILE NO. 16S0246

DWG.NO. 16S0246





Subdivision Authority

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

June 16, 2016

File NO. LDA16-0209

Dylan Handy
10819 – 123 Street NW
Edmonton, AB T5M 0C7

Dear Mr. Handy:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 25 & 26, Block 57, Plan 4636 AB, located north of 120 Avenue NW and east of 58 Street NW;
NEWTON

The Subdivision by Plan is APPROVED on June 16, 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 17.1 m north of the south property line 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 next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #188954328-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: May 18, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/ 16 - 0209(SUB)

CADASTRAL NO.: 937+40-08

CONTACT: Stuart Carlyle

SUBDIVISION: Newton

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

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

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

Water and Sewer Service Information

Plan 4636AB, Blk 57, Lots 25-26

Proposed North Lot (House to Remain)

- 1-20mm water service and 1-150mm sanitary service exists off the Lane East of 58 Street at 17.1m North of the South Property Line of Lot 26.

Proposed South Lot

- 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 South Lot directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

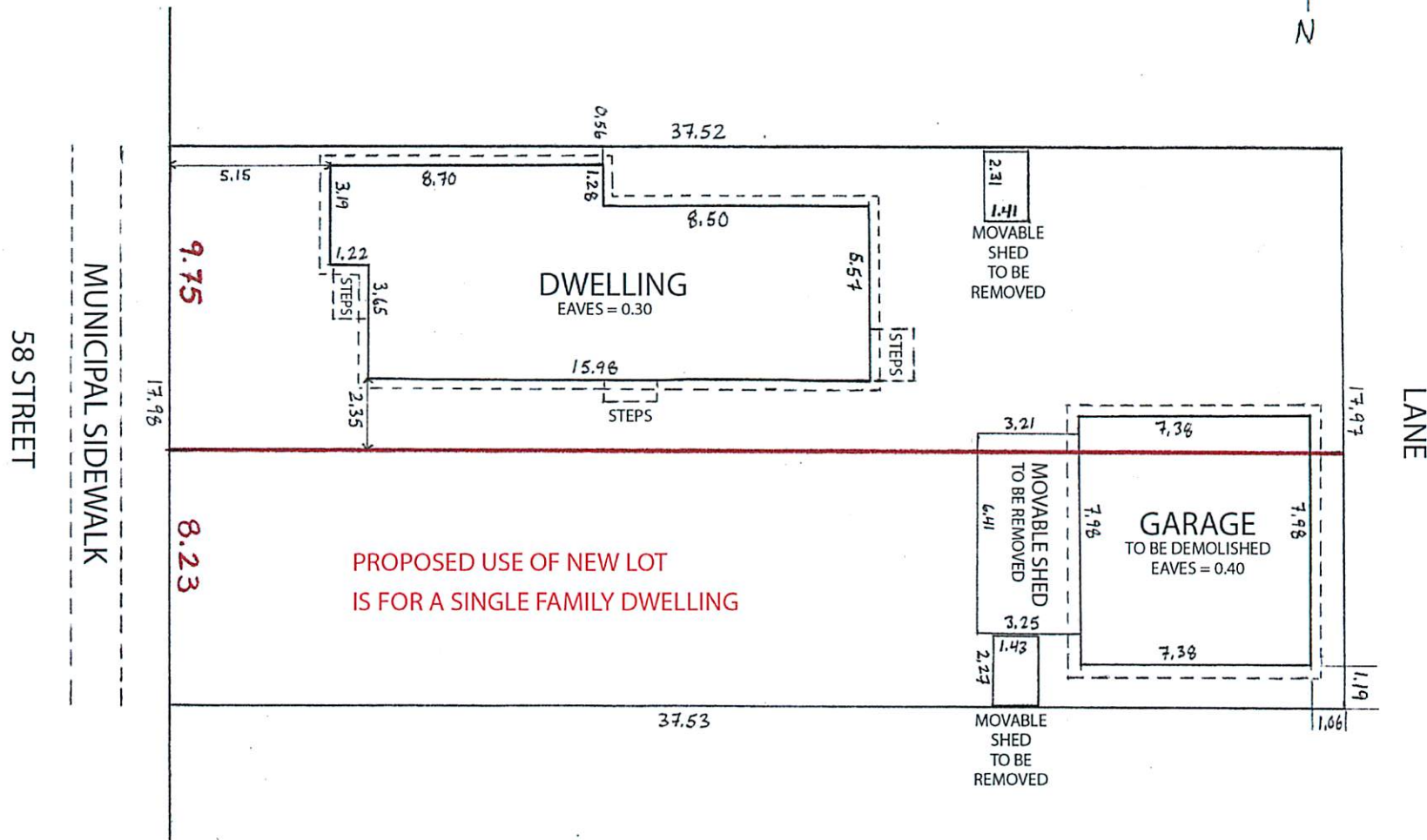
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding water main locations, capacities and/or mainline extensions.

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

Greg Derkach

LOT 26 & 25 (PART)
BLOCK 57
PLAN 4636 AB

12021 58 ST



SCALE 1:200



Subdivision Authority

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

June 16, 2016

File NO. LDA16-0247

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0266 by removing three (3) residential lots from Lot 2, Block 1, Plan 832 1482 and SW 18-51-24 W4M, located east of James Mowatt Trail SW and north of 41 Avenue SW; **ALLARD**

The Subdivision by Plan is APPROVED on June 16, 2016, subject to the following conditions:

1. that approved subdivision LDA14-0266 be registered concurrent with this application;
2. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination; 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 next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
3. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

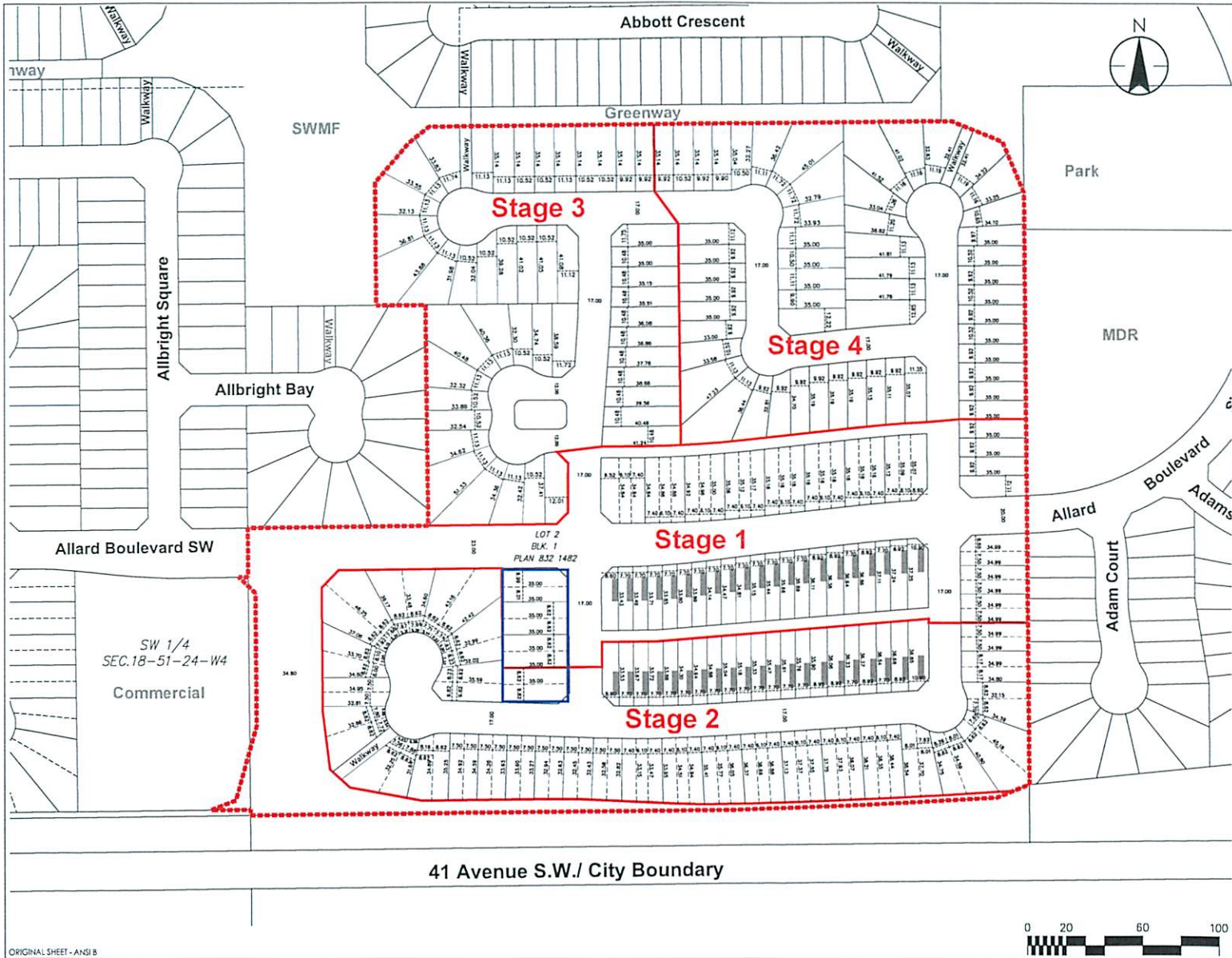
Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #222599044-001

Enclosure(s)

V:\1161\Archive\116103140\Drawings\misc\flex\planning\subdivision\overlaid\Stage 12\Subd_Stage12_131p2016.dwg



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 12.81 hectares, including 249 residential lots.

Revision	By	Date
A	Moved NW Walkway, Adjusted lots accordingly.	15.07.23
		YYMM.DD

Client/Project
 MLC GROUP INC.
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF LOT 2, BLOCK 1, PLAN
 832 1482 AND SW1/4 SEC.18-51-24-W4
 Edmonton, AB

Title
 TENTATIVE PLAN OF SUBDIVISION
 Allard Phase 12

Project No. 1161 103140
 Scale 1:2000
 January 19, 2016

ORIGINAL SHEET - ANSJI B

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



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the June 9, 2016 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the June 2, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

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; **LARKSPUR**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

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; **EASTWOOD**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

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; ALLARD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; MAPLE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
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; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 9:35 a.m.	