

Thursday, October 20, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 20, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the October 13, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0225
165845732-001
Tentative plan of subdivision to create 12 single detached residential lots, one (1) multiple family lot (MFL), and one (1) Public Utility lot, from Lots A and OT, Block 6, Plan 6158 AN, and to consolidate Lots A and OT with the adjacent road closure area, located south of 157 Avenue NW and east of 95 Street NW; **EAUX CLAIRES**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0101
167621618-001
Tentative plan of subdivision to create one (1) additional institutional lot from Lot 2, Block 12, Plan 2191 NY located south of 109 Avenue NW and west of 142 Street NW; **MCQUEEN**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA15-0602 182219012-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 7A, Block 21, Plan 952 1645, located west of 93 Street NW and north of 34 Avenue NW; STRATHCONA INDUSTRIAL PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0360 227659301-001	Tentative plan to subdivide a portion from Condominium Plan 022 3435 for purposes of consolidation with the with the adjacent northern parcel, located north of 54 Avenue NW and west of 97 Street NW; CORONET INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0370 228122692-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 26, Plan 5555 HW, located north of 104 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0387 228595276-001	Tentative plan of subdivision to adjust the boundary line between Units 4 and 5, Condominium Plan 162 1412, located south of 23 Avenue NW and east of May Common NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0388 228182884-001	Tentative plan of subdivision to create one (1) additional single family residential lot from Lot 22, Block 12, Plan 6253 KS, located south of 75 Avenue NW and east of 151 Street NW; RIO TERRACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0389 228506574-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 1, Plan 600 MC, located north of 62 Avenue NW and west of 132 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0390 228425058-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 5710 HW, located south of 98 Avenue NW and east of 142 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0400 226734122-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 1324 HW, located south of 75 Avenue NW and east of 115 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0403 229039987-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 13, Plan 2938 HW, located south of 74 Avenue NW and east of 115 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0404 229188878-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot T, Block 8, Plan 426 HW, located north of 72 Avenue NW and east of 98 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA16-0408 229093430-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 13, Plan RN73 located east of 103 Street and south of 122 Avenue; WESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
14.	LDA16-0409 229096699-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 34, Plan 4592 AD located south of 107 Avenue NW and east of 153 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

15.	LDA16-0410 229326103-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 33, Plan 630 MC located north of 77 Avenue NW and west of 139 Street NW; LAURIER HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
16.	LDA16-0414 229414908-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 36, Plan 3090 ET located north of Edinboro Road NW and east of 118 Street NW; WINDSOR PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
17.	LDA16-0416 229766557-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10 and the westerly half of Lot 11, Block 13, Plan 2262 S located south of 75 Avenue NW and east of 95 Street NW; RITCHIE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
18.	LDA16-0420 230210519-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 429, Block 1, Plan 7540 AH, located west of 101 Street and south of 115 Avenue; SPRUCE AVENUE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:45 a.m.		



Subdivision Authority

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

October 20, 2016

File NO. LDA15-0225

DGE Civil Engineering Consultants
221, 9223 – 28 Avenue NW
Edmonton, AB T6N 1N1

ATTENTION: Martin Gillett

Dear Mr. Gillet:

RE: Tentative plan of subdivision to create 12 single detached residential lots, one (1) multiple family lot (MFL), and one (1) Public Utility lot, from Lots A and OT, Block 6, Plan 6158 AN, and to consolidate Lots A and OT with the adjacent road closure area, located south of 157 Avenue NW and east of 95 Street NW; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$137,591.35 representing 0.1714 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. 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;
4. that the owner register easements for 156 Avenue NW and the water, sanitary, and storm connections, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for public access as shown on the "Conditions of Approval" map, Enclosure I. The easement shall provide the City with the right to use the area for the purposes of providing public utility services, including the placement of bins for waste management services provided to the owner and adjacent landowners;
6. that Bylaw 17795 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. that Bylaw 17794 to close a portion of 157 Avenue NW shall be approved prior to the endorsement of this subdivision;

8. 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
9. 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 (2) 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 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;
5. 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;
6. that the engineering drawings include offsite underground utilities including a 300 mm water main extension, 200 mm water main extension, and sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the engineering drawings include and the owner construct 156 Avenue NW to a collector standard, including removal of the existing turnaround, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include and the owner construct a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1.5 m concrete sidewalk with lighting, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, 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 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 the Public Utility lot to the satisfaction of City Departments and affected utility agencies.

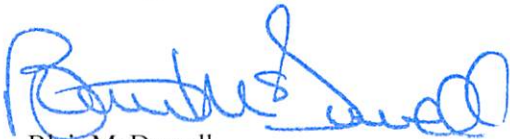
Enclosure I is a map of the subdivision identifying major conditions of this approval.

MR for Lots A and OT, Block 6, Plan 6158 AN and for the road closure area, in the amount of \$137,591.35, representing 0.1714 ha, is being provided by money in place with this subdivision.

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, 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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sr/Posse #165845732-001

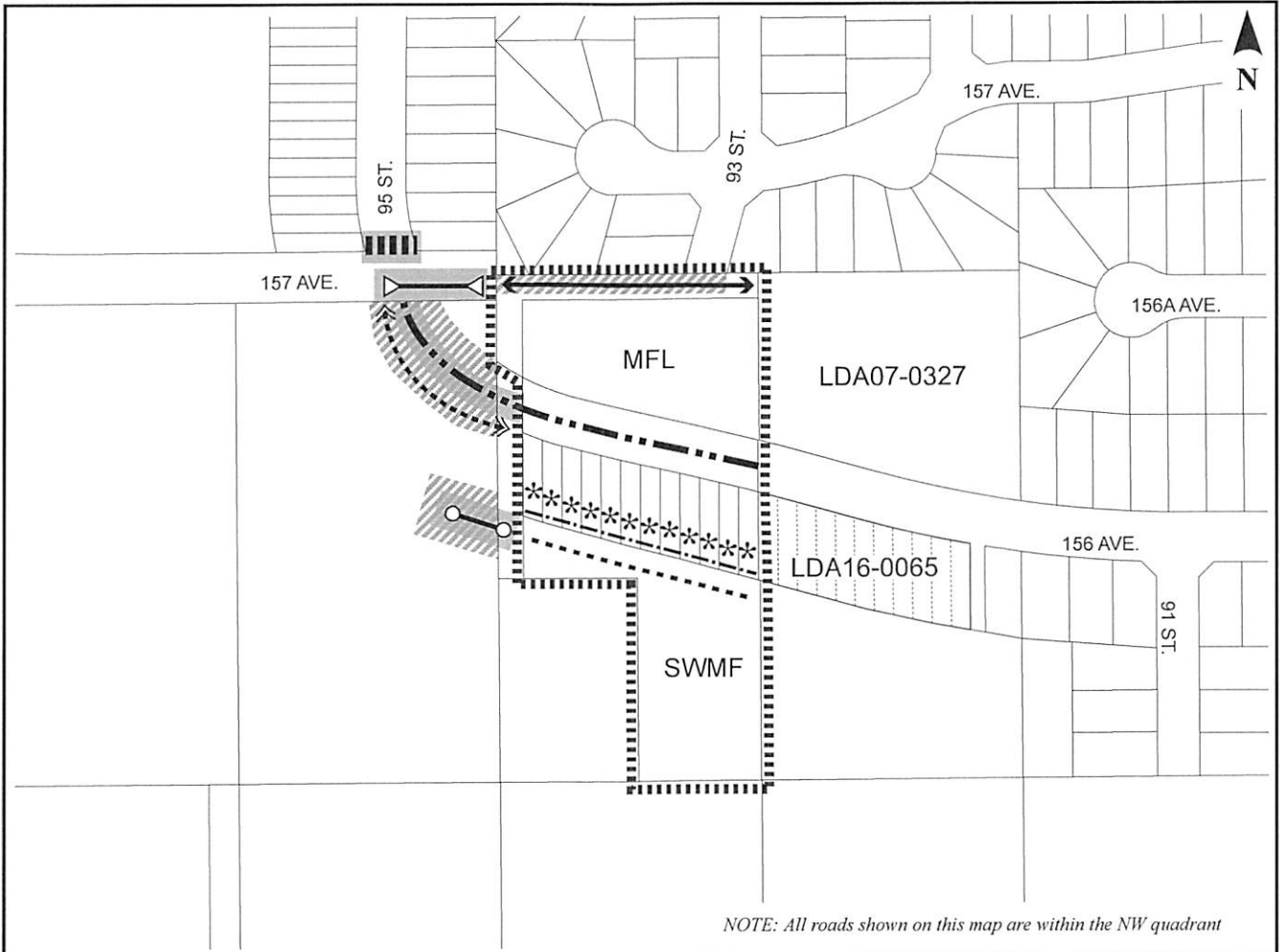
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

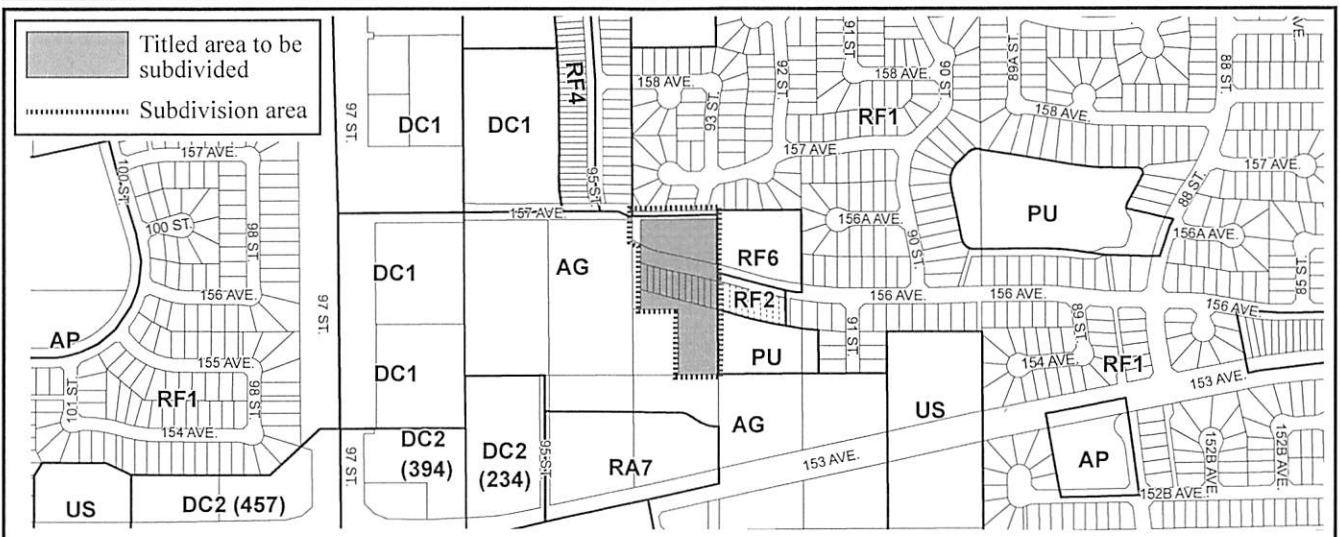
October 20, 2016

LDA15-0225

- | | |
|---|--|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision --- 1.2 m uniform fence ▬▬▬▬▬▬▬ Zebra marked crosswalk ⋯⋯⋯ 1.5 m concrete sidewalk ▨ Register URW easement ▬▬▬ Construct collector roadway | <ul style="list-style-type: none"> * Restrictive covenant re: freeboard ↔↔↔↔↔ 300 mm water main extension ↔↔↔↔↔ 200 mm water main extension ○—○ Sanitary and Storm connection ↔↔ Register public access easement ▨ Include in engineering drawings |
|---|--|



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





Subdivision Authority

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

October 20, 2016

File NO. LDA15-0602

Invistec Consulting Ltd.
10235 – 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

Dear Mr. Yu:

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 7A, Block 21, Plan 952 1645, located west of 93 Street NW and north of 34 Avenue NW; **STRATHCONA INDUSTRIAL PARK**

The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

1. that the owner register a mutual access easement, as shown on Enclosure I, to the satisfaction of Transportation Planning and Engineering. Please contact Matthew Bennett (matthew.bennett2@edmonton.ca) for further information;
2. that the owner alter the existing signage and pavement markings from one-way to all directional, as shown on Enclosures II and III, to the satisfaction of Transportation Planning and Engineering;
3. that the owner obtain a development permit for the existing building and associated site, to the satisfaction of Development Services; and
4. 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, sanitary and storm) enter the proposed subdivision approximately 32 m north of the south property line of Lot 7A. 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 (\$1,037.00) 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.

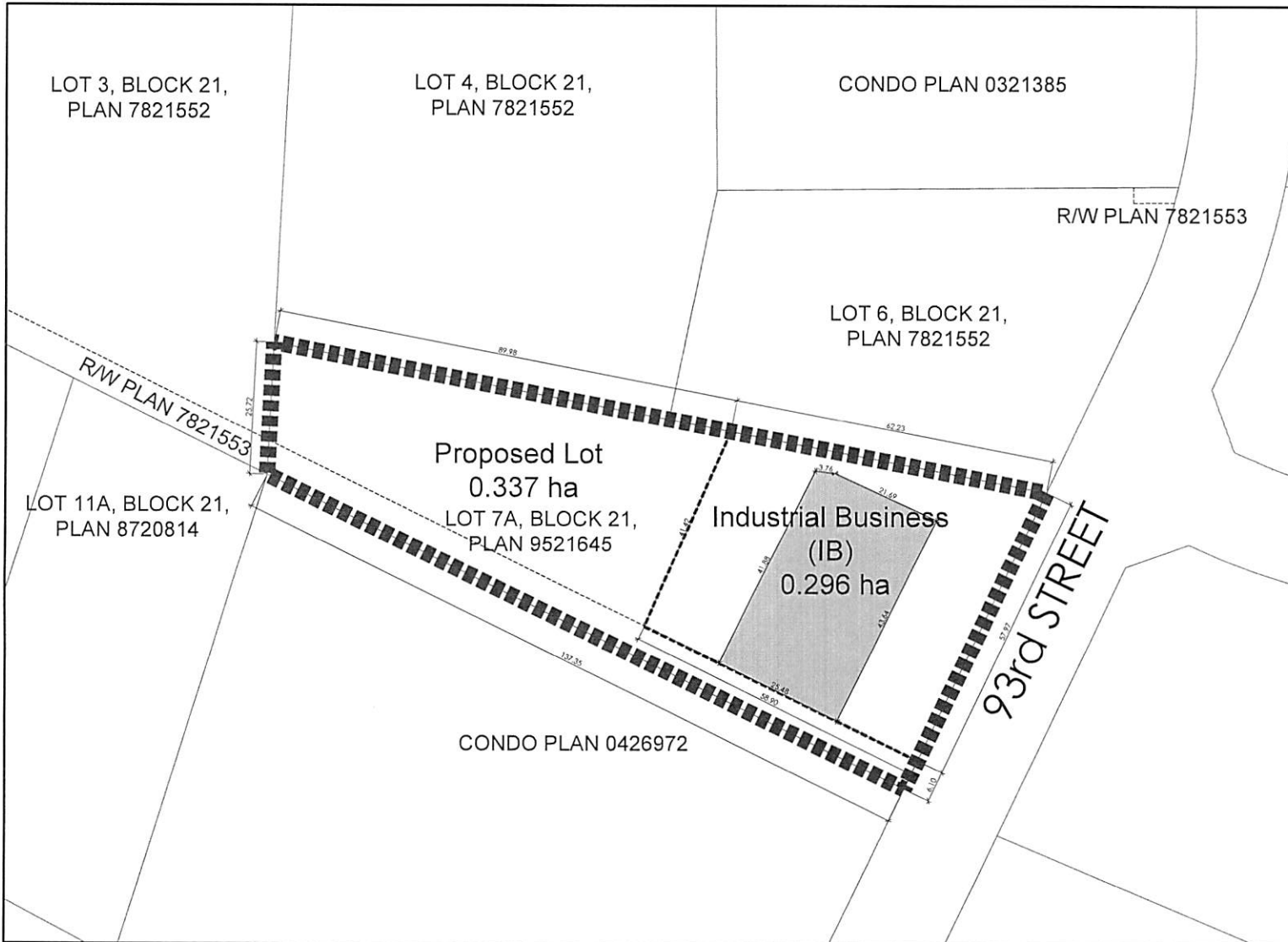
Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #182219012-001

Enclosure(s)



DEVELOPMENT STATISTICS:
ZONING: IB (INDUSTRIAL BUSINESS ZONE)
LEGAL DESCRIPTION: LOT 7A, BLOCK 21, PLAN 9521645
MUNICIPAL ADDRESS: 3440 - 93 STREET NW
SITE AREA: 0.633 HECTARES (1.56 ACRES)
SETBACKS: 6.0m WHERE ANY LOT LINE ABUTS A PUBLIC ROAD, OTHER THAN A LANE, OR ABUTS THE PROPERTY LINE OF A SITE ZONED RESIDENTIAL
SITE COVERAGE: THE SITE COVERAGE IS 16.9% (BUILDING TOTAL AREA 1066.31 m²)

LEGEND:
 ■■■■■■■■ SITE BOUNDARY/ PROJECT AREA
 ———— EXISTING PROPERTY LINE
 - - - - - PROPOSED PROPERTY LINE
 - - - - - EXISTING RIGHT OF WAY PLAN
 [Shaded Box] EXISTING BUILDING



NO	DATE	REVISION, ISSUED FOR	BY
01	03/12/2015	ISSUED FOR SUBDIVISION APPLICATION	SY

NOTES:
 ALL DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THREE OF DISTANCES ON THE CURVED BOUNDARIES ARE ARC LENGTHS. AREA DEALS WITH BY THE PLAN. SHOWN ROUNDED TO 5 AND CONTAINS 0.633 ha.

THIS IS A CONCEPT PLAN ONLY.
 SUBJECT TO CHANGE.

DATE: JULY 04, 2016

SCALE: 1:400

ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED


DRAWING NAME:
 TENTATIVE SUBDIVISION PLAN

PROJECT NAME:
 STRATHCONA INDUSTRIAL SUBDIVISION
 LOT 7A, BLOCK 21, PLAN 9521645

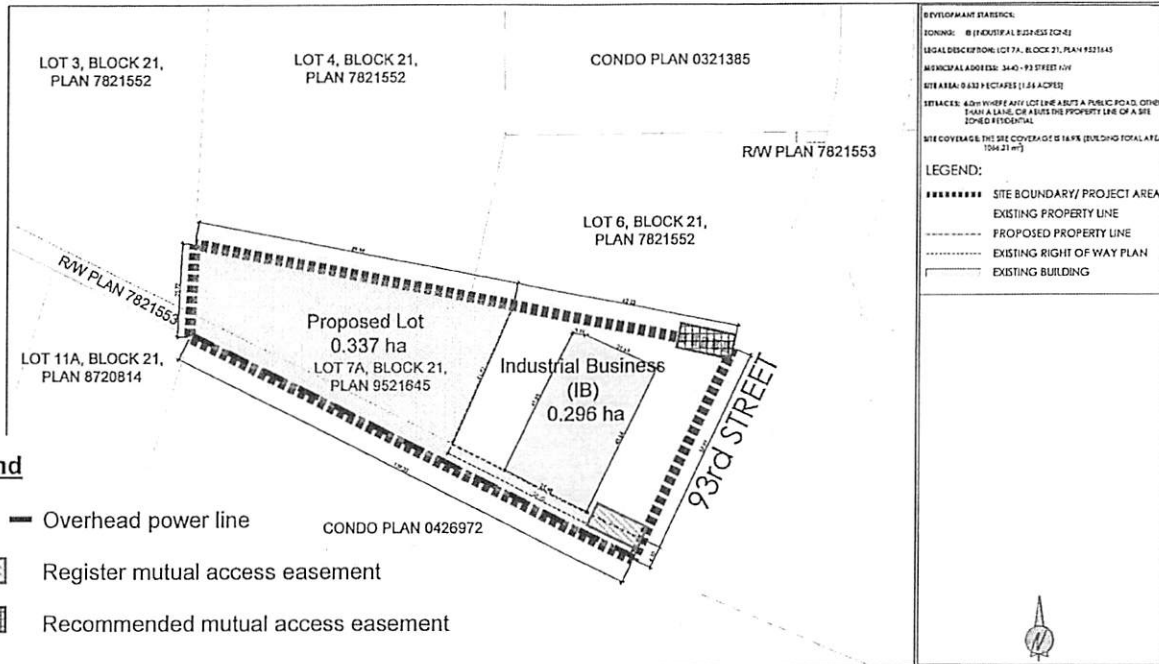
CLIENT NAME:
 HASCO DEVELOPMENT

PROJECT NUMBER: 2015-031

DRAWN:	SY	CHECKED:	RE
DESIGNED:	SY	APPROVED:	KL
DRAWING NO.	01	REV.	00



Invistec Consulting Ltd.
 10235 - 101 Street, 4th Floor
 Edmonton, Alberta
 T5J 3G1, Canada
 Ph: (780) 984 - 1816



Enclosure I

FILE: LDA15-0602

DATE: August 31, 2016



Enclosure II
FILE: LDA15-0602
DATE: August 31, 2016



Enclosure III

FILE: LDA15-0602

DATE: August 31, 2016



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0360

WSP Canada Inc.
1000, 9925 – 109 Street NW
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

Dear Mr. McNutt:

RE: Tentative plan to subdivide a portion from Condominium Plan 022 3435 for purposes of consolidation with the adjacent northern parcel, located north of 54 Avenue NW and west of 97 Street NW; **CORONET INDUSTRIAL**

The Subdivision by Plan is APPROVED on October 20, 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 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);
2. 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;
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 (\$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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #227659301-001

Enclosure(s)



CORONET INDUSTRIAL

Tentative Plan showing Proposed Subdivision

of Part of


*Common Property within
Condominium Plan 022 3435
(To Be Released)*

within

EDMONTON, ALBERTA

Scale: 1:500



Area to be subdivided shown thus  and contains 1 lot and is approximately 0.0035 ha. All dimensions are in metres and decimals thereof.

Original Submission Date: AUGUST 5, 2016

Last Revision Date (R):

Project Number:



Phone: (780) 468-8555
Fax: (780) 475-1387
Suite 1000, 9925 - 109 Street
Edmonton, Alberta T6E 2E8



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0370

SATT Associates Inc.
207, 3132 Parsons Road
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

Dear Ms. Holtner:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 26, Plan 5555 HW, located north of 104 Avenue NW and west of 79 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed northern lot;
2. that the existing residential access to 79 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.67m north of south property line of Lot 4. 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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #228122692-001

Enclosure(s)

LANE

6.71
6.71

LOT 7
BLOCK 26
PLAN 5374 HW

42.51

LOT 4B
AREA = 0.0285 ha.

LOT 4

42.51

EXISTING
DWELLING
(To be
demolished)

LOT 4A
AREA = 0.0285 ha.

42.50

6.71
6.71

LOT 3
BLOCK 26
PLAN 5555 HW

79th STREET



TENTATIVE PLAN

SHOWING SUBDIVISION OF


LOT 4, BLOCK 26, PLAN 5555 HW

IN

RIVER LOT 29 EDMONTON SETTLEMENT
THEO. S.E.1/4 SEC.3 - TWP.53 - RGE.24 - W.4th MER.)

EDMONTON, ALBERTA

Note:

1. DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
2. AREA DEALT WITH ARE BOUNDED THUS: 

Scale: 1:200



207 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(780) 218 3896

Job # : SA 16-183

Drawn by: SP

Checked by: RH



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0387

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

ATTENTION: Gage Sparks

Dear Mr. Sparks:

RE: Tentative plan of subdivision to adjust the boundary line between Units 4 and 5, Condominium Plan 162 1412, located south of 23 Avenue NW and east of May Common NW;
MAGRATH HEIGHTS

The Subdivision by Plan is APPROVED on October 20, 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 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

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 #228595276-001

Enclosure(s)

UNIT NUMBER	UNIT FACTOR	AREA (SQ. M.)
15	958	*
16	802	*
TOTAL	1,740	

1,740 UNIT FACTORS ARE DIVIDED PROPORTIONALLY BETWEEN THE 2 RESIDENTIAL UNITS.

REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____
ENTERED AND REGISTERED
ON _____
INSTRUMENT NO. _____

A.D. REGISTRAR

SHEET 1 OF 1



LARCH PARK 2 EDMONTON, ALBERTA

PLAN SHOWING SURVEY OF REDIVISION CONDOMINIUM OF
UNITS 4 & 5, CONDOMINIUM PLAN 162 1412
AND 1,740/10,000 SHARES OF THE
COMMON PROPERTY
IN THE
S.E. 1/4 SEC. 36, TWP. 51, RGE. 25, W. 4 MER.

SCALE 1:500 2016 JOHN M. BYRNE, A.L.S.
0 5 10 15 20 25 50 75 METRES

- NOTES:
1. STATUTORY IRON SURVEY POST FOUND SHOWN THIS: ●
 2. STATUTORY IRON SURVEY POST, STAMPED P223, PLACED SHOWN THIS: ○
 3. ASPHALT NAILS PLACED SHOWN THIS: □
 4. ALBERTA SURVEY CONTROL MARKER (A.S.C.M.) SHOWN THIS: ⊙
 5. THE GEO-REFERENCED POINT IS A F.O.I. AT THE N.E. CORNER OF LOT 7, BLOCK 7, PLAN 122 4344 AND SHOWN THIS: ○
 6. THE GEO-REFERENCED POINT GRID COORDINATES ARE 5,926,048.297M N. AND 29,864,028M E. AND ARE DERIVED FROM ALBERTA SURVEY CONTROL MARKER 142653 AS SHOWN ON THE PLAN. (NAD83 ORIGINAL, 3TM PROJECTION, REFERENCE MERIDIAN 114°, COMBINED FACTOR 0.999803).
 7. BEARINGS ARE GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
 8. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 9. ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 10. ALL BARELAND UNIT AREAS ARE COMPUTED FROM THE DISTANCES SHOWN ON THE PLAN.
 11. ALL UNIT DIMENSIONS ARE MEASURED ALONG THE UNIT BOUNDARIES.
 12. THE BOUNDARY OF ANY BARELAND CONDOMINIUM UNIT IS GOVERNED BY THE MONUMENTS PLACED PURSUANT TO THE SURVEYS ACT.
 13. THE COMMON PROPERTY INCLUDES ALL THAT PORTION NOT INCLUDED BARELAND CONDOMINIUM UNITS 13 AND 14. AREA REGISTERED SHOWN OUTLINED THIS: ○
- AND CONTAINS WITHIN: ○ 0.136 HA

LEGEND:

3TM	3 DEGREE TRANSVERSE MERCATOR	N	NORTH
A.L.S.	ALBERTA LAND SURVEYOR	NAD83	NORTH AMERICAN DATUM 1983
A.S.C.M.	ALBERTA SURVEY CONTROL MONUMENT	PL	PLANTED
C.A.	CENTRAL ANGLE	POS.	POSITION
C.S.	COUNTER SUNK	P.U.L.L.	PUBLIC UTILITY LOT
E.	EAST	R	RADIUS
E.R.	ENVIRONMENTAL RESERVE	(R)	RADIAL
EST.	ESTABLISHED	REF.	REFERENCE
Fb.	FOUND	RE-EST.	RE-ESTABLISHED
G.N.S.S.	GLOBAL NAVIGATION SATELLITE SYSTEM	RES.	RESTORED
HA	HECTARES	RSE	RANGE
I.	STATUTORY IRON POST	RP	GEO REFERENCE POINT
M	METER	R/W	RIGHT OF WAY
MER.	MERIDIAN	sq.m	SQUARE METRES
Mk.	MARK	S.	SOUTH
Mk'd.	MARKED	SEC.	SECTION
Mp.	MARKER POST	TWP.	TOWNSHIP
M.R.	MUNICIPAL RESERVE	U.T.P.	UNABLE TO POST
		W.	WEST

SURVEYOR:
SURVEYOR:
SURVEYED BETWEEN THE DATES OF
MM DD AND MM DD, YYYY
IN ACCORDANCE WITH THE PROVISIONS
OF THE SURVEYS ACT.

CORPORATION ADDRESS
#STREET N.W.
EDMONTON ALBERTA, T5T 5T5

DEVELOPER ADDRESS
#STREET N.W.
EDMONTON ALBERTA, T5T 5T5

REGISTERED OWNER
SPARROW LANDING (11) INC.

SUBDIVISION AUTHORITY
NAME: CITY OF EDMONTON
FILE NO.: ####

NOTE:
FOR ANY ENDORSEMENT, REGISTRATION MEMORANDUM,
NOTIFICATION OR OTHER ENTRY THAT IS TO BE MADE
ON THE PLAN, PLEASE SEE THE CONDOMINIUM
ADDITIONAL SHEET (CS) WHICH IS ADDED TO THIS
PLAN PURSUANT TO THE CONDOMINIUM
PROPERTY REGULATION.

UNREGISTERED

36025RD
ACAD 36023RD.DWG
MULTI.TBL.KLPS

300 10830 JASPER AVENUE EDMONTON, ALBERTA

Checked By: ##



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0388

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

ATTENTION: John Sung

Dear Mr. Sung:

RE: Tentative plan of subdivision to create one (1) additional single family residential lot from Lot 22, Block 12, Plan 6253 KS, located south of 75 Avenue NW and east of 151 Street NW;
RIO TERRACE

The Subdivision by Plan is APPROVED on October 20, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 15.2 m south of the north property line of Lot 22. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (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,

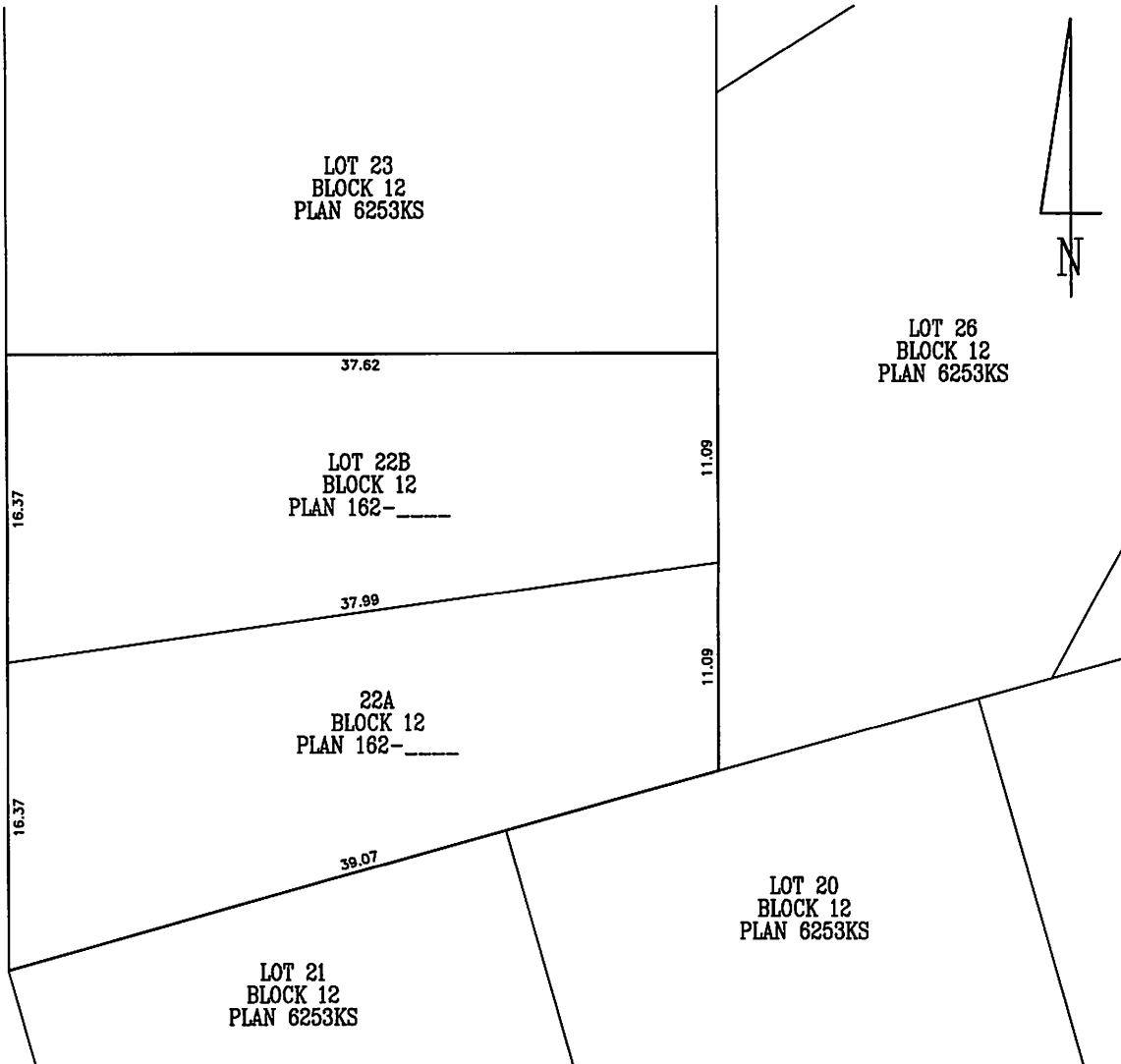


Blair McDowell
Subdivision Authority

BM/sc/Posse #228182884-001

Enclosure(s)

151 STREET



DRAWING

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

THIS DRAWING IS PREPARED FOR:
ELIZABETH GRAJOSZEK

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

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

SCALE 1: 300

JOB No. G0470LTO

PAGE 1 OF 1



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0389

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 single detached residential lot from Lot 34, Block 1, Plan 600 MC, located north of 62 Avenue NW and west of 132 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.5 m north of the south property of Lot 34. 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 #228506574-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

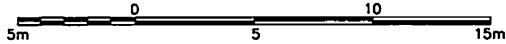
LOT 34, BLOCK 1, PLAN 600 M.C.

IN THE

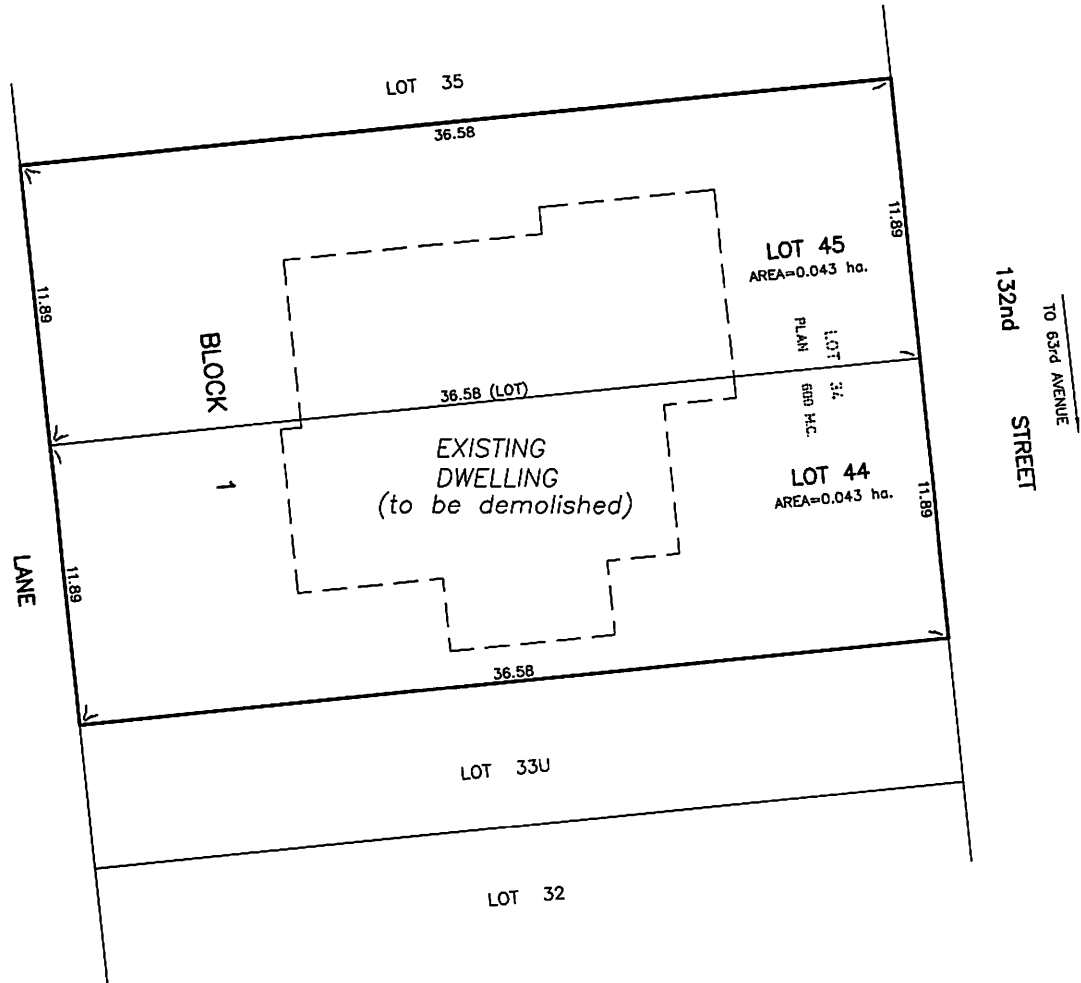
S. 1/2 SEC.24-52-25-4

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: RTP

CALC'D. BY: RTP

DATE: July 25, 2016
REVISED: -

FILE NO. 16S0575

DWG. NO. 16S0575T



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0390

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

ATTENTION: Ben De Jong

Dear Mr. De Jong:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 5710 HW, located south of 98 Avenue NW and east of 142 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on October 20, 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 24.4 m north of the south property line of Lot 8. The existing storm service enters the proposed subdivision approximately 12.95 m east of the west property line of Lot 8. 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

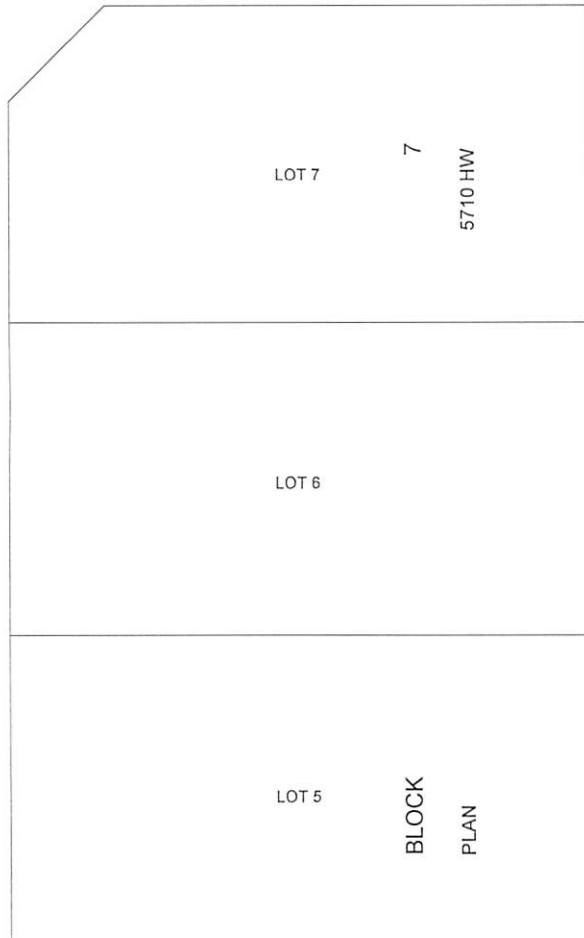
BM/sc/Posse #228425058-001

Enclosure(s)

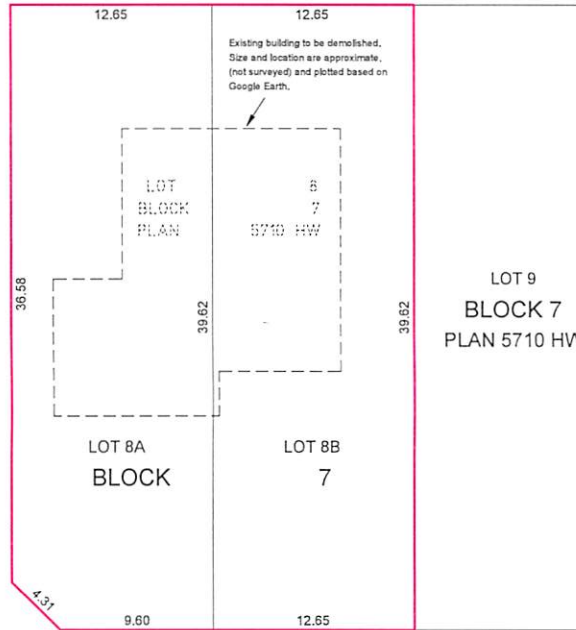


142 STREET

98 AVENUE



LANE



LOT 9
BLOCK 7
PLAN 5710 HW

LANE

BYLAW CLOSURE
(2012)

LOT 29
BLOCK 7
PLAN 5710 HW

URBIS DEVELOPMENTS 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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____
- AND CONTAINS: 0.100 ha.



REV. NO.	DATE	ITEM	BY
0	AUG.18/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

CRESTWOOD

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 8, BLOCK 7, PLAN 5710 HW

WITHIN THE

N.W. 1/4 SEC. 36 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	81600031T	DRAFTED BY:	JF	CHECKED BY:	SM
----------	-----------	-------------	----	-------------	----



October 20, 2016

File NO. LDA16-0400

William Yin
8307 – Saskatchewan Drive NW
Edmonton, AB T6G 2A7

Dear Mr. Yin:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 1324 HW, located south of 75 Avenue NW and east of 115 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on October 20, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.2 m west of the east property line of Lot 24. 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 780-4960-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



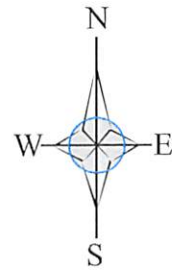
Blair McDowell
Subdivision Authority

BM/sc/Posse #226734122-001

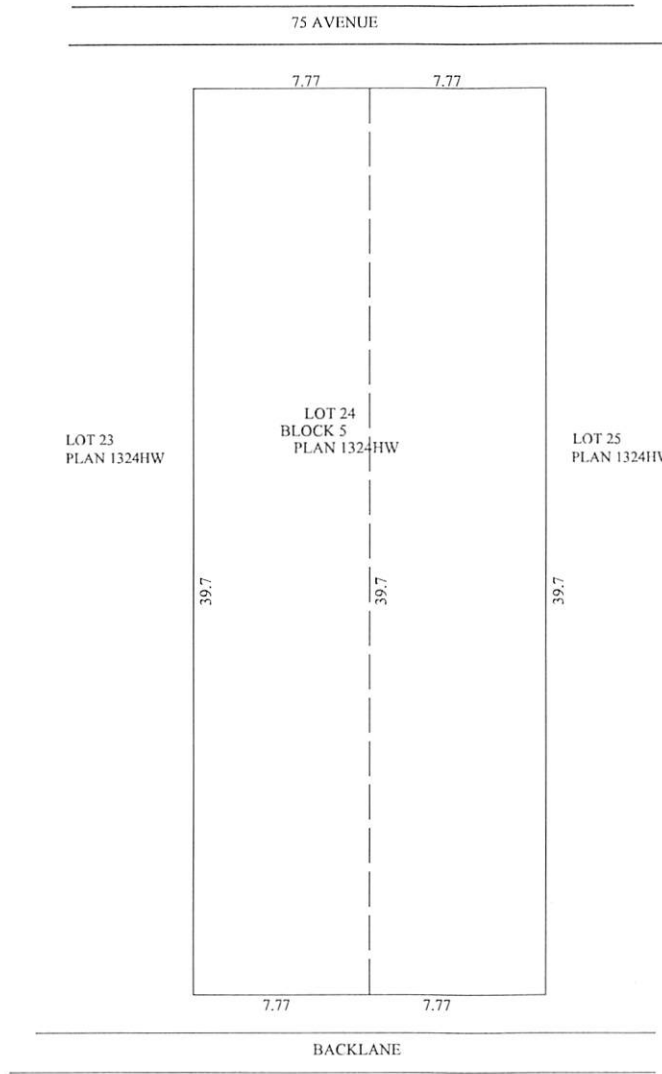
Enclosure(s)

TENTATIVE SUBDIVISION PLAN FOR
 LOTS 24 BLOCK 5 PLAN 1324HW
 11427-75 AVE. NW
 CITY OF EDMONTON

DATUM: ASCM ELEV: _____m
 TO ALL ELEVATIONS SHOWN, ADD: 600.00m
 15 AUGUST 2016



SCALE: 1:250



HOUSE TYPE.....xx.xx
 FINISHED FLOOR.....xx.xx
 BOTTOM FOOTING.....xx.xx
 FINISHED GRADE AT:
 FONT OF HOUSE...xx.xx
 BACK OF HOUSE...xx.xx
 GARAGE FLOOR.....xx.xx
 FOOTING SIZE.....x.xx

LOT AREA: 615.76m ²
DWELLING: _____m ²
GARAGE: _____m ²
GARAGE COVERAGE: _____%
TOTAL COVERAGE: _____%

ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.
 BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE ABOVE PLAN IF
 CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED BY LOCAL AUTHORITY



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0403

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 single detached residential lot from Lot 36, Block 13, Plan 2938 HW, located south of 74 Avenue NW and east of 115 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on October 20, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 27.13 m east of the east property line of 115 Street NW. The existing storm service enters the proposed subdivision approximately 35.36 m east of Manhole #224827. 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 #229039987-001

Enclosure(s)

TENTATIVE PLAN

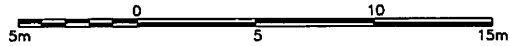
SHOWING SUBDIVISION OF

LOT 36, BLOCK 13, PLAN 2938 H.W.

IN THE
N.1/2 SEC.19-52-24-4

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.

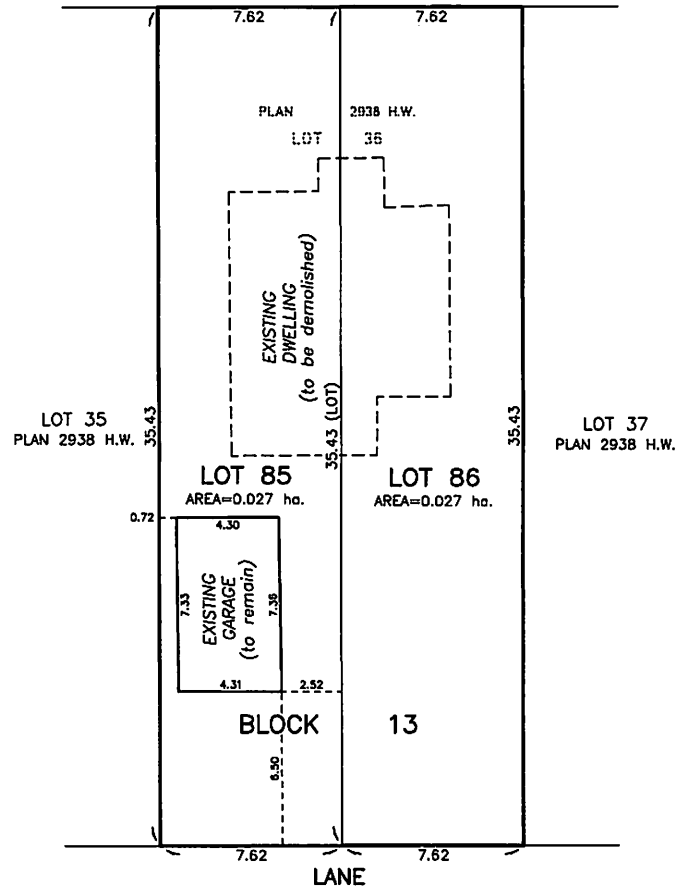
CALC'D. BY: J.V.

DATE: August 22, 2016
REVISED: -

FILE NO. 16S0664

DWG.NO. 16S0664T

TO 115th STREET
74th AVENUE





Subdivision Authority

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

October 20, 2016

File NO. LDA16-0404

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot T, Block 8, Plan 426 HW, located north of 72 Avenue NW and east of 98 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on October 20, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to Lot 12;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.8 m east of the west property line of Lot T. 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 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;
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,



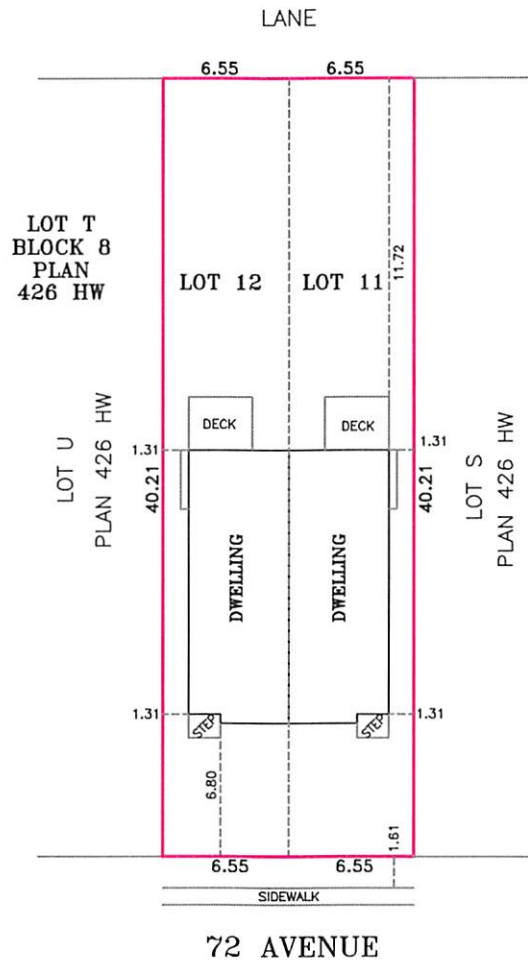
Blair McDowell
Subdivision Authority

BM/sc/Posse #229188878-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT T, BLOCK 8, PLAN 426 HW
N.W. 1/4 SEC. 21, TWP. 52, RGE. 24, W.4 M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.053 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.

DATE : AUG. 24th, 2016.

SCALE 1 : 300

JOB No. 1151531



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0408

Bernhard Jess
401, 8503 – 108 Street NW
Edmonton, AB T6E 6J9

Dear Mr. Jess:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 13, Plan RN73 located east of 103 Street and south of 122 Avenue; **WESTWOOD**

The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.98m south of the north Property Line of Lot 4. 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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #229093430-001

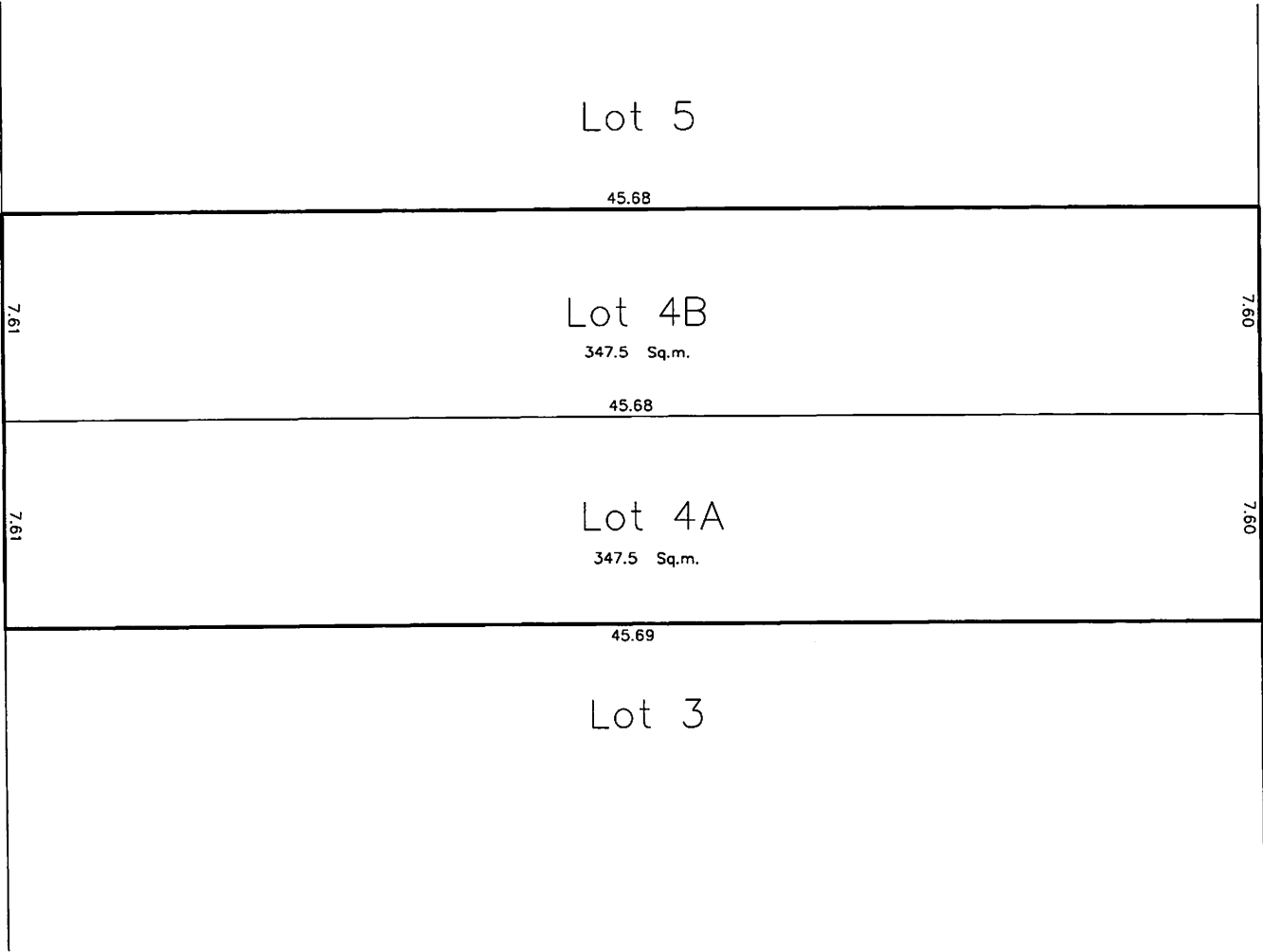
Enclosure(s)

Plan Showing Proposed Subdivision

Lot 4, Block 13, Plan RN73
12137-103 Steet



103rd Street



Lane

Client: Grande Vista Homes

Neighbourhood: Westwood

Zoning: RF3

Bernhard Jess ALS, CLS, P.Eng. © 2016

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-8448

bjess@bernhardjessALS.ca

Scale 1:250

File: 1509 Planning App



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0409

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

ATTENTION: Peter Plehwe

Dear Mr. Plehwe:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 34, Plan 4592 AD located south of 107 Avenue NW and east of 153 Street NW;
CANORA

The Subdivision by Plan is APPROVED on October 20, 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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.1 m south of the north property line of Lot 9. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

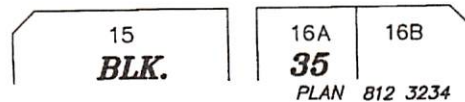
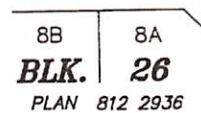
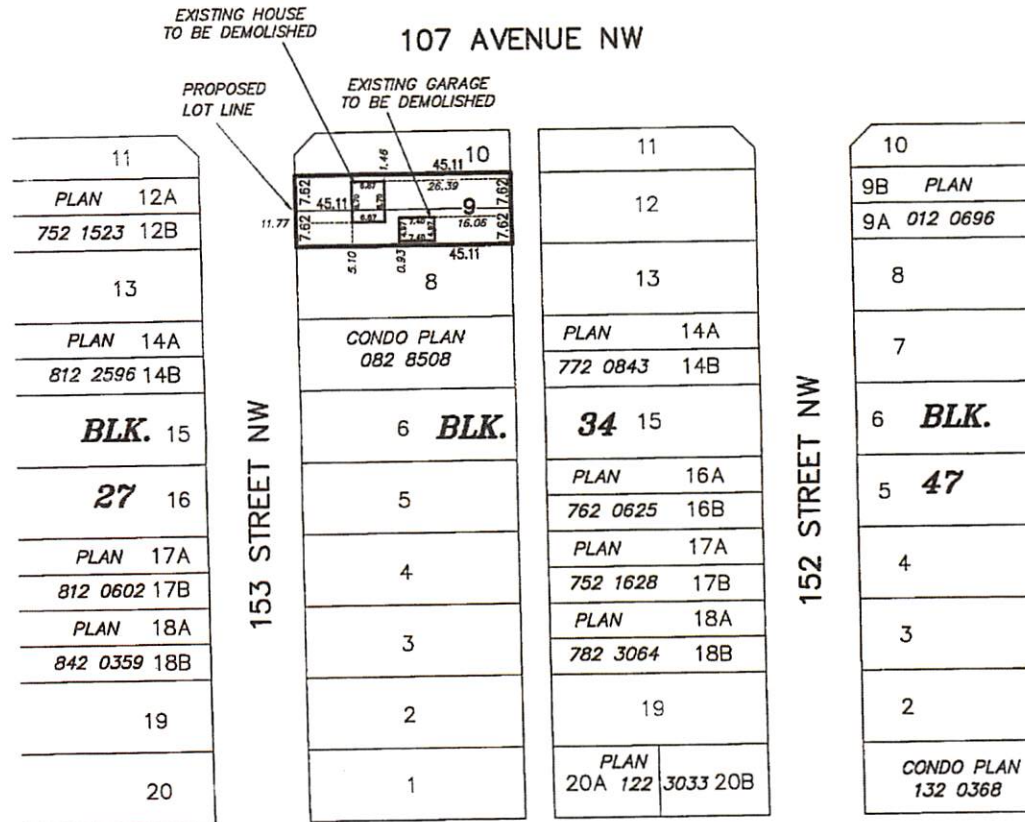
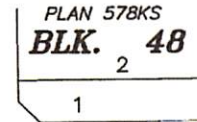
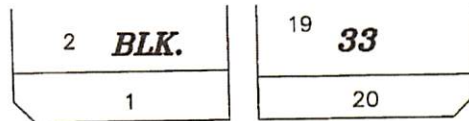
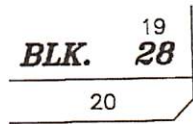
Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #229096699-001

Enclosure(s)



Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

Copyright Reserved

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

Client

SANDEEP SOGY

**TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION**

OF

LOT 9 BLOCK 34 PLAN 4592AD

WITHIN

N.W. 1/4 SEC. 2, TWP. 53, RGE. 25, W.4 MER.

CANORA

SCALE 1 : 1000

AUGUST 2016

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.069 Hectares, including 1 residential lot.



Subdivision Authority

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

October 20, 2016

File NO. LDA16-0410

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 33, Plan 630 MC located north of 77 Avenue NW and west of 139 Street NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.8 m north of the south property line of Lot 6. The existing storm service enters the proposed subdivision approximately 10.3 m south of the north property line of Lot 6. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #229326103-001

Enclosure(s)

TENTATIVE PLAN

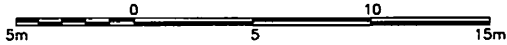
SHOWING SUBDIVISION OF

LOT 6, BLOCK 33, PLAN 630 M.C.

IN THE
S.W.1/4 SEC.25-52-25-4

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: August 26, 2016

REVISED: -

FILE NO. 16S0669

DWG.NO. 16S0669T





Subdivision Authority

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

October 20, 2016

File NO. LDA16-0414

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 36, Plan 3090 ET located north of Edinboro Road NW and east of 118 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on October 20, 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 46.6 m east of the east property line of 118 Street. The existing storm service enters the proposed subdivision approximately 1.9 m east of the west property line of Lot 14. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #229414908-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 14, BLOCK 36, PLAN 3090 E.T.

IN THE
RIVER LOT 9, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:250 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.

B929-20 STREET, EDMONTON, Ph: 464-5506

SURVEYOR'S STAMP

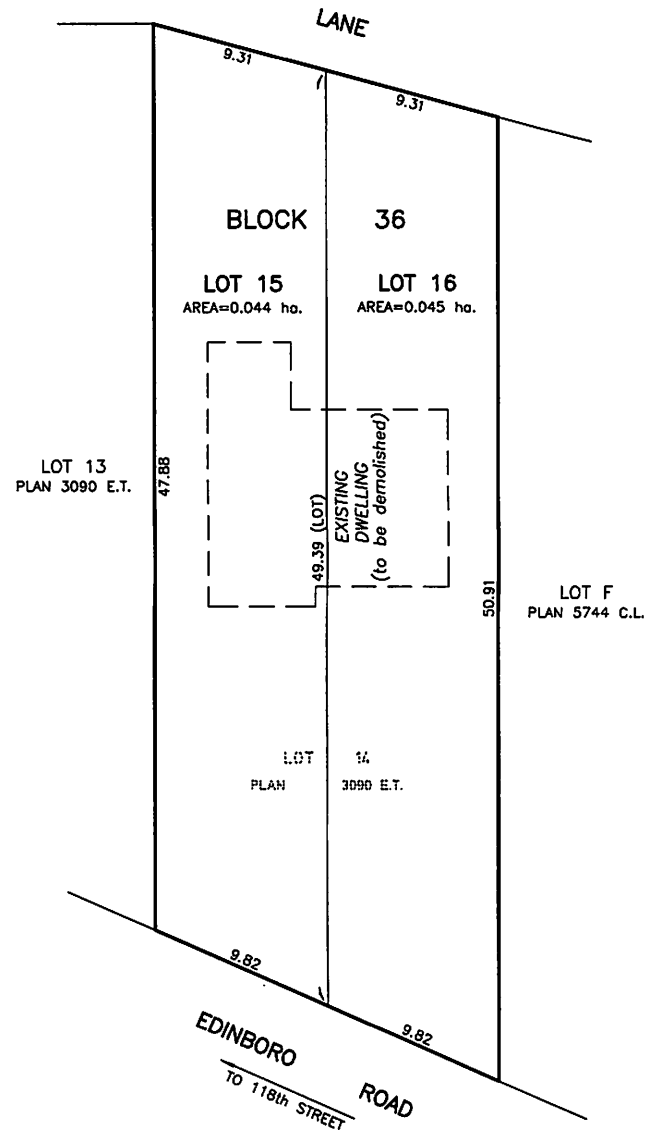
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 26, 2016
REVISED: -

FILE NO. 16S0679

DWG.NO. 16S0679T





Subdivision Authority

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

October 20, 2016

File NO. LDA16-0416

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10 and the westerly half of Lot 11, Block 13, Plan 2262 S located south of 75 Avenue NW and east of 95 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on October 20, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.45 m east of the west property line of Lot 10. 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 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;
5. 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;
6. 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;
7. 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;
8. 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
9. 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 #229766557-001

Enclosure(s)

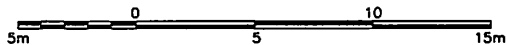
TENTATIVE PLAN

SHOWING SUBDIVISION OF PART OF
 LOT 10 AND THE WEST HALF OF LOT 11,
 BLOCK 13, PLAN 2262 S.

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

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.

8829-20 STREET, EDMONTON. Ph: 464-8506

SURVEYOR'S STAMP

DRAWN BY: RTP

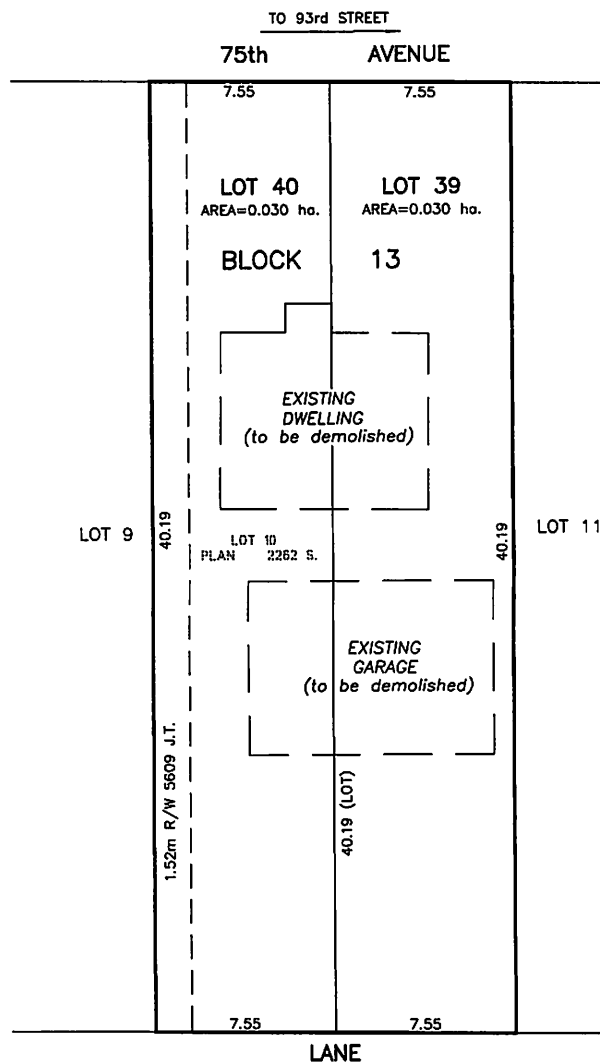
CALC'D. BY: RTP

DATE: September 1, 2016

REVISED: -

FILE NO. 16S0648

DWG. NO. 16S0648T





Subdivision Authority

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

October 20, 2016

File NO. LDA16-0420

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 429, Block 1, Plan 7540 AH, located west of 101 Street and south of 115 Avenue; **SPRUCE AVENUE**

The Subdivision by Plan is APPROVED on October 20, 2016, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the removal of the existing 20mm lead water line that provides service to lot 429 (contact Water and Sewer Servicing at 780-496-5444);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 37.5m south of the south property line of 115 Avenue. 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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



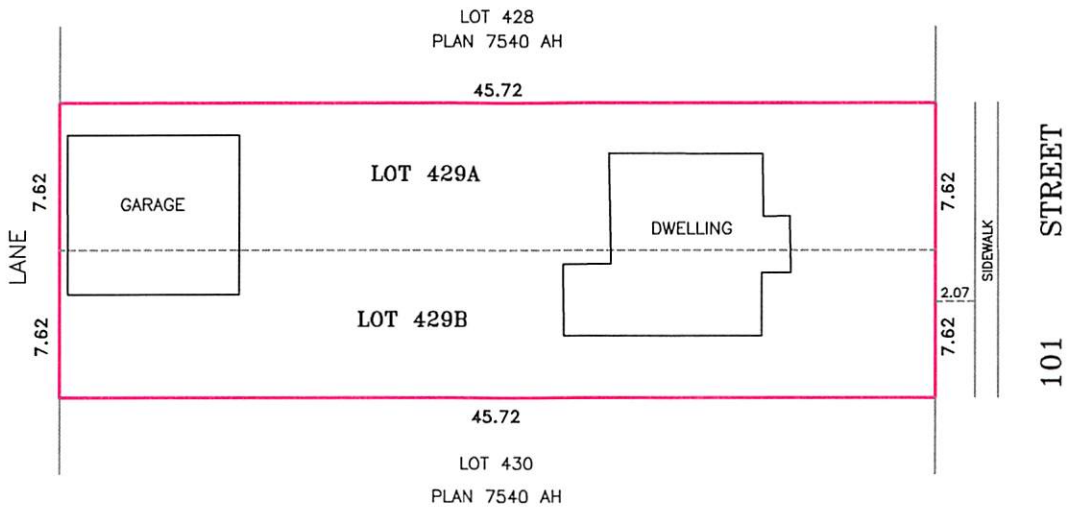
Blair McDowell
Subdivision Authority

BM/lp/Posse #230210519-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 429, BLOCK 1, PLAN 7540 AH
HUDSON'S BAY COMPANY THEO. TWP. 53, RGE. 24 W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.069 ha.



REVISED: SEPTEMBER 15th, 2016.

GEODETTIC SURVEYS & ENGINEERING LTD.
9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1
Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodetic@telusplanet.net

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 1161388
DATE : SEPT. 8th, 2016.		