

Thursday, September 15, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 15, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 8, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA16-0302
225486498-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 52, Plan 2136 KS, located north of 107B Avenue NW and west of 69 Street NW; **CAPILANO**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA16-0219
220652740-001

Tentative plan of subdivision to revise conditionally approved LDA12-0414 (13 single detached residential lots to 15 single detached residential lots) and to revise conditionally approved LDA15-0340 (28 semi-detached residential lots to 19 single detached residential lots and 10 semi-detached residential lots), from Lot 1, Block 1, Plan 112 3855, located south of 181 Avenue NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA16-0227 220764751-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 4014 HW located south of 88 Avenue NW and east of 80 Street NW; IDYLWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0285 224752726-001	Tentative plan of subdivision to create separate titles for a single-detached dwelling from Lot 31, Block 4, Plan 6258 HW, located east of 79 Street NW and south of 97 Avenue NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0288 224592000-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 12, Plan 6045 HW located north of 65 Avenue NW and east of 93 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0289 224863350-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 68, Block 13, Plan 2938 HW located north of 71 Avenue NW and west of 114 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0331 226800172-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 74, Plan 7251 AD, located north of 95 Avenue NW and west of 148 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0337 227080314-001	Tentative plan of subdivision to adjust boundary lines between lots 9A & 9B, Block 22, Plan 142 3163 and Lot 8, Block 22, Plan RN60, located south of 111 Avenue NW and west of 131 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA16-0339 226929672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot J, Plan 703 HW located west of 90 Street NW and south of 92 Avenue NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA16-0341 226996191-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 8, Plan 5869 HW, located east of 131 Street NW and north of 117 Avenue NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0343 226716789-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11A, Block 5, Plan 152 3175, located west of 93 Street NW and south of 123 Avenue NW; DELTON
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0345 227443874-001	Tentative plan of subdivision to create one (1) additional single-detached dwelling, from Lot 7, Block 39, Plan RN 46, located west of 123 Street NW and north of 117 Avenue NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0350 227496626-001	Tentative plan of subdivision to revise conditionally approved LDA15-0566 (21 single detached residential lots and two (2) semi-detached residential lots to 13 single detached residential lots and 10 semi-detached residential lots) within the NW/NE 15-51-24-W4M, located south of 25 Avenue SW and west of Orchards Link SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA16-0366 227751126-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 31, Plan RN 46, located south of 117 Avenue NW and east of 127 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

14.	LDA16-0367 227955120-001	Tentative plan of subdivision to revise conditionally approved LDA13-0022 (36 row housing lots to 34 row housing lots) from Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail SW and north of 41 Avenue SW; CAVANAGH	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:45 a.m.		



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0302

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 single detached residential lot from Lot 16, Block 52, Plan 2136 KS, located north of 107B Avenue NW and west of 69 Street NW;
CAPILANO

The Subdivision by Plan is APPROVED on September 15, 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 0.5 m south of the north property line of Lot 16B. The existing storm service enters the proposed subdivision approximately 0.3 m north of the south property line of Lot 16A (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 #225486498-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 28, 2016

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

CADASTRAL NO.: 934+40-18

CONTACT: Stuart Carlyle

SUBDIVISION: Capilano

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 subdivision parcels:

Proposed Lot 16B, Block 52

- 1-20mm water service and 1-150mm sanitary service exists, in common trench, off Lane West of 69 Street at 0.5m South of the North Property Line of Proposed Lot 16B.

Proposed Lot 16A, Block 52

- 1-100mm storm service exists off 69 Street at 0.3m North of South Property Line of Proposed Lot 16A.

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 12A directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 12B 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.

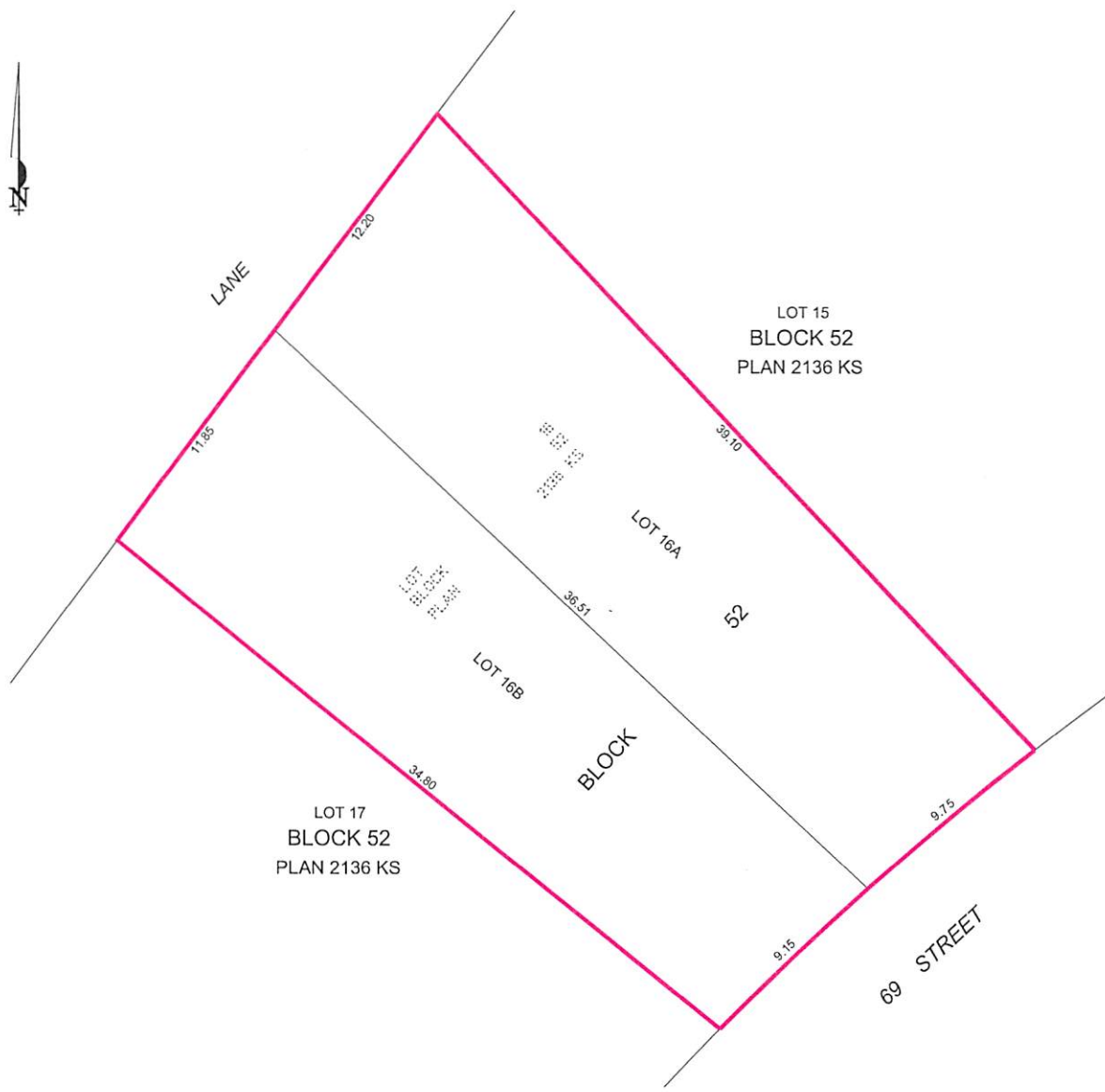
6. The applicant should consider moving to the proposed property line to the east or west to ensure services can be clearly assigned to one lot.
7. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at 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

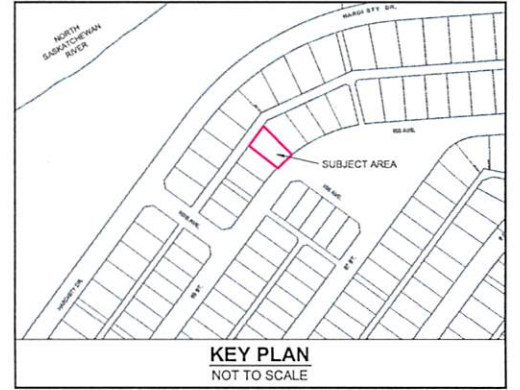
Georgeanne Andersen



GREEN LIVING HOMES

NOTES:

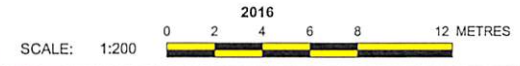
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R#1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.078 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 4 2016	ORIGINAL PLAN COMPLETED	JF

REVISIONS

CAPILANO
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 16, BLOCK 52, PLAN 2136 KS
WITHIN THE
RIVER LOT 33 - EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - 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. 6160000111	DRAFTED BY: JF	CHECKED BY: MK
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Subdivision Authority

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

September 15, 2016

File NO. LDA16-0219

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

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to revise conditionally approved LDA12-0414 (13 single detached residential lots to 15 single detached residential lots) and to revise conditionally approved LDA15-0340 (28 semi-detached residential lots to 19 single detached residential lots and 10 semi-detached residential lots), from Lot 1, Block 1, Plan 112 3855, located south of 181 Avenue NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

I The Subdivision by Plan is APPROVED on September 15, 2016, subject to the following conditions:

1. that the approved subdivision LDA12-0414 (Stage 4) and LDA15-0340 be registered prior to or concurrent with this application; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve for Lot 1, Block 1, Plan 112 3855 was addressed by dedication through LDA11-0321 and LDA12-0414. The Deferred Reserve Caveat will carry forward on title for the school/park site.

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 Stephanie Mah at 780-442-5387 or stephanie.mah@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

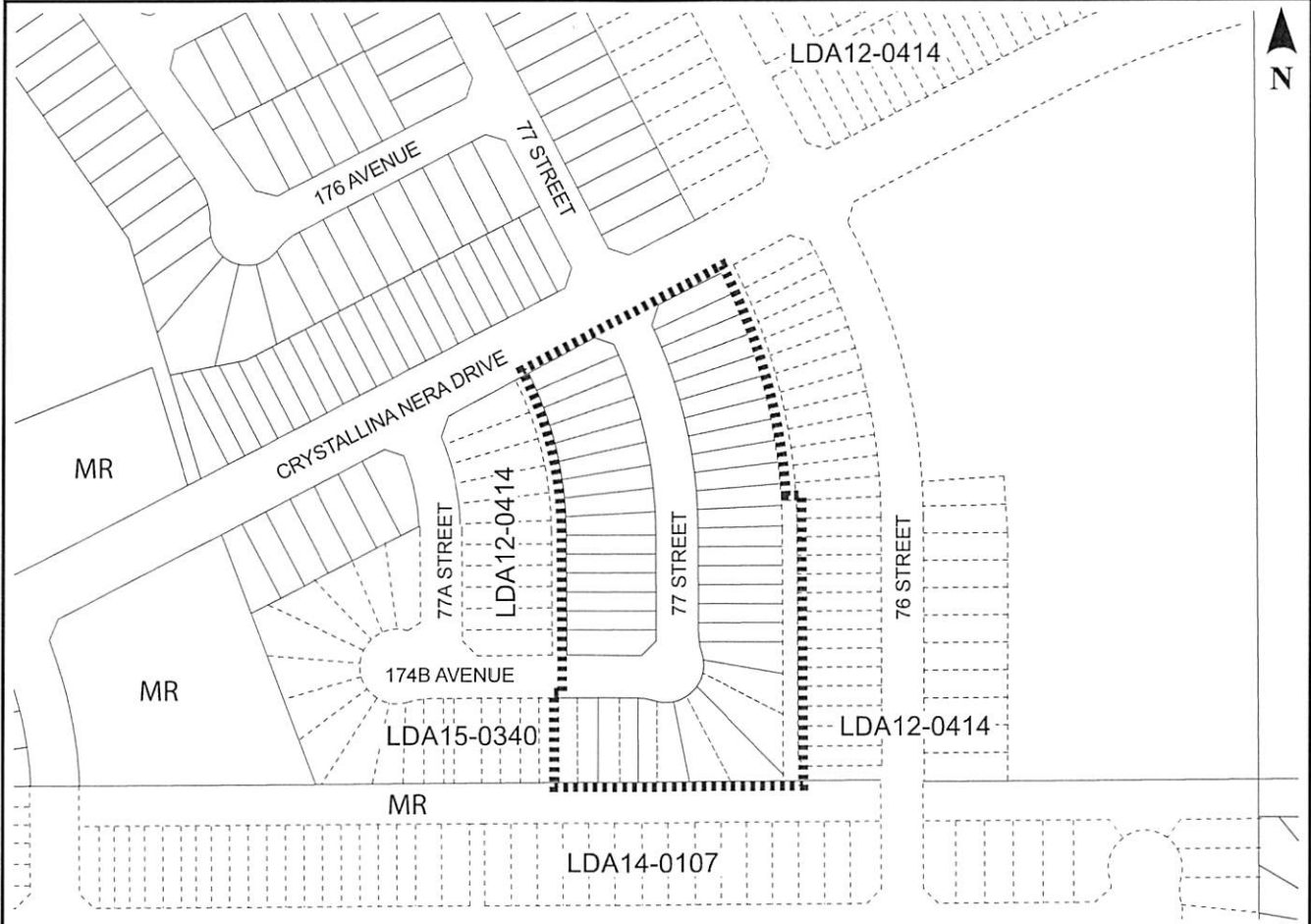
BM/sm/Posse #220652740-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

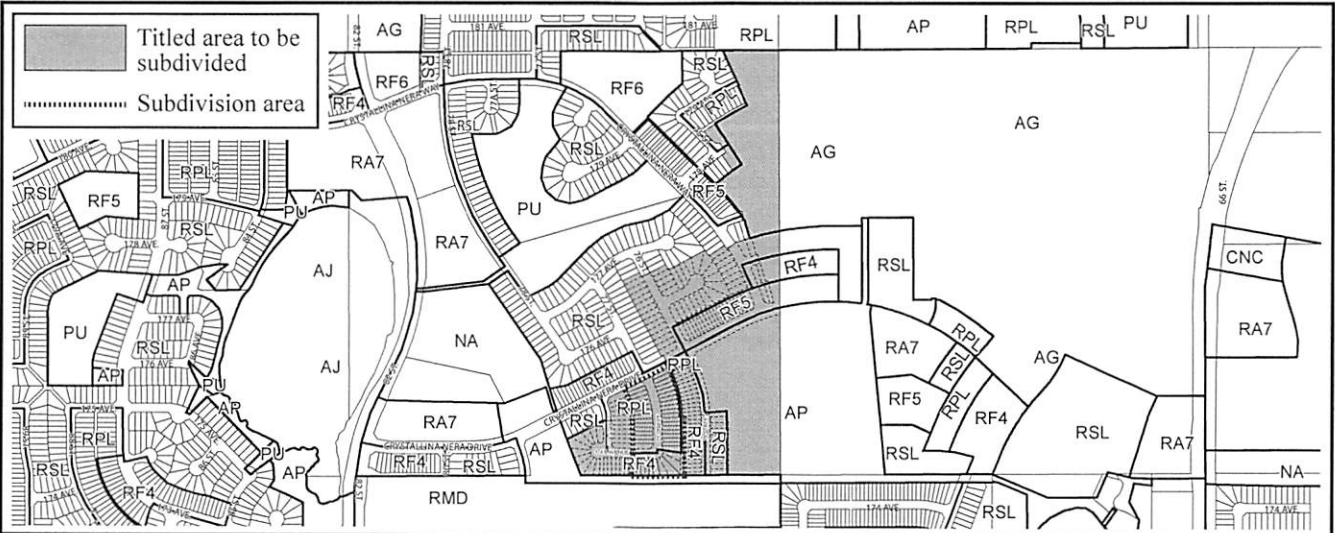
September 15, 2016

LDA16-0219

Limit of proposed subdivision



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





Subdivision Authority

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

September 15, 2016

File NO. LDA16-0227

Peter Jorgesen
11835 – 60 Street NW
Edmonton, AB T5W 3Z4

Dear Mr. Jorgesen:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 4014 HW located south of 88 Avenue NW and east of 80 Street NW;
IDYLRWYLDE

The Subdivision by Plan is APPROVED on September 15, 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, sanitary and storm) to the proposed lots; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

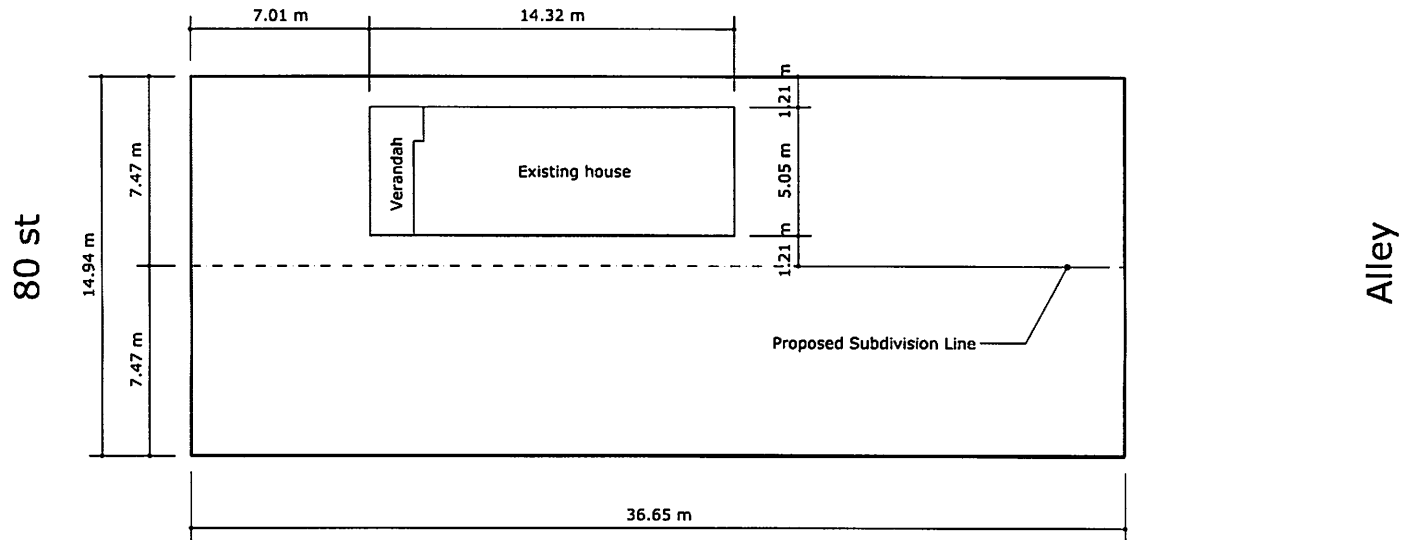
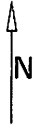
Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #220764751-001

Enclosure(s)



11329 64 st
Scale - 1/16" = 1'-0"

- Current site area: 547.36 m²
- Proposed site area (each lot): 273.68 m²
- Current house and verandah area: 72.41m²
- Proposed site coverage 26.4%



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0285

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 31, Block 4, Plan 6258 HW, located east of 79 Street NW and south of 97 Avenue NW;
HOLYROOD

The Subdivision by Plan is APPROVED on September 15, 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 4.5m south of the north property line of Lot 31 (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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #224752726-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 29, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0285(SUB)

CADASTRAL NO.: 931+40-25

CONTACT: Lolia Pokima

SUBDIVISION: Holyrood

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 6258HW, Blk 4, Lot 31 / 9627 – 79 Street

Proposed Lot 31B, Blk 4

- 1-20mm water service and 1-150mm sanitary service exists off the Lane East of 79 Street at 4.5m South of the North Property Line of Lot 31.

Proposed Lot 31A, Blk 4

- 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 31A 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

SYMMETRY HOMES

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: 0.059 ha.



REV. NO.	DATE	ITEM	BY
0	JUN 24/16	ORIGINAL PLAN COMPLETED	JF
REVISIONS			

HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 31, BLOCK 4, PLAN 6258 HW

WITHIN THE

N.E. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

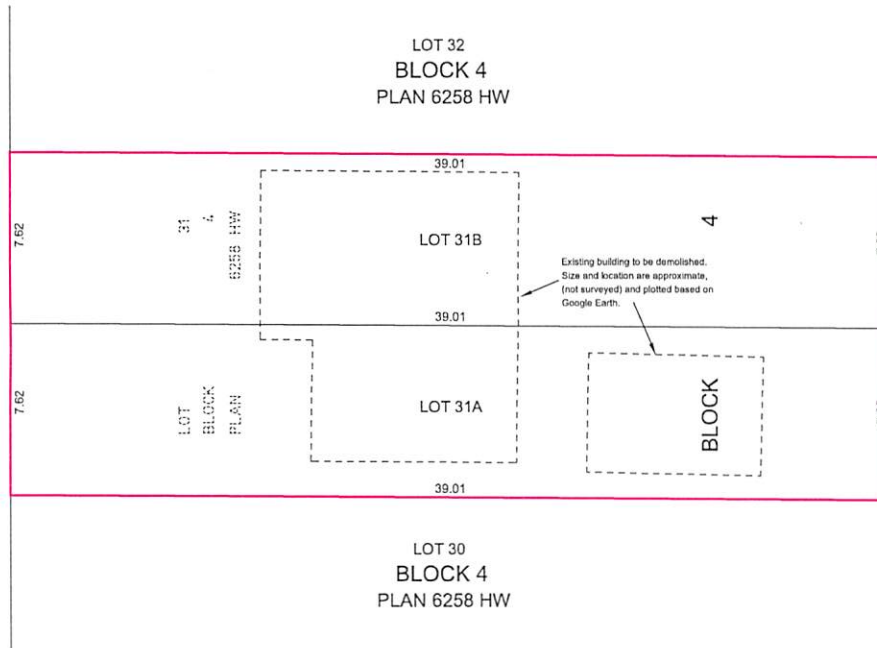


P Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61800023T	DRAFTED BY: JF	CHECKED BY: MK
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79 STREET





Subdivision Authority

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

September 15, 2016

File NO. LDA16-0288

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 29, Block 12, Plan 6045 HW located north of 65 Avenue NW and east of 93 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on September 15, 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;
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 39.93 m east of the east property line of 93 Street. The existing storm service enters the proposed subdivision approximately 16.03 m east of the east property line of Lot 39 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services can not 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 #224592000-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 21, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0288(SUB)

CADASTRAL NO.: 928+36-19

CONTACT: Gilbert Quashie-Sam

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 Lot 39, Blk 12, Plan 6045HW

- 1-20mm water service and 1-150mm sanitary service, off Lane North of 65 Avenue, in common trench, at 39.93m East of East Property Line of 93 Street.

Proposed Lot 40 Blk 12, Plan 6045HW

- 1-150mm storm service off 65 Avenue at 16.03m East of the East Property Line of proposed Lot 39.

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 40 directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 39 directly off city mains prior to subdivision approval.**
5. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

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

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

Georgeanne Andersen

TENTATIVE PLAN

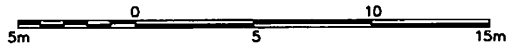
SHOWING SUBDIVISION OF

LOT 29, BLOCK 12, PLAN 6045 H.W.

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.

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

SURVEYOR'S STAMP

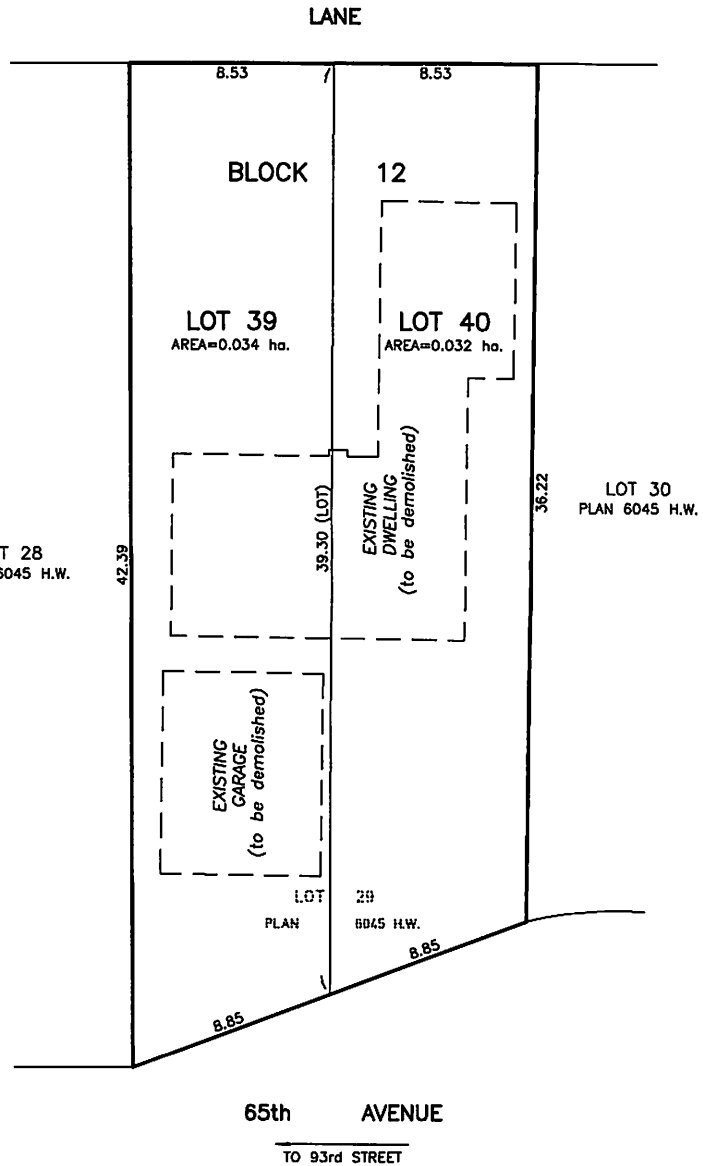
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: June 23, 2016
REVISED: -

FILE NO. 16S0438

DWG.NO. 16S0438T





Subdivision Authority

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

September 15, 2016

File NO. LDA16-0289

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 detached residential lot from Lot 68, Block 13, Plan 2938 HW located north of 71 Avenue NW and west of 114 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on September 15, 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 4.0 m west of the east property line of Lot 68. The existing storm service enters the proposed subdivision approximately 1.8 m west of the east property line of Lot 68 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services can not 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 #224863350-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 9th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/15 - 0289(SUB)

CADASTRAL NO.: 928+32-21

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Belgravia

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

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

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 68 A, Block 13

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane north of 71st Ave at 4.0m west of the east property line of lot 68.
- 1-100mm storm service exists on 71st Ave at 1.8m west of the east property line of lot 68.

Proposed Lot 68 B, Block 13

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

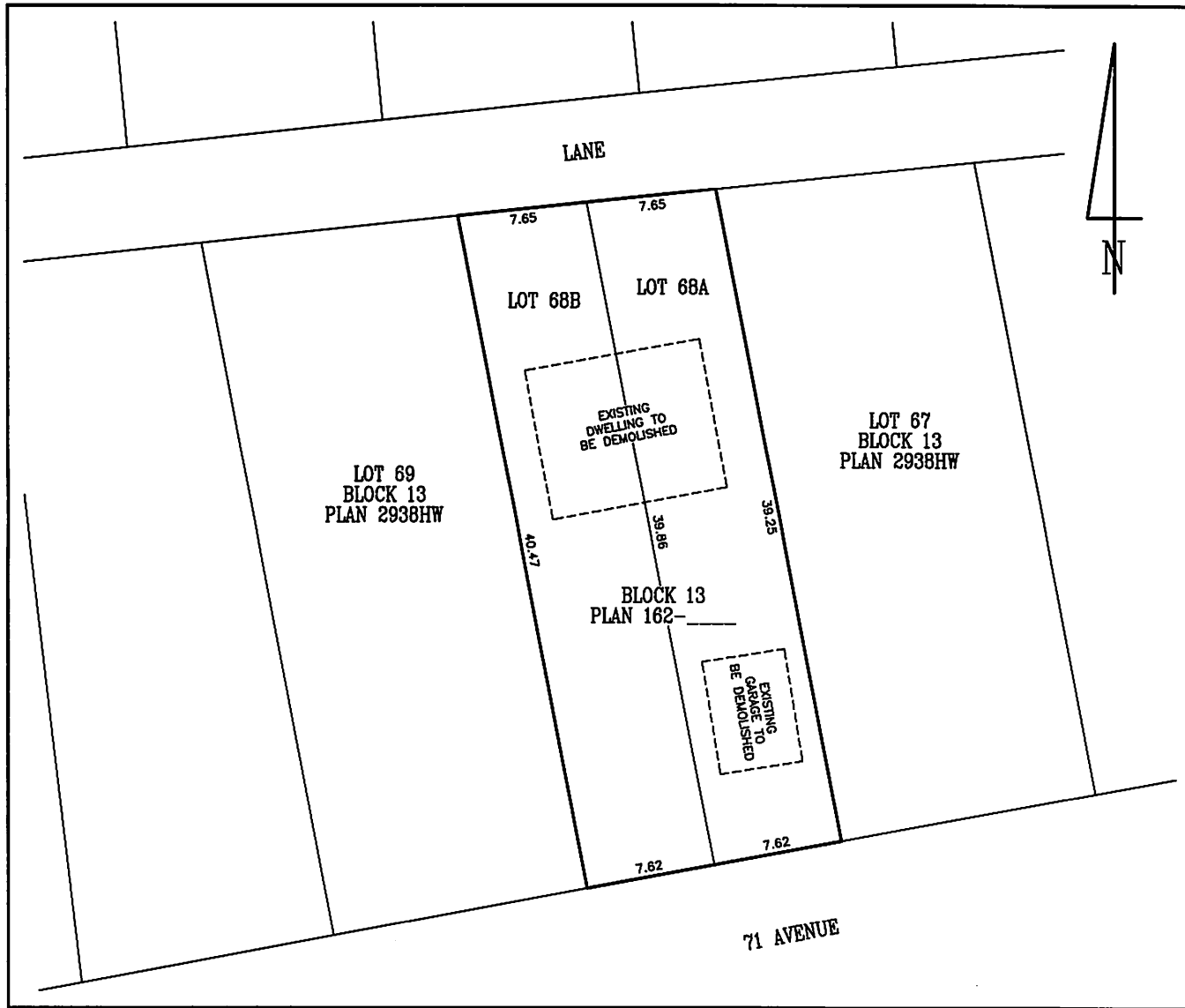
Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water, sanitary and storm service will be required for proposed Lot 68B directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

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

Joern Seemann.



DRAWING

SHOWING PROPOSED SUBDIVISION OF
 LOT 68, BLOCK 13, PLAN 2938HW
 11444 - 71 AVENUE
 CITY OF EDMONTON - ALBERTA

THIS DRAWING IS PREPARED FOR:
 KEN CHEN

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

DELTA LAND SURVEYS LTD.
 9809-89 AVE, EDMONTON, AB, T6E-2S3
 780-431-0818 (TEL) 780-432-1024 (FAX)

SCALE 1: 300 JOB No. G0335LTO PAGE 1 OF 1



Subdivision Authority

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

September 15, 2015

File NO. LDA16-0331

Chad Jacob
7612 – Schmid Crescent NW
Edmonton, AB T6R 0K4

Dear Mr. Jacob:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 74, Plan 7251 AD, located north of 95 Avenue NW and west of 148 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on September 15, 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 2.7 m south of the north property line of Lot 4. The existing storm service enters the proposed subdivision approximately 8.1 m north of the south property line of Lot 4 (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 the owner be aware of an existing power pole in the lane that may interfere with future access to the northern lot, as shown on the Enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Distribution & Technologies and Lillian Liu (587-985-8574) of Telus Communications for more information;
4. 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);

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 (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;
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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #226800172-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 16, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0331(SUB)

CADASTRAL NO.: 931+32-16

CONTACT: Stuart Carlyle

SUBDIVISION: Crestwood

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 7251AD, Blk 74, Lot 4

Proposed North Lot

- 1-20mm water service and 1-150mm sanitary service exist off the Lane West of 148 Street at 2.7m South of the North Property Line of Lot 4.
- 1-100mm storm service exists off 148 Street at 8.1m North of the South Property Line of Lot 4.

Proposed South Lot

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

Water and Sewer Servicing Conditions

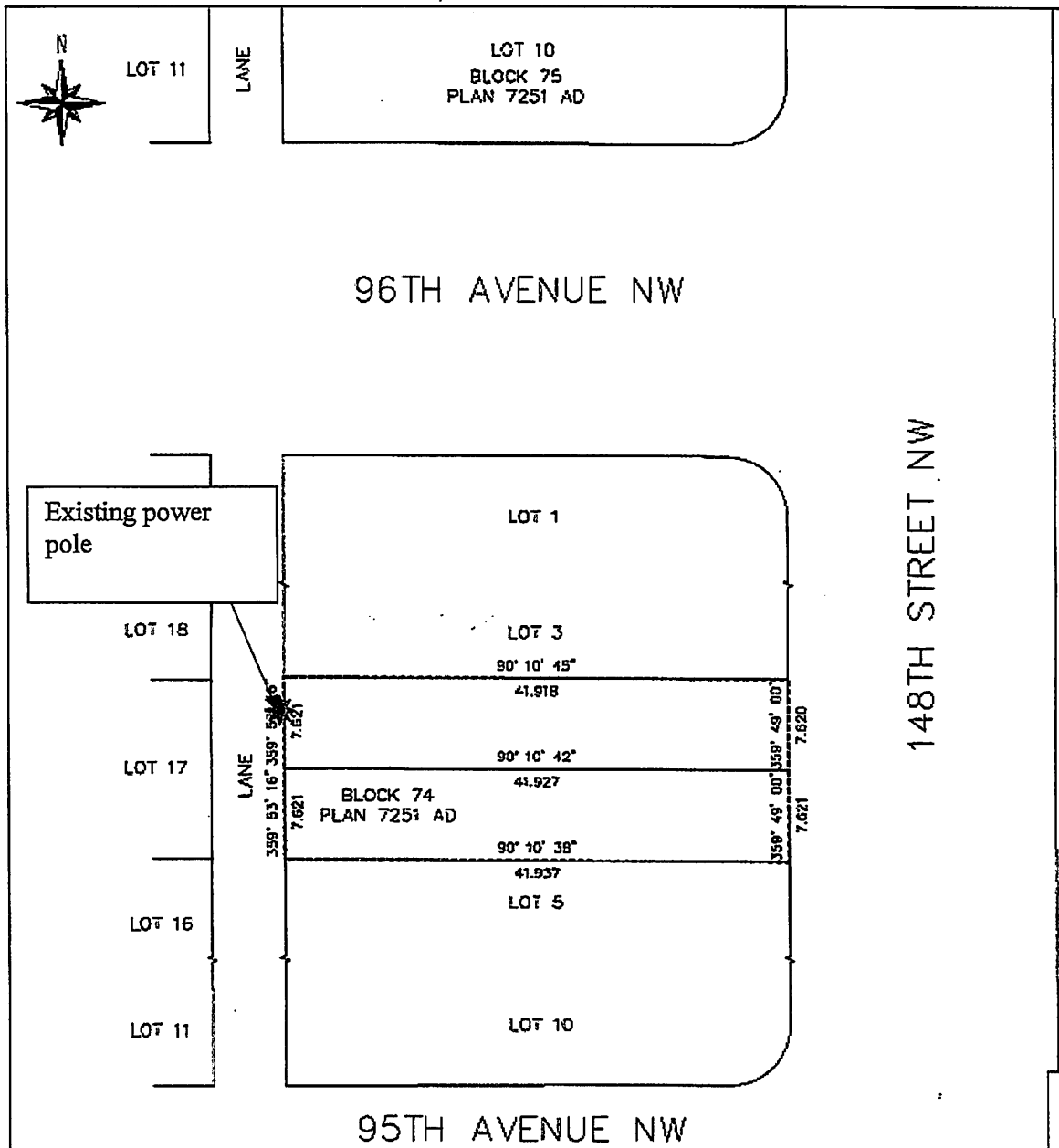
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and 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 the 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



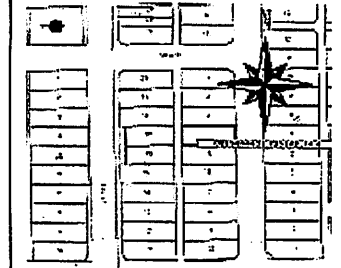
ADDRESS

9528 148ST NW
EDMONTON, ALBERTA
CANADA, T6R 0K4

LEGEND

ALL DISTANCES SHOWN ARE IN METRES
AREA TO BE SUBDIVIDED SHOWN - - - - -

KEY MAP



**PROPOSED
SUBDIVISION PLAN FOR
LOT 4
BLOCK 74
PLAN 7251 AD**

SCALE	SHEET NUMBER
1:500	001
PLOT DATE	

ENCLOSURE

File: LDA16-0331
Date: August 15, 2016



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0337

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

ATTENTION: John Sung

Dear Mr.Sung:

RE: Tentative plan of subdivision to adjust boundary lines between lots 9A & 9B, Block 22, Plan 142 3163 and Lot 8, Block 22, Plan RN60, located south of 111 Avenue NW and west of 131 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on September 15, 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 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,

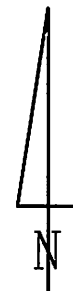
Blair McDowell
Subdivision Authority

BM/sc/Posse #227080314-001
Enclosure(s)

111 AVENUE

DRAWING

SHOWING PROPOSED BOUNDARY LINE ADJUSTMENT
LOTS 9A AND 9B, BLOCK 22, PLAN 142-3163
11042/11046 - 131 STREET
LOT 8, BLOCK 22, PLAN RN60
11038 - 131 STREET
CITY OF EDMONTON - ALBERTA



LOT 10
BLOCK 22
PLAN RN60

42.75

(EXISTING LOT: LOT 9A, BLOCK 22, PLAN 142-3163)

GARAGE
(EXISTING)

LOT 9D
BLOCK 22
PLAN 162-_____

DWELLING
(EXISTING)

LANE

7.95

7.65

(EXISTING BOUNDARY LINE)

(PROPOSED BOUNDARY LINE)

42.74

GARAGE
(EXISTING)

LOT 9C
BLOCK 22
PLAN 162-_____

DWELLING
(EXISTING)

OWNER:
SINGLETREE BUILDERS LTD.
MICK GRAHAM

7.46

7.76

(EXISTING BOUNDARY LINE)

(PROPOSED BOUNDARY LINE)

42.71

0.20m(8")

0.20m(8")

(EXISTING LOT: LOT 9A, BLOCK 22, PLAN 142-3163)

DWELLING
(EXISTING)

131 STREET

15.04

15.04

WATER/DRAINAGE
UTILITIES

5.50

LOT 8A
BLOCK 22
PLAN 162-_____

OWNER: OLIVER FRIEDMANN
(EXISTING LOT: LOT 8, BLOCK 22, PLAN RN60)

42.70

LOT 7
BLOCK 22
PLAN RN60

THIS DRAWING IS PREPARED FOR:
SINGLETREE BUILDERS LTD.

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. E0760LTO

PAGE 1 OF 1



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0339

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot J, Plan 703 HW located west of 90 Street NW and south of 92 Avenue NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on September 15, 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #226929672-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

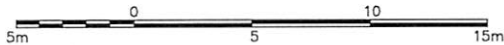
LOT J, PLAN 703 H.W.

IN

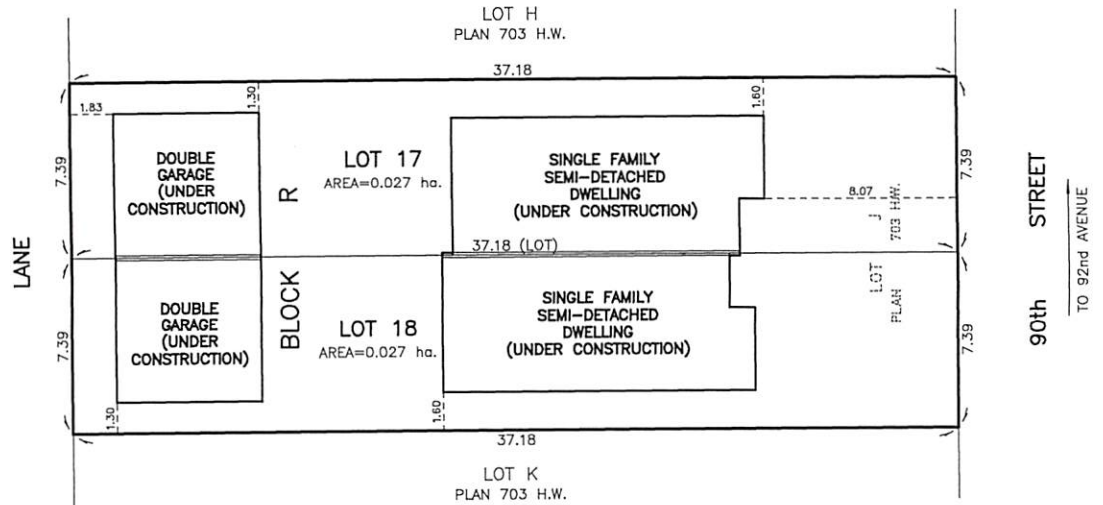
RIVER LOT 23, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: July 25, 2016
REVISED: -

FILE NO. 15C0148

DWG.NO. 15C0148T



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0341

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 9, Block 8, Plan 5869 HW, located east of 131 Street NW and north of 117 Avenue NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on September 15, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.5m north of the south property Line of Lot 9. The existing storm service enters the proposed subdivision approximately 7.9 m south of the north property line of Lot 9 (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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #226996191-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 24, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0341(SUB)

CADASTRAL NO.: 937+32-03

CONTACT: Lolia Pokima

SUBDIVISION: Inglewood

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 5869HW, Blk 8, Lot 9 / 11707 – 131 Street

Proposed Lot 11, Blk 8

- 1-20mm water service and 1-150mm sanitary service exist off the Lane East of 131 Street at 6.5m North of the South Property Line of Lot 9.
- 1-100mm storm service exists off 131 Street at 7.9m South of the North Property Line of Lot 9.

Proposed Lot 12, Blk 8

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains.** A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water, sanitary and storm services will be required for proposed Lot 12 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 PART OF

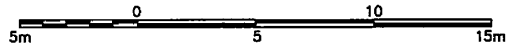
LOT 9, BLOCK 8, PLAN 5869 H.W.

IN THE

N.E.1/4 SEC.12-53-25-4

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: 484-5508

SURVEYOR'S STAMP

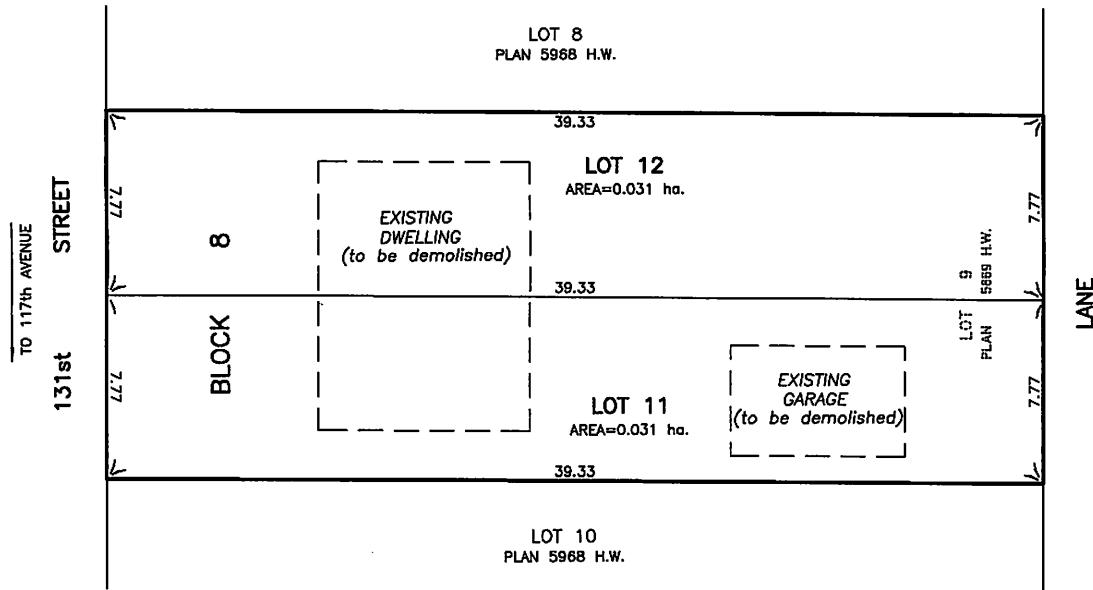
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: July 25, 2016
 REVISED: -

FILE NO. 16S0574

DWG.NO. 16S0574T





Subdivision Authority

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

September 15, 2016

File NO. LDA16-0343

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11A, Block 5, Plan 152 3175, located west of 93 Street NW and south of 123 Avenue NW;
DELTON

The Subdivision by Plan is APPROVED on September 15, 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;
2. that the existing residential access to 93 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;
3. 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; 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 and sanitary) enter the proposed subdivision approximately 93.29m north of the north property line of 122 Avenue (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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #226716789-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 8, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0343(SUB)

CADASTRAL NO.: 937+36-13

CONTACT: Lolia Pokima

SUBDIVISION: Delton

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

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

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

Water and Sewer Service Information

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

Proposed Lot 11A, Blk 5, Plan 1523175

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

Proposed Lot 11B, Blk 5, Plan 1523175

- 1-20mm water service and 1-150mm sanitary service, in common trench, off Lane West of 93 Street, at 93.29m North of North Property Line of 122 Avenue.

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 11A directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

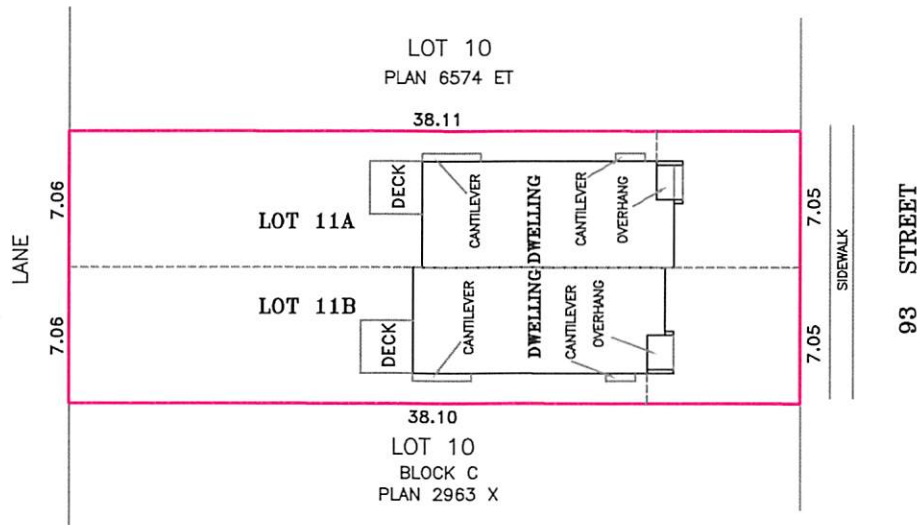
1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.

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

Joern Seemann.

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 11A, BLOCK 5, PLAN 152 3175
S.W.1/4, SEC.16, TWP.53, RGE.24, W.4 MER.
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 0.054 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 : JULY 22nd, 2016.

SCALE 1 : 300

JOB No. 115089



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0345

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 7, Block 39, Plan RN 46, located west of 123 Street NW and north of 117 Avenue NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on September 15, 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 3.4m south of the north property line of Lot 7 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 Lolia Pokima at 780-508-9520 or loliam.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #227443874-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: September 7, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0345(SUB)

CADASTRAL NO.: 937+32-02

CONTACT: Lolia Pokima

SUBDIVISION: Inglewood

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 RN46, Blk 39, Lot 7 / 11726 – 123 Street

Proposed Lot 28, Blk 39

- 1-20mm water service and 1-150mm sanitary service exists off the Lane West of 123 Street at 3.4m South of the North Property Line of Lot 7.

Proposed Lot 27, Blk 39

- 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 27 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

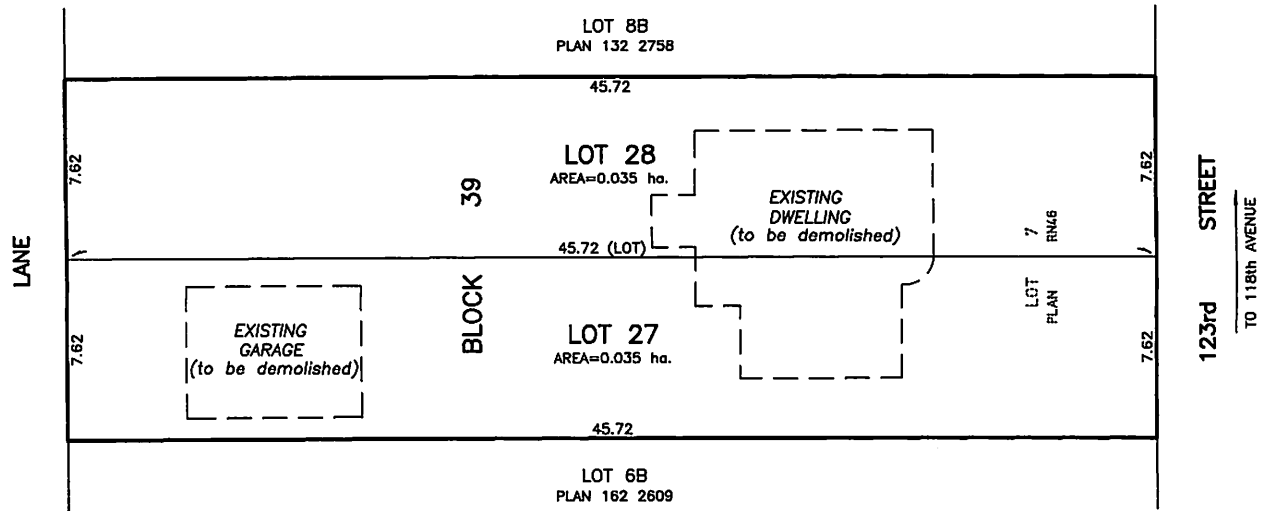
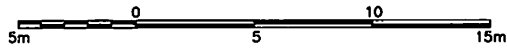
LOT 7, BLOCK 39, PLAN RN46 (XLVI)

IN THE

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

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 3, 2016
REVISED: -

FILE NO. 16S0615

DWG.NO. 16S0615T



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0350

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to revise conditionally approved LDA15-0566 (21 single detached residential lots and two (2) semi-detached residential lots to 13 single detached residential lots and 10 semi-detached residential lots) within the NW/NE 15-51-24-W4M, located south of 25 Avenue SW and west of Orchards Link SW; **THE ORCHARDS AT ELLERSLIE**

The Subdivision by Plan is APPROVED on September 15, 2016, subject to the following conditions:

1. that the approved subdivisions LDA13-0023 (Stage 5) and LDA15-0566 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell
Subdivision Authority

BM/sc/Posse #227496626-001

Enclosure(s)



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0366

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 15, Block 31, Plan RN 46, located south of 117 Avenue NW and east of 127 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on September 15, 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 8.8m north of the south property line of Lot 15 (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 Lolia Pokima at 780-508-9520 or lolia.pokima@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/lp/Posse #227751126-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 17, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0366(SUB)

CADASTRAL NO.: 937+32-02

CONTACT: Lolia Pokima

SUBDIVISION: Inglewood

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

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

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

Water and Sewer Service Information

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

Proposed Lot 21, Blk 31, Plan RN46 (0.031ha parcel)

- 1-20mm water service and 1-150mm sanitary service exist off Lane East of 127 Street at 8.8m North of South Property Line of existing Lot 10.

Proposed Lot 22, Blk 31, Plan RN46 (0.031ha parcel)

- 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 Lot 22 directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

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

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

Georgeanne Andersen

TENTATIVE PLAN

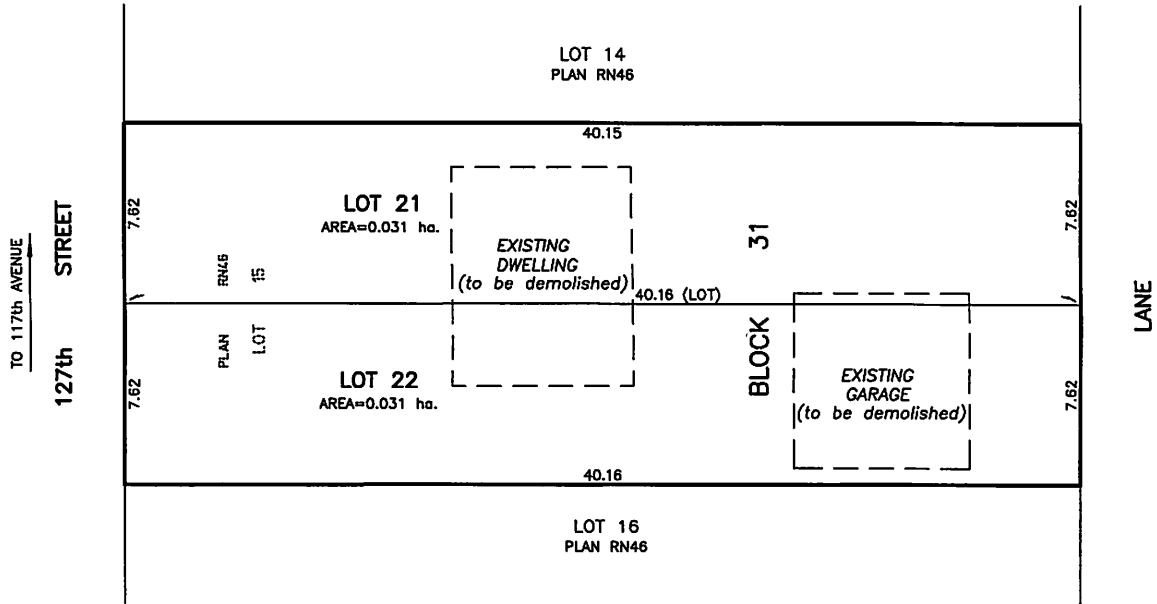
SHOWING SUBDIVISION OF

LOT 15, BLOCK 31, PLAN RN46 (XLVI)

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

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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: July 28, 2016

REVISED: -

FILE NO. 16S0595

DWG.NO. 16S0595T



Subdivision Authority

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

September 15, 2016

File NO. LDA16-0367

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 LDA13-0022 (36 row housing lots to 34 row housing lots) from Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail SW and north of 41 Avenue SW; **CAVANAGH**

The Subdivision by Plan is APPROVED on September 15, 2016, subject to the following conditions:

1. that the approved subdivision LDA13-0022 (Stage 4) 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/sc/Posse #227955120-001

Enclosure(s)



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

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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus and contains approximately 0.60 hectares. As per approved LDA 13-0022, the highlighted area had 25 single detached lots; with this current revision, the number of lots are decreased to 23 single detached lots.

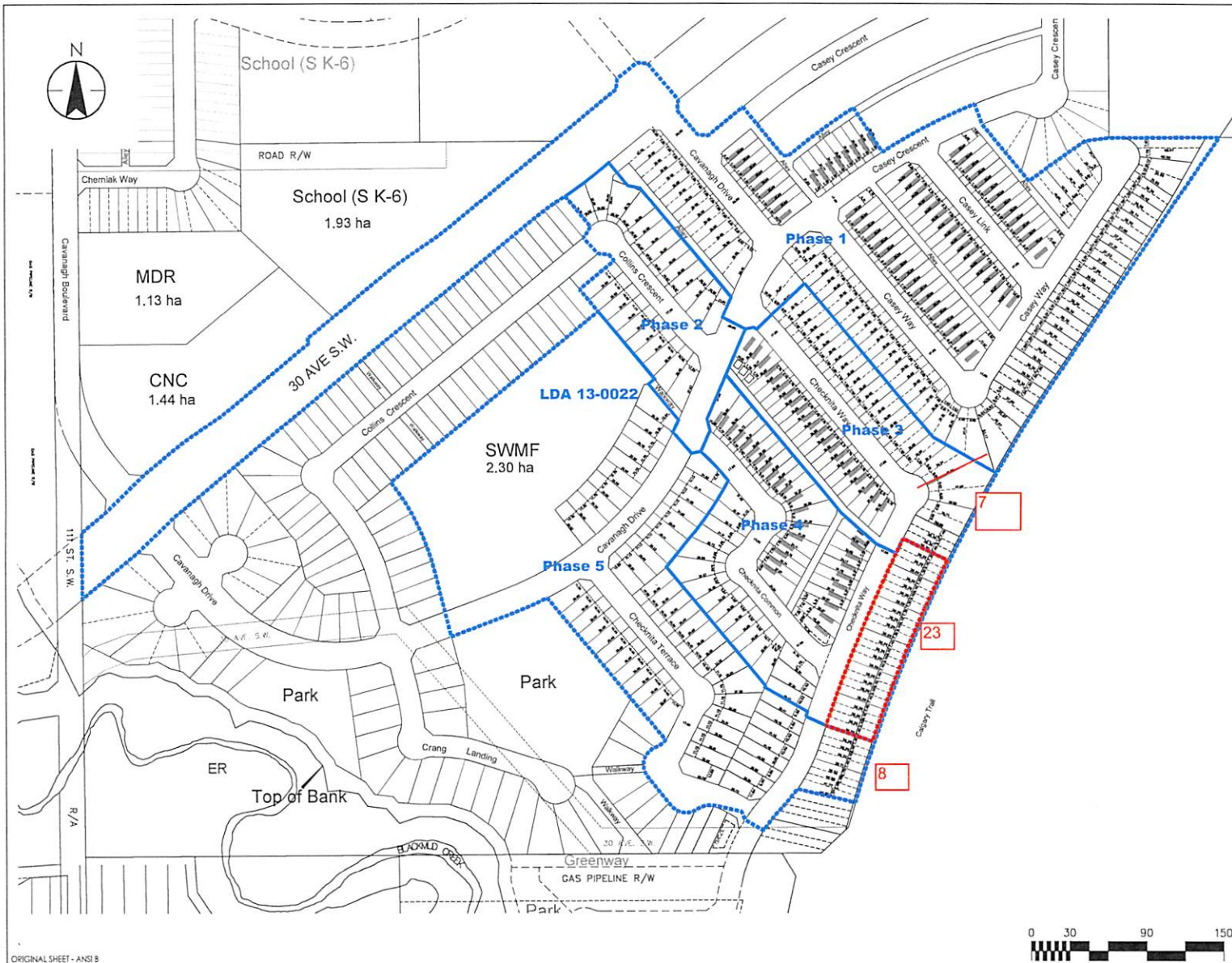
Revision	By	YY-MM-DD
B	Revised lot fronting on Checkrita Way	CC 16.08.08
A	Revised lots fronting on Checkrita Way	14.08.18

Client/Project
BLACKMUD TRADING COMPANY
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF Lot 1, Block 1, Plan 042 1992

Edmonton, AB

Title
**S.O. - TENTATIVE PLAN OF SUBDIVISION
 Cavanagh stage 5 - LDA13-0022**

Project No. 1161 101060 KC
 August 8, 2016
 Scale 1:3000



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ORIGINAL SHEET - ANSI B