

Thursday, April 14, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 14, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 7, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0143 169372398-001	Tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots and one (1) Public Utility lot from the SW 21-51-25-W4M and Lot 1, Block 1, Plan 932 3045 located north of 28 Avenue SW and east of 184 Street SW; KESWICK
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0179 170489529-001	Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Lots 8 and 9, Block 19, Plan 822 2093 located west of 112 Street NW and south of Saddleback Road NW; BLUE QUILL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA15-0203 171970527-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 1, Block 122, Plan 862 1816 located south of Bulyea Road NW and east of Terwillegar Drive NW; BULYEA HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0455 179639401-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 111, Block 18, Plan 032 1459 located south of 12 Avenue NW and west of 113 Street NW; TWIN BROOKS
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0065 186877825-001	Tentative plan of subdivision to create 11 single detached residential lots, from Lot 5, Block 94, Plan 152 3879, located south of 156 Avenue NW and west of 91 Street NW; EAUX CLAIRES
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA15-0584 183752121-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot A, Block 1, Plan 3027 HW located north of 111 Avenue NW and east of 64 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0061 186829857-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 3, Plan 2831 HW located south of 79 Avenue and west of 116 Street; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0062 186849920-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 20 and 21, Block 13, Plan 2262 S, located north of 74 Avenue and west of 93 Street; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0063 186888835-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 72, Plan 3875 P located south of 105 Avenue and east of 104 Street; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0068 186961418-001	Tentative plan of subdivision to create three (3) Bare Land Condominium units from Lot 9, Block 47, Plan RN 22B, located north of 108 Avenue and east of 127 Street; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0080 187259708-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 10A, Block 28, Plan 002 2306 located south of 112 Avenue and west of 132 Street; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0161 218778210-001	Tentative plan of subdivision to revise conditionally approved LDA14-0566 by adjusting the property lines for the single detached residential lots only from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; RIVERSIDE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:00 a.m.	



Subdivision Authority

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

April 14, 2016

File No. LDA15-0143

MMM Group Ltd.
200, 10576 - 113 Street NW
Edmonton, AB T5H 3H5

ATTENTION: Tarah Coutts

Dear Ms. Coutts:

RE: Tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots and one (1) Public Utility lot from the SW 21-51-25-W4M and Lot 1, Block 1, Plan 932 3045 located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.10 ha by a Deferred Reserve Caveat (DRC) registered against the SW 21-51-25-W4M pursuant to Section 669 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 subdivision boundary be amended to include the Public Utility lot that abuts this subdivision, as shown on the "Conditions of Approval" maps, Enclosures I and II;
5. that the subdivision boundary be amended to include the dedication of 28 Avenue SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
6. that subject to Condition I (5) above, the owner clear and level 28 Avenue SW as required for road right of way dedication;
7. that the owner dedicate additional road right-of-way for 182 Street SW, as required, to accommodate the roundabout in accordance with the National Cooperative Highway Research Program (NCHRP) and to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register easements for 182 Street SW and Hiller Road SW rights of way, the mono-walk, greenway, shared use paths, water main connection and sanitary and storm sewers, as shown on the “Conditions of Approval” maps, Enclosures I and II;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lot flanking the Stormwater Management Facility (SWMF) as shown on the “Conditions of Approval” map, Enclosure I; and
10. 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 pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner provide servicing for the portion of the future MR lot abutting this subdivision and that the engineering drawings include full site servicing for the entire MR lot including, but not limited to, 3-phase power and shared use path lighting, to the satisfaction of all affected City Departments and agencies;
8. that the owner design and construct the ultimate SWMF, to the satisfaction of Drainage Planning and Engineering and Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
9. that the engineering drawings include offsite underground utilities including a 250 mm water main connection and sanitary and storm sewers connections, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
10. that the engineering drawings include a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);

11. that the engineering drawings include a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
12. that the engineering drawings include the temporary tie-in of Keswick Way SW to 184 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the engineering drawings include the first two (2) lanes of Hiller Road SW to an arterial roadway standard including channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
14. that the engineering drawings include 182 Street SW including the permanent roundabout in accordance with the NCHRP, as per City of Edmonton Design and Construction Standards and to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
15. that the engineering drawings include and the owner construct a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, within the greenway, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the engineering drawings include and the owner construct 3 m hard surface shared use paths including “Shared Use” signage, within Hiller Road SW and 182 Street SW road rights-of-way, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” maps, Enclosures I and II;
17. that the engineering drawings include and the owner construct 3 m hard surface shared use paths including “Shared Use” signage, lighting and bollards, within the SWMFs, 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 II;
18. that the engineering drawings include and the owner construct a 2 m mono-walk with straight faced curb and gutter, within 182 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosures I and II;
19. that the owner construct King Vista SW to include a 9.15 m carriageway within an 18 m right of way, including a parking ban on one side, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
20. that the owner provide a zebra marked crosswalk with curb extensions, curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
21. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;

22. that the owner construct all fences wholly on privately-owned lands and the MR lot, to the satisfaction of Transportation Planning and Engineering and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
23. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, walkway and greenway to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

An amendment to the Keswick Neighbourhood Design Report shall be submitted for review and acceptance, to the satisfaction of Drainage Planning and Engineering, prior to the circulation of engineering drawings.

MR for the SW 21-51-25-W4M in the amount of 6.10 ha is being provided by a DRC with this subdivision. No MR is owed for Lot 1, Block 1, Plan 932 3045.

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 Ms. Kristen Rutherford at 780-442-5047 or kristen.rutherford@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/kr/Posse #169372398-001

Enclosure(s)

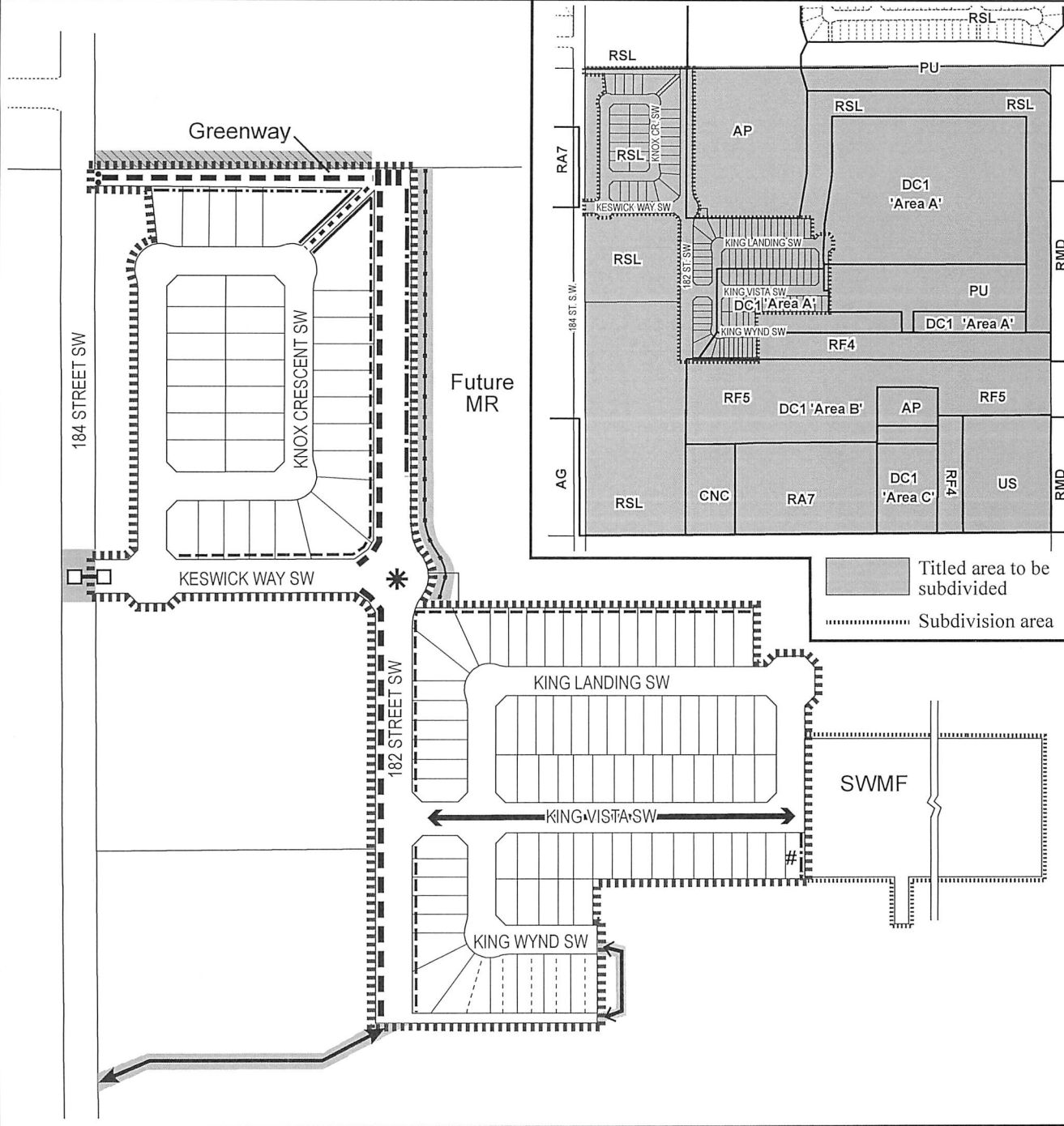
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 14, 2016

LDA15-0143

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬▬▬▬▬▬▬ 1.8 m uniform fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ 1.8 m uniform fence
- ▬▬▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬▬ Post and rail fence
- ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk
- ▬▬▬▬▬▬▬ 2 m mono-walk
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path

- ▬▬▬▬▬▬▬ Zebra marked crosswalk
- ↔↔↔↔↔↔↔↔↔↔ Temporary 4 m emergency access
- ↔↔↔↔↔↔↔↔↔↔ Temporary 6 m roadway
- ▬▬▬▬▬▬▬ Construct temporary tie-in
- ↔↔↔↔↔↔↔↔↔↔ 9.15 m carriageway
- * Dedicate additional road right-of-way as required
- Bollards
- # Restrictive covenant re: freeboard
- ▨▨▨▨▨▨▨ Register easement
- ▬▬▬▬▬▬▬ Include in engineering drawings



▬▬▬▬▬▬▬ Titled area to be subdivided

▬▬▬▬▬▬▬ Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

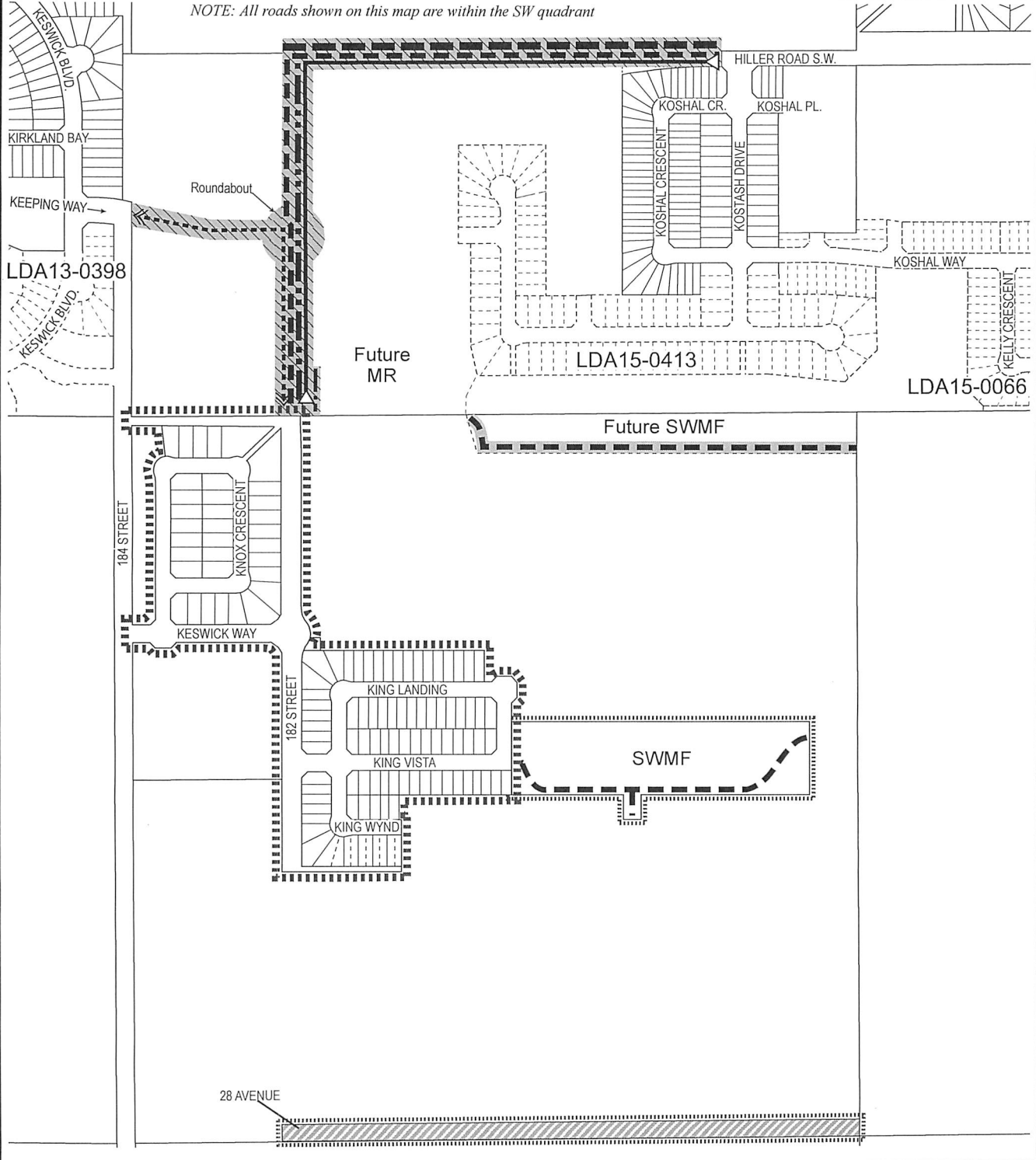
April 14, 2016

LDA15-0143

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬▬▬▬▬▬▬ 2 m mono-walk
- ▬▬▬▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ Construct collector roadway
- ▬▬▬▬▬▬▬ Construct first two lanes to an arterial roadway standard
- ◀-▬-▬-▶ Water main connection
- ◁-▬-▬▷ Construct sanitary and storm sewers
- ▨▨▨▨▨▨▨ Register easement
- ▩▩▩▩▩▩▩ Dedicate as road right-of-way
- ▭▭▭▭▭▭▭ Include in engineering drawings



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





Subdivision Authority

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

April 14, 2016

File NO. LDA15-0179

Civic Property Services
The City of Edmonton
1900, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Bwale Bwalya

Dear Ms. Bwalya:

RE: Tentative plan of subdivision to create two (2) multiple family lots (MFL), from Lots 8 and 9, Block 19, Plan 822 2093 located west of 112 Street NW and south of Saddleback Road NW;
BLUE QUILL

I The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR) and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner 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;
4. 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;
5. that the engineering drawings for Stage 2 include a sanitary sewer main extension, to the satisfaction of Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
6. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Sustainable Development, as shown on the “Conditions of Approval” map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/kw/Posse #170489529-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 14, 2016

LDA15-0179

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 1.8 m uniform fence
- · - · - · 1.2 m uniform fence

- — □ Sanitary sewer main extension
- ▭ Include in engineering drawings



Saddleback Road

MFL MFL
Stage 2 Stage 1

112 St.

28 Ave.

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

- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬▬ Subdivision area

PU

PU

Saddleback Road

RA7

CS1

RA8h

RA7

CNC

RA7

28 Ave.

RA7

AP

AP

112 St.

111B St.

111 St.

PU

RF1

RF1

RF5

PU

26 Ave.

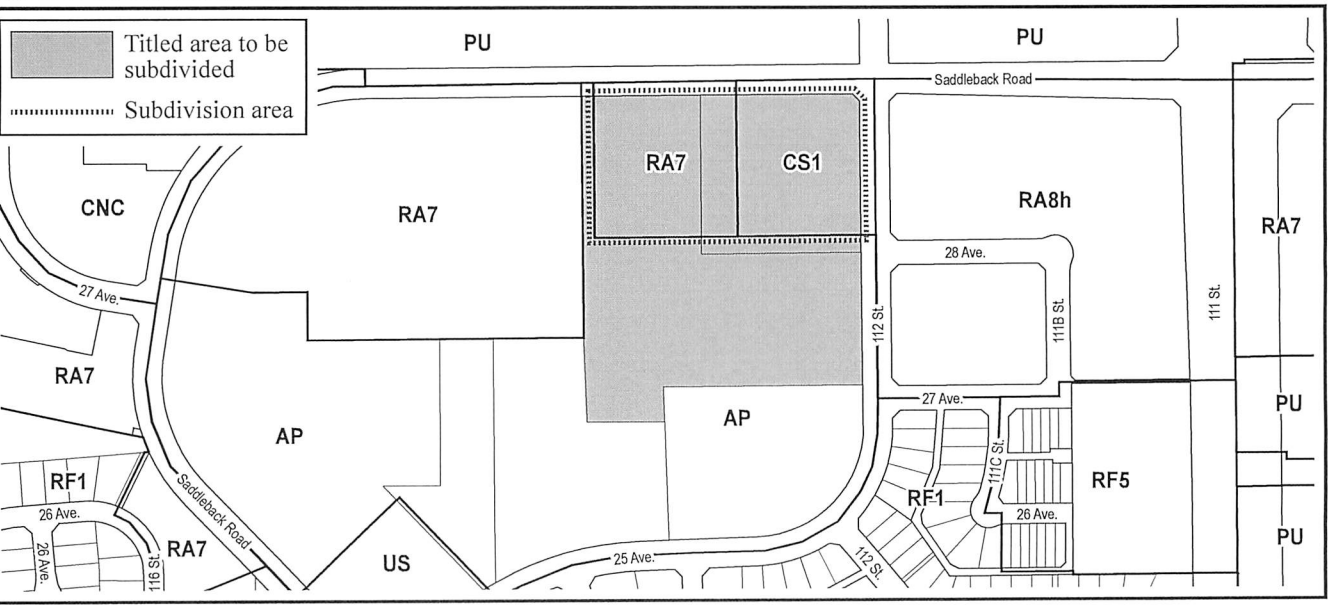
RA7

US

25 Ave.

112 St.

26 Ave.





Subdivision Authority

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

April 14, 2016

File NO. LDA15-0203

Civic Property Services
The City of Edmonton
1900, 9803 - 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Bwale Bwalya

Dear Ms. Bwalya:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), from Lot 1, Block 122, Plan 862 1816 located south of Bulyea Road NW and east of Terwillegar Drive NW; **BULYEA HEIGHTS**

I The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 17577 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner 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 owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

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 Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/kw/Posse #171970527-001

Enclosure(s)

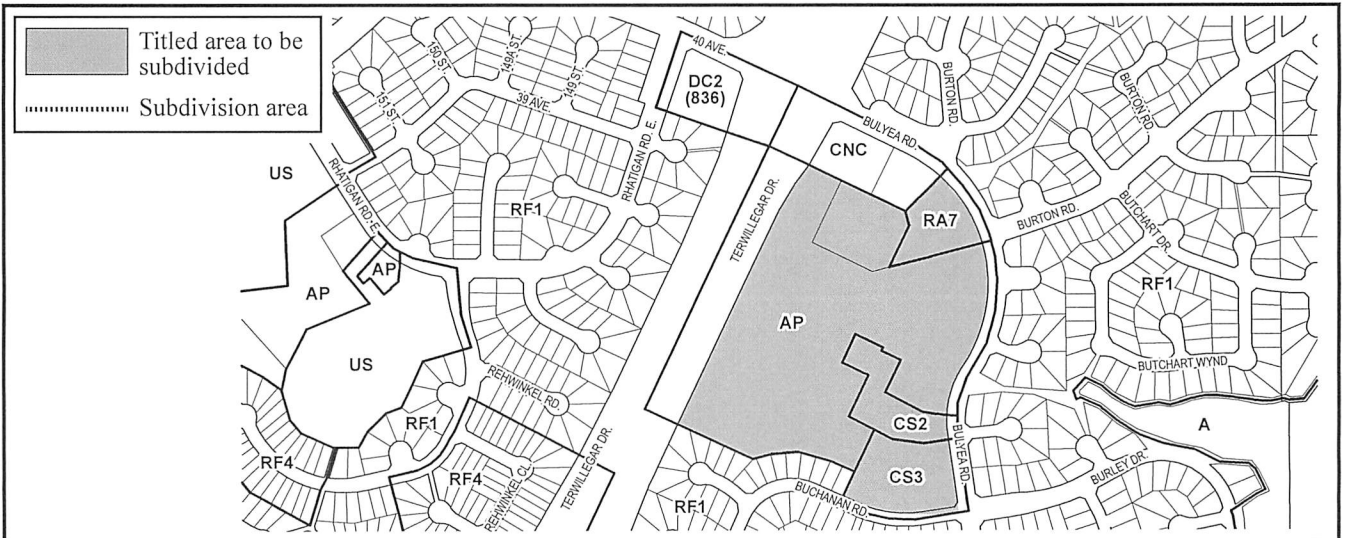
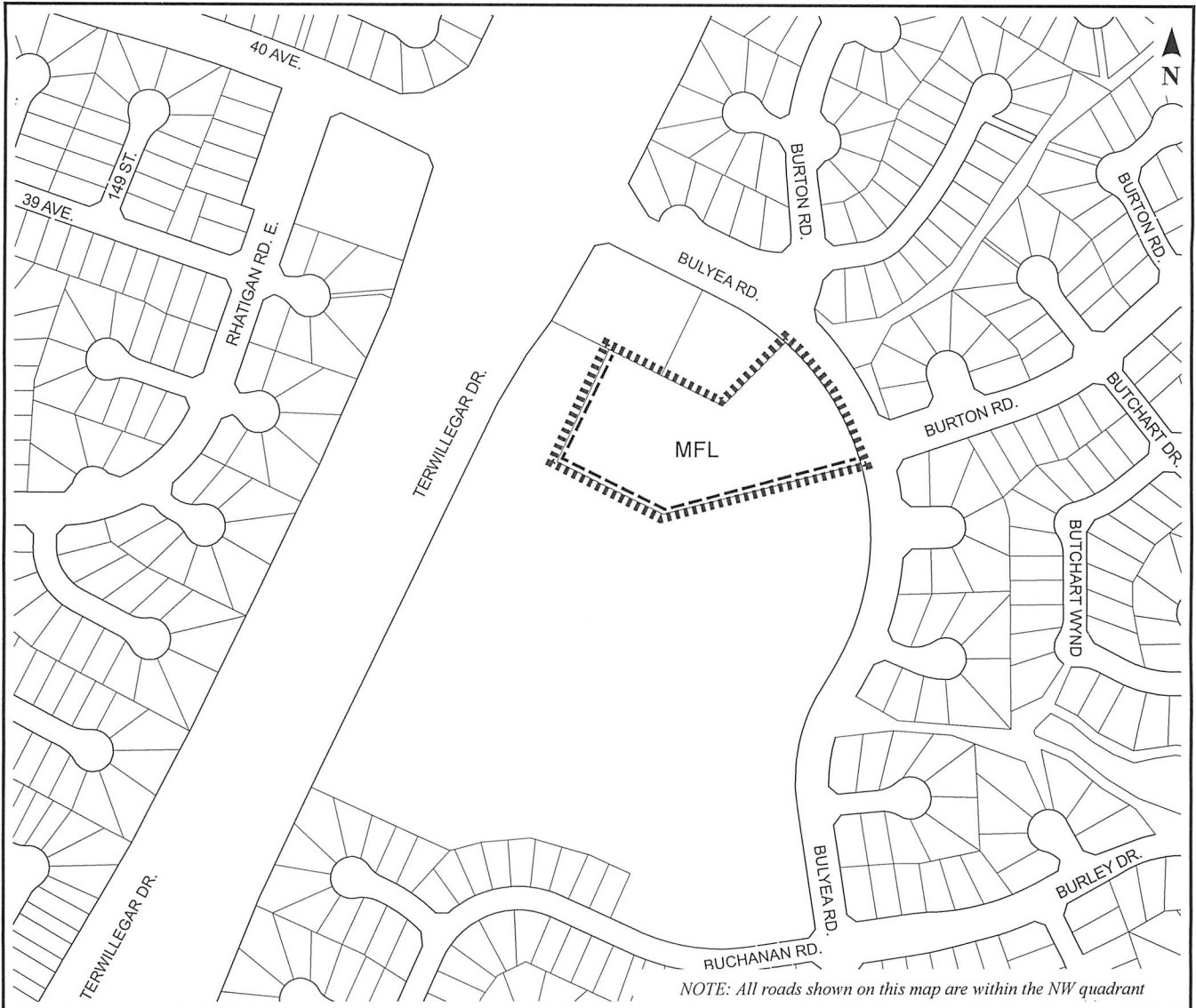
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 14, 2016

LDA15-0203

Limit of proposed subdivision

1.8 m uniform fence





Subdivision Authority

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

April 14, 2016

File NO. LDA15-0455

Civic Property Services
The City of Edmonton
1900, 9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Janice Lee

Dear Ms Lee:

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Municipal Reserve lot, from Lot 111, Block 18, Plan 032 1459 located south of 12 Avenue NW and west of 113 Street NW; **TWIN BROOKS**

I The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. That the owner dedicate Municipal Reserve (MR) as a 4.66 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
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; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 owner construct fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR is being dedicated to re-establish reserve designation on the proposed Municipal Reserve lot. The designation was removed from Lot 111, Block 18, Plan 032 1459 to allow for the proposed multiple family development.

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

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

Yours truly,



Blair McDowell
Subdivision Authority

BM/mb/Posse #179639401-001

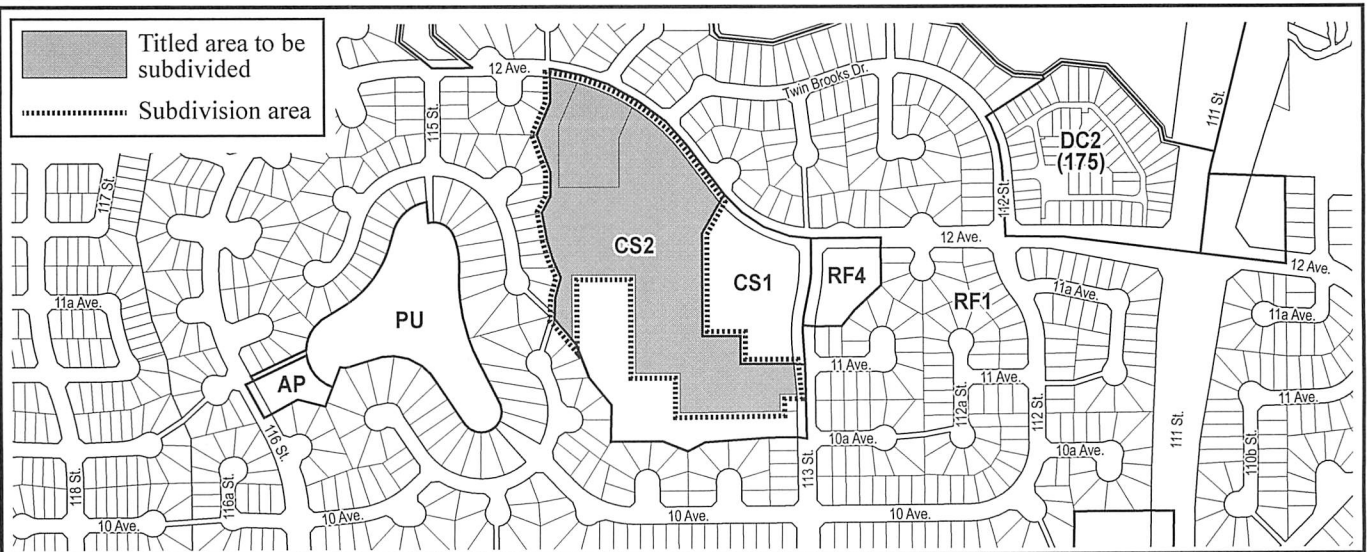
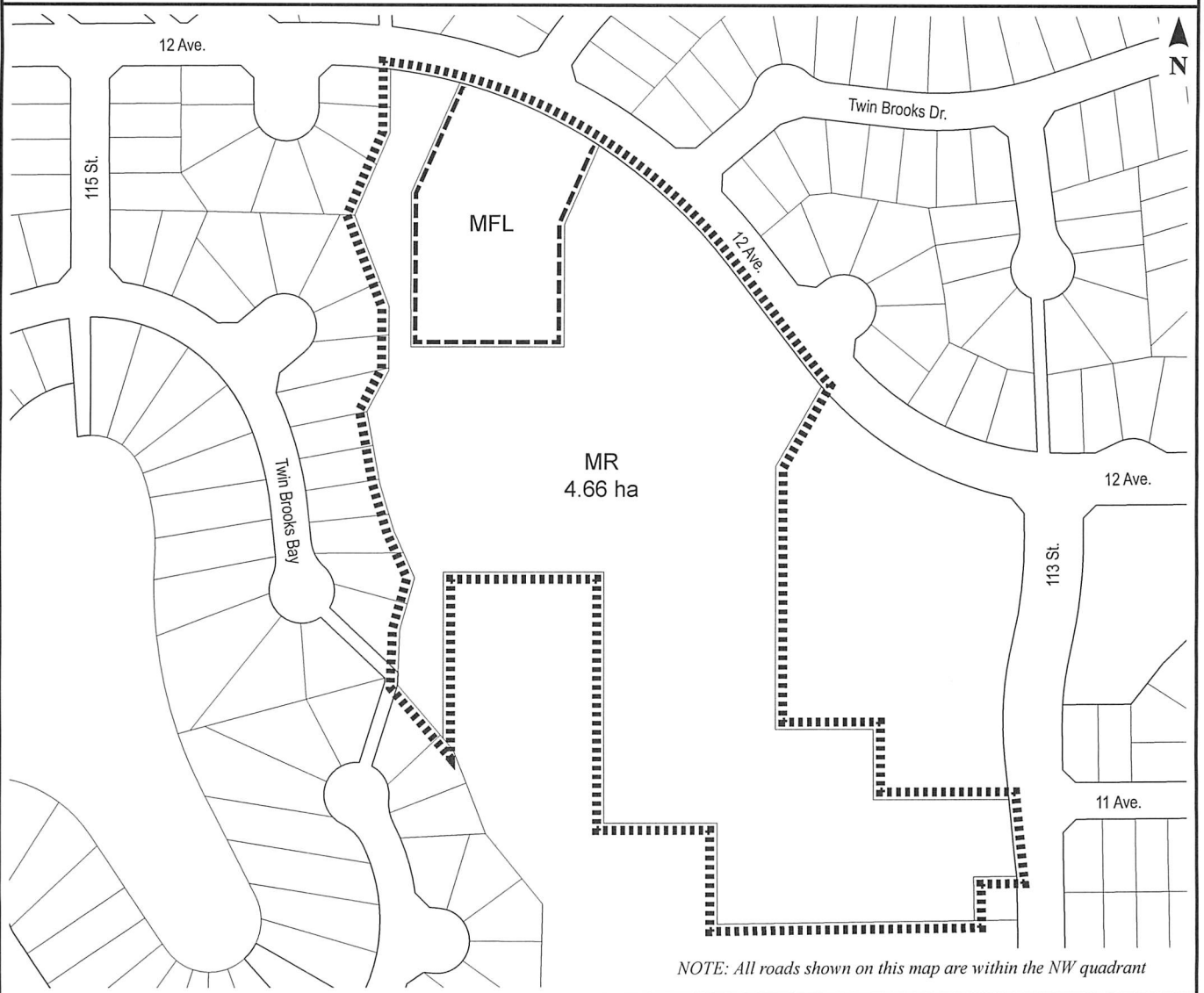
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 14, 2016

LDA15-0455

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 1.8 m uniform fence





Subdivision Authority

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

April 14, 2016

File NO. LDA16-0065

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

ATTENTION: Martin Gillett

Dear Mr. Gillett:

RE: Tentative plan of subdivision to create 11 single detached residential lots, from Lot 5, Block 94, Plan 152 3879, located south of 156 Avenue NW and west of 91 Street NW; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. 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;
2. that Bylaw 17631 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
3. that the owner submits and obtains approval of 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 prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 5, Block 94, Plan 152 3879 was addressed by money in place through LDA07-0327.

Please be advised that the engineering drawings required in I (3) will be supplemental to and form part of the Servicing Agreement for Eaux Claires Stage 20 (DS-1722).

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 Michelle Neilson at 780-496-6087 or michelle.neilson@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/mn/Posse #186877825-001

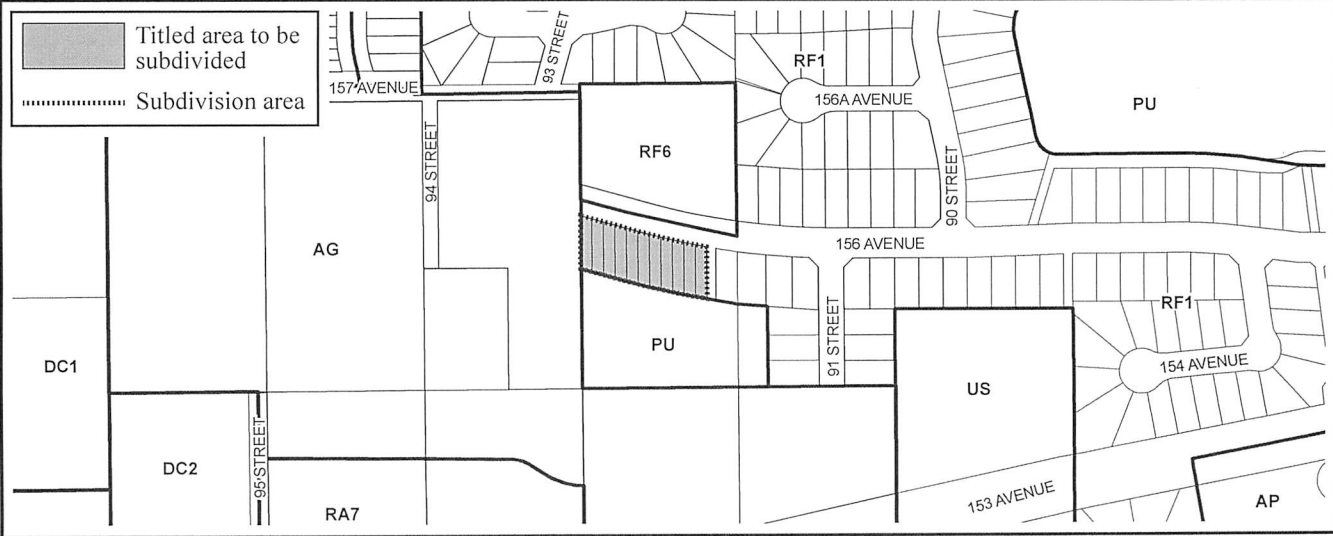
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 14, 2016

LDA16-0065

Limit of proposed subdivision





Subdivision Authority

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

April 14, 2016

File NO. LDA15-0584

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

ATTENTION: Roy Maxwell

Dear Sir:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot A, Block 1, Plan 3027 HW located north of 111 Avenue NW and east of 64 Street NW; **HIGHLANDS**

The Subdivision by Plan is APPROVED on April 14, 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 owner abandon the existing lead water service to proposed Lot 19 (contact Water and Sewer Services at 780-469-5444); 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 sanitary service enters the proposed subdivision approximately 42.6 m east of Manhole # 270254 off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, this sanitary service, and any future water service 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 #183752121-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 5, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/15 - 0584(SUB)

CADASTRAL NO.: 934+40-24

CONTACT: Stuart Carlyle

SUBDIVISION: Highlands

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

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

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

Water and Sewer Service Information

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

Plan 3027HW, Block 1, Lot A (6318-111 Avenue)

Proposed Lot 19, Blk 1

- 1-20mm **lead** water service exists off the Lane North of 111 Avenue at 28.9m East of the East Property Line of 64 Street. Please see the note below.
- A sanitary service exists off the Lane North of 111 Avenue at 42.6m East of Manhole # 270254. The location at the main is assumed straight out.

NOTE: Please be advised that the existing 20mm lead (Pb) water service to the property line does not meet current standards and **cannot** be re-used for the proposed development and a new water service will be required directly off Epcor's water main. The existing 1-20mm lead water service **must** be abandoned back to the main by Epcor Water. Please contact our office at 780-496-5444 for more information regarding a new service and/or the abandonment.

Proposed Lot 20, Blk 1

- 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 20, Blk 1 directly off city mains.**

4. The existing 1-20mm lead water service **must** be abandoned back to the main by Epcor Water. Please contact our office at 780-496-5444 for more information regarding a new service and/or the abandonment.
5. The owner/developer will be responsible for the relocating any water and sewer lines on private property which cross from one separately titled lot to another. **Prior to sub-division, all water and sewer 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.**
6. 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

Nina Lumabi

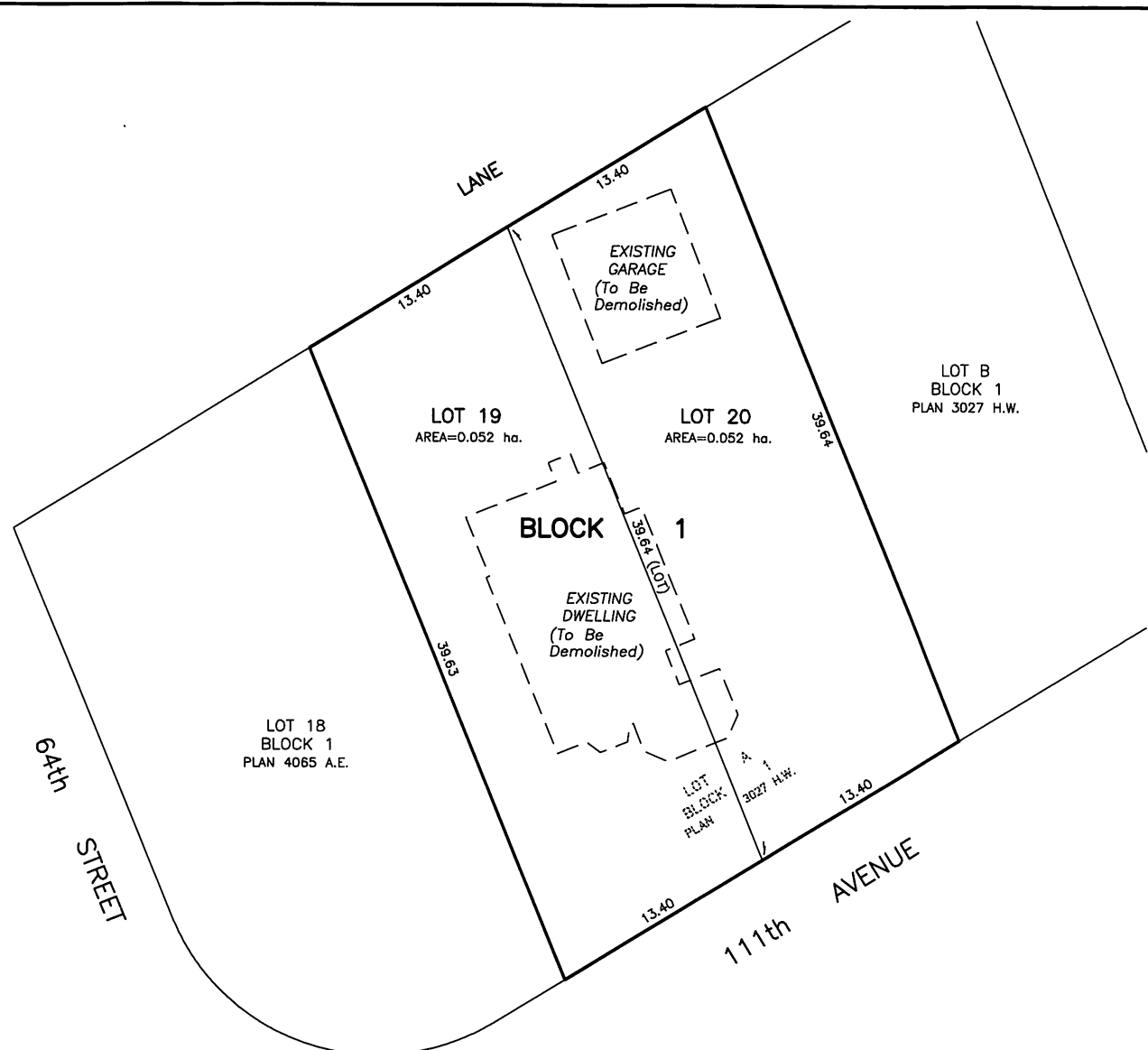
TENTATIVE PLAN

SHOWING SUBDIVISION OF
 LOT A, BLOCK 1, PLAN 3027 H.W.
 IN
 RIVER LOT 32, EDMONTON SETTLEMENT
 THEO. TWP.53, RGE.24, W.4 M.
 EDMONTON ALBERTA

SCALE 1:250 2015 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: R.V.
	CALC'D. BY: -
	DATE: NOV. 25, 2015 REVISD: -
	FILE NO. 15S1050
	DWG.NO. 15S1050



Subdivision Authority

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

April 14, 2016

File NO. LDA16-0061

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

ATTENTION: Roy Maxwell

Dear sir:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 19, Block 3, Plan 2831 HW located south of 79 Avenue and west of 116 Street; **BELGRAVIA**

The Subdivision by Plan is APPROVED on April 14, 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 2.8 m east of the west property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the 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 #186829857-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: February 26th, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16-0061(SUB)

CADASTRAL NO.: 931+32-02

CONTACT: Stuart Carlyle

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 30, Block 1 (0.033ha parcel)

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane south of 79th Ave at 2.8m east of the west property line of proposed lot 30.

Proposed Lot 31, Block 3 (0.034ha parcel)

- 1-100mm storm service exists on 79th Ave at 0.2m east of the west property line of proposed lot 31.

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 31 directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed lot 30 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

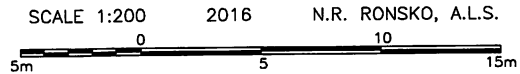
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 19, BLOCK 3, PLAN 2831 H.W.

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

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

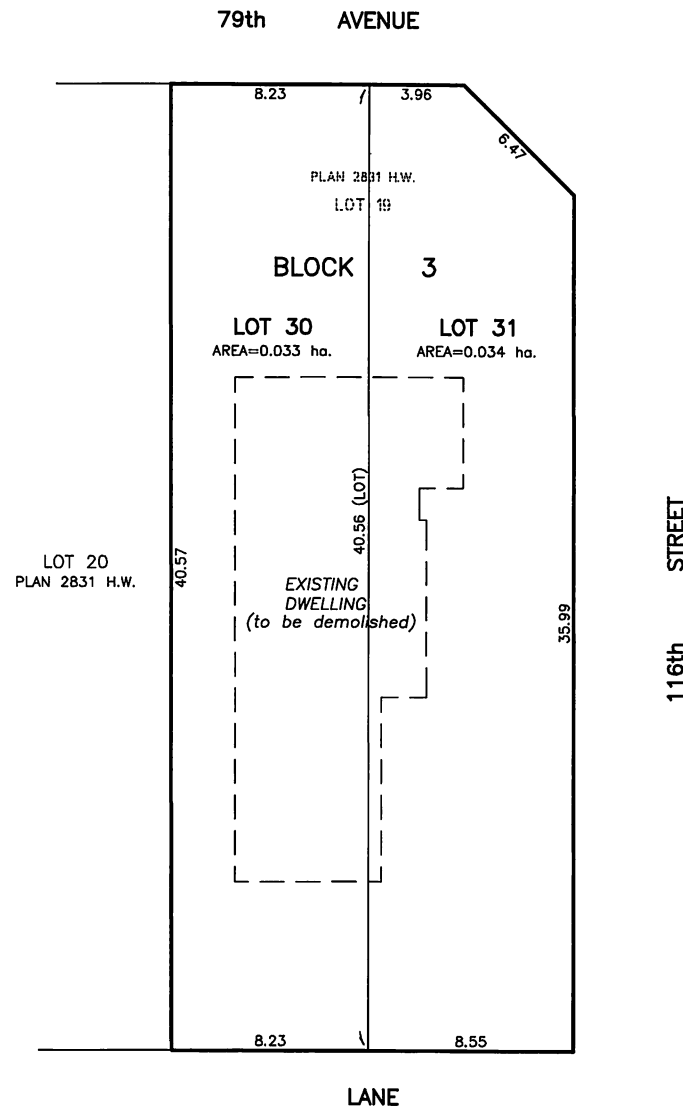
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 2, 2016
REVISED: -

FILE NO. 14C0391

DWG.NO. 14C0391T





Subdivision Authority

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

April 14, 2016

File NO. LDA16-0062

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

Dear sir:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 20 and 21, Block 13, Plan 2262 S, located north of 74 Avenue and west of 93 Street;
RITCHIE

The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. 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
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 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,



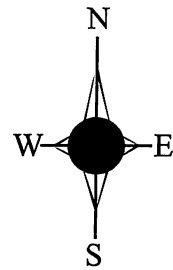
Blair McDowell
Subdivision Authority

BM/sc/Posse #186849920-001

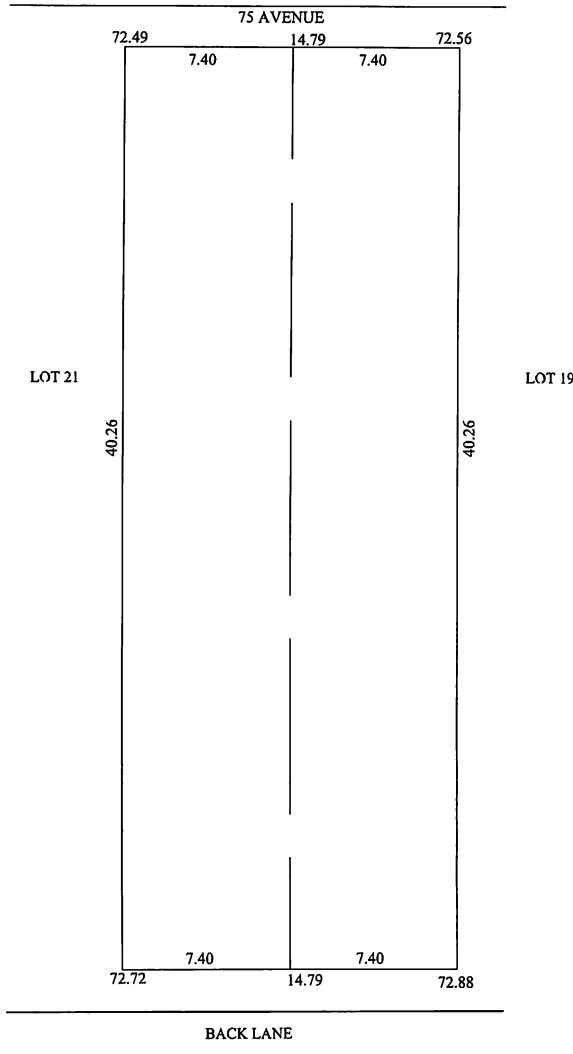
Enclosure(s)

SUBDIVISION PLAN FOR
LOTS 20/21 BLOCK 13 PLAN 2262S
9308-74 AVE. NW
CITY OF EDMONTON

DATUM: ASCM 298380 ELEV: 670.98m
TO ALL ELEVATIONS SHOWN, ADD: 600.00m
4 FEBRUARY 2016



SCALE: 1:250



LOT AREA: 595.45m²

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

RED STAR ENTERPRISE LTD.
(780) 428-3683



Subdivision Authority

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

April 14, 2016

File NO. LDA16-0063

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

ATTENTION: Roy Maxwell

Dear sir:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 72, Plan 3875 P located south of 105 Avenue and east of 104 Street; **GLENORA**

The Subdivision by Plan is APPROVED on April 14, 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 27.4 m off of the lane south of the south property line of 105 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #186888835-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 2, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0063(SUB)

CADASTRAL NO.: 934+32-07

CONTACT: Stuart Carlyle

SUBDIVISION: Glenora

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 3875P, Blk 72, Lot 12 (10435 – 140 Street)

Proposed Lot 22, Blk 72

- 1-20mm water service and 1-150mm sanitary service exists off the Lane East of 140 Street at 27.4m South of the South Property Line of 105 Avenue.

Proposed Lot 21, Blk 72

- 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 21 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

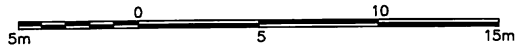
LOT 12, BLOCK 72, PLAN 3875 P.

IN

RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 W.4 M.

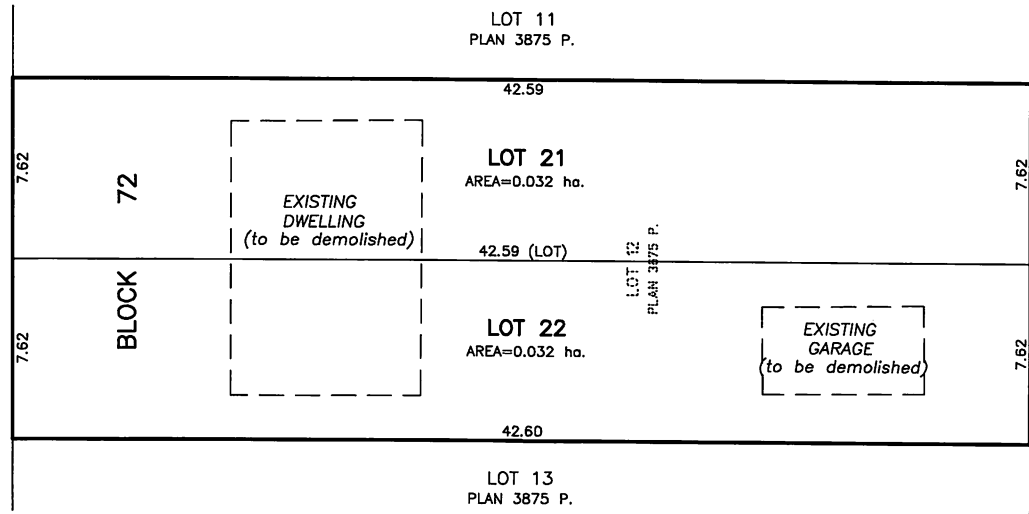
EDMONTON ALBERTA

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



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

TO 105th AVENUE
104th STREET



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 27, 2016
REVISED: -

FILE NO. 16S0046

DWG. NO. 16S0046T



Subdivision Authority

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

April 14, 2016

File NO. LDA16-0068

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

ATTENTION: Roy Maxwell

Dear sir:

RE: Tentative plan of subdivision to create three (3) Bare Land Condominium units from Lot 9, Block 47, Plan RN 22B, located north of 108 Avenue and east of 127 Street;
WESTMOUNT

The Subdivision by Bare Land Condominium is APPROVED on April 14, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property lines 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 (\$1,272.00) 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 #186961418-001

Enclosure(s)

TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM OF

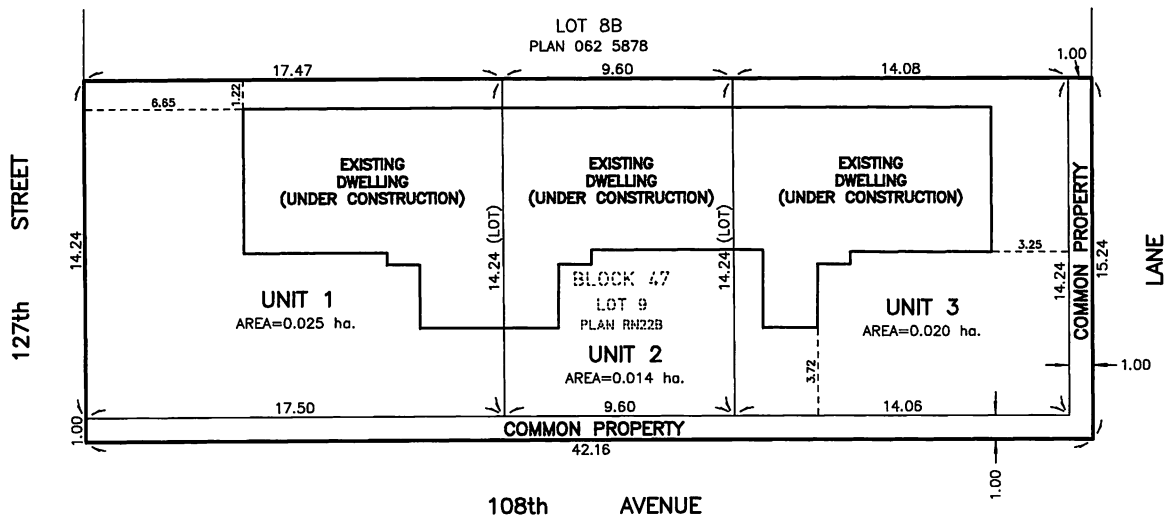
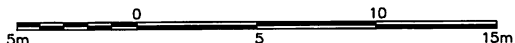
LOT 9, BLOCK 47, PLAN RN22B (XXII)

IN

RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 26, 2016
REVISED: -

FILE NO. 14C0293

DWG.NO. 14C0293T



Subdivision Authority

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

April 14, 2016

File NO. LDA16-0080

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

ATTENTION: Roy Maxwell

Dear Sir:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 10A, Block 28,
Plan 002 2306 located south of 112 Avenue and west of 132 Street; **INGLEWOOD**

The Subdivision by Plan is APPROVED on April 14, 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 water service enters the proposed subdivision approximately 8.6 m south of the south property line of 112 Avenue off of the lane. The exact location of the sanitary service is unknown at this time (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 a proposed access to Lot 20, as shown on the Enclosure. Should relocation of the pole be required, all costs associated with the relocation must be borne by the owner. Contact Nick Shapka (780-412-3089) of EPCOR Distribution & Technologies 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 #187259708-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 11, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0080(SUB)

CADASTRAL NO.: 934+32-23

CONTACT: Stuart Carlyle

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 0022306, Blk 28, Lot 10A (11148 – 132 Street)

Proposed Lot 20, Blk 28 (0.043ha parcel)

- 1-20mm water service exists off the Lane West of 132 Street at 8.6m South of the South Property Line of 112 Avenue.

Proposed Lot 19, Blk 28 (0.043ha parcel)

- Our records indicate that no water services exist directly off city mains.

NOTE: Sewer service exists to Lot 10A. The owner/developer must dig and locate the existing sewer service at the property line in order to verify the location and submit survey with ALS stamp to Drainage Services prior to payment of 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 service will be required for proposed Lot 19 directly off city mains prior to subdivision approval.**
4. **New sanitary service will be required for proposed Lot 19 or 20 directly off city mains prior to subdivision approval.**
5. 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 10A, BLOCK 28, PLAN 002 2306
 IN THE
S.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: 464-5506

SURVEYOR'S STAMP

DRAWN BY: J.V.

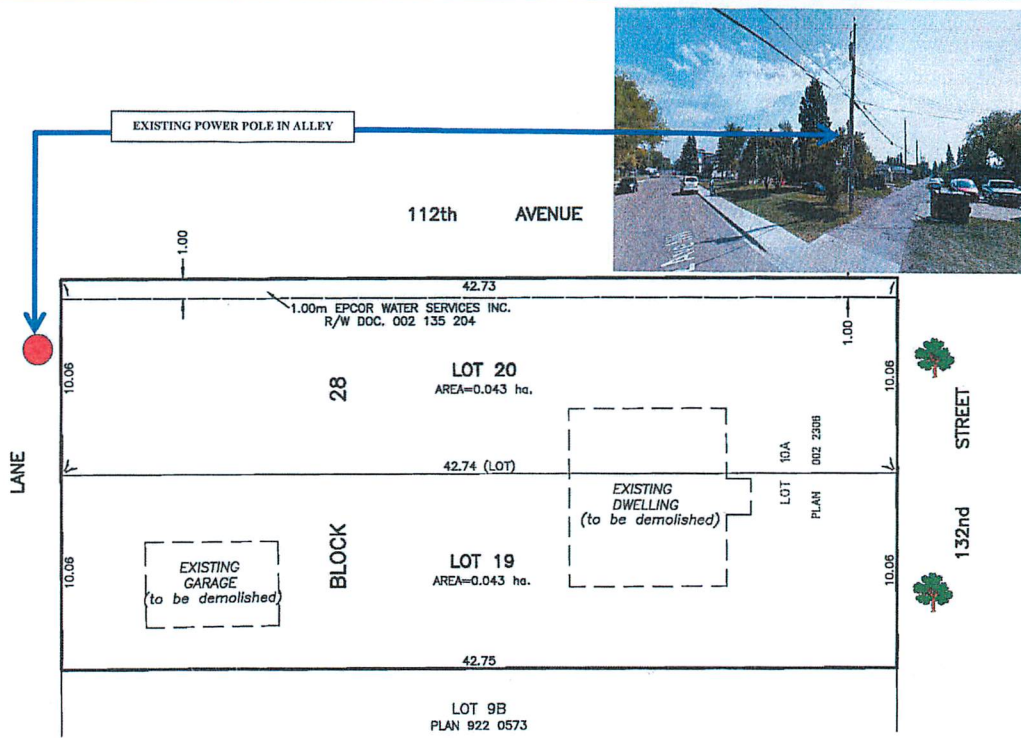
CALC'D. BY: J.V.

DATE: February 12, 2016

REVISED: -

FILE NO. 14C0968

DWG.NO. 14C0968T



LEGEND



EXISTING BOULEVARD TREES

ENCLOSURE

FILE: LDA16-0080
 DATE: MARCH 3, 2016

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 10A, BLOCK 28, PLAN 002 2306

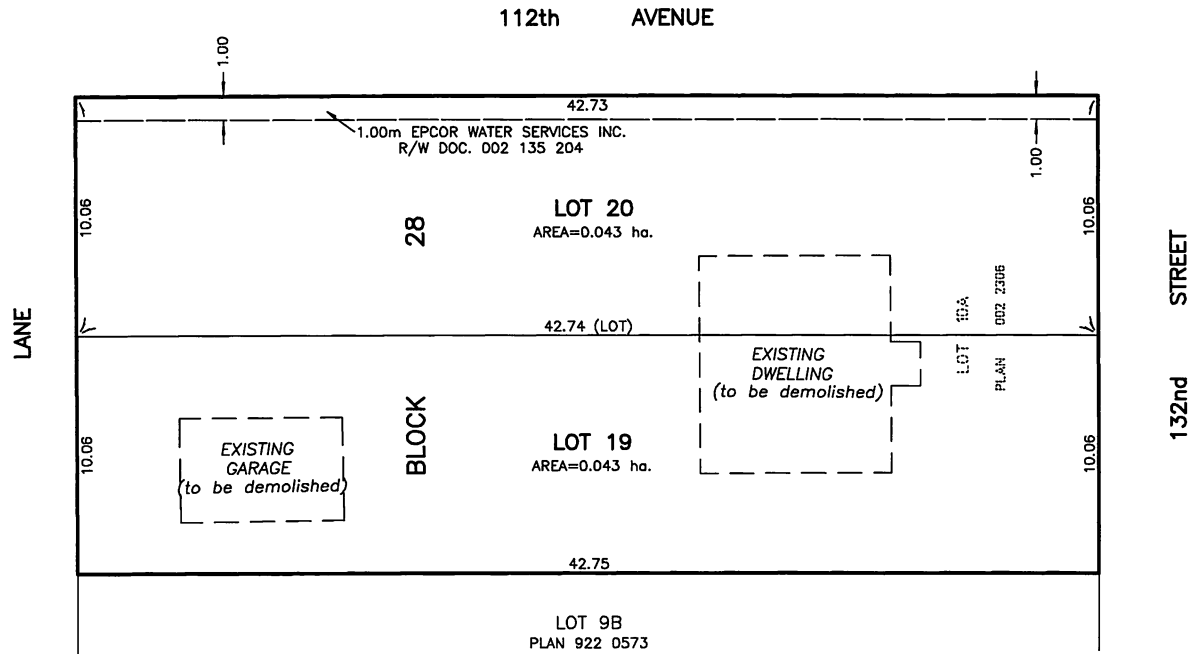
IN THE
S.E.1/4 SEC.12-53-25-4

EDMONTON ALBERTA

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



NOTE:
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- AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 12, 2016
REVISED: -

FILE NO. **14C0968**

DWG.NO. **14C0968T**



Subdivision Authority

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

April 14, 2016

File NO. LDA16-0161

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

ATTENTION: Reanna Feniak

Dear Ms. Feniak:

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0566 by adjusting the property lines for the single detached residential lots only from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **RIVERSIDE**

The Subdivision by Plan is APPROVED on April 14, 2016, subject to the following conditions:

1. this subdivision shall be registered concurrent with LDA14-0566;
2. that the owner shall submit redlines 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 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 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 (\$636.0) and subsequently released to the applicant for registration at the Land Titles Office;
3. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
4. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

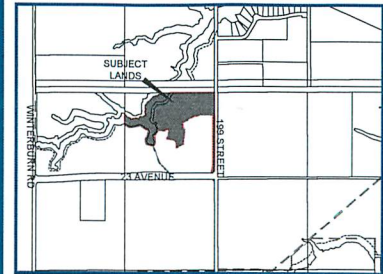
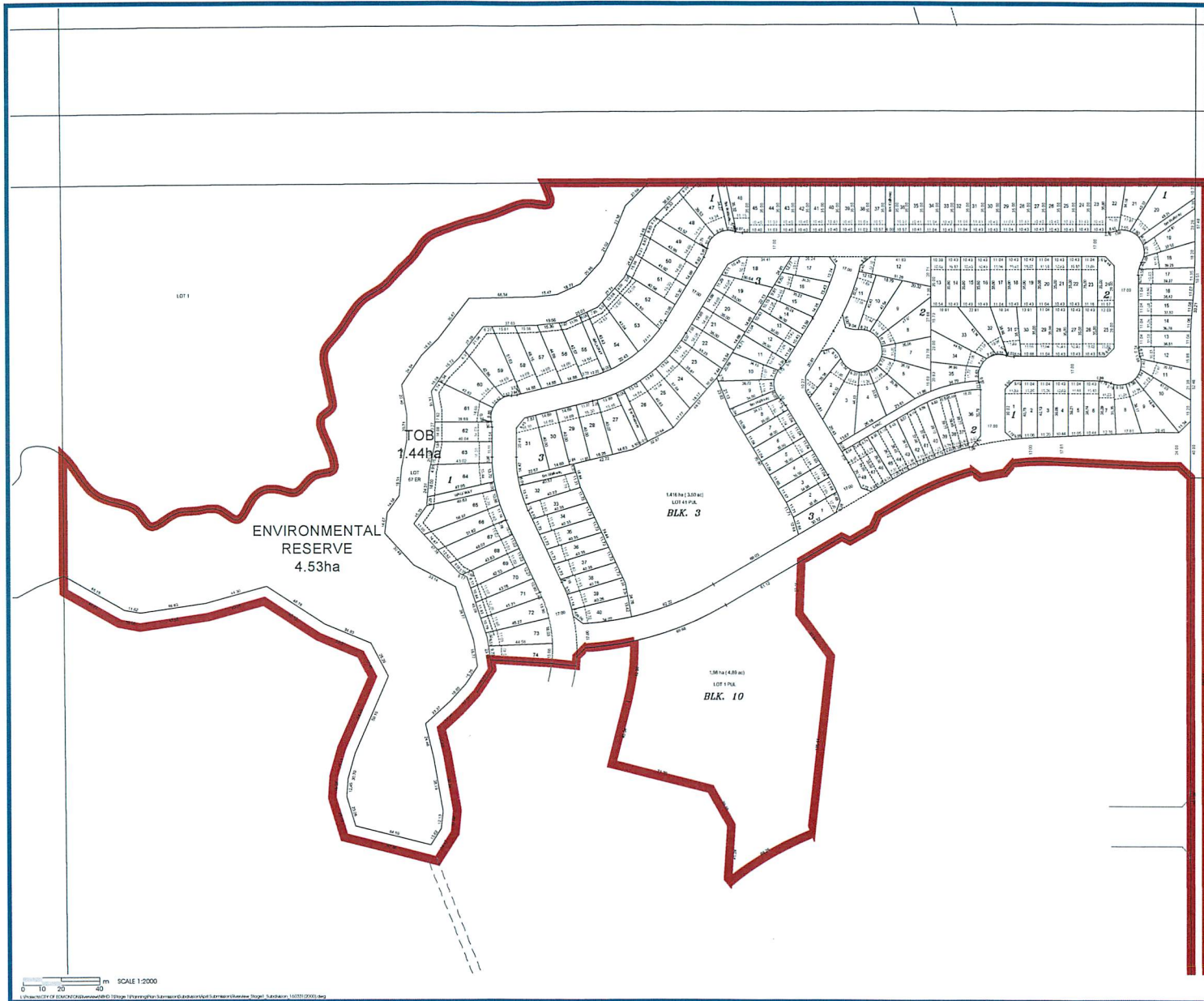
Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #218778210-001

Enclosure(s)



KEY PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF
S.E.1/4 SEC.6 -TWP.52-RGE.25-W.4th MER.
ALL WITHIN THE
S.E.1/4 SEC.6 -TWP.52-RGE.25-W.4th MER.

NOTES:
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS

ARTERIAL ROADS	= 0.75 ha.
TOP OF BANK	= 1.44 ha.
ENVIRONMENTAL RESERVE	= 4.53 ha.
INTERNAL ROADS & WALKWAYS	= 3.13 ha.
RESIDENTIAL LOTS	= 7.84 ha.
PUBLIC UTILITY LOT	= 3.40 ha.
TOTAL:	= 21.09 ha.

Number of Units
149 RSL (RESIDENTIAL SMALL LOTS)
13 RF5 (ROW HOUSING LOTS)
2 PUL (PUBLIC UTILITY LOT)


TENTATIVE PLAN

RIVERVIEW STAGE 1

1 of 2

EDMONTON - ALBERTA

April 5, 2016

QUALICO[®]
communities