

Thursday, April 27, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT **Blair McDowell, Chief Subdivision Officer**

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 27, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 20, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA13-0305 140492822-001	Tentative plan of subdivision to create 81 single detached residential lots, 32 semi-detached residential lots, and 24 row housing lots, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA15-0090 168232095-001	Tentative plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA16-0547 235483197-001	Tentative plan of subdivision to create 75 single detached residential lots and one (1) Public Utility lot from the north half of the SE 25-52-26-W4M and the NE 25-52-26-W4M located north of Rosenthal Boulevard NW and west of Winterburn Road NW; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0062 240422558-001	Tentative plan of subdivision to create 44 single detached residential lots, 40 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0591 237361155-001	RE-ISSUE of tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 115, Block 101, Plan 162 4163 located south of 151 Avenue NW and east of Ford Road NW; KIRKNESS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0069 23808963-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Block 24, Plan 8370 ET, located east of 91 Street NW and south of 82 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0071 240842779-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 21, Plan 5184 HW located north of 92 Avenue NW and east of 77 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0105 241735709-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 36, Plan 6584 ET located south of 98 Avenue NW and west of 152 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0110 242022209-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 10, Plan 600 MC located north of 67 Avenue NW and east of 127 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0116 242093434-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots B, C, and D, Block 17, Plan 8370 ET, located east of 96 Street NW and south of 76 Avenue NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0145 242887818-001	Tentative plan of subdivision to subdivide a portion from Lot 13, Block 6, Plan 3800 KS, for purposes of consolidation with Lot 10A, Block 6, Plan 094 0981, located north of 58 Avenue NW and west of 92 Street NW; CORONET INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0153 242788119-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Block 11, Plan 8435 ET and Lot E, Block 11, Plan 8435 ET located north of 80 Avenue NW and west of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0168 244004631-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 68, Plan 965AH, located south of 109 Avenue NW and east of 150 Street NW; HIGH PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
14.	LDA17-0170 243340292-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 20, Plan 4892 HW located south of 83 Avenue NW and east of 79 Street NW; IDYWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

15.	LDA17-0173 243735157-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 13A, Plan 264RS, located south of 78 Avenue NW and west of 154 Street NW; RIO TERRACE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
16.	LDA17-0180 244085647-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 51, Plan 3875P, located north of 106 Avenue NW and east of 131 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:40 a.m.		



April 27, 2017

File No. LDA13-0305

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 81 single detached residential lots, 32 semi-detached residential lots, and 24 row housing lots, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 27, 2017, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.06 ha by a Deferred Reserve Caveat (DRC) registered against the SE 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 dedication of 28 Avenue SW and the non-freeway portion of 170 Street SW (including a minimum 4 m of median right-of-way) to conform to an approved concept plan to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II;
5. that subject to Condition I (4) above, the owner clear and level 170 Street SW and 28 Avenue SW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;

6. that the subdivision boundary be amended to exclude a lot as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, , and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register an easement for the watermain extension as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street SW, to protect the integrity of the berm, 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 construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include major drainage to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner constructs the first two (2) lanes of 170 Street SW to an arterial roadway standard including a shared use path, concrete sidewalk, lighting, any transitional improvements, intersection improvements, turn bays, channelization, and removal of the old 170 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 170 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the Satisfaction of Transportation Planning and Engineering;
10. that the owner constructs Keswick Gate SW to an urban collector standard including a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, on the south side, concrete sidewalk on the north side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
12. that the owner construct temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
13. 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;
14. that the owner design and construct the ultimate SWMF, including all inlets, outlets and 3 m hard surfaced shared use path with lighting, to the satisfaction of Drainage Planning and Engineering and Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct a 1.38 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property in conformance with the submitted noise study, for all lots backing onto 170 Street SW and Keswick Gate SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto Keswick Gate SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

18. that the owner is responsible for the landscape design and construction within road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 21-25-51-W4M will be addressed by a DRC with this file.

Please be advised 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.

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 marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #140492822-001

Enclosure(s)

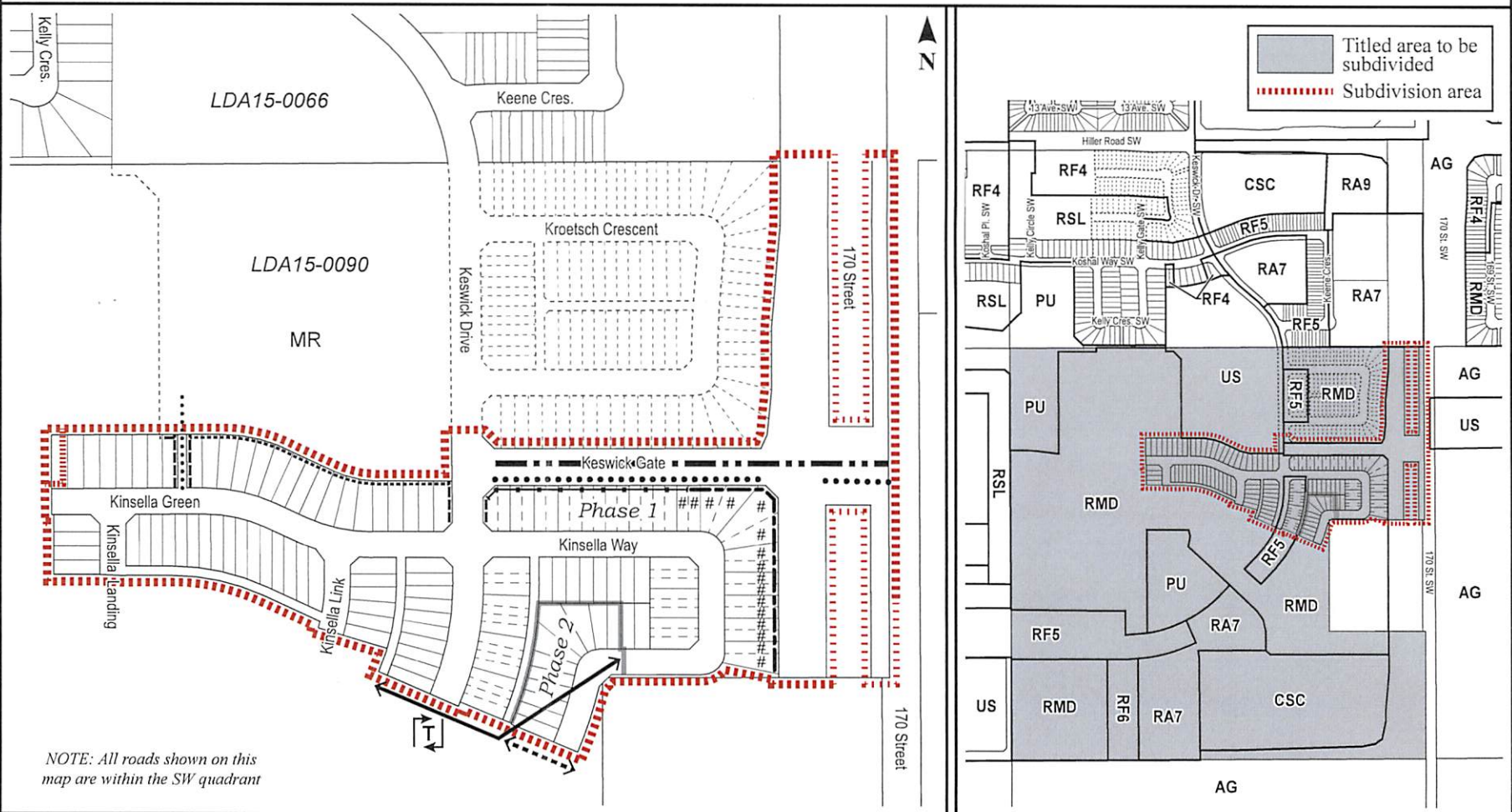
SUBDIVISION CONDITIONS OF APPROVAL

April 27, 2017

LDA13-0305

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary to include
- ▬▬▬▬▬▬▬ Amend subdivision boundary to exclude
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ 1.8 m uniform fence
- ▬▬▬▬▬▬▬ Noise attenuation fence
- ▬▬▬▬▬▬▬ Berm and noise attenuation fence
- ▬▬▬▬▬▬▬ 1.5 m concrete sidewalk













- ▬▬▬▬▬▬▬ 3 m hard surface shared use path
- # Restrictive covenant re: berm and fence
- ▬▬▬▬▬▬▬ Construct collector roadway
- ↔ Temporary 6 m roadway with phase 1
- ↔ Temporary 6 m roadway with phase 2
- ⤵ Temporary 17 m radius transit turnaround
- ▬▬▬▬▬▬▬ Phasing lines

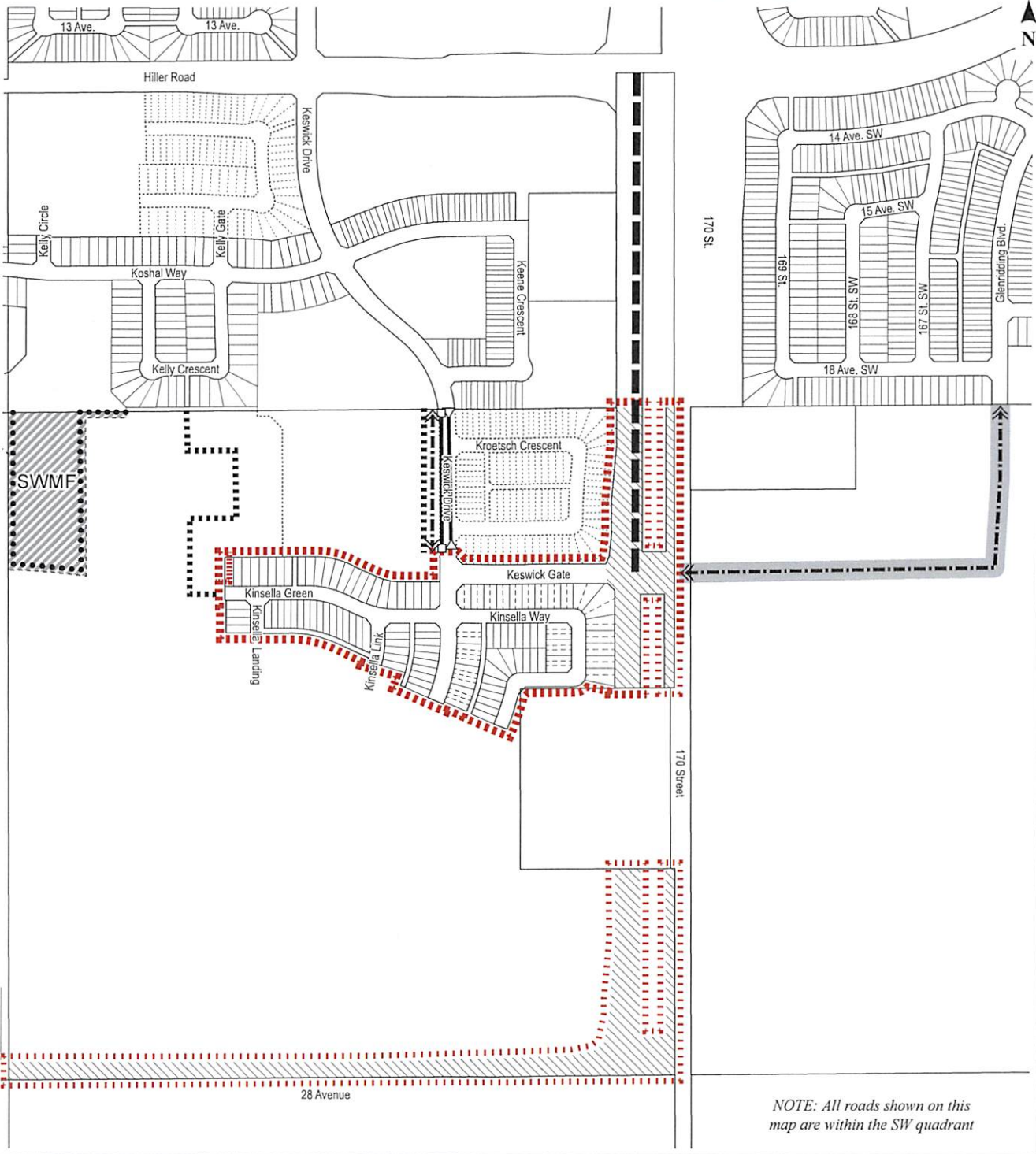


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 27, 2017

LDA13-0305

-  Limit of proposed subdivision
-  Amend subdivision boundary to include
-  Amend subdivision boundary to exclude
-  Dedicate as road right of way
-  Watermain extension
-  Major drainage infrastructure
-  Register easement
-  Construct first two lanes to an arterial roadway standard
-  Construct SWMF to ultimate
-  Construct sanitary sewer
-  Construct storm sewer
-  3 m hard surface shared use path



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



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA15-0090

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW;
KESWICK

I The Subdivision by Plan is APPROVED on April 27, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.69 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;
4. that the subdivision boundary be amended to include the Public Utility lot (PUL) greenway as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA13-0305 be registered prior to or concurrent with this application for underground utilities and the logical extension of roadway connections;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Kesick Gate SW and 170 Street SW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and

7. 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 construct a 3 m hard surface shared use path with, "Shared Use" signage, lighting and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 2 m mono-walk with straight faced curb and gutter, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property ,for all lots backing onto 170 Street SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton, for all lots backing onto the collector road, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned land and the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

12. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 21-51-25-W4M was addressed by requiring a (DRC) with LDA13-0305. Dedication of a 3.69 ha MR lot is a requirement of this subdivision. The DRC will be reduced accordingly and the remainder will carry forward on the title.

Please be advised 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.

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.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #168232095-001

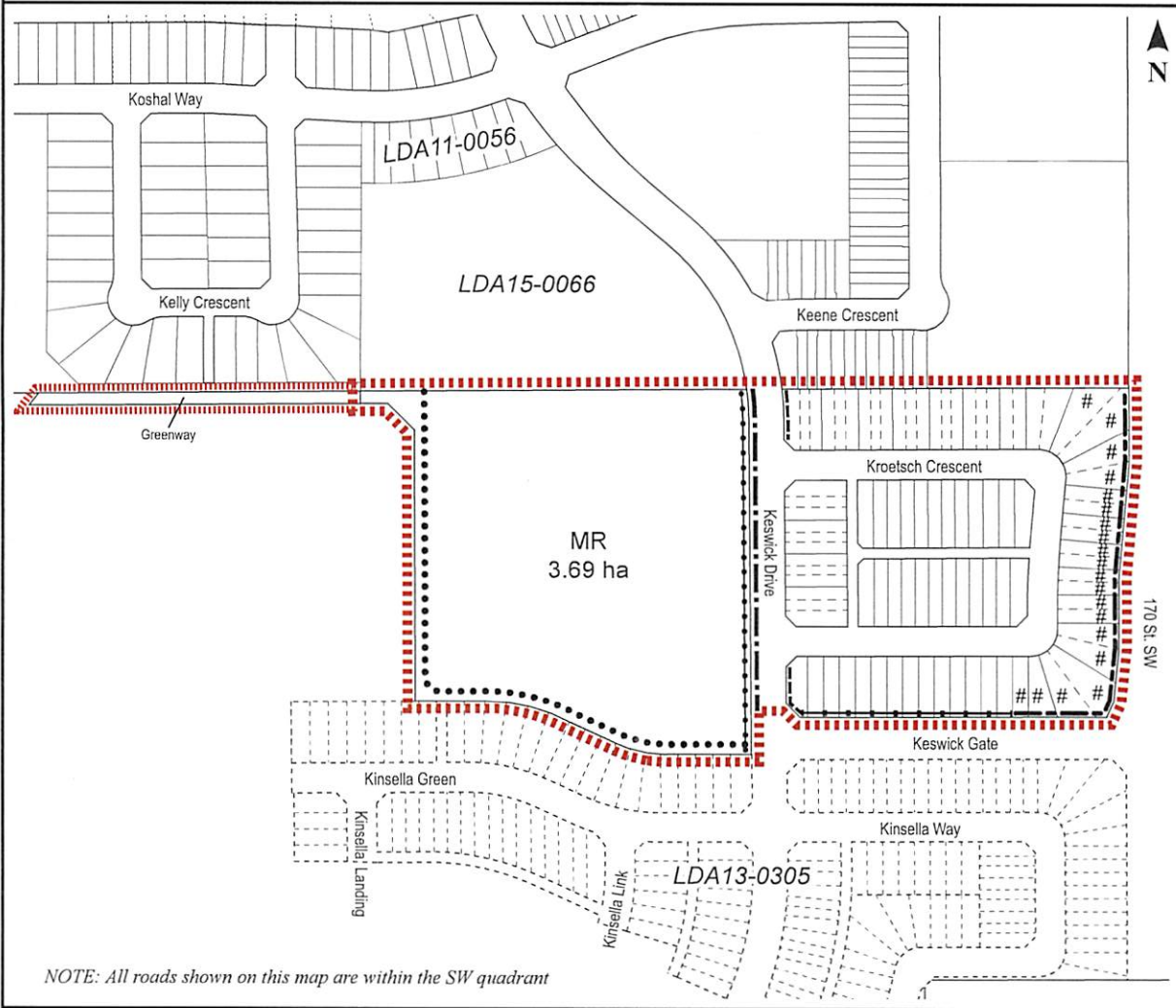
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

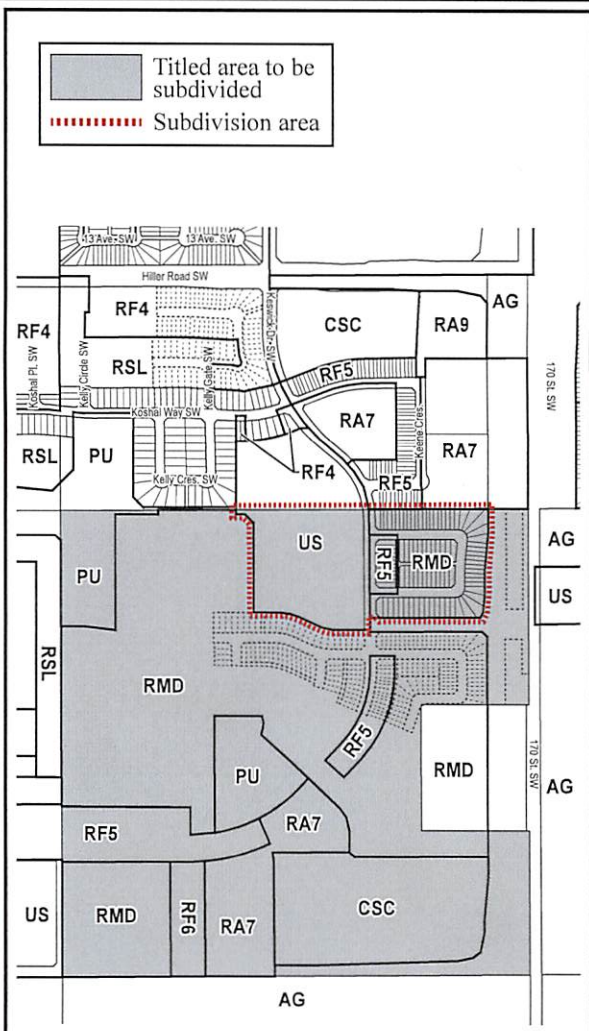
April 27, 2017

LDA15-0090

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- Noise attenuation fence
- Berm and noise attenuation fence
- 2 m mono-walk
- 3 m hard surface shared use path
- Restrictive covenant re: berm



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





April 27, 2017

File No. LDA16-0547

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

ATTENTION: - Mark Michniak

RE: Tentative plan of subdivision to create 75 single detached residential lots and one (1) Public Utility lot from the north half of the SE 25-52-26-W4M and the NE 25-52-26-W4M located north of Rosenthal Boulevard NW and west of Winterburn Road NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 27, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA16-0546 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Public Utility Lot (PUL), to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs 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;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the PUL, road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 25-52-26-W4M was addressed by DRC through LDA11-0026 and will carry forward on title.

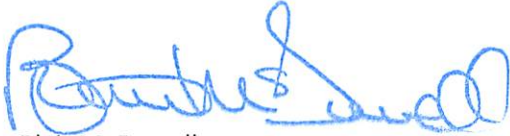
MR for the SE 25-52-26-W4M was addressed through LDA11-0026 with the dedication of part of the school site.

Please be advised 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.

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

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #235483197-001

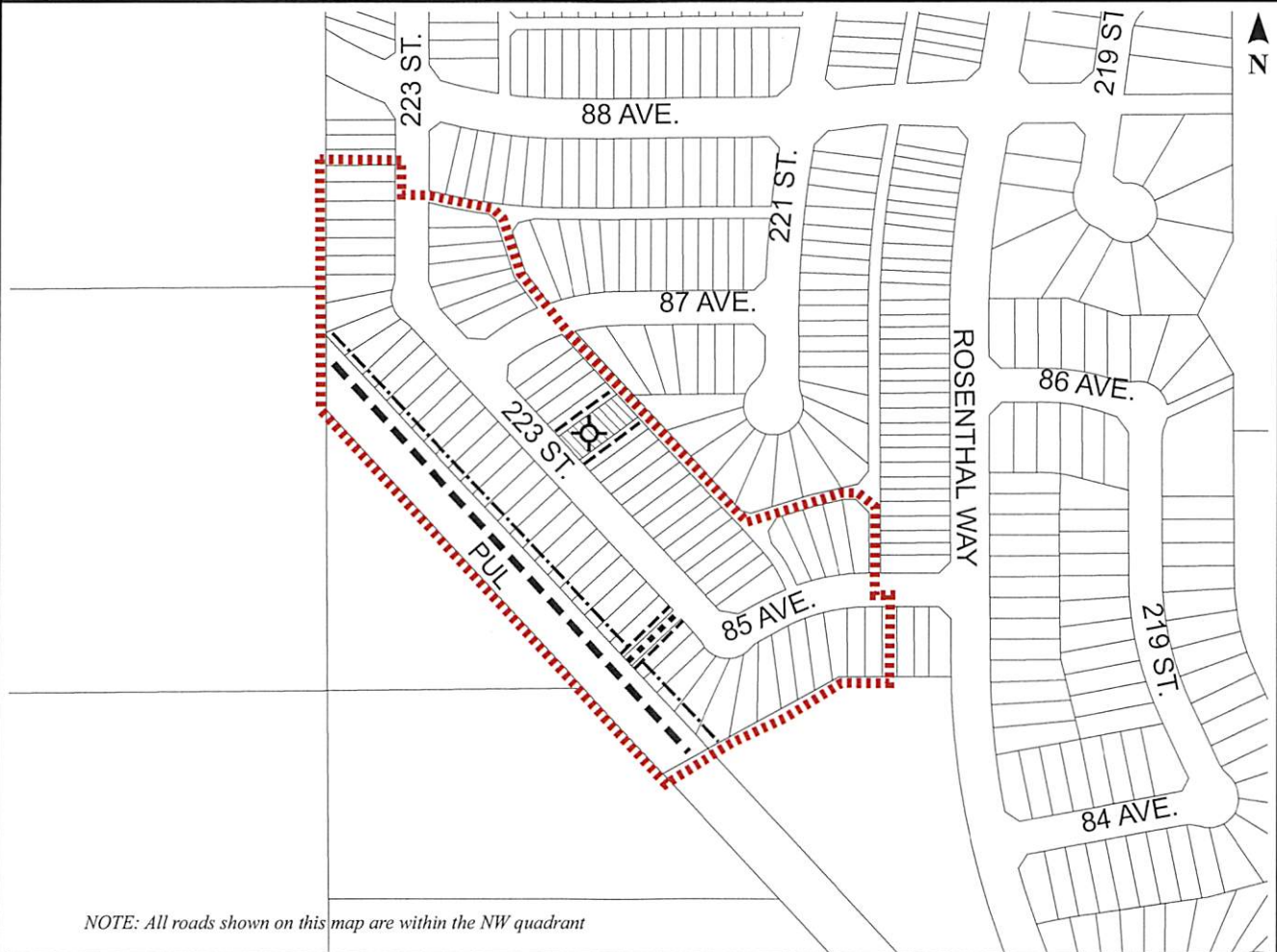
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

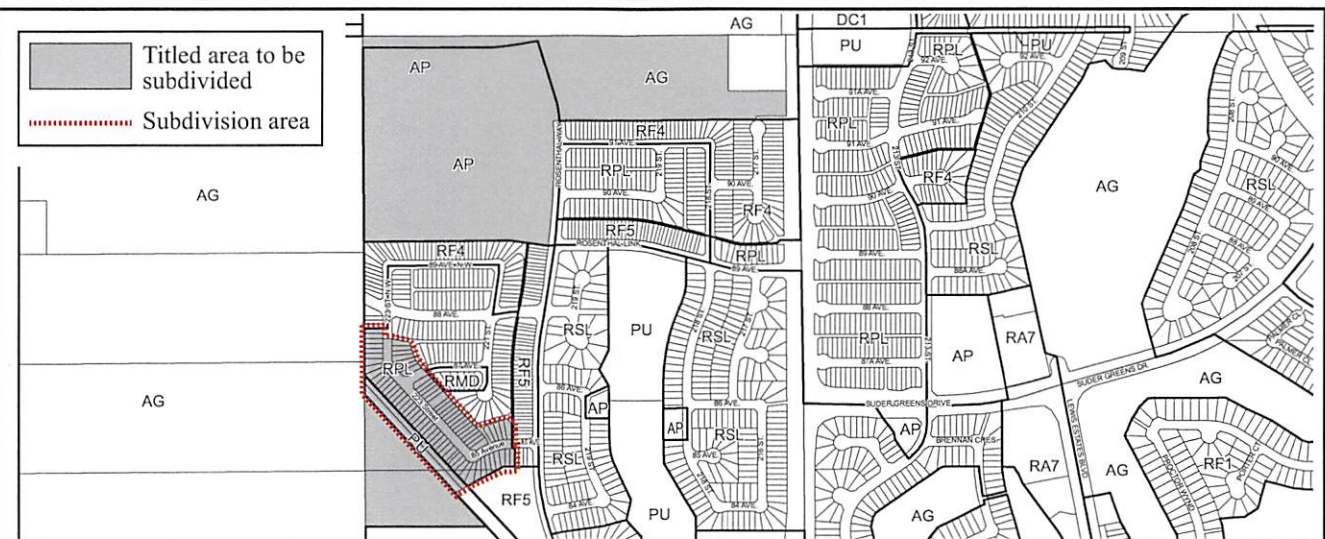
April 27, 2017

LDA16-0547

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 1.5 m concrete sidewalk
- 3.0 m hard surface shared use path
- Dedicate as road right of way
- Abandoned well site



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0062

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 44 single detached residential lots, 40 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 27, 2017, 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 LDA17-0062 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs Kelly Circle SW with a 9 m carriageway within a 16 m right-of-way, including a sidewalk on one side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs 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;
10. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto Hiller Road SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NE 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA11-0056. The DRC has since been transferred to Lot 2, Block 1, Plan 152 2487 through LDA16-0556.

Please be advised 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.

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 marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #240422558-001

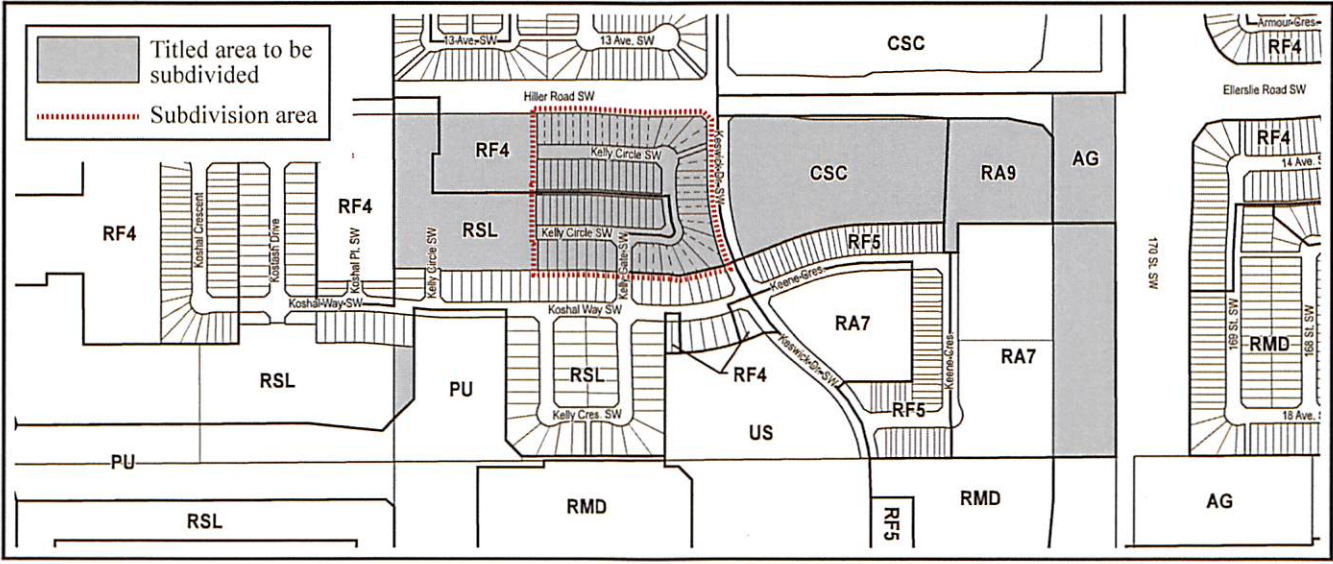
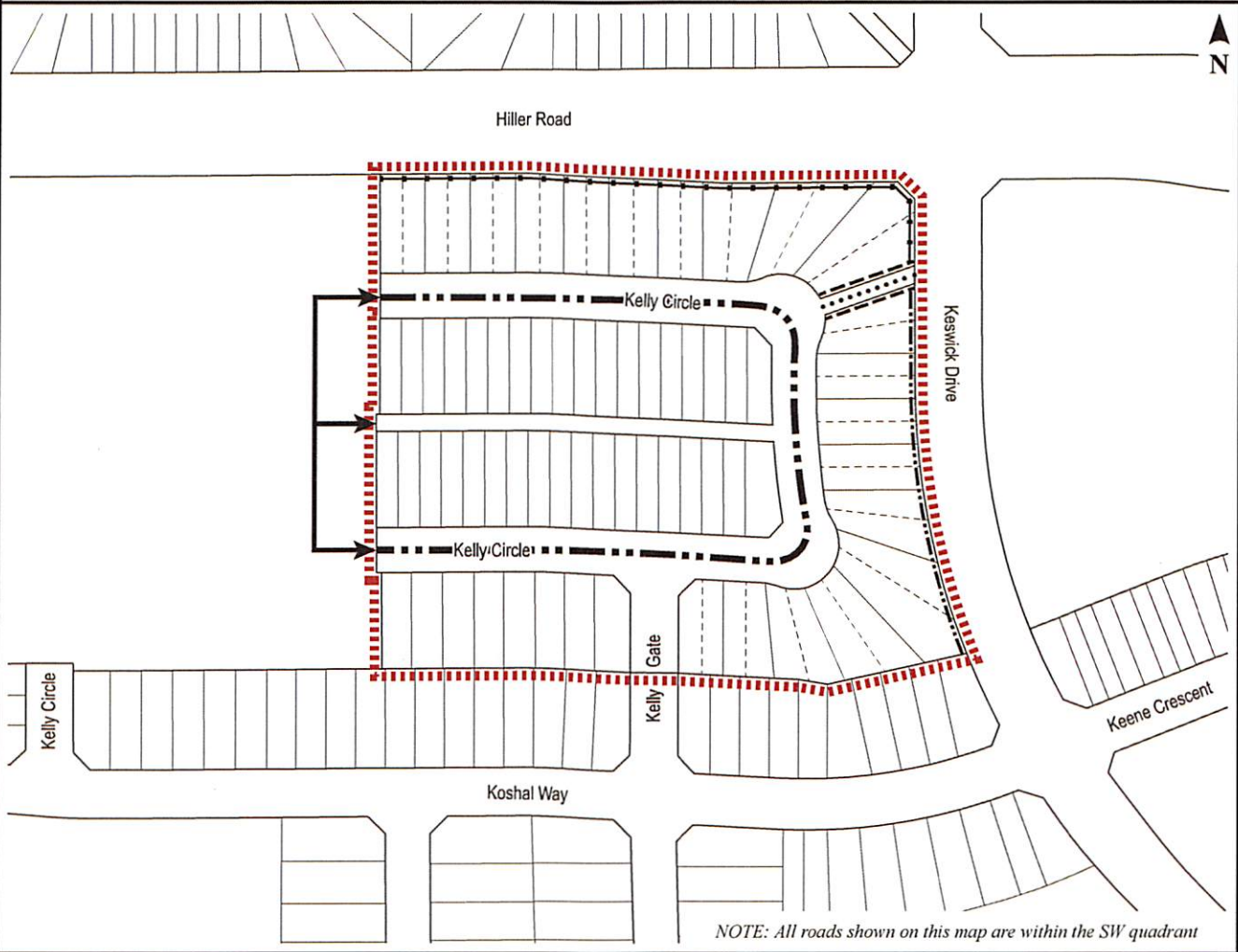
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 27, 2017

LDA17-0062

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform screen fence
- Noise attenuation fence
- 1.5 m concrete sidewalk
- 9 m carriageway
- Temporary 6 m roadway





April 27, 2017

File No. LDA16-0591

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

ATTENTION: Peter Plehwe

RE: RE-ISSUE of tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 115, Block 101, Plan 162 4163 located south of 151 Avenue NW and east of Ford Road NW; **KIRKNESS**

The application has revised the commercial strata lot into two (2) parts to include parking.

The Subdivision by Phased Condominium is APPROVED on April 27, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2869.00) 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 this re-issue is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton;

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 Steven Ketz at 780-944-0250 or steven.ketza@edmonton.ca.

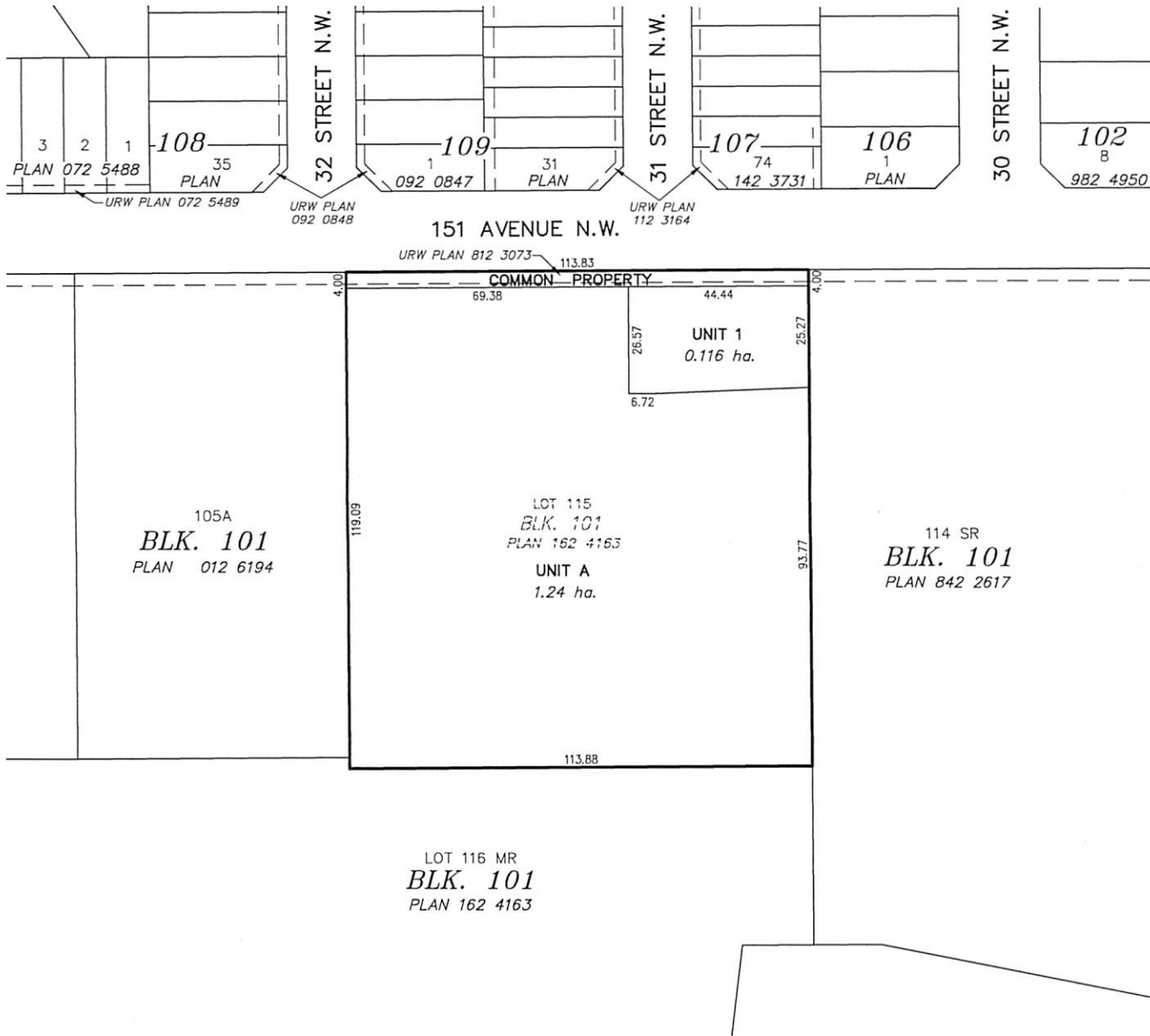
Regards,



Blair McDowell
Subdivision Authority

BM/sk/Posse #237361155-001

Enclosure(s)



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

Copyright Reserved

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

Client

LANDMARK COMMUNITIES INC.


TENTATIVE PLAN SHOWING
**PROPOSED PHASED
 CONDOMINIUM DEVELOPMENT**
 OF
 LOT 115, BLOCK 101, PLAN 162 4163
 WITHIN THE
 N.W. 1/4 SEC. 30, TWP. 53, RGE. 23, W.4 MER.

KIRKNESS

SCALE 1 : 1000

MARCH 2017

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.40 Hectares



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0069

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Block 24, Plan 8370 ET, located east of 91 Street NW and south of 82 Avenue NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on April 27, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #23808963-001

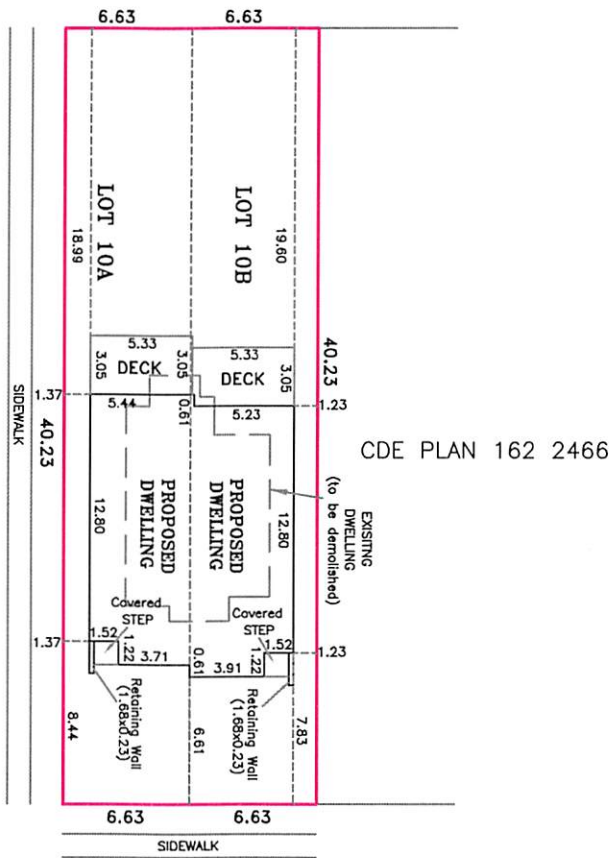
Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT A, BLOCK 24, PLAN 8370 ET
S.W 1/4, SEC. 27 TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

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



91 STREET



81 AVENUE

REVISED: FEBRUARY 7, 2017.

GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : DEC. 22nd, 2016.

SCALE 1 : 300

JOB No. 1161825



April 27, 2017

File No. LDA17-0071

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 21, Plan 5184 HW located north of 92 Avenue NW and east of 77 Street NW;
HOLYROOD

The Subdivision by Plan is **APPROVED** on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 22.56 m east of the east property line of 77 Street NW. 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 (\$649.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

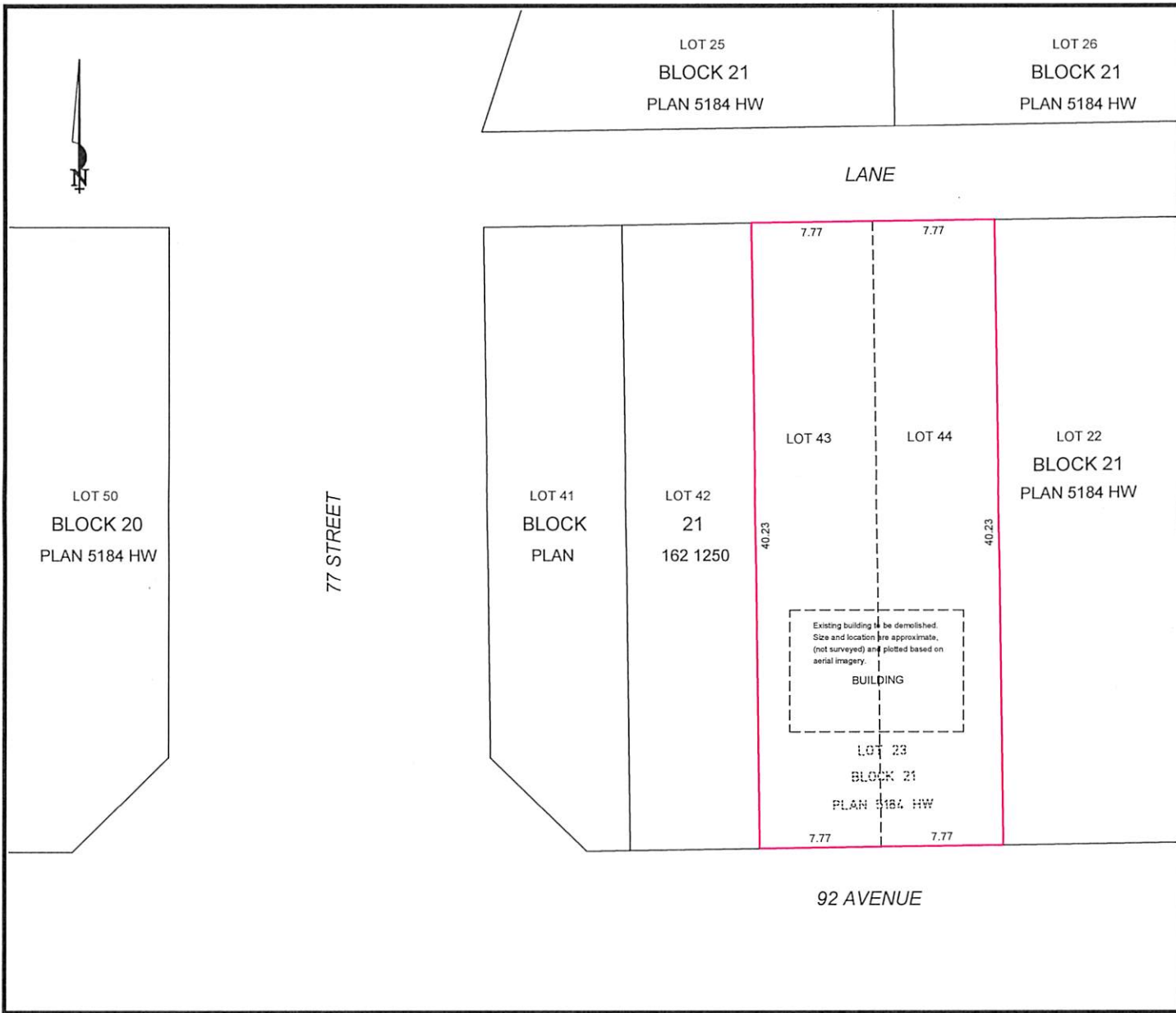
Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #240842779-001

Enclosure(s)



URBIS DEVELOPMENTS LTD.

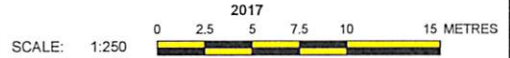
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R.F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.063 ha.



REV. NO.	DATE	ITEM	BY
0	FEB. 7, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

HOLYROOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 23, BLOCK 21, PLAN 5184 HW
WITHIN THE
S.E. 1/4 SEC. 34 - TWP. 52 - 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. 61700006T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0105

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 36, Plan 6584 ET located south of 98 Avenue NW and west of 152 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.2 m north of the south property line of Lot 3. 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 (\$649.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



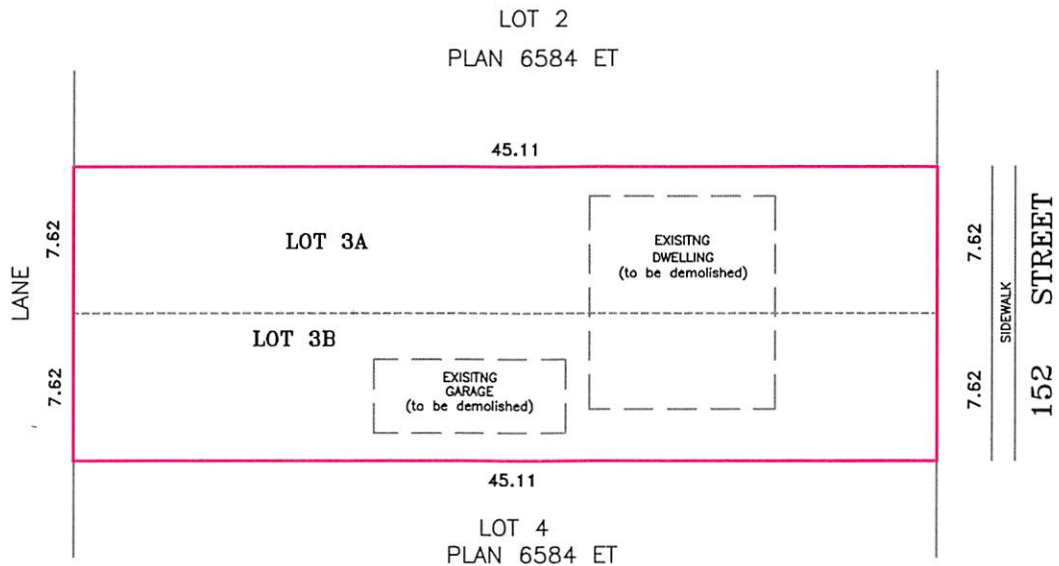
Blair McDowell
Subdivision Authority

BM/sc/Posse #241735709-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 3, BLOCK 36, PLAN 6584 ET
W. 1/2, SEC. 35 TWP. 52, RGE. 25, W.4M.
EDMONTON - ALBERTA

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



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : FEB. 21st, 2017.

SCALE 1 : 300

JOB No. 117184



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0110

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 10, Plan 600 MC located north of 67 Avenue NW and east of 127 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.9 m west of the east property line of Lot 2. The existing storm service enters the proposed subdivision approximately 9.9 m west of the east property line of Lot 2. 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 (\$649.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #242022209-001

Enclosure(s)

HA JONG KIM

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.073 ha.



REV. NO.	DATE	ITEM	BY
0	FEB 24/17	ORIGINAL PLAN COMPLETED	JF

REVISIONS

GRANDVIEW HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 2, BLOCK 10, PLAN 600 MC
WITHIN THE
S.E. 1/4 SEC. 24 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

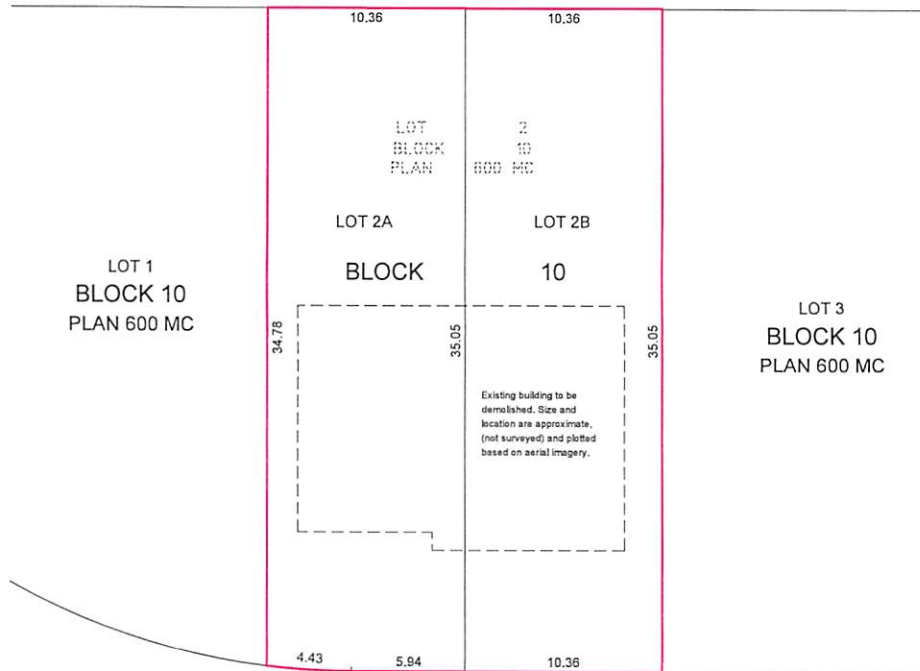


Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700011T	DRAFTED BY:	JF	CHECKED BY:	BM
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LOT 8
BLOCK 10
PLAN 600 MC

BYLAW CLOSURE
5034 NY (3049)



62 AVENUE





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0116

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots B, C, and D, Block 17, Plan 8370 ET, located east of 96 Street NW and south of 76 Avenue NW;
RITCHIE

The Subdivision by Plan is APPROVED on April 27, 2017, subject to the following conditions:

1. that the owner obtain permits to demolish the existing dwellings and garages 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.8 m west of the east property line of Lot B, 7.0 m west of the east property line of Lot C and 1.7 m west of the east property line of Lot D. 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 (\$649.00) 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 Steven Ketz at steven.ketza@edmonton.ca or 780-944-0250.

Regards,



Blair McDowell
Subdivision Authority

BM/sk/Posse #242093434-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS B, C, & D, BLOCK 17, PLAN 8370 E.T.

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

EDMONTON ALBERTA

SCALE 1:200 2017 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



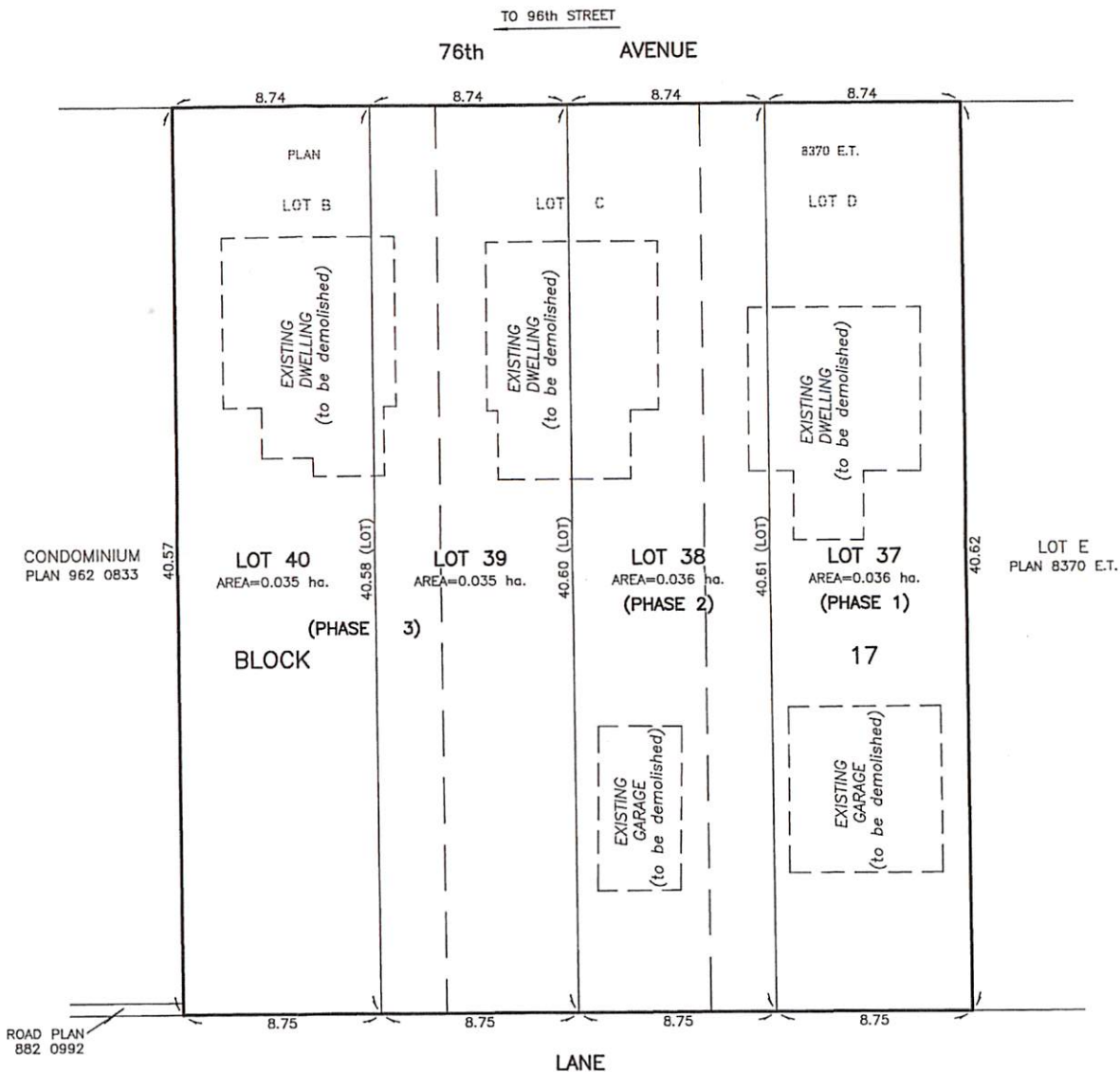
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 23, 2017
REVISED: -

FILE NO. 17S0128

DWG.NO. 17S0128T





April 27, 2017

File No. LDA17-0145

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to subdivide a portion from Lot 13, Block 6, Plan 3800 KS, for the purpose of consolidation with Lot 10A, Block 6, Plan 094 0981, located north of 58 Avenue NW and west of 92 Street NW; **CORONET INDUSTRIAL**

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
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 (\$1,058.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



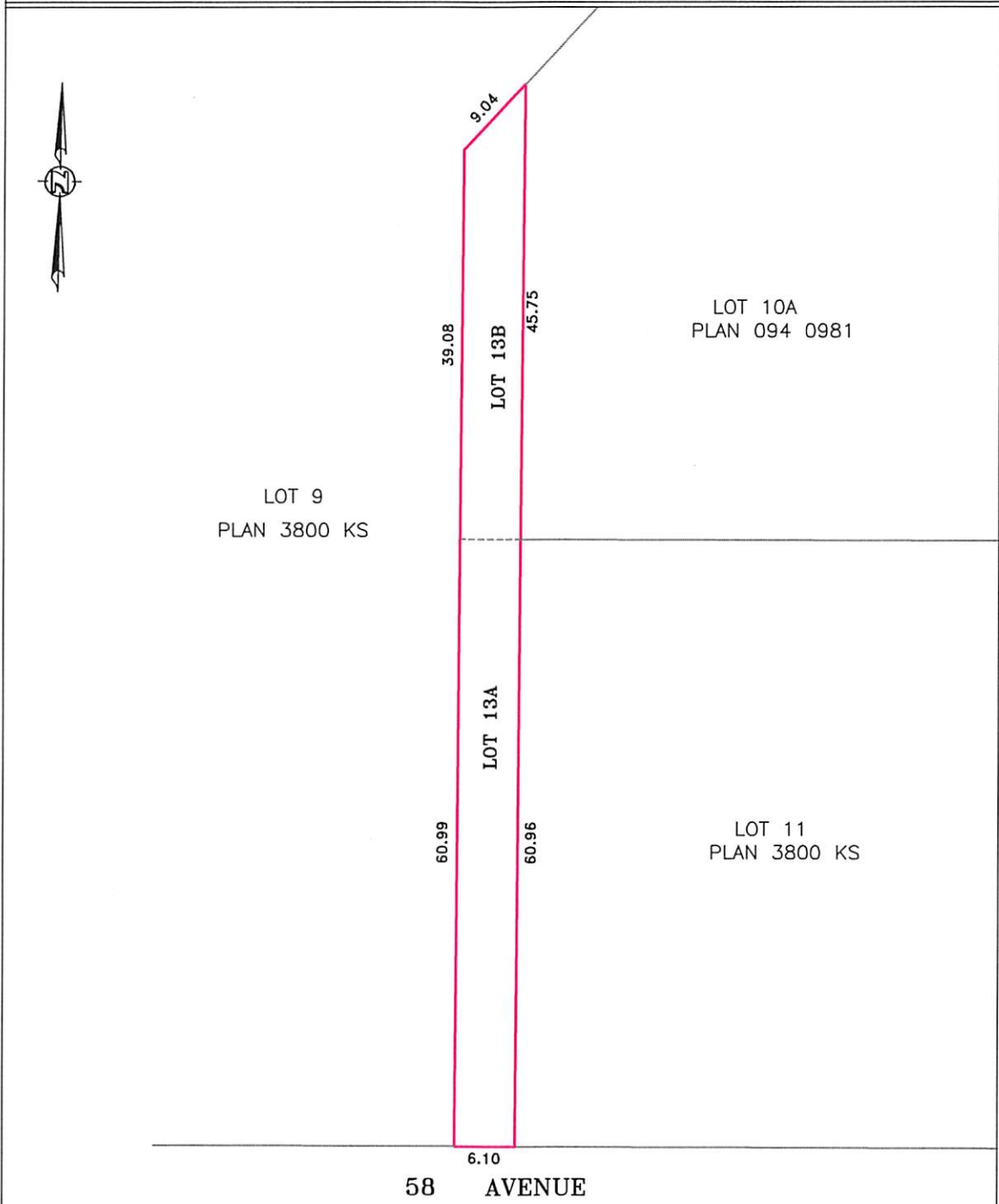
Blair McDowell
Subdivision Authority

BM/sc/Posse #242887818-001

Enclosure(s)

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 13, BLOCK 6, PLAN 3800 KS
N.E. 1/4, SEC. 16 TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS —*—*—*—*
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————
AND CONTAINS 0.063 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.
DATE : MAR. 9th, 2017.

SCALE 1 : 500

JOB No. 117242



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0153

Mike Ehnes
1019 Candle Crescent
Sherwood Park, AB T8H 0L6

ATTENTION: Mike Ehnes

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Block 11, Plan 8435 ET and Lot E, Block 11, Plan 8435 ET located north of 80 Avenue NW and west of 96 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on April 27, 2017, subject to the following conditions:

1. that the owner remove and replace the existing lead water services to Lots E and D (contact Water and Sewer Services at 780-496-5444);
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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 41.0 m and 55.9 m west of the west property line of 96 Street NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) 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 gilbert.quashie-sam@edmonton.ca or 780-496-6295.

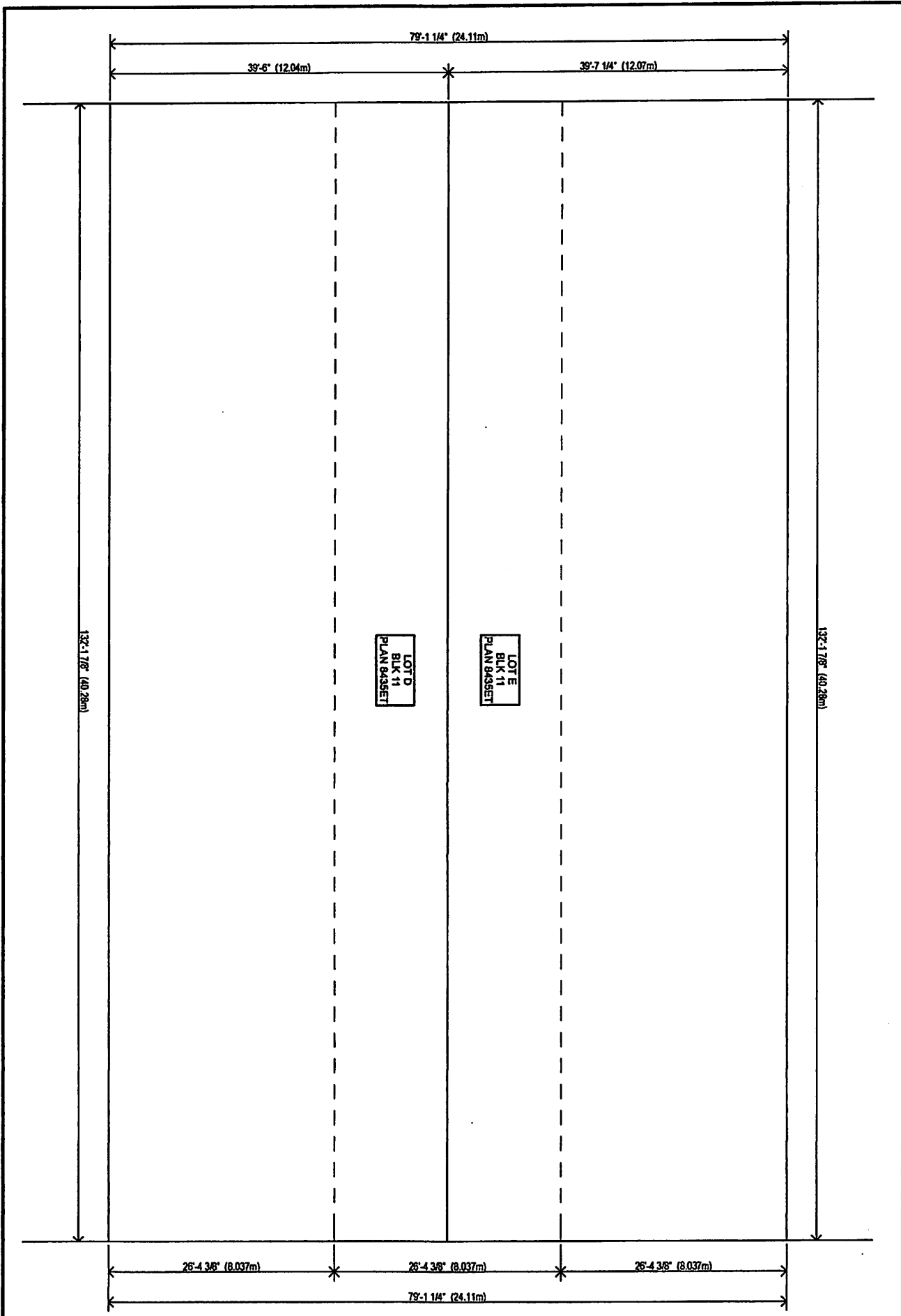
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #242788119-001

Enclosure(s)



SHEET: 1 / 1	PROJECT: PROPOSED LOT SUBDIVISION	LAST UPDATED: March 13, 2017	nickason drafting services residential drafting and design sherwood park, ab (p)780 449 9427 (f)780 449 6616 nickasondrafting@telus.net
	JOB NO: 617-17	SCALE: N.T.S.	
	TOTAL AREA: N/A		



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0168

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 68, Plan 965AH, located south of 109 Avenue NW and east of 150 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.31 m north of the south property line of Lot 9. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (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 (\$649.00) 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

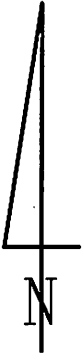
Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #244004631-001

Enclosure(s)



109 AVENUE

150 STREET

LANE

LOT 10
BLOCK 68
PLAN 965AH

44.78

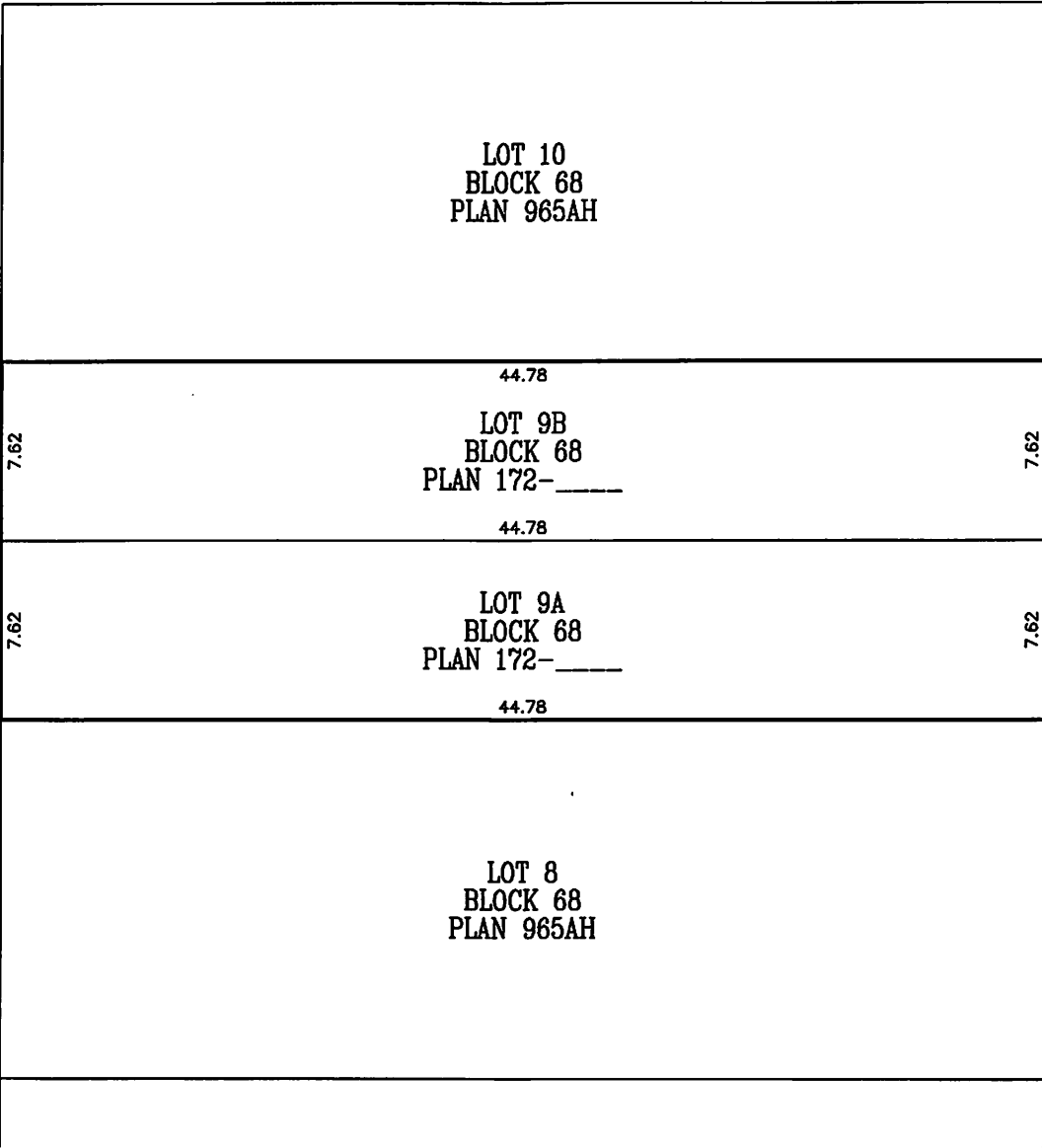
LOT 9B
BLOCK 68
PLAN 172-_____

44.78

LOT 9A
BLOCK 68
PLAN 172-_____

44.78

LOT 8
BLOCK 68
PLAN 965AH



DRAWING

THIS DRAWING IS PREPARED FOR:
ADAM TASSONE

SHOWING PROPOSED SUBDIVISION OF
LOT 9, BLOCK 68, PLAN 965AH
10841 - 150 STREET
CITY OF EDMONTON - ALBERTA

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. H0124LTO | MAR. 23, 2017.



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0170

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 11, Plan 4892 HW located south of 83 Avenue NW and east of 79 Street NW; **IDYWYLDE**

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.0 west of the east property line of Lot 20. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) 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 gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #243340292-001

Enclosure(s)

TENTATIVE PLAN

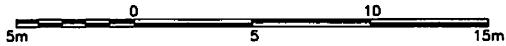
SHOWING SUBDIVISION OF

LOT 20, BLOCK 11, PLAN 4892 H.W.

IN THE
E.1/2 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 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



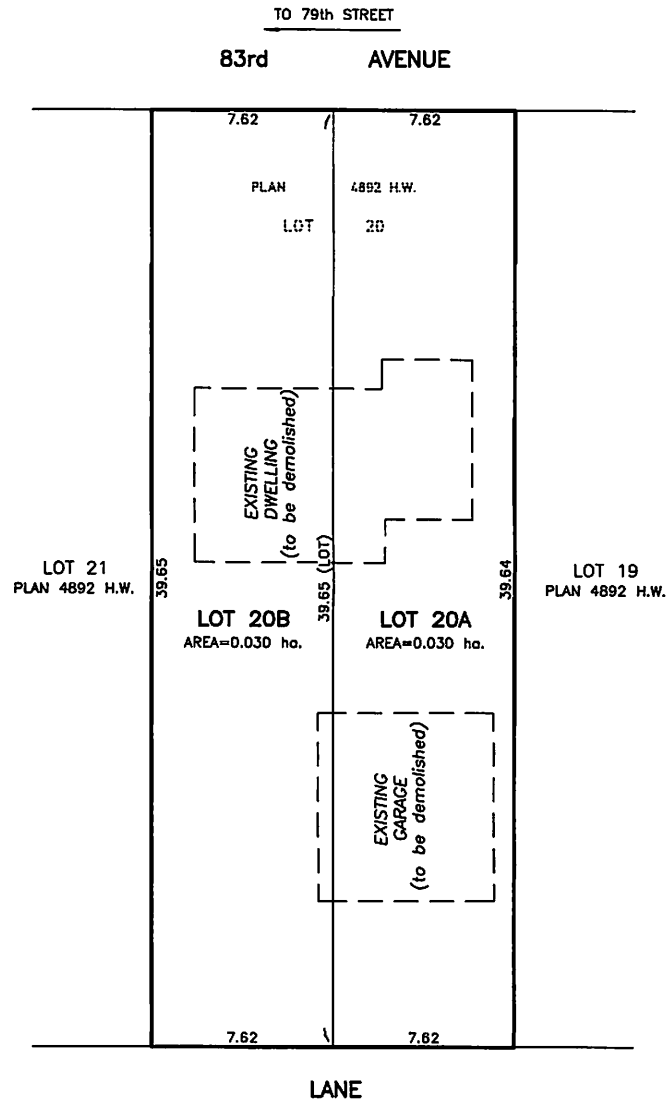
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 23, 2017
REVISED: -

FILE NO. 17S0104

DWG.NO. 17S0104T





April 27, 2017

File No. LDA17-0173

Wow Homes Ltd.
8403 - 18 Avenue SW
Edmonton, AB T6X 0R7

ATTENTION: Hami Razaghi

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 13A, Plan 264RS, located south of 78 Avenue NW and west of 154 Street NW; **RIO TERRACE**

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.3 m north of the south property line of Lot 46. 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 (\$649.00) 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

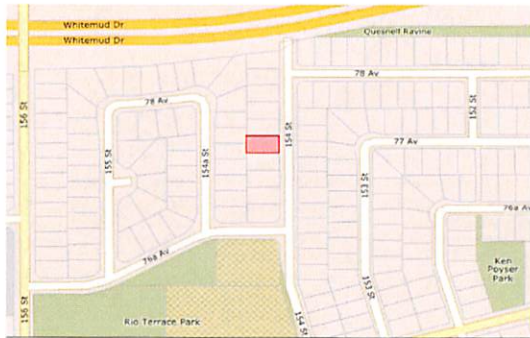
Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #243735157-001

Enclosure(s)



LOCATION PLAN
N.T.S.

LEGAL DESCRIPTION

LEGAL ADDRESS:
LOT: 46
BLOCK: 13A
PLAN: 264RS

MUNICIPAL ADDRESS:
7702 - 154 STREET
EDMONTON, ALBERTA

TOTAL LOT AREA = 780.4 m²

ZONING INFORMATION

NEIGHBOURHOOD: RIO TERRACE

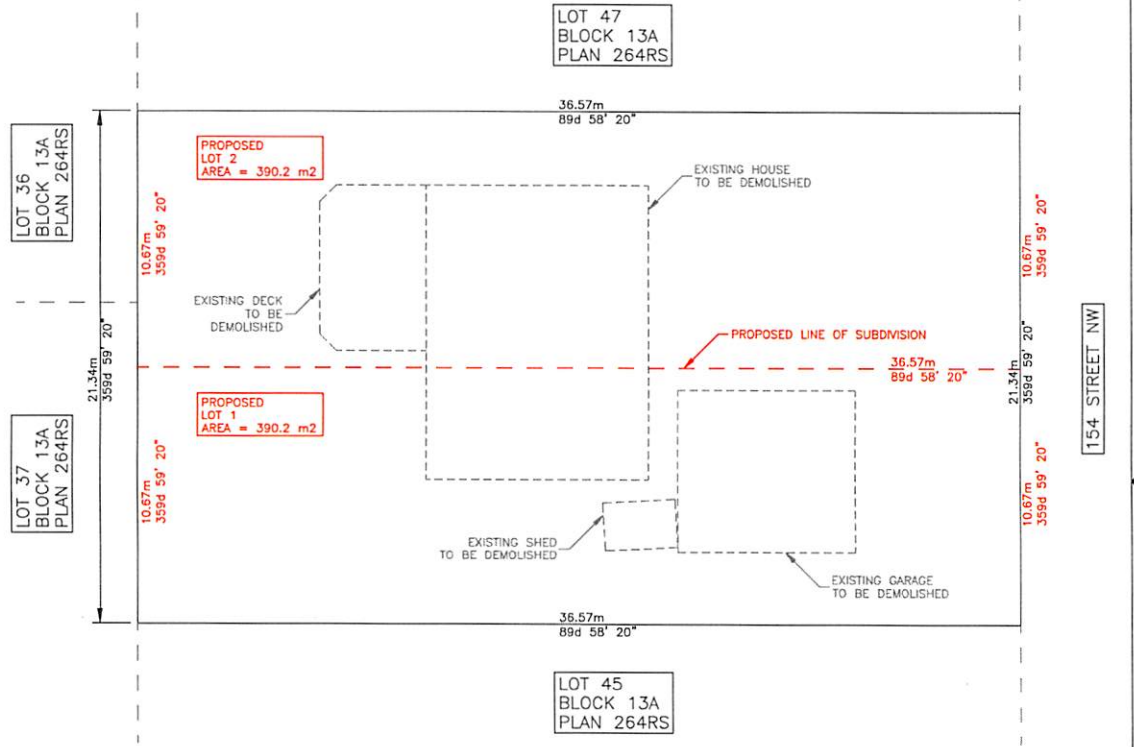
CURRENT ZONING: RF1

CURRENT BYLAW: 12800

CURRENT OVERLAYS: MATURE NEIGHBOURHOOD
& MEDIUM DENSITY RESIDENTIAL INFILL

NOTES

- 1) ALL DIMENSIONS ARE IN METRIC UNLESS NOTED OTHERWISE.
- 2) THIS DRAWING HAS BEEN PREPARED ONLY FOR INITIAL SUBDIVISION APPLICATION. UPON SUBDIVISION APPROVAL, AN ALBERTA LAND SURVEYOR MUST PREPARE AND ISSUE A LEGAL SURVEY PLAN OF SUBDIVISION.
- 3) THIS DRAWING IS BASED ON THE REAL PROPERTY REPORT BY JOHN SUNG, A.L.S. DATED JULY 27, 2000.



TENTATIVE PLAN OF SUBDIVISION

SCALE: 1:200

NOTE: THIS SUBDIVISION PLAN IS AFFECTING LOT 46; BLOCK 13A; PLAN 264RS.



LION GROUP ENGINEERING & EPC LTD.
PERMIT NUMBER: P13725
The Association of Professional Engineers
and Geoscientists of Alberta

THIS DRAWING IS PROVIDED FOR THE USE OF THE
CONTRACTOR. CUSTOMER OF LION GROUP ENGINEERING & EPC LTD. LION
GROUP ASSUMES NO LIABILITY TO ANY OTHER PARTY FOR ANY
REPRESENTATIONS CONTAINED IN THIS DRAWING.

REVISIONS						
REV	DATE: DD/MM/YY	DESCRIPTION	DRAWN	CHECKED	APPROVED	
A	24/03/17	ISSUED FOR INITIAL SUBDIVISION APPLICATION	AR	HR	HR	

PROJECT 7702 - 154 ST, EDN		CLIENT WOW HOMES LTD.	
DRAWING TITLE LOCATION PLAN & TENTATIVE PLAN OF SUBDIVISION			
DRAWN BY A. RAZAGHI	CHECKED BY H. RAZAGHI	APPROVED BY H. RAZAGHI	
DRAWING NO 017-01-003/C-001	REV A	SCALE AS NOTED	FILE NAME 017-03-001_C-001.DWG



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

April 27, 2017

File No. LDA17-0180

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 51, Plan 3875P, located north of 106 Avenue NW and east of 131 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on April 27, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m north of the south property line of Lot 13. 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 (\$649.00) 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

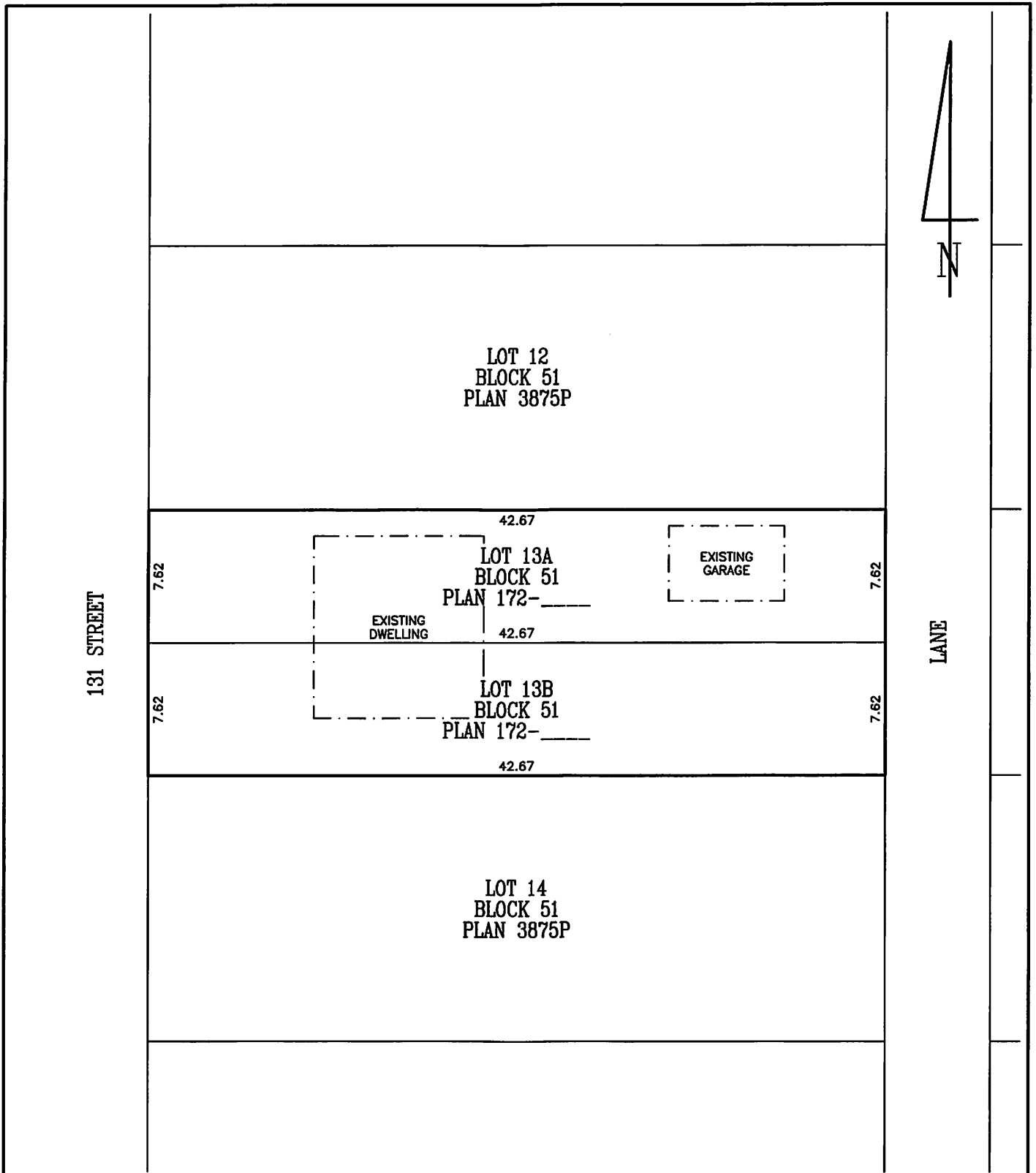
Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #244085647-001

Enclosure(s)



131 STREET

LANE

LOT 12
BLOCK 51
PLAN 3875P

LOT 13A
BLOCK 51
PLAN 172-_____

EXISTING
DWELLING

EXISTING
GARAGE

LOT 13B
BLOCK 51
PLAN 172-_____

LOT 14
BLOCK 51
PLAN 3875P

DRAWING

THIS DRAWING IS PREPARED FOR:
STYLELAB DEVELOPMENTS LTD.

SHOWING PROPOSED SUBDIVISION OF
LOT 13, BLOCK 51, PLAN 3875P
10615 - 131 STREET
CITY OF EDMONTON - ALBERTA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. EXISTING DWELLING AND GARAGE LOCATION DERIVED FROM HAGEN SURVEYS (1982) LTD. REAL PROPERTY REPORT DATED DECEMBER 01, 2016.

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

SCALE 1:300 | JOB. NO. H0126LTO | MAR. 24, 2017.