

Thursday, April 28, 2016

9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 17

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the April 28, 2016 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the April 21, 2016 meeting be adopted.

**3. OLD BUSINESS**

**4. NEW BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA15-0490<br>180733828-001 | Tentative plan of subdivision to create seven (7) single detached residential lots, eight (8) semi-detached residential lots, and three (3) row housing lots, from the SE 25-51-24-4 located north of Ellerslie Road SW and west of 34 Street SW; <b>CHARLESWORTH</b> |
| 2. | LDA15-0489<br>180735548-001 | Tentative plan of subdivision to create 12 single detached residential lots, and 10 semi-detached residential lots, from Lot 1, Plan 9823 999, and the SE 25-51-24-4 located north of Ellerslie Road SW and west of 34 Street SW; <b>CHARLESWORTH</b>                 |
| 3. | LDA15-0501<br>180984827-001 | Tentative plan of subdivision to create one (1) commercial lot from Lot 2, Block 1, Plan 832 1482 and the SW 18-51-24-W4M, located north of 41 Avenue SW and east of Anthony Crescent SW; <b>ALLARD</b>   |
| 4. | LDA15-0645<br>184667993-001 | Tentative plan of subdivision to create one (1) additional industrial lot from Lot 13, Block A, Plan 012 4640 located north of Yellowhead Trail and east of 149 Street; <b>BROWN INDUSTRIAL</b>   |
| 5. | LDA16-0014<br>183017558-001 | Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 200, Block 14, Plan 152 2109, located south of 25 Avenue SW and east of Orchards Link SW; <b>THE ORCHARDS AT ELLERSLIE</b>                                     |
| 6. | LDA16-0046<br>186466380-001 | Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5, Block 20, Plan RN 73 located west of 97 Street and north of 122 Avenue; <b>WESTWOOD</b>   |
| 7. | LDA16-0052<br>186608162-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 12, Plan 1760 KS located north of 87 Avenue and east of 145 Street; <b>PARKVIEW</b>   |

8.	LDA16-0076 186898367-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot T, Block 20, Plan 426 HW located north of 72 Avenue and east of 96 Street; <b>RITCHIE</b>
9.	LDA16-0085 186849146-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 11, Plan 3543 HW located south of 70 Avenue and west of 105A Street; <b>ALLENDALE</b>
10.	LDA16-0088 186850400-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot E, Block 10, Plan 8370 ET located south of 79 Avenue and east of 89 Street; <b>KING EDWARD PARK</b>
11.	LDA16-0110 187904892-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 13, Plan 1872 HW, located north of 102 Avenue NW and west of 157 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
12.	LDA16-0118 188253807-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 25, Plan 3875 P, located south of 108 Avenue NW and east of 128 Street NW; <b>WESTMOUNT</b>
13.	LDA16-0124 188384468-001	Tentative plan of subdivision to create two (2) additional residential lots from Lot 5, Block 23, Plan 802 21671, located north of 29 Avenue NW and west of 49 Street NW; <b>WEINLOS</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

April 28, 2016

File NO. LDA15-0490

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create seven (7) single detached residential lots, eight (8) semi-detached residential lots, and three (3) row housing lots, from the SE 25-51-24-4 located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

---

**I The Subdivision by Plan is APPROVED on April 28, 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 17610 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a temporary 12 m alley turnaround with bollards or mini-barriers to the satisfaction of Transportation Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering); and
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for the SE 25-51-24-4 was addressed by dedication and Deferred Reserve Caveat through LDA14-0547.

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

If you have further questions, please contact Madeleine Baldwin at 780-496-4672 or [madeleine.baldwin@edmonton.ca](mailto:madeleine.baldwin@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #180733828-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2016

LDA15-0490

▬▬▬▬▬▬▬ Limit of proposed subdivision

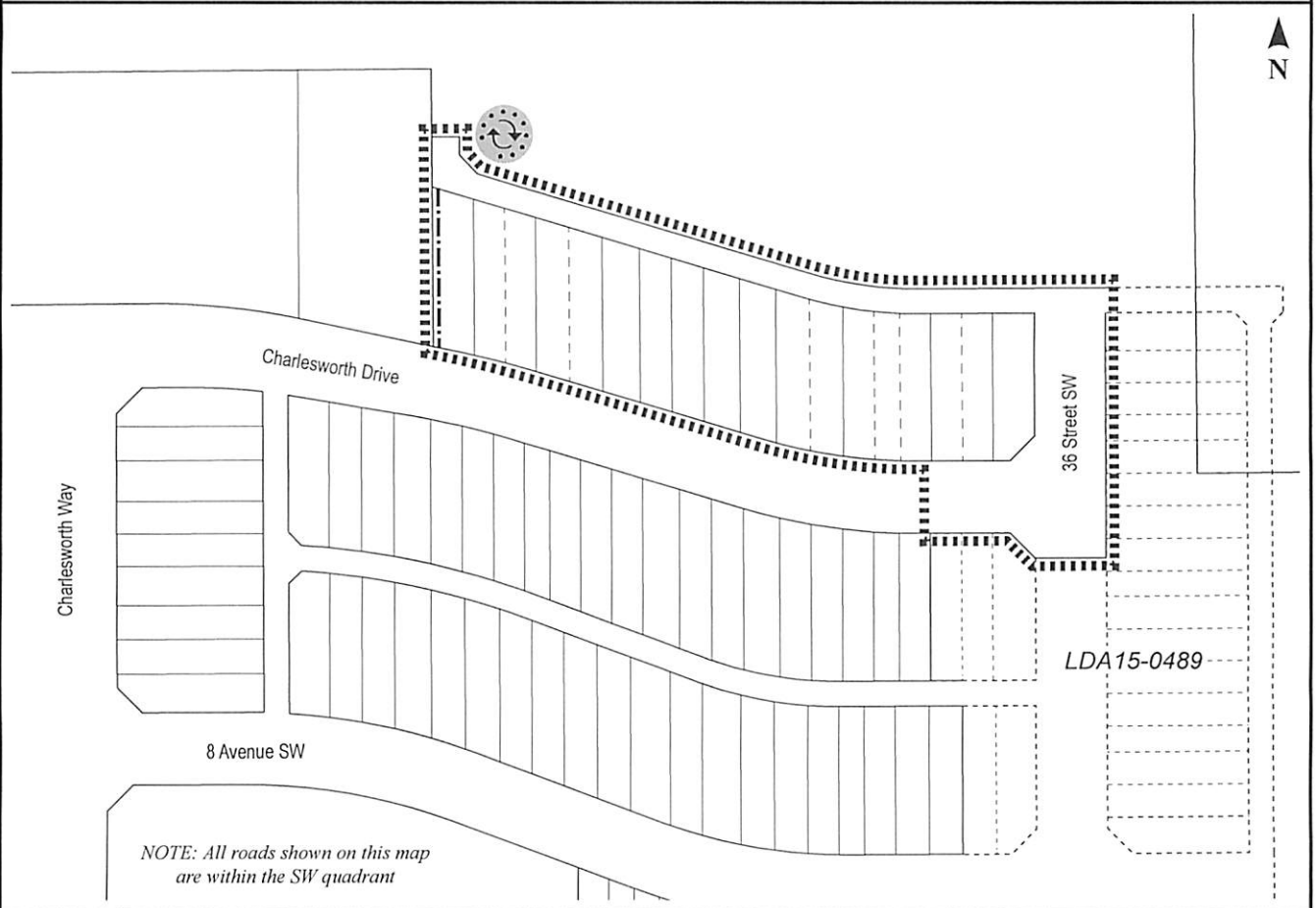


Temporary 12 m alley turnaround

— · — · — · 1.2 m uniform fence

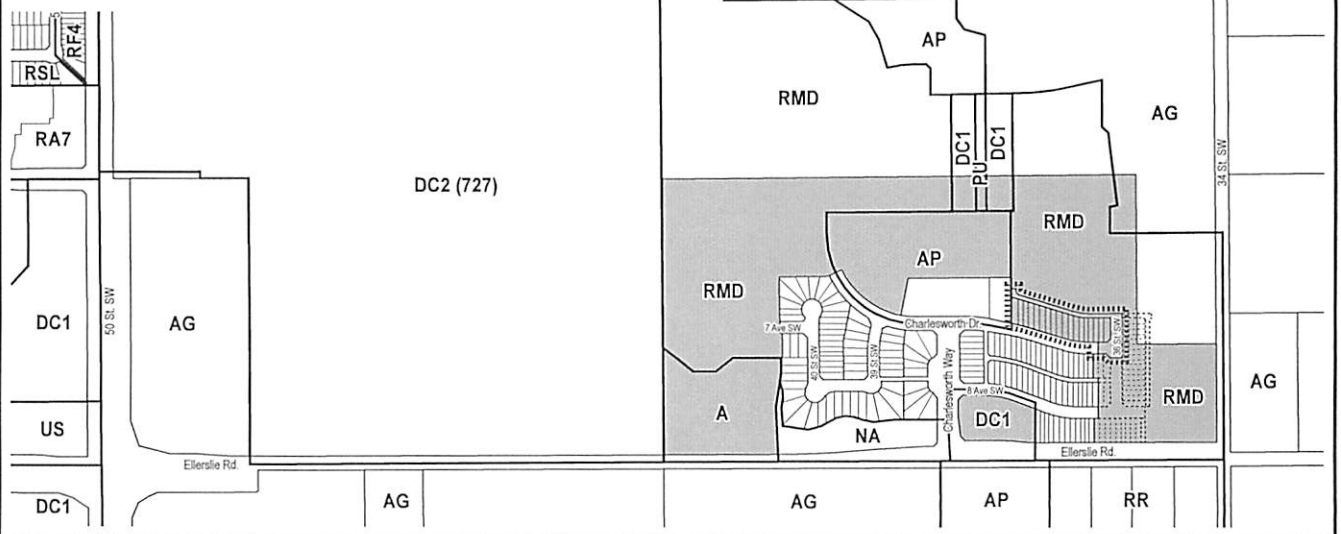


Include in engineering drawings



▬▬▬▬▬▬▬ Titled area to be subdivided

▬▬▬▬▬▬▬ Subdivision area





Subdivision Authority

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

April 28, 2016

File NO. LDA15-0489

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

ATTENTION: Jacob Edenloff

Dear Mr. Edenloff:

RE: Tentative plan of subdivision to create 12 single detached residential lots, and 10 semi-detached residential lots, from Lot 1, Plan 9823 999, and the SE 25-51-24-4 located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on April 28, 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 approved subdivision LDA15-0490 be registered prior to or concurrent with this application for local roadway and essential water main feed connections;
4. that Bylaw 17610 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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; and
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.

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

Municipal Reserve (MR) for Lot 1, Plan 982 3999 was addressed by Deferred Reserve Caveat (DRC) through LDA14-0547. MR for the SE 25-51-24-4 was addressed by dedication and DRC through LDA14-0547.

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

If you have further questions, please contact Madeleine Baldwin at 780-496-4672 or [madeleine.baldwin@edmonton.ca](mailto:madeleine.baldwin@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #180735548-001

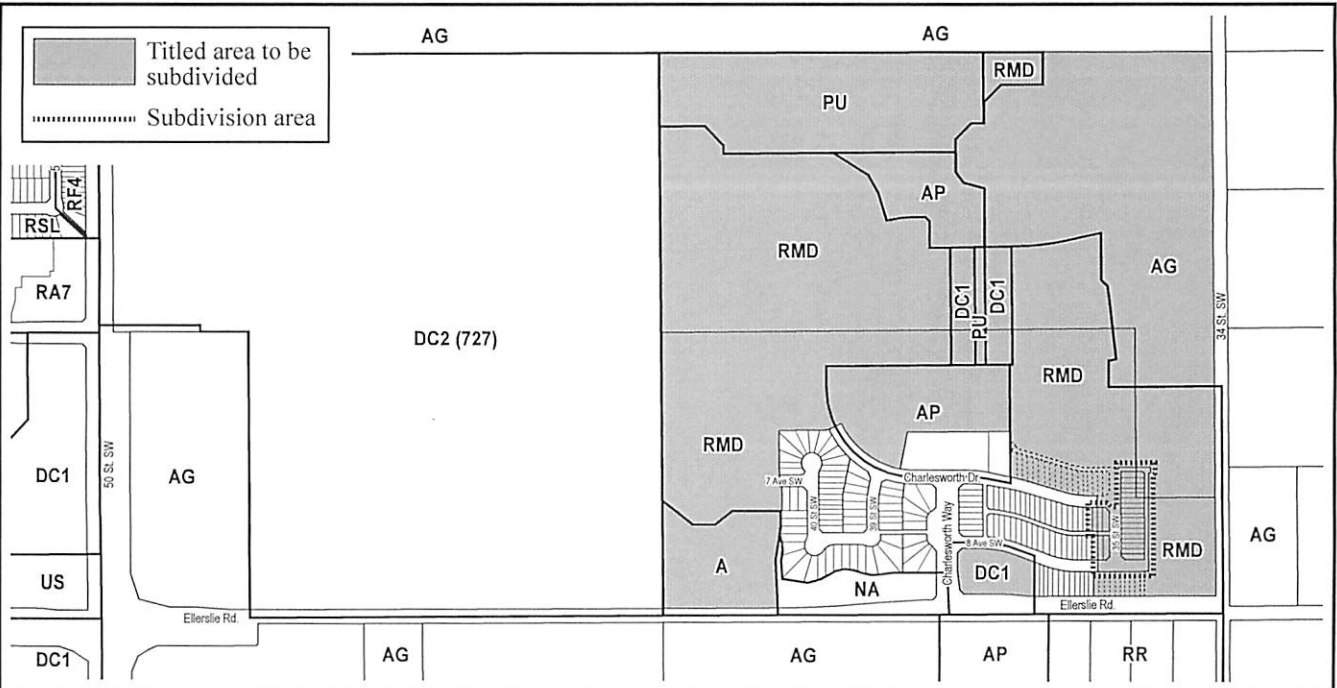
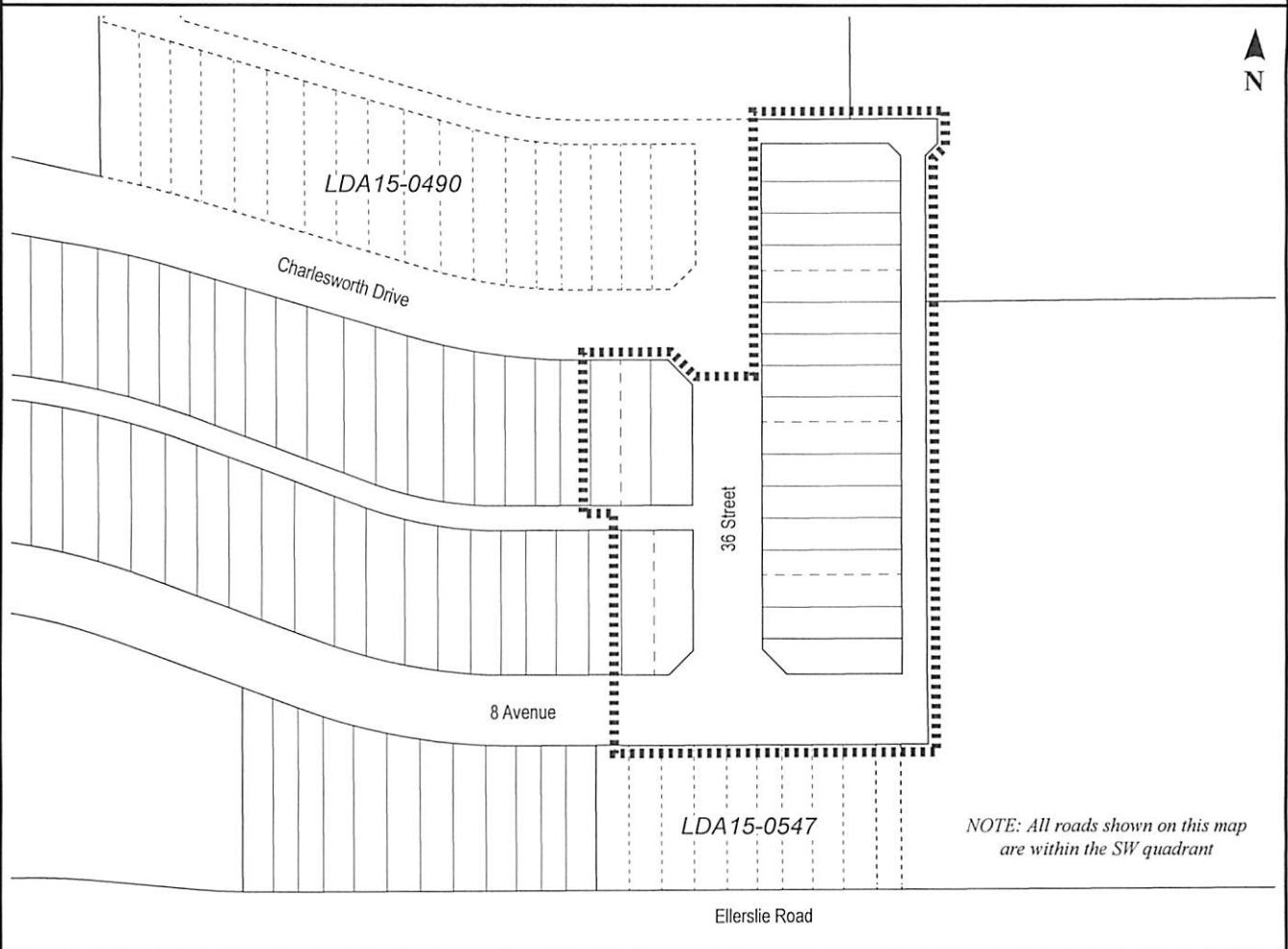
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2016

LDA15-0489

Limit of proposed subdivision







Subdivision Authority

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

April 28, 2016

File NO. LDA15-0501

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

ATTENTION: Yolanda Lew

Dear Ms. Lew:

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 2, Block 1, Plan 832 1482 and the SW 18-51-24-W4M, located north of 41 Avenue SW and east of Anthony Crescent SW; **ALLARD**

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**I The Subdivision by Plan is APPROVED on April 28, 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 approved subdivisions LDA13-0401 and LDA14-0266 be registered prior to or concurrent with this application for the logical extension of drainage connections and the logical extensions of roadway connections; 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; and
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;

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

Municipal Reserve (MR) for the SW 18-51-24-W4M will be addressed by with LDA14-0230 by providing money in place. MR for Lot 2, Block 1, Plan 832 1482 was addressed through LDA 07-0286, LDA12-0378, LDA13-0401 and LDA14-0266.

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](mailto:marco.beraldo@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #180984827-001

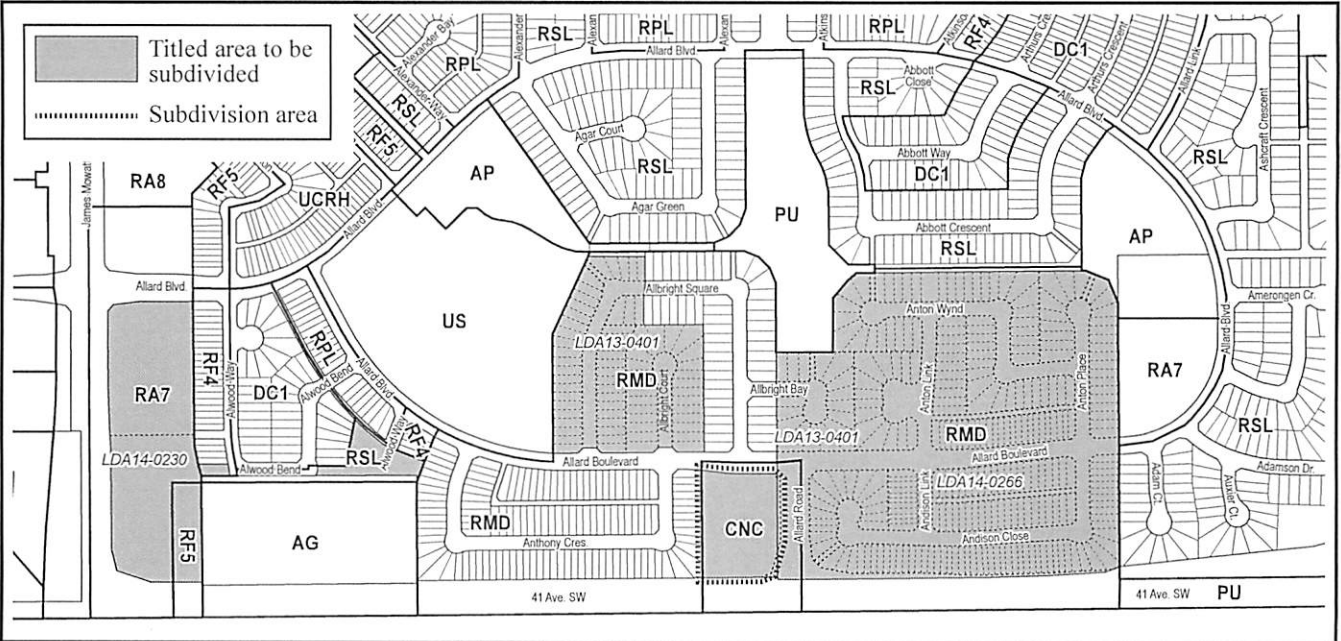
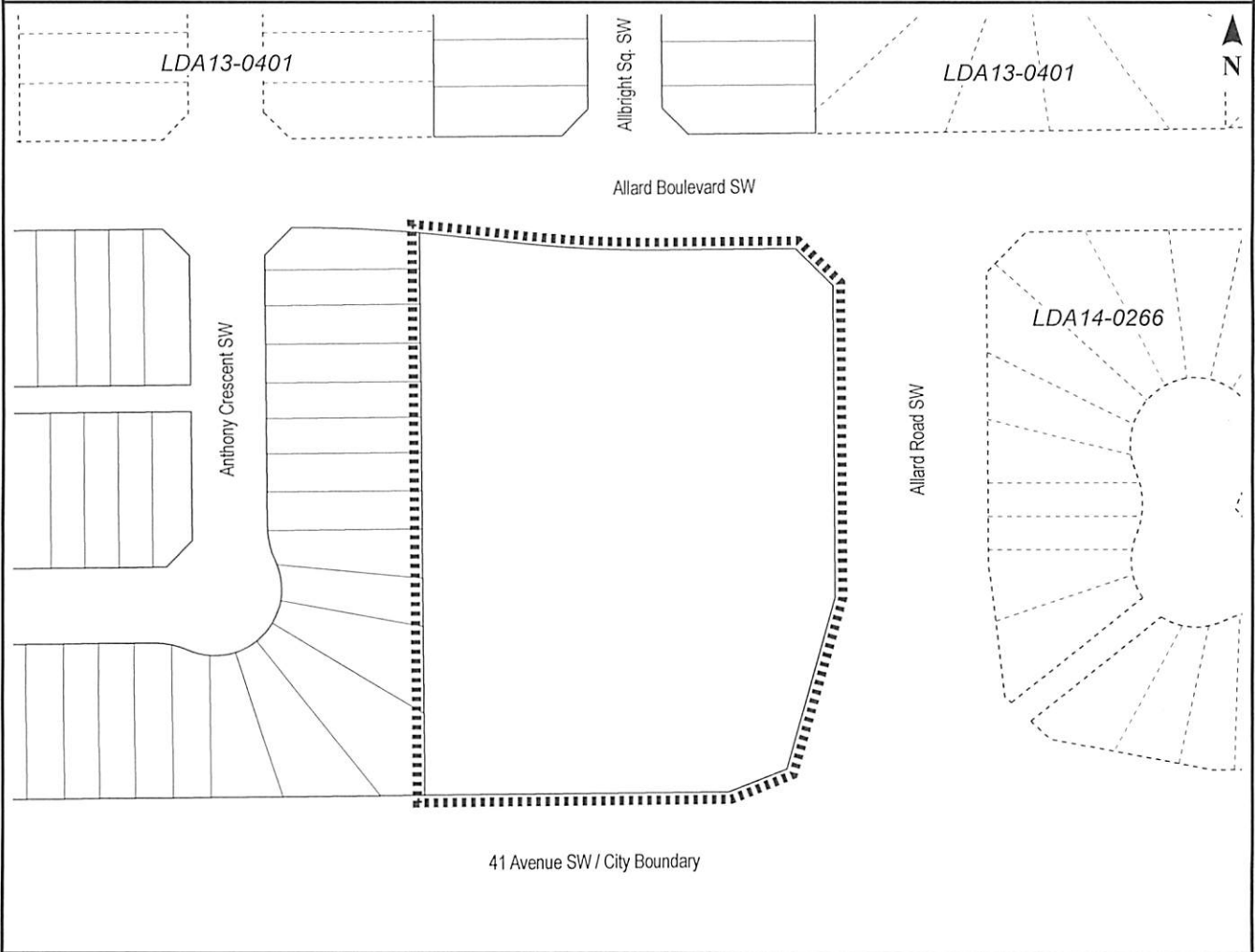
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2015

LDA15-0501

----- Limit of proposed subdivision





Subdivision Authority

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

April 28, 2016

File NO. LDA15-0645

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 13, Block A, Plan 012 4640 located north of Yellowhead Trail and east of 149 Street;  
**BROWN INDUSTRIAL**

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**The Subdivision by Plan is APPROVED on April 28, 2016, subject to the following conditions:**

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (storm and sanitary) to the proposed lots;
2. that the owner submit a lot grading plan and a mechanical site plan to the satisfaction of Drainage Planning and Engineering;
3. that the owner register an easement for mutual access as shown on the attached sketch. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

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

4. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1690.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

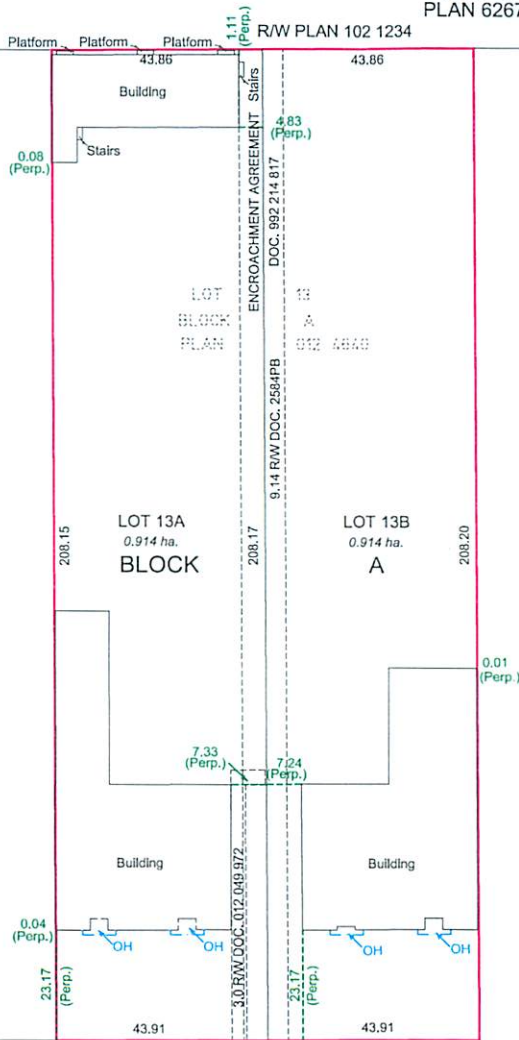
Blair McDowell  
Subdivision Authority

BM/gq/Posse #184667993-001

Enclosure(s)

CANADIAN NATIONAL RAILWAY  
RAILWAY  
PLAN 6267R

R/W PLAN 102 1234



LOT 7A  
BLOCK A  
PLAN 2397 NY

LOT 13A  
0.914 ha.  
BLOCK

LOT 13B  
0.914 ha.  
BLOCK  
A

LOT 5  
BLOCK A  
PLAN 4987 KS

YELLOWHEAD TRAIL



CERVUS EQUIPMENT

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS IM.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 1.83 ha.



KEY PLAN  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	FEB. 16/18	ORIGINAL PLAN COMPLETED	TB
0	DEC. 11/15	ORIGINAL PLAN COMPLETED	TB

REVISIONS

**BROWN INDUSTRIAL**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

OF

LOT 13, BLOCK A, PLAN 012 4640

WITHIN THE

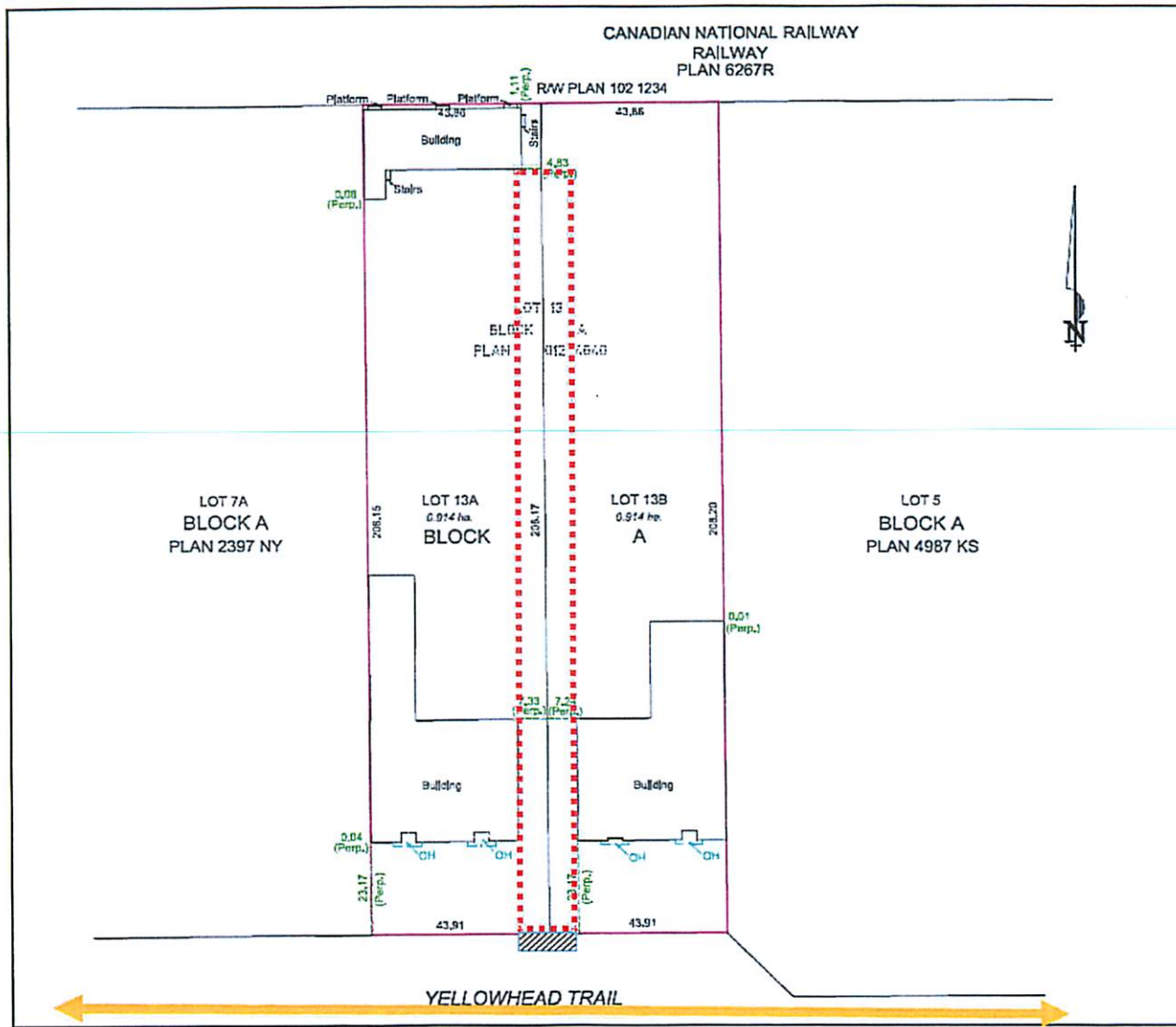
N.E. 1/4 SEC. 14 - TWP. 53 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**

2016  
SCALE: 1:1000

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

FILE NO.	11500347T	DRAFTED BY:	TB	CHECKED BY:	MK
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**CERVUS EQUIPMENT**

**NOTES:**

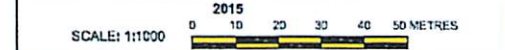
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS IN . . . . .
- PLAN TO BE SUBMITTED SHOWN OUTLINED THUS . . . . . AND CO-FANS: 7.52 A2.



**KEY PLAN  
NOT TO SCALE**

REV. NO.	DATE	DESCRIPTION	BY

**BROWN INDUSTRIAL**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 13, BLOCK A, PLAN 012 4640  
WITHIN THE  
N, E, 1/4 SEC, 14 - TWP, 53 - RGE, 25 - W, 4TH MER,  
**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2847  
Email: admin@palsgeomatics.com  
10704 - 17th Street NW, Edmonton, Alberta T5S 0G7

FILE NO.	115002407	DRAFTED BY:	TB	CHECKED BY:	MK
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**LEGEND:**

- Register an easement for the shared use of the existing access
- Existing access
- Transit route

**ENCLOSURE- I**  
**File: LDA 15-0645**  
**Date: February 16, 2016**



Subdivision Authority

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

April 28, 2016

File NO. LDA16-0014

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

ATTENTION: Gage Sparks

Dear Mr. Sparks:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 200, Block 14, Plan 152 2109, located south of 25 Avenue SW and east of Orchards Link SW; **THE ORCHARDS AT ELLERSLIE**

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**The Subdivision by Phased Condominium is APPROVED on April 28, 2016, subject to the following conditions:**

1. that the owner shall provide an easement in favour of EPCOR Distribution and Transmission Inc. in the location identified on the attached enclosure (contact EPCOR Land Administrator at 780-412-3252); 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 all municipal services enter the site through Common Property;
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 (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
3. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
4. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
5. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.



If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #183017558-001

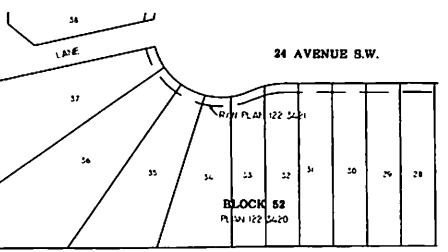
Enclosure(s)

S.W. 1/4 SEC. 22, TWP. 51, RGE. 24, W. 4 MER.

SAVARYN DRIVE S.W.

BLOCK 52  
PLAN 152 1257

REF PLAN  
152 0897



24 AVENUE S.W.

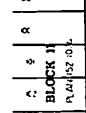
26 AVENUE S.W.

PLAN 152 1756

REPAIR UNIT A  
200  
BLOCK 14  
PLAN 152 1095

ORCHARDS LINK

W. 1/2 OF THE N. 1/2 SEC. 15,  
TWP. 51, RGE. 24, W. 4 MER.



CHERRY WAY

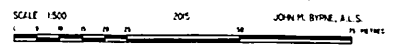
REF PLAN  
152 1075

W. 1/2 OF THE N. 1/2 SEC. 15, TWP. 51, RGE. 24, W. 4 MER.

GROVE ON 25TH  
EDMONTON, ALBERTA

TENTATIVE PLAN SHOWING SURVEY OF PHASED CONDOMINIUM OF  
LOT 200, BLOCK 14, PLAN 152 1095

IN THE  
N. 1/2 SEC. 15, TWP. 51, RGE. 24, W. 4 MER.



- NOTES
1. THE BOUNDARIES SHOWN ON THIS PLAN ARE ONLY TO BE USED AS A GUIDE AND NOT AS A LEGAL CLAIM.
  2. ALL DIMENSIONS MUST BE CONFIRMED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
  3. ALL UTILITIES ARE SHOWN AS THEY EXIST AND ARE NOT TO BE DISTURBED.
  4. ALL UTILITIES TO BE COVERED IN THE FIELD PRIOR TO ANY CONSTRUCTION.
  5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVINCIAL CODES AND REGULATIONS.
  6. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  7. THIS PLAN IS NOT VALID UNLESS ACCOMPANIED BY THE PLAN REGISTERED IN THE PUBLIC OFFICE.

LEGEND

31	5 GRADE ELEVATION PER 4.24	26	ROAD	REF 14
A.L.S.	ALTIMETER LEVEL SURFACE	27	RAILROAD	REF 15
A.S.P.	ALTIMETER SURFACE	28	RAILROAD CROSSING	REF 16
C.A.	COMMON AGENCY	29	RAILROAD CROSSING	REF 17
C.S.	COMMON SURFACE	30	RAILROAD CROSSING	REF 18
C.S.	COMMON SURFACE	31	RAILROAD CROSSING	REF 19
C.S.	COMMON SURFACE	32	RAILROAD CROSSING	REF 20
C.S.	COMMON SURFACE	33	RAILROAD CROSSING	REF 21
C.S.	COMMON SURFACE	34	RAILROAD CROSSING	REF 22
C.S.	COMMON SURFACE	35	RAILROAD CROSSING	REF 23
C.S.	COMMON SURFACE	36	RAILROAD CROSSING	REF 24
C.S.	COMMON SURFACE	37	RAILROAD CROSSING	REF 25

REGISTERED OWNER  
CARMA LTD.  
SHEWAN WATSON INC. 2010  
3500 107 STREET N.W. EDMONTON, ALBERTA T5A 0A6



Subdivision Authority

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

April 28, 2016

File NO. LDA16-0046

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5, Block 20, Plan RN 73 located west of 97 Street and north of 122 Avenue; **WESTWOOD**

---

**The Subdivision by Bare Land Condominium is APPROVED on April 28, 2016, 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 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 (\$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 Gilbert Quashie-Sam at 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #186466380-001

Enclosure(s)

# TENTATIVE PLAN

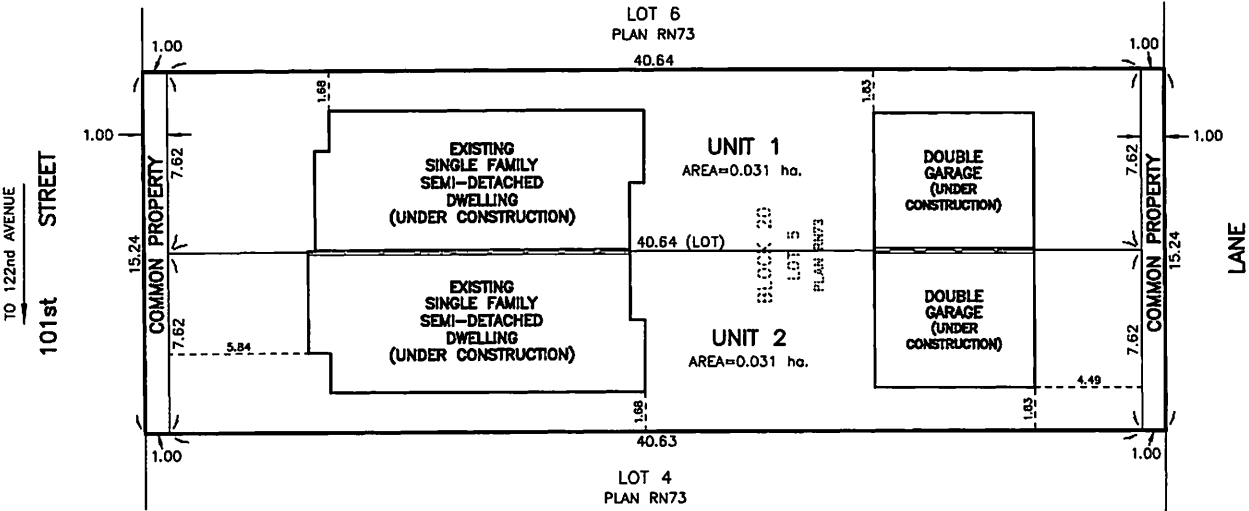
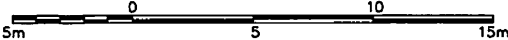
SHOWING BARELAND CONDOMINIUM OF

LOT 5, BLOCK 20, PLAN RN73 (LXXIII)

IN THE  
E.1/2 SEC.17-53-24-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**  
8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP	DRAWN BY: J.V.
	CALC'D. BY: J.V.
	DATE: January 26, 2016
	REVISED: -
	FILE NO. 15C0558
DWG.NO. 15C0558T	



Subdivision Authority

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

April 28, 2016

File NO. LDA16-0052

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 12, Plan 1760 KS located north of 87 Avenue and east of 145 Street; **PARKVIEW**

---

**The Subdivision by Plan is APPROVED on April 28, 2016, subject to the following conditions:**

1. that the owner shall obtain a permit to demolish the existing dwelling and detached garage prior to endorsement of the final plan. Demolition Permits are available from Sustainable Development, 5<sup>th</sup> 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 (strom, water and sanitary) enter the proposed subdivision west of the proposed property line (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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #186608162-001

Enclosure(s)

# TENTATIVE PLAN

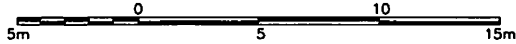
SHOWING SUBDIVISION OF

LOT 46, BLOCK 12, PLAN 1760 K.S.

IN THE  
N.E.1/4 SEC.26-52-25-4

EDMONTON ALBERTA

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



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

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP

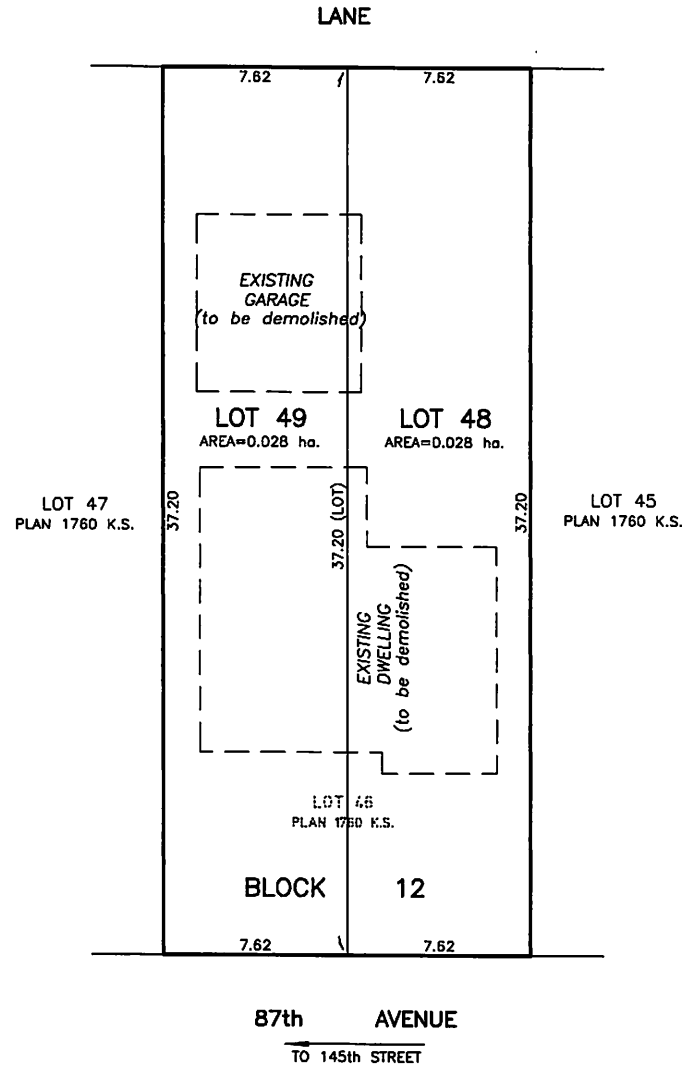
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 28, 2016  
REVISED: -

FILE NO. 16S0043

DWG.NO. 16S0043T





## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 23<sup>rd</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0052(SUB)

CADASTRAL NO.: 931+32-06

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Parkview

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

Plan 1760KS, Block 12, Lot 46

#### Proposed Lot 49

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane north of 87<sup>th</sup> Ave at 6.0m east of the west property line of proposed lot 49.
- 1-100mm storm service exists on 87<sup>th</sup> Ave at 7.3m east of the west property line of proposed lot 49.

#### Proposed Lot 48

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

### Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water, new sanitary sewer and new storm service will be required for proposed Lot 48 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](mailto:ecirc-water@epcor.ca)

Joern Seemann



Subdivision Authority

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

April 28, 2016

File NO. LDA16-0076

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot T, Block 20, Plan 426 HW located north of 72 Avenue and east of 96 Street;  
**RITCHIE**

---

**The Subdivision by Plan is APPROVED on April 28, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):**

1. 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 Susani 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 in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
4. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Yours truly,

Blair McDowell  
Subdivision Authority

BM/gq/Posse #186898367-001

Enclosure(s)

# TENTATIVE PLAN

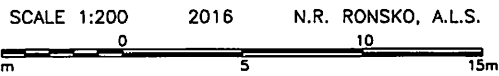
SHOWING SUBDIVISION OF

LOT T, BLOCK 20, PLAN 426 H.W.

IN

HUDSON'S BAY COMPANY RESERVE  
THEO. TWP.52 RGE.24 W.4 M.

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

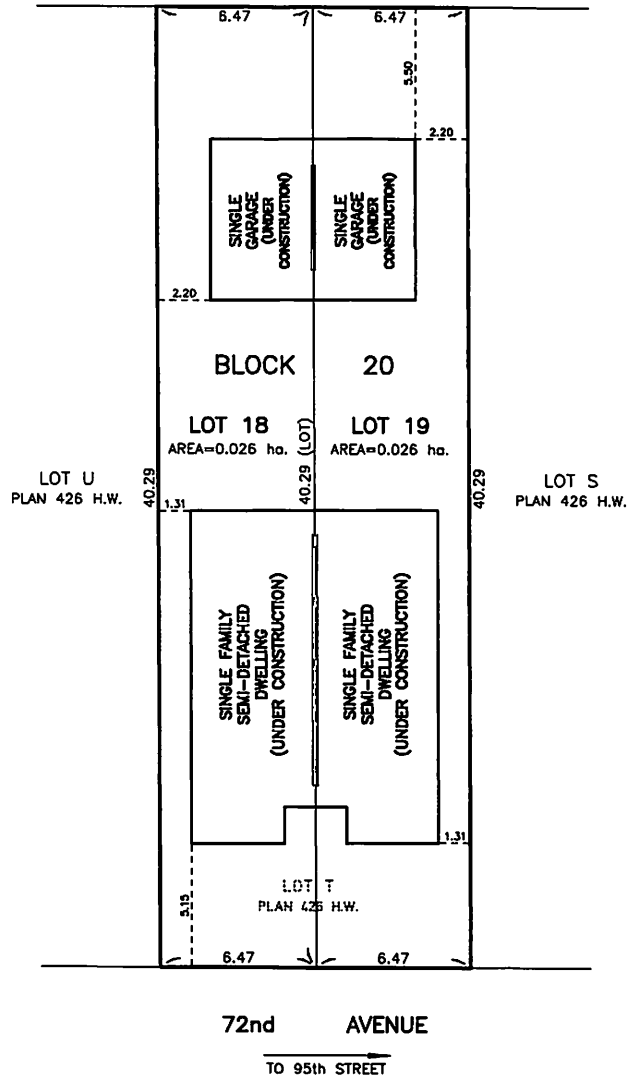
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 4, 2016  
REVISED: -

FILE NO. 15C0662

DWG.NO. 15C0662T





Subdivision Authority

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

April 28, 2016

File NO. LDA16-0085

William Yin  
8307 Saskatchewan Drive  
Edmonton, AB T6G 2A7

Dear Mr. Yin:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 11, Plan 3543 HW located south of 70 Avenue and west of 105A Street;  
**ALLENDALE**

---

**The Subdivision by Plan is APPROVED on April 28, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
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 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

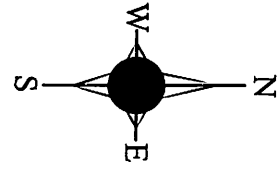
Blair McDowell  
Subdivision Authority

BM/gq/Posse #186849146-001

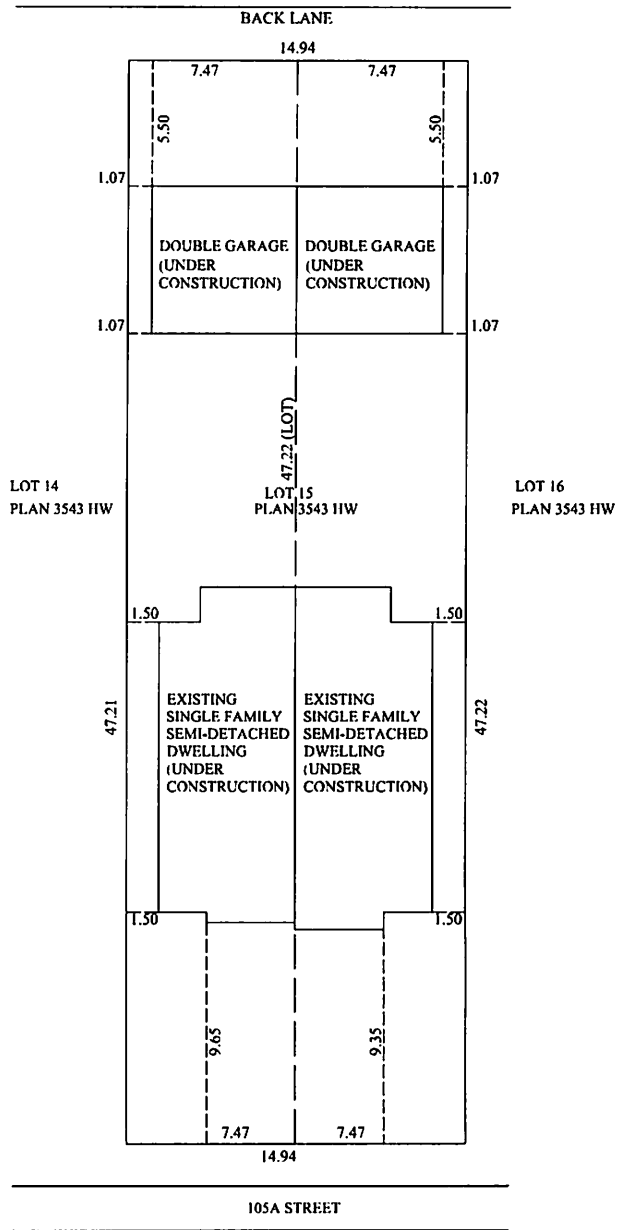
Enclosure(s)

SUBDIVISION PLAN FOR  
 LOTS 15 BLOCK 11 PLAN 3543 HW  
 6904-105A STREET NW  
 CITY OF EDMONTON

17 FEBRUARY 2016



SCALE: 1:250



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 28, 2016

File NO. LDA16-0088

William Yin  
8307 Saskatchewan Drive  
Edmonton, AB T6G 2A7

Dear Mr. Yin:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot E, Block 10, Plan 8370 ET located south of 79 Avenue and east of 89 Street;  
**KING EDWARD PARK**

---

**The Subdivision by Plan is APPROVED on April 28, 2016, subject to the following conditions:**

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

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
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 780-496-6295 or [gilbert.quashie-sam@edmonton.ca](mailto:gilbert.quashie-sam@edmonton.ca).

Yours truly,

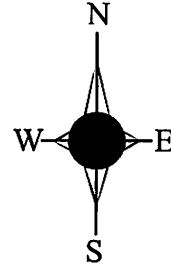
Blair McDowell  
Subdivision Authority

BM/gq/Posse #186850400-001

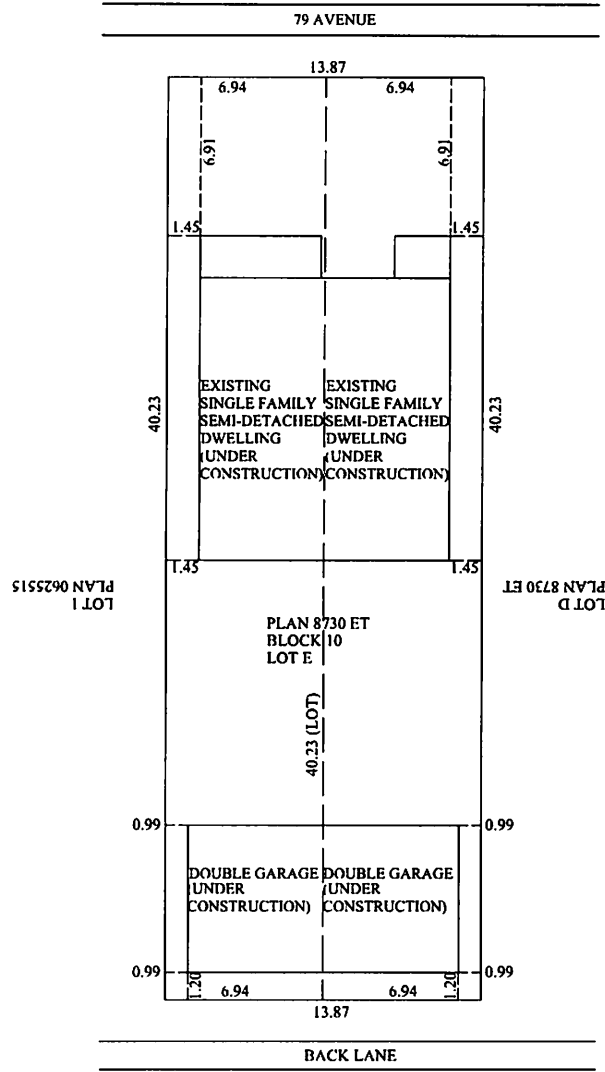
Enclosure(s)

**SUBDIVISION PLAN FOR  
 LOTS E BLOCK 10 PLAN 8730ET  
 8721-79 AVE. NW  
 CITY OF EDMONTON**

DATUM: ASCM — ELEV: —m  
 TO ALL ELEVATIONS SHOWN, ADD: 600.00m  
 22 FEBRUARY 2016



SCALE: 1:250



**LOT AREA: 557.99m<sup>2</sup>**

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 28, 2016

File NO. LDA16-0110

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 13, Plan 1872 HW, located north of 102 Avenue NW and west of 157 Street NW;  
**BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on April 28, 2016, subject to the following conditions:**

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to Lot 3A; 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 6.38 m south of the north property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Stuart Carlyle at 780-496-6068 or [stuart.carlyle@edmonton.ca](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #187904892-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 31, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0110(SUB)

CADASTRAL NO.: 934+28-09

CONTACT: Stuart Carlyle

SUBDIVISION: Britannia Youngstown

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

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

---

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

### **Water and Sewer Service Information**

Plan 1872HW, Blk 13, Lot 3 (10212 157 Street NW)

#### Proposed Lot3B, Blk 13

- 1-20mm water service and 1-100mm sanitary service exists off the Lane East of 157 Street at 6.38m South of North Property Line of existing Lot 3.

#### Proposed Lot 3A, Blk 13

- 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 3A directly off city mains.**
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](mailto:ecirc-water@epcor.ca)

Georgeanne Andersen

**KRISHNA MUDALIAR**

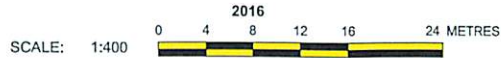
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS R4.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.070 ha.



REV. NO.	DATE	ITEM	TP	BY
0	FEB. 26, 2016	ORIGINAL PLAN COMPLETED		

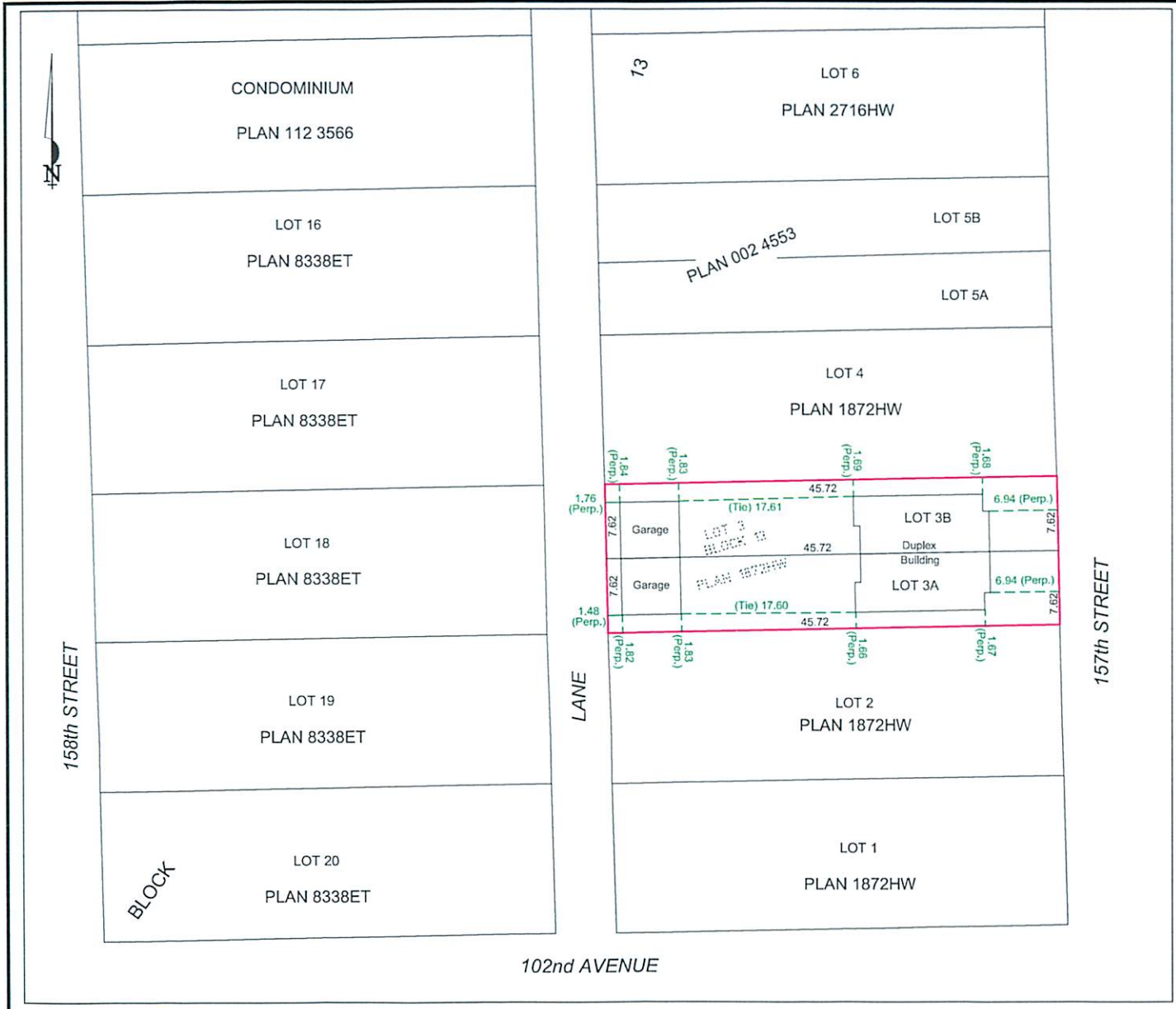
**REVISIONS**

**BRITANNIA YOUNGSTOWN**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 3, BLOCK 13, PLAN 1872HW  
WITHIN THE  
S.E. 1/4 SEC. 3 - TWP. 53 - 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.	11600065T	DRAFTED BY:	TP	CHECKED BY:	MK
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Subdivision Authority

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

April 28, 2016

File NO. LDA16-0118

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 25, Plan 3875 P, located south of 108 Avenue NW and east of 128 Street NW; **WESTMOUNT**

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**The Subdivision by Plan is APPROVED on April 28, 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, 5<sup>th</sup> 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 5.5 m north of the south property line off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the 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](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #188253807-001

Enclosure(s)



## WASS ATTACHMENT FOR CIRCULATION RESPONSE

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DATE: March 24<sup>th</sup>, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16-0118(SUB)

CADASTRAL NO.: 934+32-13

CONTACT: Stuart Carlyle

SUBDIVISION: Westmount

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

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

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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 21**

Our records indicate that no water and/or sewer services exist to the above mentioned lot directly off city mains.

#### **Proposed Lot 22**

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 128<sup>th</sup> St at 5.5m north of the south property line of lot 12.

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

### **General**

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

c. Epcor Water Services – [ecirc-water@epcor.ca](mailto:ecirc-water@epcor.ca)

Joern Seemann.

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

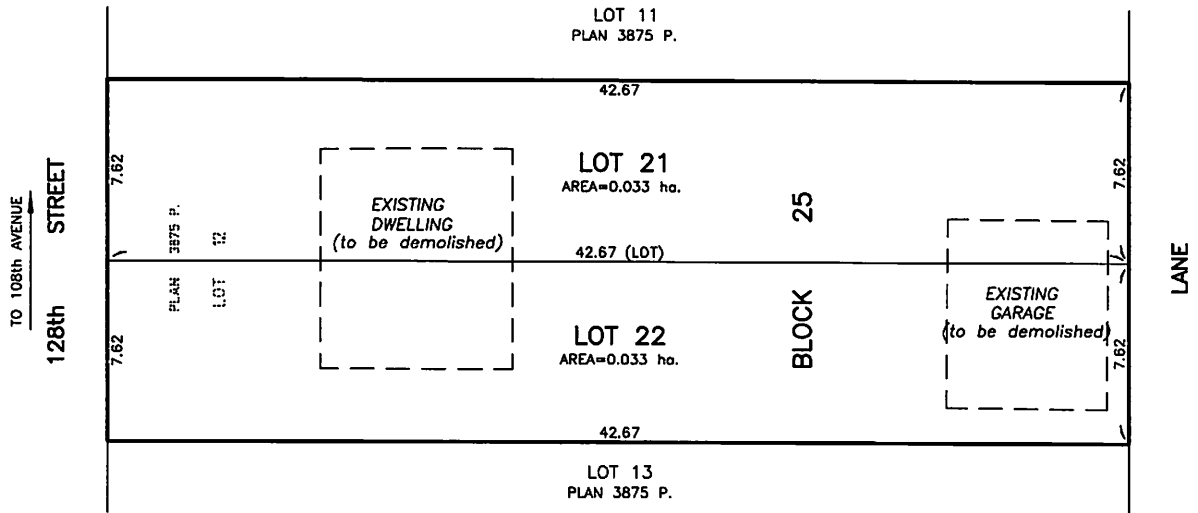
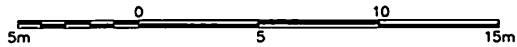
LOT 12, BLOCK 25, PLAN 3875 P.

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.

**HAGEN SURVEYS (1982) LTD.**

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 4, 2016  
REVISED: -

FILE NO. 16S0128

DWG.NO. 16S0128T



Subdivision Authority

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

April 28, 2016

File NO. LDA16-0124

Harinder Dodd  
2904 – 49 Street NW  
Edmonton, AB T6L 3W7

Dear Mr. Dodd:

RE: Tentative plan of subdivision to create two (2) additional residential lots from Lot 5, Block 23, Plan 802 21671, located north of 29 Avenue NW and west of 49 Street NW; **WEINLOS**

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**The Subdivision by Plan is APPROVED on April 28, 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, 5<sup>th</sup> floor, 10250 – 101 Street NW;
2. that the owner shall enter into a Servicing Agreement with the City of Edmonton for the extension of municipal sanitary & storm sewers necessary to provide separate servicing to each of the proposed lots; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**Please be advised of the following:**

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 1.0 m south of the north property line off of 49 Street NW and 0.9 m east of the west property line off of 29 Avenue NW (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1272.00) 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](mailto:stuart.carlyle@edmonton.ca).

Yours truly,

Blair McDowell  
Subdivision Authority

BM/sc/Posse #188384468-001

Enclosure(s)

## WASS ATTACHMENT FOR CIRCULATION RESPONSE

---

DATE: April 4, 2016

SUSTAINABLE DEVELOPMENT  
DEPT. FILE NO.: LDA/16 - 0124(SUB)

CADASTRAL NO.: 925+40-02

CONTACT: Stuart Carlyle

SUBDIVISION: Weinlos

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

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

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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 8021671, Block 23, Lot 5 (2904-49 Street)

#### Proposed 566m<sup>2</sup> Portion

1-20mm water service exists off 49 Street at 1.0m South of the North Property Line of Lot 5.

#### Proposed 560m<sup>2</sup> Portion

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

#### Proposed 612m<sup>2</sup> Portion

1-150mm sanitary service and 1-100mm storm service exist off 29 Avenue at 0.9m East of the West Property Line of Lot 5.

### **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. **A previous circulation: SO/03-0046 notes that sanitary servicing is available by extension of the 200mm sanitary sewer from 29 Avenue along 49 Street.**
4. **A previous circulation: SO/03-0046 notes that storm servicing is available by extension of the 250mm storm sewer from 29 Avenue along 49 Street.**
5. **New sanitary and storm services will be required for the proposed 566m<sup>2</sup> portion directly off city mains.**
6. **New water, sanitary and storm services will be required for the proposed 560m<sup>2</sup> portion directly off city mains.**

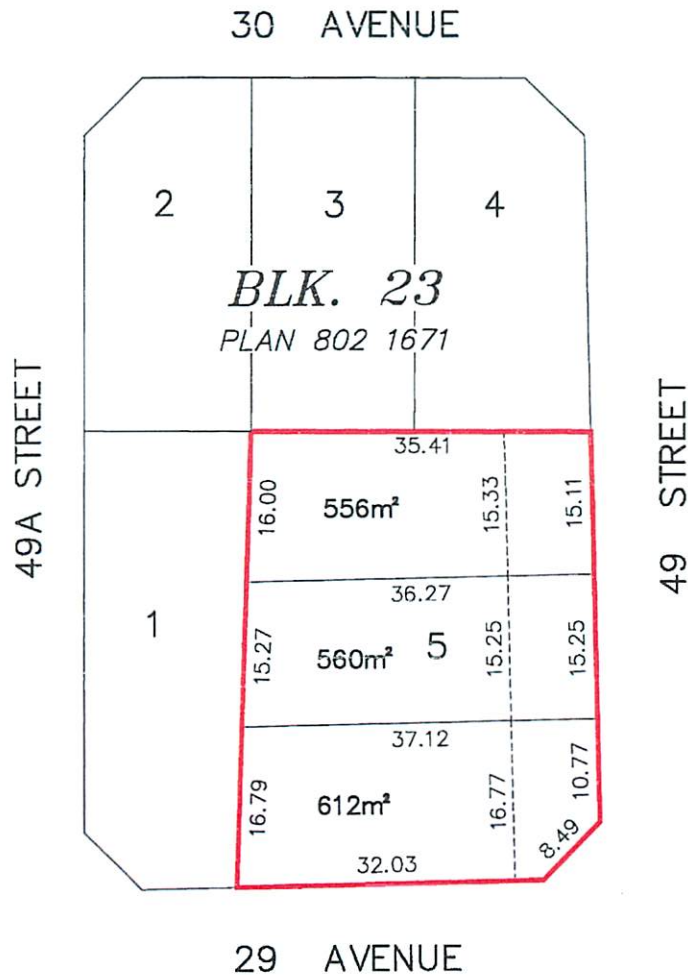
7. A new water service will be required for the proposed 612m<sup>2</sup> portion directly off city mains.
8. The owner/developer will be responsible for the relocating any water and sewer lines on private property which cross from one separately titled lot to another. **Prior to sub-division, all water 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.**
9. 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](mailto:ecirc-water@epcor.ca)

Nina Lumabi



Stantec Geomatics Ltd.  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7299  
www.stantec.com

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**Client**

**HARINDER DODD**


**TENTATIVE PLAN SHOWING  
PROPOSED SUDIVISION**

OF  
LOT 5, BLOCK 23, PLAN 802 1671  
WITHIN THE  
S.E. 1/2 SEC. 2, TWP. 52, RGE. 24, W.4 MER.

2904 - 49 STREET NW  
EDMONTON, ALBERTA  
RIDGEWOOD

SCALE 1 : 500  
MARCH 11, 2016

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.173 Hectares

Thursday, April 21, 2016  
9:30 a.m.



PLACE: Room 701

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the April 21, 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 14, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA16-0038  
186122468-001 Tentative plan of subdivision to revise conditionally approved LDA14-0006 to add four (4) industrial lots from the NE 11-54-24-W4M located south of 195 Avenue NW and west of 50 Street NW; **EDMONTON ENERGY AND TECHNOLOGY PARK**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0029  
185647694-001 Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 52, Plan 2136 KS located north of 107B Avenue and west of 69 Street; **CAPILANO**

MOVED Blair McDowell  
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**



3.	LDA16-0057 186595169-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 7A, Plan 1066 KS located south of 130 Avenue and east of 103 Street; <b>LAUDERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA16-0077 187167046-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 23, Block 2, Plan 2655 HW located north of 71 Avenue and west of 93 Street; <b>HAZELDEAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA16-0079 187263373-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 29, Plan 1800 NY located north of 51A Avenue and west of 123 Street; <b>LANSDOWNE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA16-0087 187067763-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 3, Plan 2725 Q and portions of Lots 22 and 23, Block 3, Plan 2725 Q located north of 92 Avenue and west of 96 Street; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA16-0090 187534082-001	Tentative plan of subdivision to create two (2) Bare Land Condominium units for a Semi-detached Dwelling from Lot 6, Block 22, Plan 8258 ET, located south of 123 Avenue NW and east of 93 Street NW; <b>DELTON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA16-0098 187659661-001	Tentative plan of subdivision to create separate titles for a Semi-detached House from Lots 7 and 8, Block 76, Plan RN 43 B, located south of 117 Avenue and east of 88 Street; <b>PARKDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA16-0100 187777316-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 12, Plan 1738 HW, located south of 79 Avenue NW and east of 85 Street NW; <b>KING EDWARD PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA16-0115 188138178-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 16 and 17, Block 7, Plan 6900R located north of 84 Avenue and east of 89 Street; <b>BONNIE DOON</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURMENT</b>  The meeting adjourned at 9:40 a.m.		