

Thursday, November 3, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 3, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 27, 2016 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA15-0101
167621618-001

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

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA16-0224
221154761-001

Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; **BELVEDERE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA16-0317 225761831-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 3053 HW, located north of 95 Avenue NW and west of Strathearn Drive; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0346 226125162-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Plan 759 AN, located east of 89 Street NW and south of 92 Avenue NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0385 225196186-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 15A, Plan 2109 HW located south of 110A Avenue NW and east of 116 Street NW; QUEEN MARY PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0412 229477677-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 17, Block 4, Plan RN 37, located north of 101A Avenue NW and east of 88 Street NW; RIVERDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0425 229877202-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111 ET, located south of 124 Avenue NW and west of 80 Street NW; ELMWOOD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0429 230579430-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA16-0437 230790273-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 14, Plan 4116 HW located south of 87 Avenue NW and west of 117 Street NW; WINDSOR PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 9:35 a.m.		



Subdivision Authority

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

November 3, 2016

File NO. LDA15-0101

Kevin Ozubko
600, 12220 Stony Plain Road NW
Edmonton, AB T5N 3Y4

Dear Mr. Ozubko:

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

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

1. that the owner enter into a Municipal Improvement Agreement with the City of Edmonton for the construction of a bus stop and amenities pad, pursuant to Section 655 of the Municipal Government Act (contact Loli Fernandez at 780-944-7683);
2. that the owner register a sewer main easement in favour of the City of Edmonton as shown on the attached sketch (6.0 m in uniform width); 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 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 (\$636.00 – 2016 fees) 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.

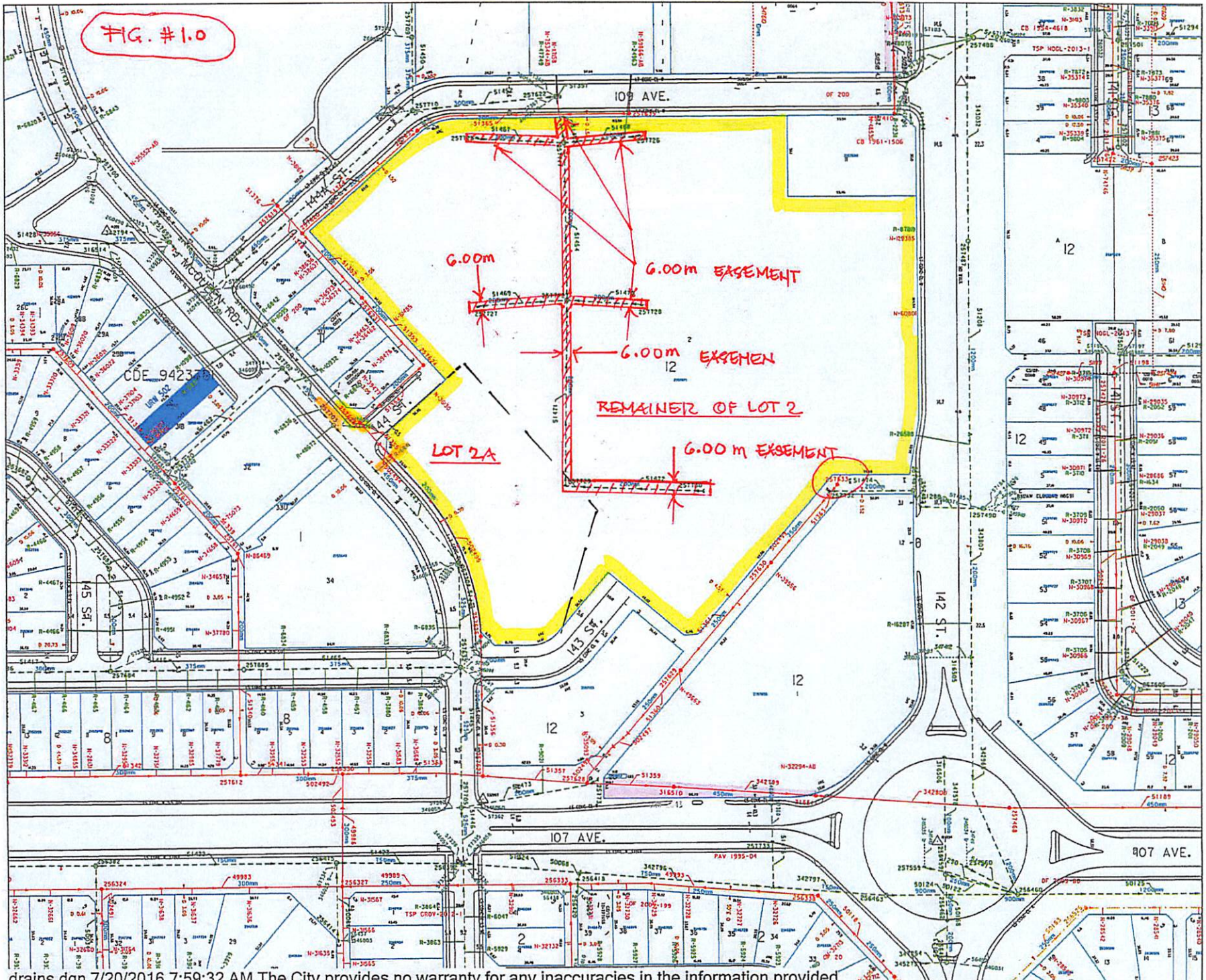
Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #167621618-001

Enclosure(s)



#G. #1.0

LOT 2A

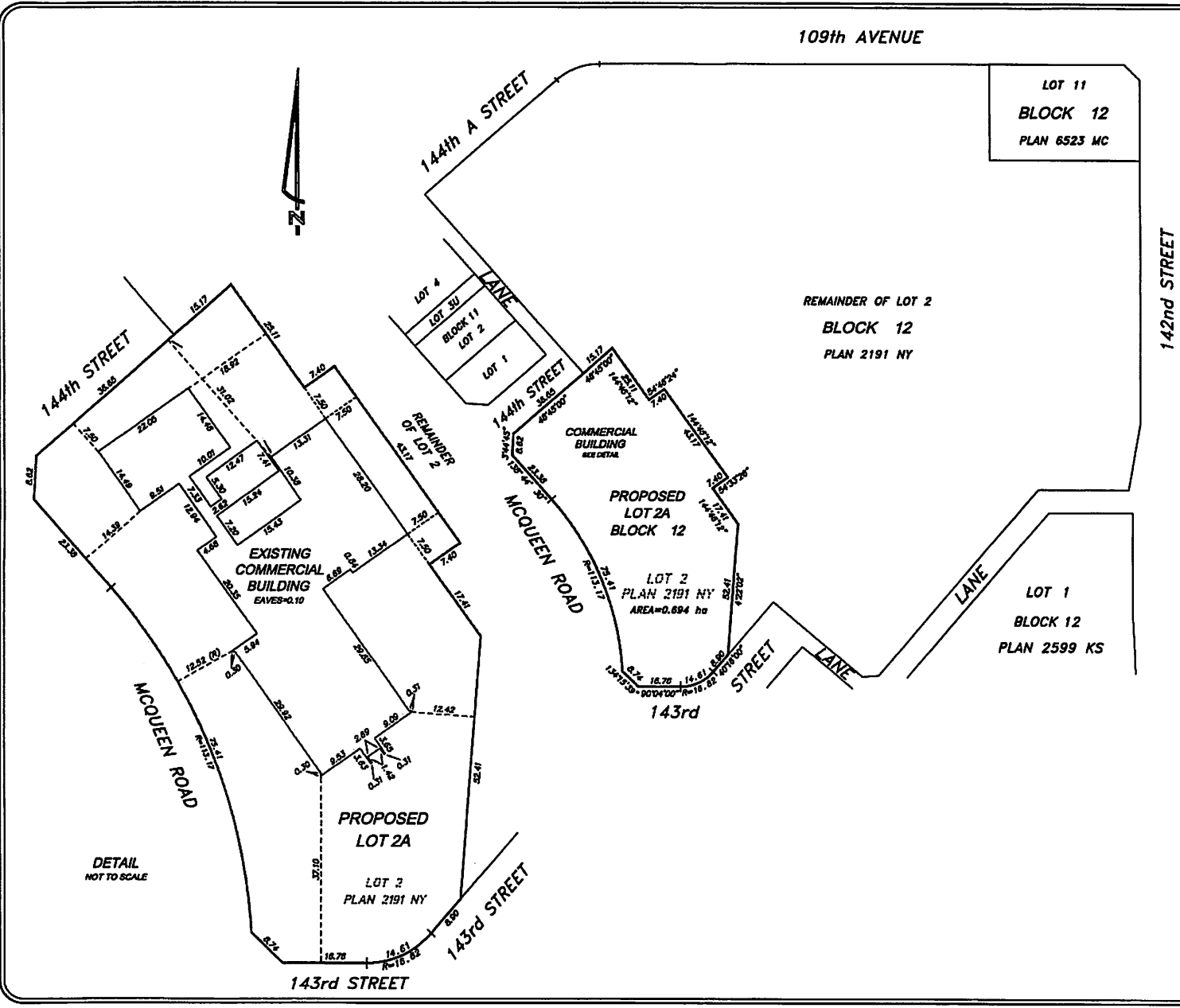
6.00m

6.00m EXEMPTION

6.00m EXEMPTION

REMAINDER OF LOT 2

6.00m EXEMPTION



LOT: 2		BLOCK: 12		PLAN: 2191 NY	
APPLICANT: THE BOARD OF TRUSTEES OF THE EDMONTON ROMAN CATHOLIC SEPARATE SCHOOL DISTRICT No.7					
ADDRESS: 10735 MCQUEEN ROAD					
MUNICIPALITY: EDMONTON					
TITLE: 231 X 212		SEARCH DATE: 2015-02-04			
SURVEY DATE: 2015-02-25		SCALE: 1:1500			

NOTES:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 THERE MAY BE ADDITIONAL SURVEY INFORMATION ON THE BACK OF THIS PAGE
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY

LEGEND:
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●

FILE: E10673 THIS INFORMATION IS A GUIDELINE ONLY AND IS SUBJECT TO CHANGE

CERTIFICATE OF TITLE AREA = 4.95 ha
AREA IN PARCEL(S) BEING CREATED = 0.694 ha
TOTAL BUILDING AREA = 1900.1 sq.m
TOTAL SITE COVERAGE = 27.4%

TENTATIVE PLAN OF SUBDIVISION

Alberta Geomatics Inc.

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K6
 email: abgeo@telus.net
 PHONE: (780) 437-8033
 FAX: (780) 437-8024

DETAIL NOT TO SCALE



Subdivision Authority

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

November 3, 2016

File NO. LDA16-0224

Northland Surveys
100, 18103 – 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

Dear Mr. Finner:

RE: Tentative plan of subdivision to create one (1) additional multi-family lot from Lot 1, Block 3, Plan 092 4862, located south of 129 Avenue NW and east of Fort Road NW; **BELVEDERE**

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

1. that the owner register an easement for cross lot access as shown on the attached Enclosure (contact matthew.bennett2@edmonton.ca for more information). The City shall be a party to the easement; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #221154761-001

Enclosure(s)

BELVEDERE TENTATIVE PLAN

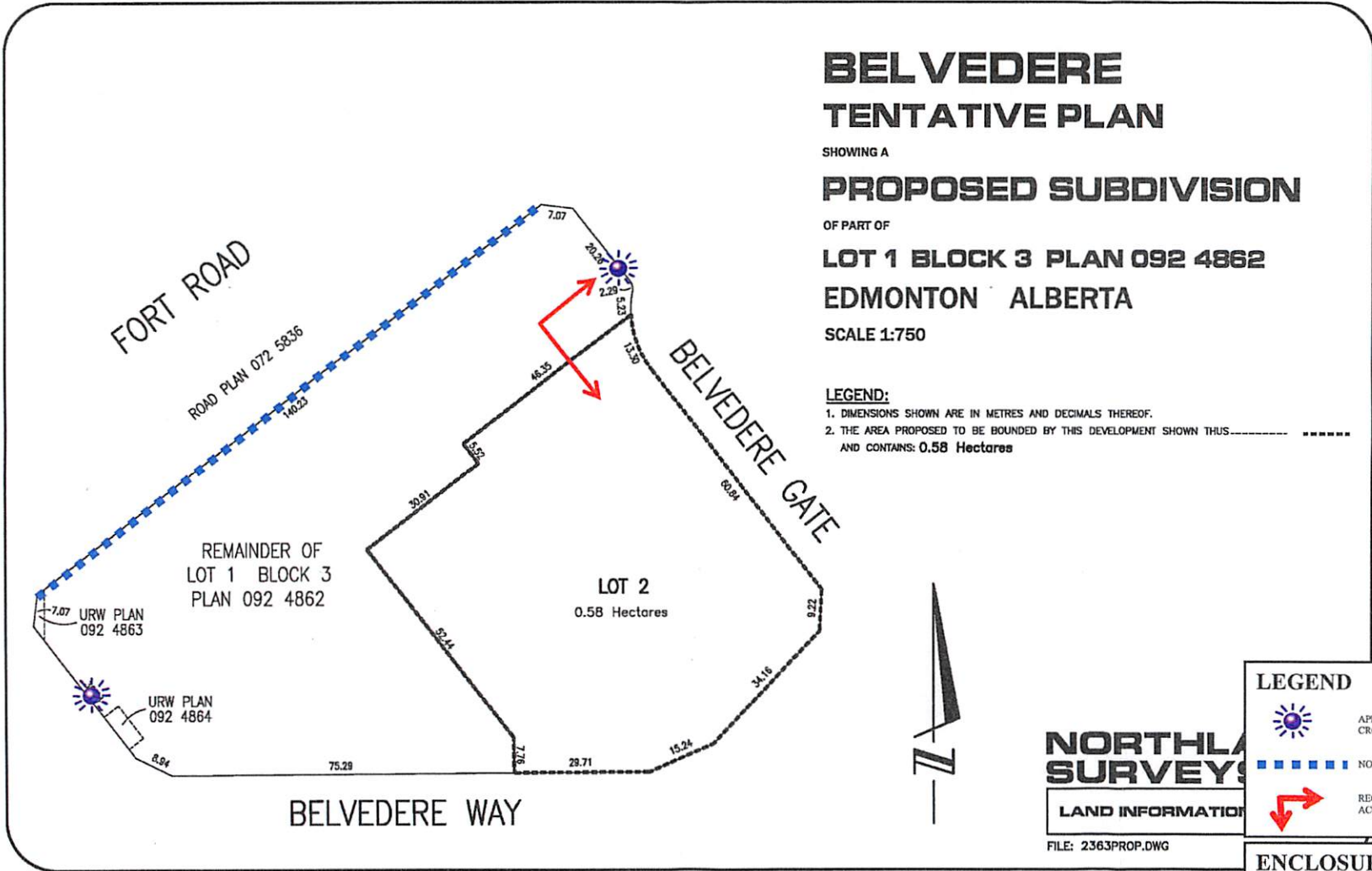
SHOWING A
PROPOSED SUBDIVISION

OF PART OF
LOT 1 BLOCK 3 PLAN 092 4862
EDMONTON ALBERTA

SCALE 1:750

LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS----- DASHED AND CONTAINS: 0.58 Hectares



**NORTHLAND
SURVEYS**

LAND INFORMATION

FILE: 2363PROP.DWG

LEGEND

- APPROVED COMMERCIAL CROSSING ACCESS
- NO ACCESS TO FORT ROAD
- REGISTER CROSS LOT ACCESS EASEMENT

ENCLOSURE

FILE: LDA16-0224
DATE: JUNE 15, 2016



Subdivision Authority

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

November 3, 2016

File NO. LDA16-0317

Architecture | Tkalcic Bengert
10315 – 109 Street NW
Edmonton, AB T5J 1N3

ATTENTION: Joe Tkalcic

Dear Mr. Tkalcic:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 3053 HW, located north of 95 Avenue NW and west of Strathearn Drive;
STRATHEARN

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

1. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton against the proposed lots, as per the applicable development restrictions shown in the geotechnical report "Building Set Back Assessment Proposed Residential Re-Development 9260 – Strathearn Drive" dated October 7, 2013, prepared by Shelby Engineering Ltd., (File No. 1-17197), and addendum (File No. 1-17197), dated November 1, 2013; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.88 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 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.

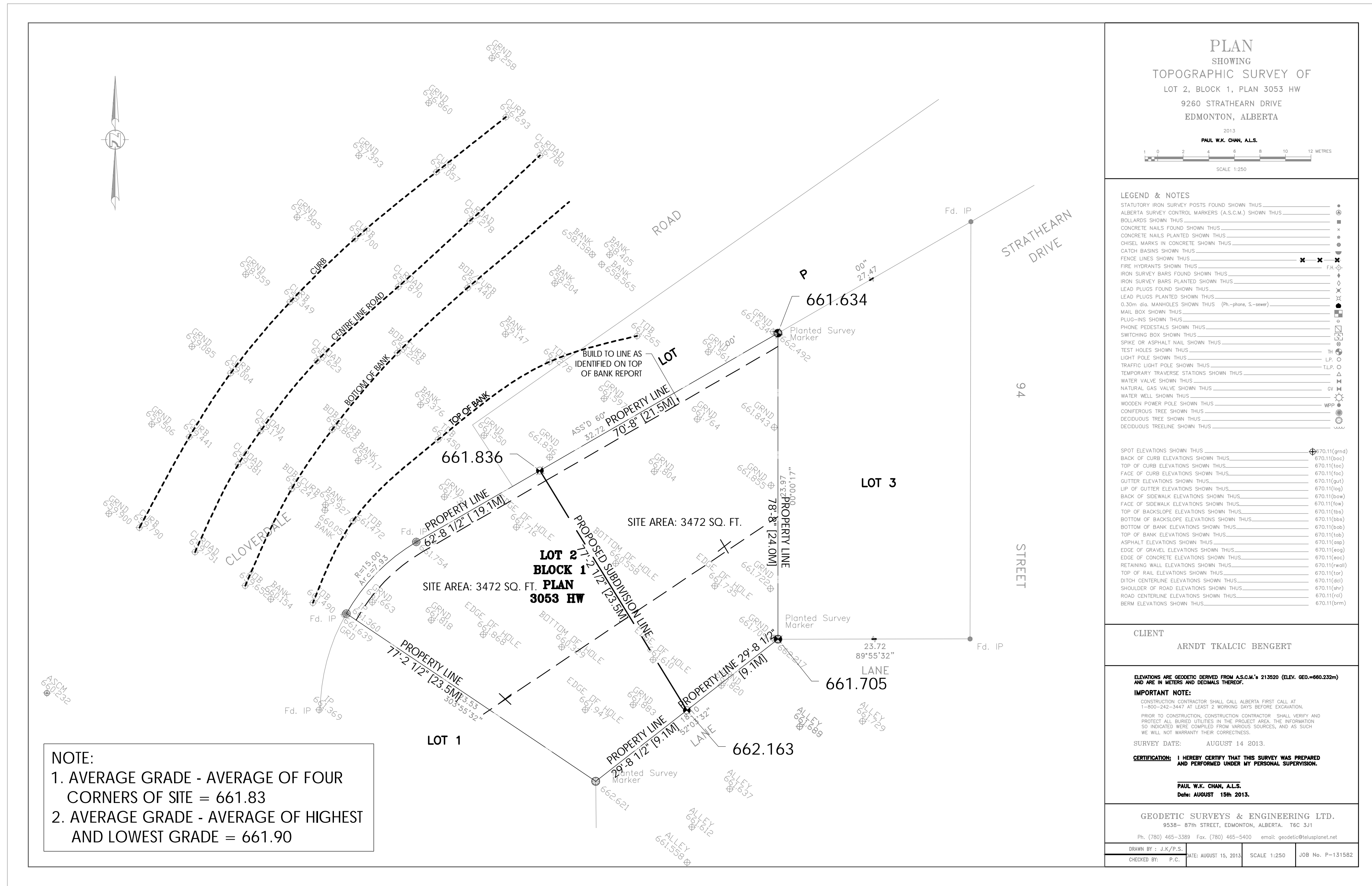
Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #225761831-001

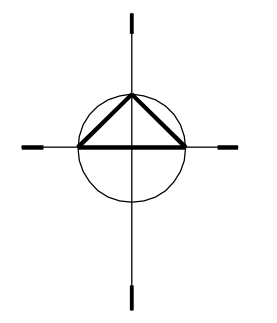
Enclosure(s)



SHEET ATTRIBUTES
plot date 07.07.2016
scale AS SHOWN
drawn
checked
project no 14-207
digital 14207-DP01
SURVEY PLAN
14-207
EMAIL: atb@arch-tb.com

STRATHEARN RESIDENTIAL
9260 STRATHEARN DRIVE EDMONTON, AB.
PROGRESS DRAWINGS July 7, 2016

ARCHITECTURE | TKALCIC BENGERT | 10315-109 STREET NW EDMONTON ALBERTA CANADA T5L1N3 TELEPHONE: 780.428.8001 FACSIMILE: 780.428.2734



SURVEY PLAN
SCALE: 1/16" = 1'-0"

DP01

SURVEY PLAN

Architecture
Tkalcic Bengert





Subdivision Authority

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

November 3, 2016

File NO. LDA16-0346

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

ATTENTION: Paul Chan

Dear Mr. Chan:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 2 and 3, Plan 759 AN, located east of 89 Street NW and south of 92 Avenue NW;
BONNIE DOON

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following condition(s):

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Attachment 1); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (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 – 2016 fees) 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.

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #226125162-001

Enclosure(s)

Attachment 1

CONDITIONAL DRAINAGE SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT APPLYING FOR SUBDIVISION APPROVAL

The following conditions must be met for the City to consider as an option, not to enforce Sections 15: 3(a) and 3(b) and 3(c) of the Sewers Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

1. The building must have been constructed prior to 1992.
2. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported.
3. The private building sewers on the property must be inspected with a camera by Drainage Services. The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing.
4. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary or storm building sewers within each separate lot by both owners. The caveat must save harmless the City from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
5. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighbouring properties.
6. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from city sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services.
7. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

Water service piping will not be party to this conditional support of the subdivision applications.

Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Sewers Bylaw are met.

**WATER SERVICING FOR EXISTING SEMI-DETACHED HOMES ON ONE LOT
APPLYING FOR SUBDIVISION APPROVAL
TO CREATE TWO SEPARATELY TITLED LOTS**

The following conditions must be met for the City to consider as an option, not to enforce Section 7.2.1(f) of Schedule 2 (Terms and Conditions of Service) of the Waterworks Bylaw, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties.

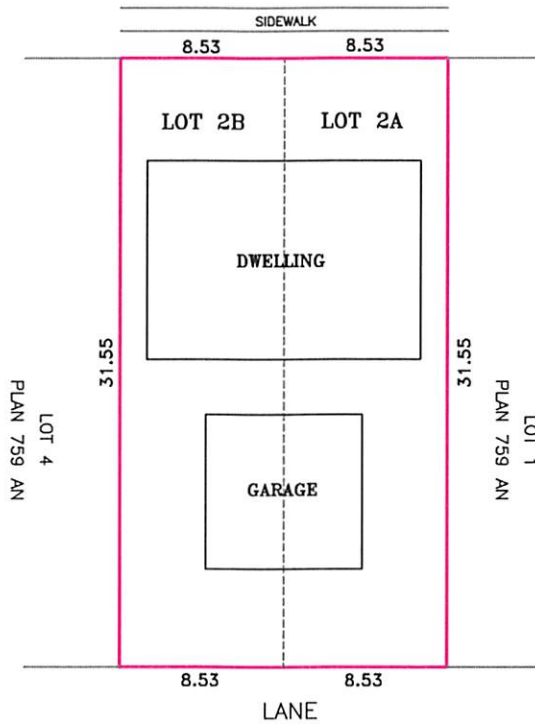
1. The subdivision application must be supported by the City of Edmonton Asset Management and Public Works Department, Drainage Services Branch.
2. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported.
3. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants / owners are accepting the existing water system(s) "as-is". The cost of any re-location, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners.
4. The applicants / owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless the City, and EPCOR from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
5. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system.
6. The Chief Plumbing Inspector must also support the subdivision.

Should the applicant/owner fail to satisfy the City regarding the above conditions, the application for subdivision will not be supported until the conditions of the Waterworks Bylaw are met.

For more information please contact the Drainage Services Branch, Asset Management & Public Works Department @ 496 - 5444.

TENTATIVE PLAN
 SHOWING
PROPOSED SUBDIVISION
 OF
 LOTS 2 & 3, PLAN 759 AN
 RIVER LOT 23
 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.



GEODETTIC SURVEYS & ENGINEERING LTD.

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

DRAWN BY: P.S.

DATE : JULY 13th, 2016.

SCALE 1 : 300

JOB No. 1161042



Subdivision Authority

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

November 3, 2016

File NO. LDA16-0385

Graeme Bell
17427 – 105 Avenue NW
Edmonton, AB T5S 2G8

Dear Mr. Bell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 15A, Plan 2109 HW located south of 110A Avenue NW and east of 116 Street NW; **QUEEN MARY PARK**

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.7 m south of the north property line of Lot 15. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
5. that the 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 – 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Yours truly,



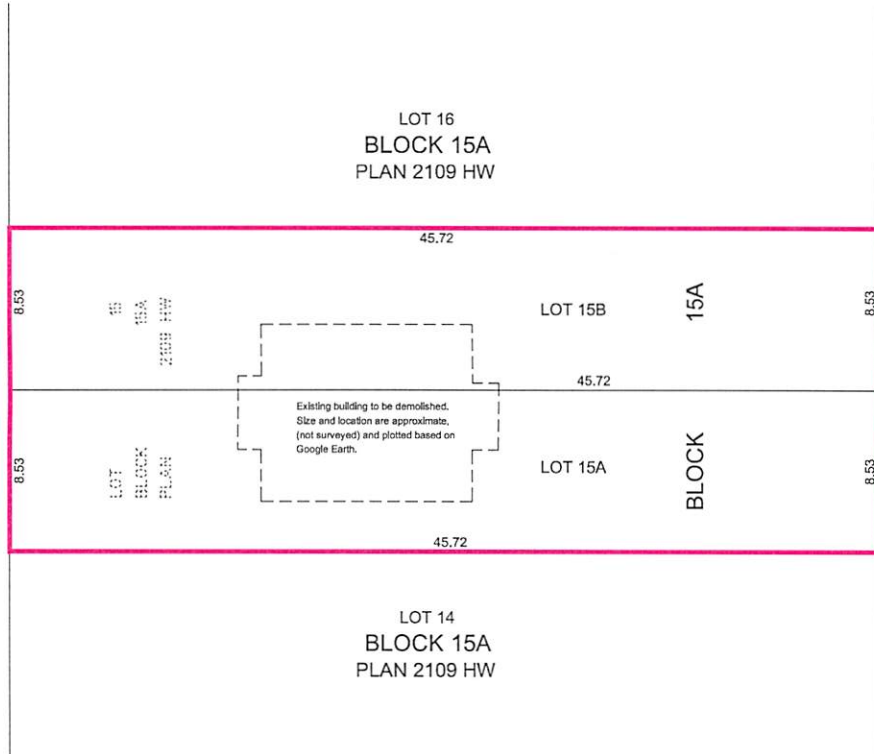
Blair McDowell
Subdivision Authority

BM/gq/Posse #225196186-001

Enclosure(s)



116 STREET



LANE

ALAIR HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____ AND CONTAINS: 0.078 ha.



0	JUN.22/16	ORIGINAL PLAN COMPLETED	JF
REV. NO.	DATE	ITEM	BY
REVISIONS			

QUEEN MARY PARK

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 15, BLOCK 15A, PLAN 2109 HW

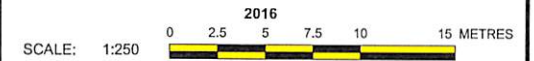
WITHIN THE

HUDSON'S BAY RESERVE

THEORETICAL

S.E. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	81600021T	DRAFTED BY:	JF	CHECKED BY:	MK
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Subdivision Authority

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

November 3, 2016

File NO. LDA16-0412

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

ATTENTION: Ben De Jong

Dear Mr. De Jong:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 17, Block 4, Plan RN 37, located north of 101A Avenue NW and east of 88 Street NW;
RIVERDALE

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

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 Alannah at 780-442-2503); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,



Blair McDowell
Subdivision Authority

BM/sc/Posse #229477677-001

Enclosure(s)

URBIS DEVELOPMENTS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.070 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	AUGUST 26, 2016	ORIGINAL PLAN COMPLETED	DN

REVISIONS

RIVERDALE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF
LOT 17, BLOCK 4, PLAN RN 37

WITHIN

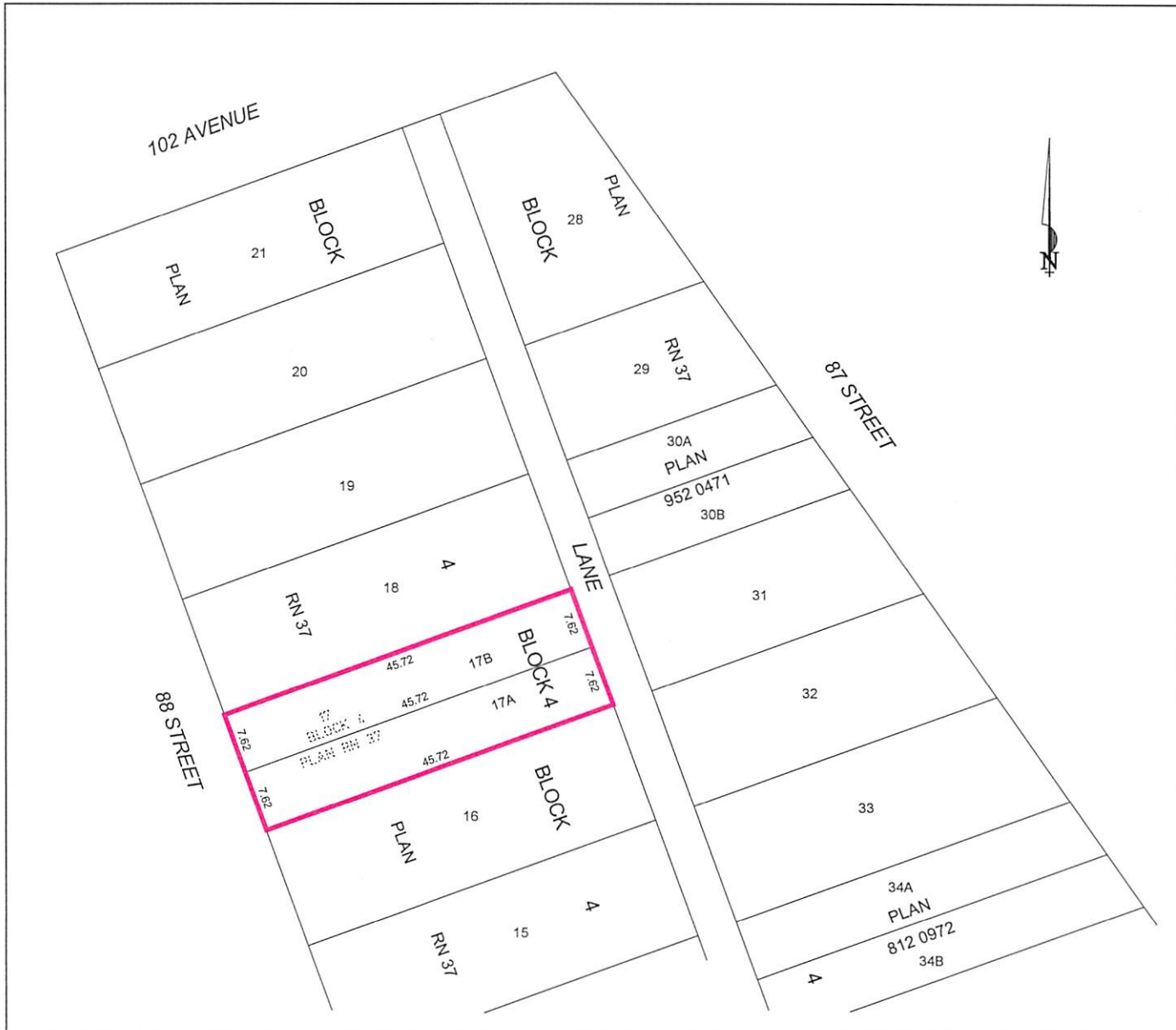
RIVER LOT 20, EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)

EDMONTON - ALBERTA

2016
SCALE: 1:500 (11x17) 0 5 10 15 20 25 METRES

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

FILE NO. 61600033T DRAFTED BY: DN CHECKED BY: RS





Subdivision Authority

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

November 3, 2016

File NO. LDA16-0425

1033037 Ab. Ltd.
180 Portage Close
Sherwood Park, AB T8H 2R6

ATTENTION: Bill Paliwoda

Dear Mr. Paliwoda:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 8, Plan 8111 ET, located south of 124 Avenue NW and west of 80 Street NW;
ELMWOOD PARK

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 26.8 m south of the south property line of 124 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Yours truly,



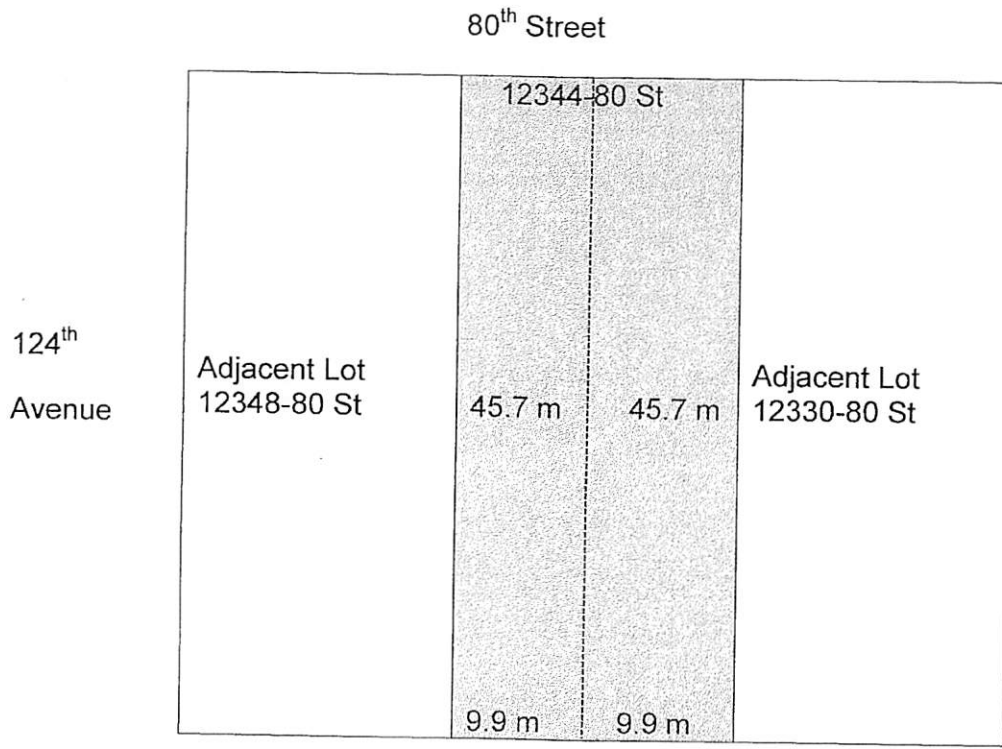
Blair McDowell
Subdivision Authority

BM/sc/Posse #229877202-001

Enclosure(s)

Tentative Plan of Proposed Subdivision of yellow shaded area at 12344-80 Street, Edmonton into two equal lots.

Legal description: Lot 4, Block 8, Plan 8111ET



Date revised: September 1, 2016

Distances are in meters

Existing home to be demolished



Subdivision Authority

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

November 3, 2016

File NO. LDA16-0429

Allen Liaw
9327 – 93 Street NW
Edmonton, AB T6C 3T7

Dear Mr. Liaw:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m east of the west property line of Lot 15. 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 there are sensitive fittings as shown on the attached enclosure. Maintain a 1.5 m clearance when doing any construction work and do not perform any vibratory/hydrovac work or park any heavy equipment near them (for additional information, contact Loche MacKinnon at 780-420-5408);
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Yours truly,



Blair McDowell
Subdivision Authority

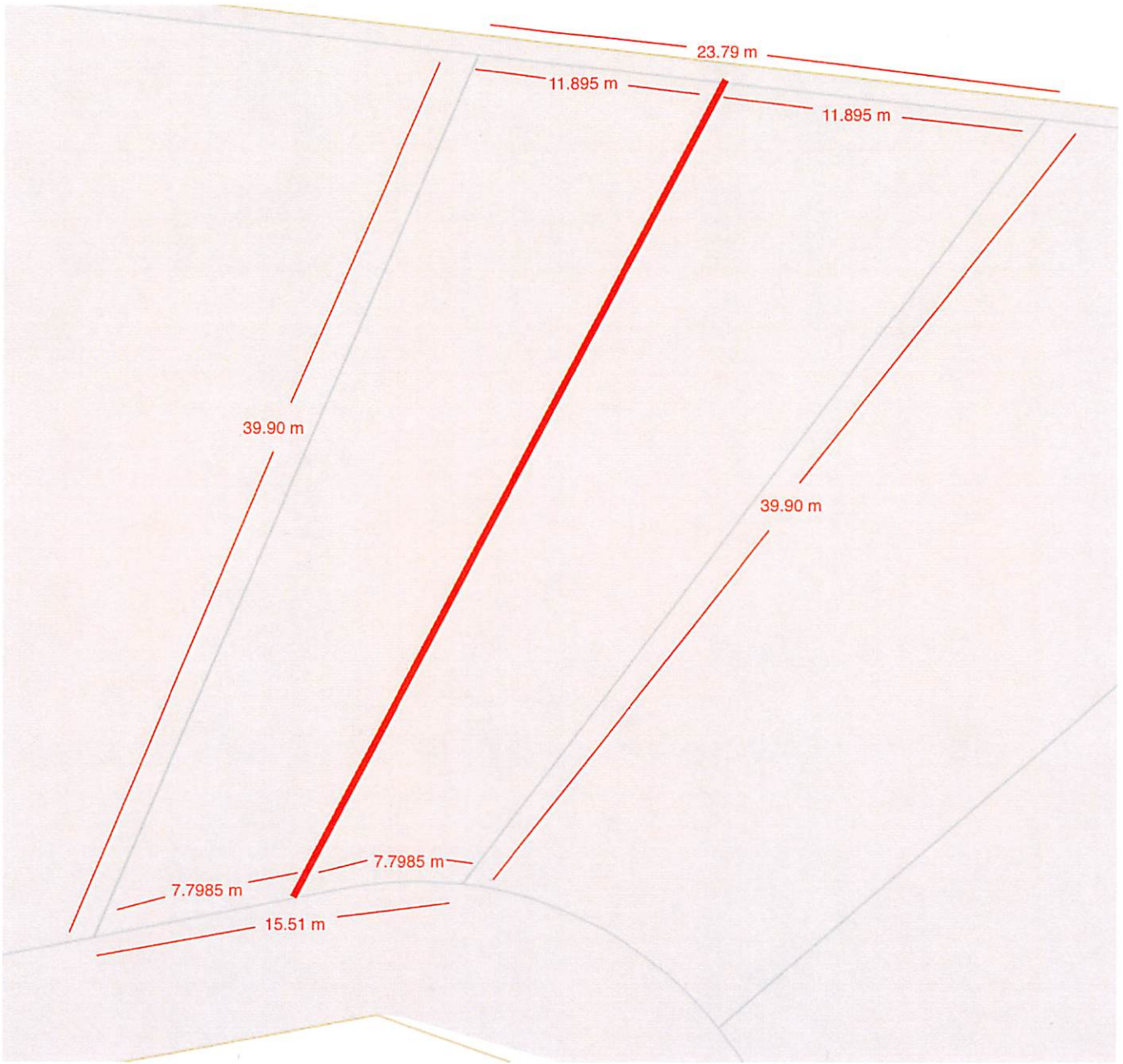
BM/sc/Posse #230579430-001

Enclosure(s)



**TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 15, BLOCK 5, PLAN 5375HW**

LANE



106A AVENUE NW



Subdivision Authority

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

November 3, 2016

File NO. LDA16-0437

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 32, Block 14, Plan 4116 HW located south of 87 Avenue NW and west of 117 Street NW; **WINDSOR PARK**

The Subdivision by Plan is APPROVED on November 3, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 26.8 m south of the south property line of 87 Avenue NW. The existing storm service enters the proposed subdivision approximately 28.8 m south of the south property line of 87 Avenue 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 (\$636.00 – 2016 fees) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,



Blair McDowell
Subdivision Authority

BM/gq/Posse #230790273-001

Enclosure(s)

TENTATIVE PLAN

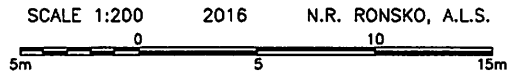
SHOWING SUBDIVISION OF

LOT 32, BLOCK 14, PLAN 4116 H.W.

IN

TWP.52 - RGE.24 - W.4 M.

EDMONTON ALBERTA



↑ TO 87th AVENUE

118th STREET

BLOCK
14

LOT 33
PLAN 4116 H.W.

45.70

9.60

LOT 35
AREA=0.044 ha.

LOT
32
PLAN
4116 H.W.

9.60

45.70

EXISTING
DWELLING
(to be demolished)

9.60

LOT 34
AREA=0.044 ha.

EXISTING
GARAGE
(to be demolished)

9.60

45.70

LOT 31
PLAN 4116 H.W.

LANE

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: 464-5508

SURVEYOR'S STAMP

DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 15, 2016
REVISED: -

FILE NO. 16S0756

DWG.NO. 16S0756T