

Thursday, September 8, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 36

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 1, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1 | LDA15-0362
176996663-001 | Tentative plan of subdivision to create 244 single detached residential lots and 58 semi-detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST |
| 2. | LDA15-0640
184798724-001 | Tentative plan of subdivision to create one (1) multi family lot, two (2) commercial lots, and one (1) public utility lot from the NE 15-51-24-W4M and NW 15-51-24-W4M, located west of 66 Street SW and south of 25 Avenue SW; THE ORCHARDS AT ELLERSLIE |
| 3. | LDA16-0083
187362881-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 1, Plan 3907 HW, located north of 93 Avenue NW and east of 87 Street NW; STRATHEARN |
| 4. | LDA16-0254
222833005-001 | Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 193, Block 1, Plan 122 4860, located north of 8 Avenue SW and east of Wright Drive SW; WINDERMERE |
| 5. | LDA16-0287
224751901-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 7, Block 13, Plan 4629 KS, located north of 88 Avenue NW and west 140 Street NW; PARKVIEW |
| 6. | LDA16-0297
225063559-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 30, Plan RN 64, located north of 122 Avenue NW and west of 126 Street NW; PRINCE CHARLES |
| 7. | LDA16-0302
225486498-001 | Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 52, Plan 2136 KS, located north of 107B Avenue NW and west of 69 Street NW; CAPILANO |

8.	LDA16-0313 225229540-001	Tentative plan of subdivision to create separate titles for two (2) existing single-detached houses on Lots 11 and 12, Plan RN 60, located south of 111 Avenue NW and east of 130 Street NW; WESTMOUNT
9.	LDA16-0314 226023700-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 55, Block 15, Plan 6490 KS, located north of 134 Avenue NW and east of 103 Street NW; ROSSLYN
5.	OTHER BUSINESS	



September 8, 2016

File NO. LDA15-0362

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

ATTENTION: Brenda Peters

Dear Ms. Peters:

RE: Tentative plan of subdivision to create 244 single detached residential lots and 58 semi-detached residential lots, two (2) Municipal Reserve lots, one (1) Public Utility lot, and one (1) future Municipal Reserve lot from SW and SE 10-54-24-W4M, located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST & CRYSTALLINA NERA WEST**

I The Subdivision by Plan is APPROVED on September 8, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.291 ha parcel and a 0.12 ha parcel pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register easements for the collector roadways, 450 mm and 250 mm offsite water mains, and the 6 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosures I & II;
5. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw 17742 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the proposed Public Utility lot be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include the construction of a 2.5m hard surface shared use path, with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a 450 mm and 250 mm offsite water main extensions, with Stage 2 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
9. that the engineering drawings include the construction of a collector roadway to an urban collector standard, and turn bays, with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the engineering drawings include full site servicing for the 3.291 MR lot and future MR lot including, but not limited to, 3-phase power, storm, sanitary, water and gas services, to the satisfaction of all affected Departments and agencies;
11. that the engineering drawings include a temporary 6 m gravel surface roadway connection with Stage 1 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);

12. that the owner design and construct the ultimate Storm Water Management Facility (SWMF), including the outlet control structure and pipe required to service the proposed development area, to the satisfaction of Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the Municipal Reserve (MR) lot, future Municipal Reserve lot, walkway, PUL lot, and Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the owner construct a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner pay for the installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure II. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
18. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the offsite sanitary trunk sewer is completed and operational to the satisfaction of Drainage Planning and Engineering;
19. that a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation Utility Corridor (TUC), in accordance with the City of Edmonton’s Urban Traffic Noise Policy C506A and to the satisfaction of Transportation Planning and Engineering. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton’s Roadway Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto the TUC to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
20. that the owner construct all fences wholly on privately-owned lands and Municipal Reserve lots, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, road islands, boulevards, medians, walkways, Municipal Reserve lots, future Municipal Reserve lot, and the SWMF, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SE and SW 10-54-24-W4M in the amount of 3.291 ha and 0.12 ha is being provided by a Deferred Reserve Caveat with this subdivision. The remaining 0.329 ha parcel will be purchased by the City of Edmonton and dedicated as Municipal Reserve in the future.

Ministerial Consent is required for the portion of the berm located within the Transportation Utility Corridor and the application for Ministerial Consent is made by the owner.

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

If you have further questions, please contact Stephanie Mah at 780-442-5387 or stephanie.mah@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sm/Posse #176996663-001

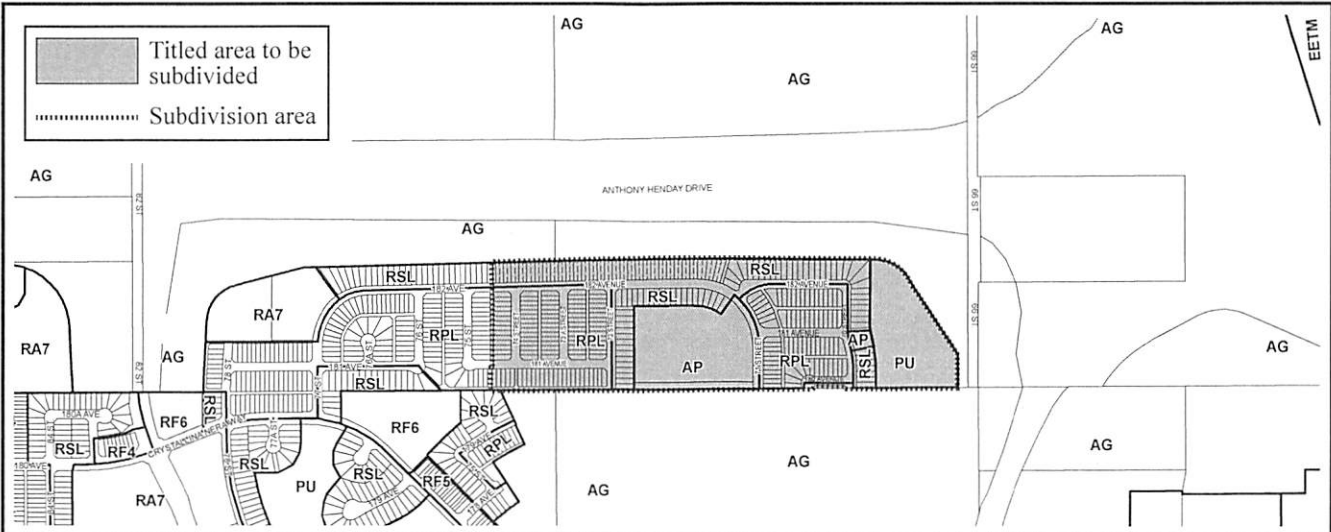
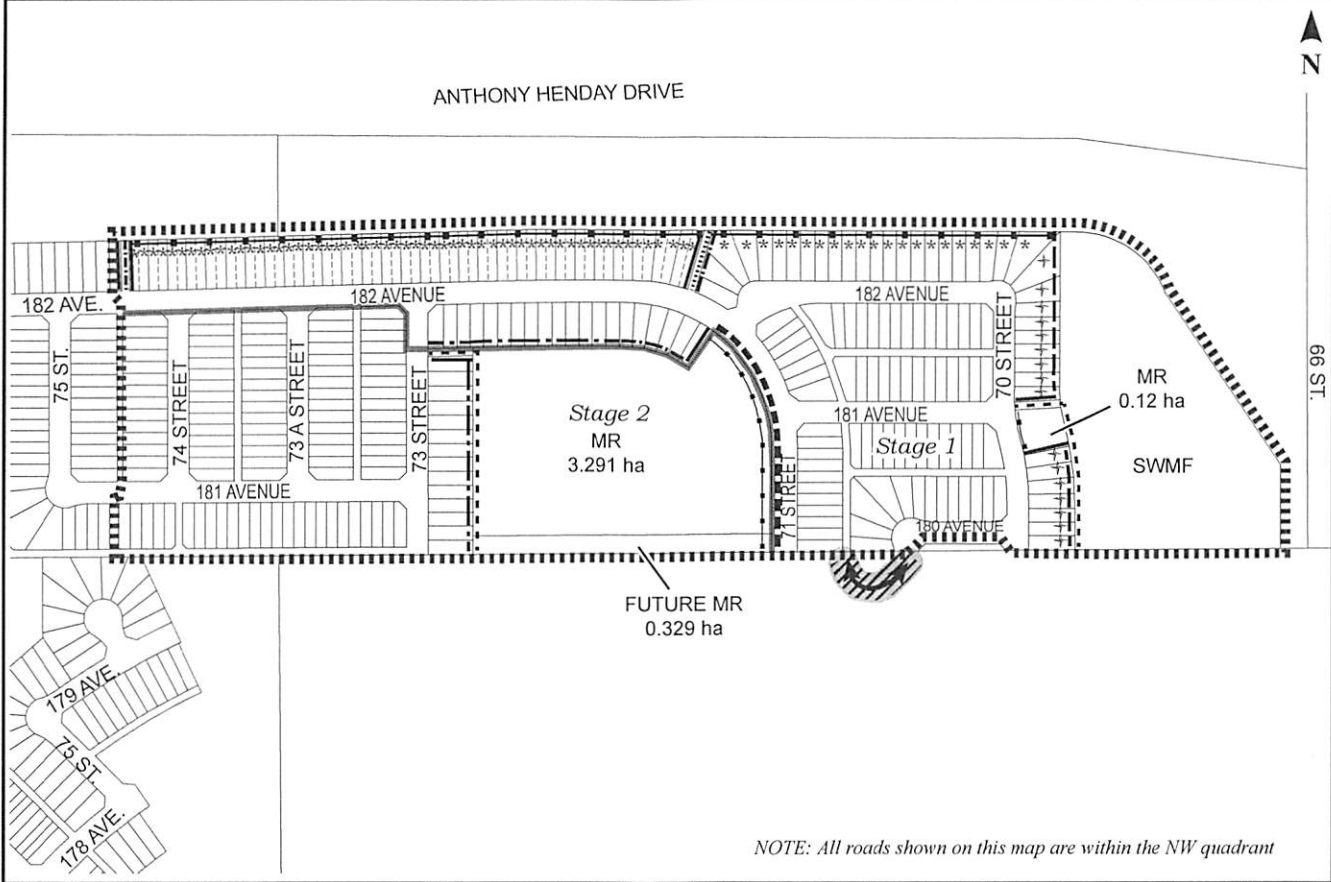
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 8, 2016

LDA15-0362

- | | |
|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - 1.8 m uniform fence - - - - 1.2 m uniform fence ⋯⋯⋯ Post and rail fence ▬▬▬ Berm and noise attenuation fence - - - - 1.5 m concrete sidewalk ⋯⋯⋯ 3 m concrete sidewalk | <ul style="list-style-type: none"> - - - - 3 m hard surface shared use path - - - - 2 m mono-walk ▨ Register easement * Restrictive covenant re: berm + Restrictive covenant re: freeboard ▭ Include in engineering drawings ↔ Temporary 6 m roadway |
|---|---|



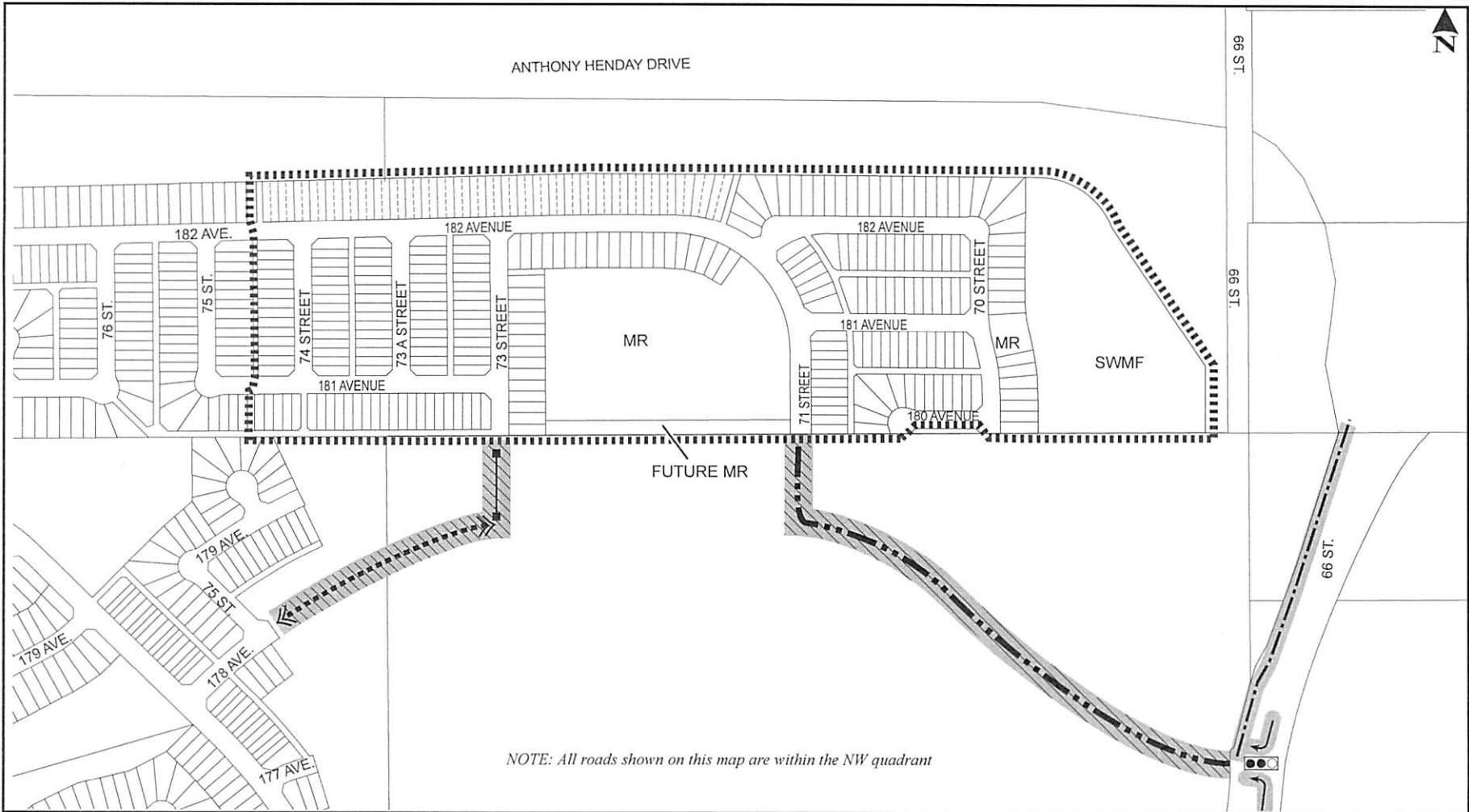
SUBDIVISION CONDITIONS OF APPROVAL

September 8, 2016

LDA15-0362

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Collector roadway
- ▨▨▨▨▨▨▨ Register easement
- Traffic signals
- ▬▬▬▬▬▬▬ 250mm water main extension

- ↔---↔ 450mm water main extension
- └┘ Turn bays
- ▭ Include in engineering drawings
- 2.5m hard surface shared use path



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



Subdivision Authority

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

September 8, 2016

File NO. LDA15-0640

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to create one (1) multi family lot, two (2) commercial lots, and one (1) public utility lot from the NE 15-51-24-W4M and NW 15-51-24-W4M, located west of 66 Street SW and south of 25 Avenue SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on September 8, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate road right-of-way for a right turn bay as shown on the “Conditions of Approval” map, Enclosure I;
4. that the owner register an easement for mutual access as shown on the “Conditions of Approval” map, Enclosure I. The City shall be a party to the easement;
5. that the owner register an easement for public access as shown on the “Conditions of Approval” map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of 66 Street SW to conform to an updated or approved Concept Plan or to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
7. that subject to Condition I (6) above, the owner clear and level 66 Street as required for road right of way dedication;
8. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the “Conditions of Approval” map, Enclosure I; and

9. 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 the first two (2) lanes of 66 Street to an arterial roadway standard including 3 m shared use path, 1.5 m concrete sidewalk, lighting and any transitional improvements, intersection improvements and turn bays, with Stage 2 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the construction of the commercial site access to 66 Street SW, with Stage 2 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a 300mm offsite water main extension with Stage 2 to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the complete design and construction of the interim Storm Water Management Facility (SWMF) including inlet, and grading for the future 3 m shared use path, with Stage 1 to the satisfaction of Drainage Planning and Engineering and Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the complete design and construction of the required storm and sanitary main extensions with Stage 1 to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, bollards and landscaping with Stage 2 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner pay for installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signal as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installation will be at the discretion and direction of Transportation Planning and Engineering. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
14. that the owner is responsible for the landscape design and construction within the road rights of way, walkways, SWMF, and the PUL to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves for the east half of NE/NW-15-51-24-W4M were addressed through LDA07-0201 with a DRC in the amount of 4.208 (instrument No. 102295727) registered on title. This DRC was subsequently used to in its entirety to assemble a portion of the proposed School/Park site with LDA14-0525.

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 Sean Conway at 780-496-5809 or sean.conway@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #184798724-001

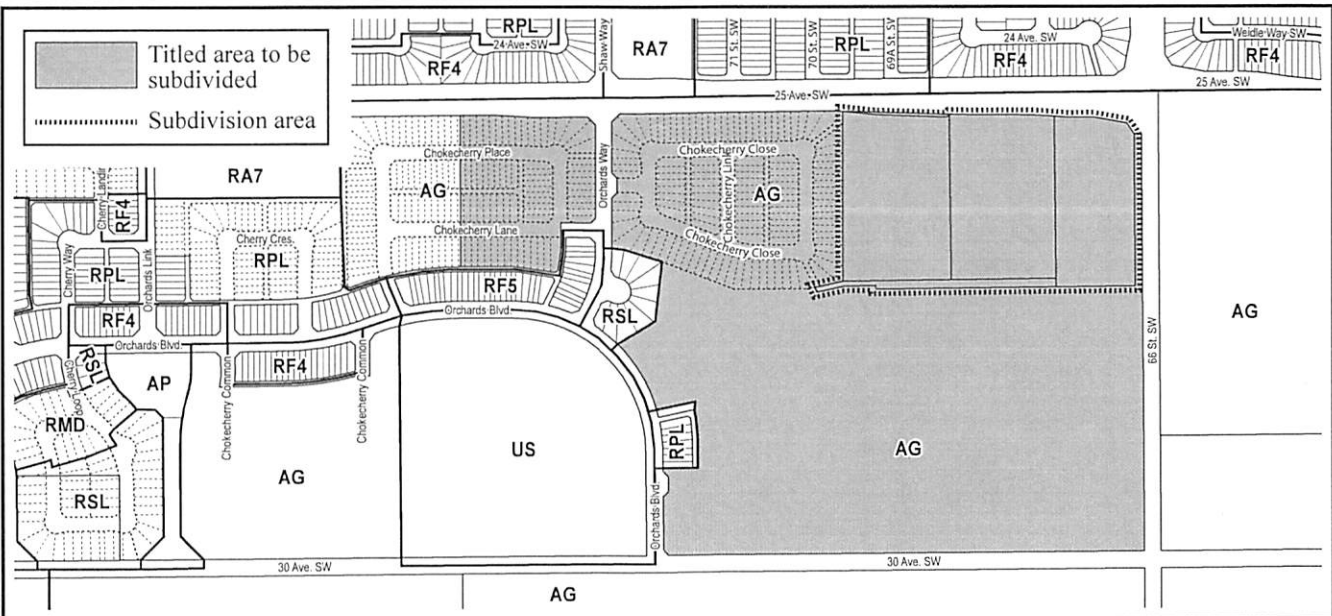
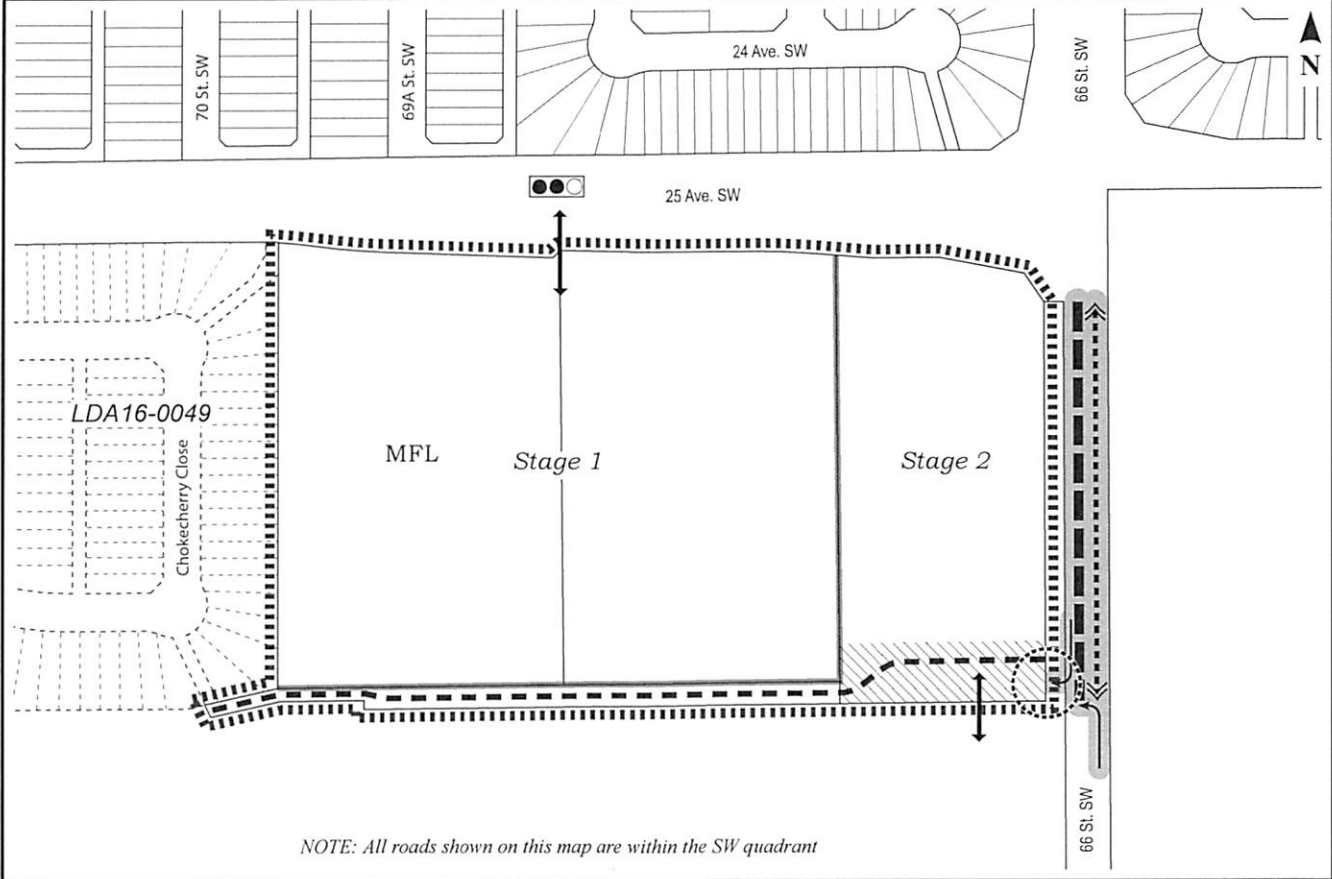
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 8, 2016

LDA15-0640

- Limit of proposed subdivision
- - - - - 3 m hard surface shared use path
- ▨ Register easement
- ▬ Construct first two lanes to an arterial roadway standard
- ↪ Turn bay
- Traffic signal
- ↔ Water main extension
- ↔ Mutual access easement
- Construct arterial access
- ▭ Include in engineering drawings



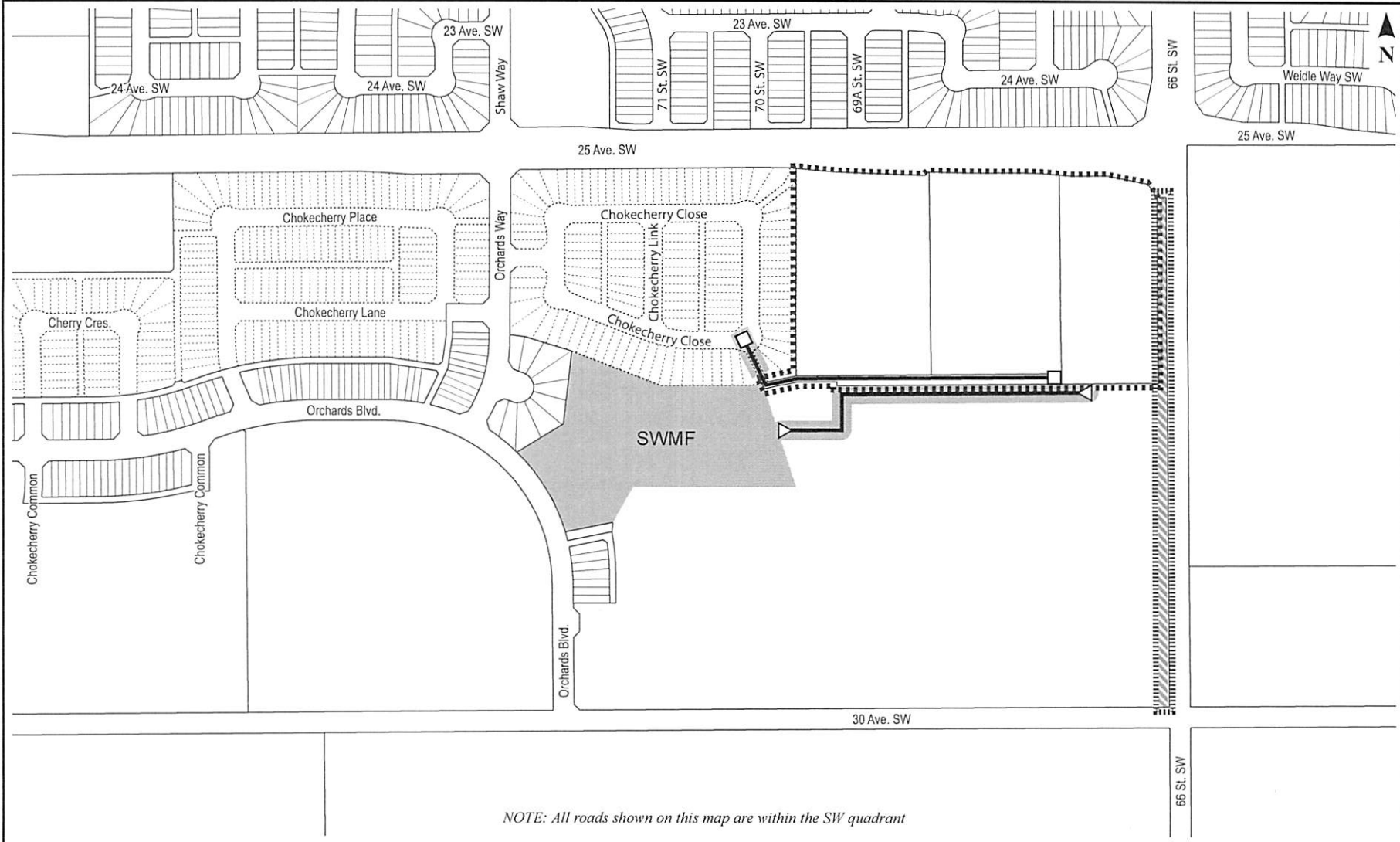
SUBDIVISION CONDITIONS OF APPROVAL

September 8, 2016

LDA15-0640

- Limit of proposed subdivision
- Amend subdivision boundary
- ▨ Dedicate as road right of way

- ⌞ Storm extension
- Sanitary extension
- ▭ Include in engineering drawings



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



Subdivision Authority

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

September 8, 2016

File NO. LDA16-0083

Hagen Surveys Ltd.
8929 – 20 Street NW
Edmonton, AB T6C 3S2

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 30, Block 1, Plan 3907 HW, located north of 93 Avenue NW and east of 87 Street NW; **STRATHEARN**

The Subdivision by Plan is APPROVED on September 8, 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 3.4 m north of the south property line to service Lot 36 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #187362881-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 28, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0083(SUB)

CADASTRAL NO.: 931+36-20

CONTACT: Stuart Carlyle

SUBDIVISION: Strathearn

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

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

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

Water and Sewer Service Information

Plan 3907HW, Block 1, Lot 30 (9335-87 Street)

Proposed Lot 36, Blk 1

- 1-20mm water service and 1-150mm sanitary service exists off the Lane East of 87 Street at 3.4m North of the South Property Line of Lot 30.

Proposed Lot 37, Blk 1

- 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 37, Blk 1 directly off city mains prior to subdivision approval.**
4. The owner/developer will be responsible for relocating any water and sewer lines on private property which cross from one separately titled lot to another, and revise any lot grading, so that cross lot overland drainage will **not** occur. Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another **must** be identified and **relocated** at the owners expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing **must** be dealt with.)
5. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

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

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

Nina Lumabi

TENTATIVE PLAN

SHOWING SUBDIVISION OF

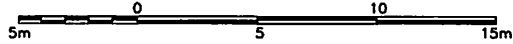
LOT 30, BLOCK 1, PLAN 3907 H.W.

IN THE

S.W.1/4 SEC.34-52-24-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

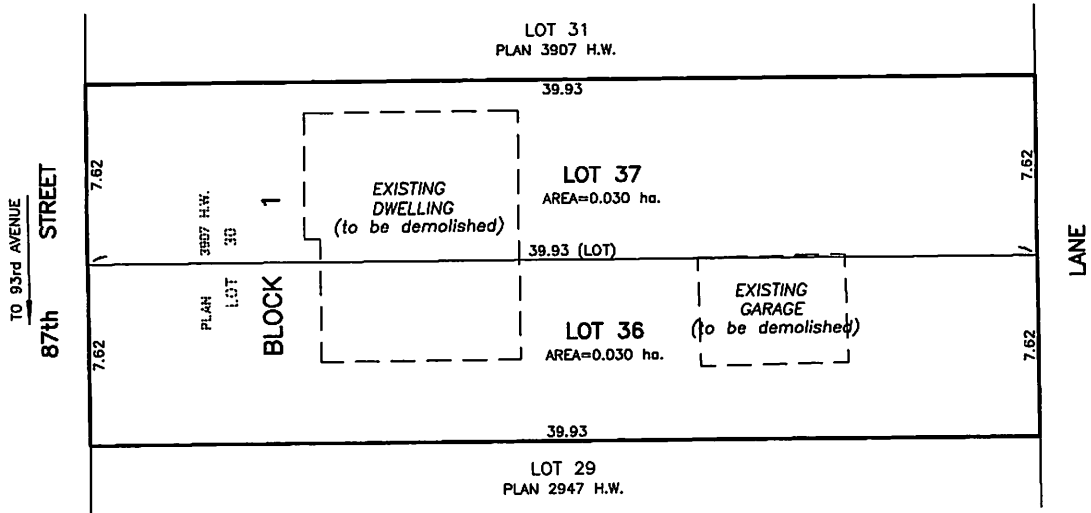
CALC'D. BY: J.V.

DATE: February 17, 2016

REVISED: -

FILE NO. 16S0088

DWG.NO. 16S0088T





Subdivision Authority

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

September 8, 2016

File NO. LDA16-0254

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 193, Block 1, Plan 122 4860, located north of 8 Avenue SW and east of Wright Drive SW; **WINDERMERE**

The Subdivision by Phased Condominium is APPROVED on September 8, 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 all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2812.00) 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.

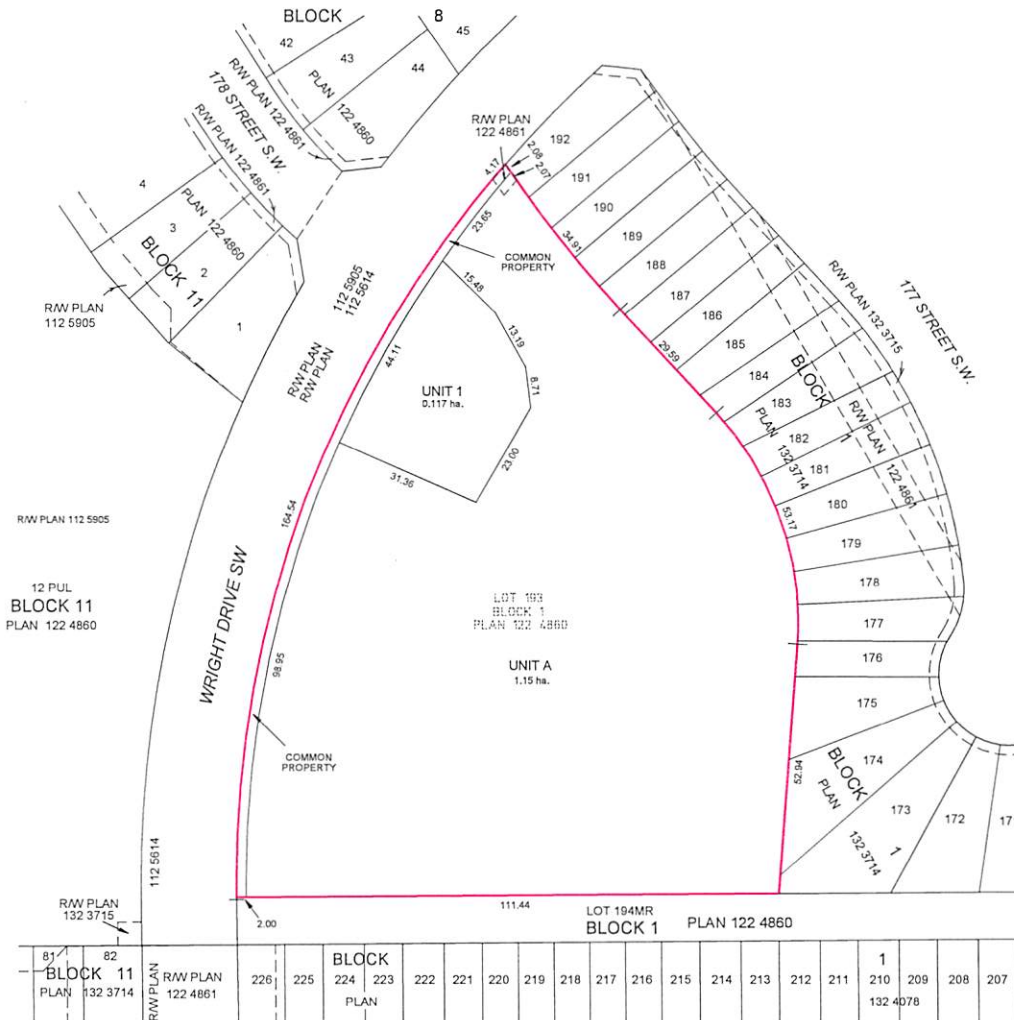
Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #222833005-001

Enclosure(s)

0100-111300275-Akash Homes-Canada/CADD/BA/ETM/C11300275T_Aug_31/05/2016 11:43:36 AM



Akash Homes

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 1.30 ha.



REV. NO.	DATE	ITEM	BY
0	May26/16	ORIGINAL PLAN COMPLETED	RH

REVISIONS

LANGDALE

TENTATIVE PLAN SHOWING PROPOSED

PHASED CONDOMINIUM DEVELOPMENT

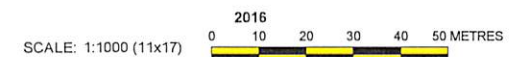
OF

LOT 193, BLOCK 1, PLAN 122 4860

WITHIN THE

S.E. 1/4 SEC. 28 - TWP. 51 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	11300275T	DRAFTED BY:	RH	CHECKED BY:	MK
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Subdivision Authority

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

September 8, 2016

File NO. LDA16-0287

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

ATTENTION: David McArthur

Dear Mr. McArthur:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 7, Block 13, Plan 4629 KS, located north of 88 Avenue NW and west 140 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on September 8, 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 3.1 m south of the north property line off of the lane to service lot 7B (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #224751901-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 27, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0287(SUB)

CADASTRAL NO.: 931+32-07

CONTACT: Stuart Carlyle

SUBDIVISION: Parkview

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

PREPARED BY: Greg Derkach
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan 4629KS, Blk 13, Lot 7 / 8812 – 140 Street

Proposed Lot 7B, Blk 13

- 1-20mm water service and 1-150mm sanitary service exist off the Lane West of 140 Street at 3.1m South of the North Property Line of Lot 7.
- 1-100mm storm service exists off 140 Street at 10.3m North of the South Property Line of Lot 7.

Proposed Lot 7A, Blk 13

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

Water and Sewer Servicing Conditions

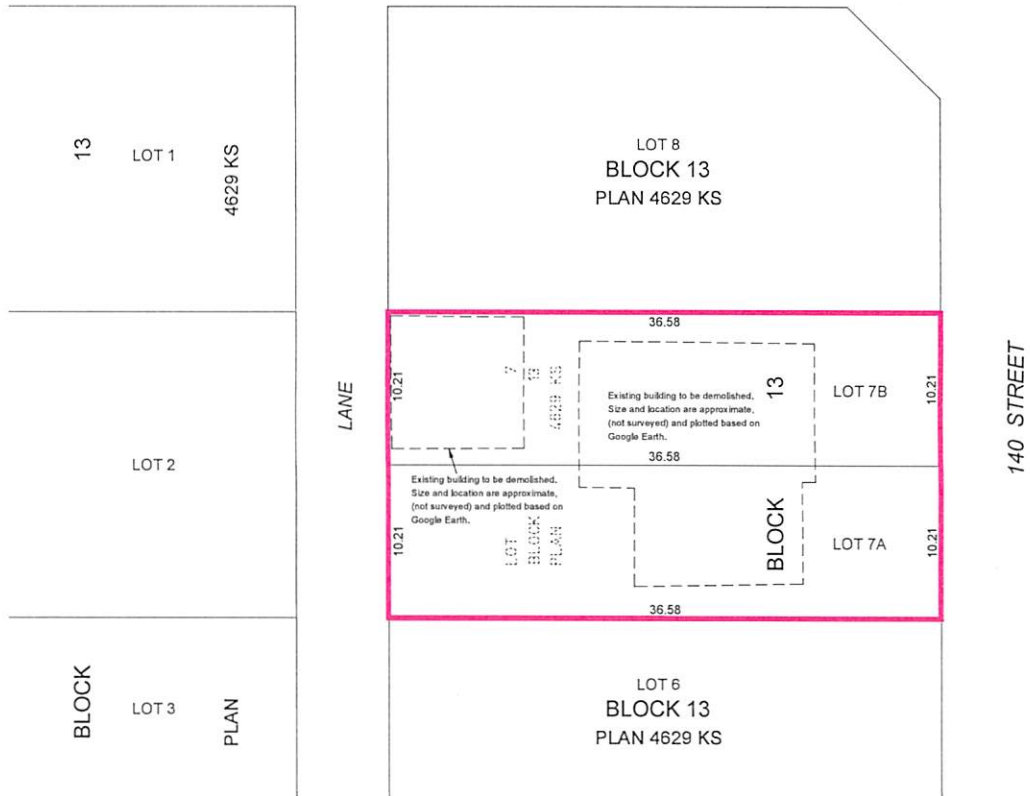
1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and 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, sanitary and storm services will be required for proposed Lot 7A directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

General

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

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

Greg Derkach



URBIS DEVELOPMENTS LTD.

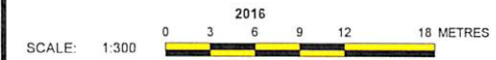
NOTES:

- 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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.075 ha.



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

PARKVIEW
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 7, BLOCK 13, PLAN 4629 KS
WITHIN THE
N.W. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



P Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
1070-176 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 61800022T	DRAFTED BY: JF	CHECKED BY: JM
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September 8, 2016

File NO. LDA16-0297

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 4, Block 30, Plan RN 64, located north of 122 Avenue NW and west of 126 Street NW;
PRINCE CHARLES

The Subdivision by Plan is APPROVED on September 8, 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 8.7 m and south of the north property line and 64.9 m north of Manhole #275320 to service Lot 8 (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.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #225063559-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 26, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 – 0297(SUB)

CADASTRAL NO.: 937+32-12

CONTACT: Stuart Carlyle

SUBDIVISION: Prince Charles

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

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

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

Water and Sewer Service Information

Plan RN64, Block 30, Lot 4 (12216-126 Street)

Proposed Lot 8, Blk 30

- 1-20mm water service exists off the Lane West of 126 Street at 8.7m South of the North Property Line of Lot 4.
- 1-150mm sanitary service exists off the Lane West of 126 Street at 64.9m North of Manhole #275320. The location at the main is assumed straight out.

Proposed Lot 7, Blk 30

- 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 7, Blk 30 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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

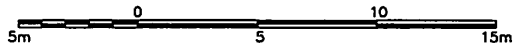
LOT 4, BLOCK 30, PLAN RN64 (LXIV)

IN THE

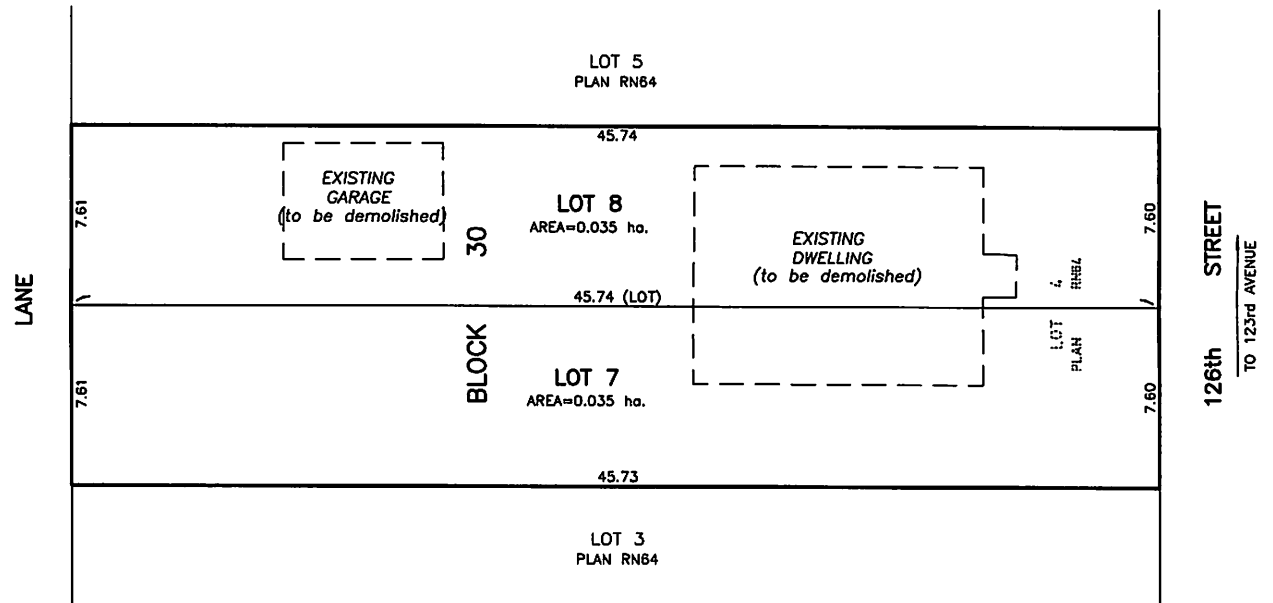
S.W.1/4 SEC.18-53-24-4

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: June 30, 2016
 REVISED: -

FILE NO. 16S0486

DWG.NO. 16S0486T



Subdivision Authority

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

September 8, 2016

File NO. LDA16-0302

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

ATTENTION: David McArthur

Dear Mr. McArthur:

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

The Subdivision by Plan is APPROVED on September 8, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 0.5 m south of the north property line off of the lane to service Lot 16B. The existing storm service enters the proposed subdivision approximately 0.3 m north of the south property line off of the lane to service Lot 16A (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #225486498-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: July 28, 2016

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

CADASTRAL NO.: 934+40-18

CONTACT: Stuart Carlyle

SUBDIVISION: Capilano

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

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

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

Water and Sewer Service Information

Following is the water and sewer servicing information for the proposed subdivision parcels:

Proposed Lot 16B, Block 52

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

Proposed Lot 16A, Block 52

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

Note: The owner/developer must dig and locate the existing services at property line in order to verify location and submit a survey with ALS stamp to Drainage Services prior to payment for new services.

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that each separately titled parcel must be independently serviced with water and sewer services directly off public mains. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water and sanitary services will be required for proposed Lot 12A directly off city mains prior to subdivision approval.**
4. **New storm service will be required for proposed Lot 12B directly off city mains prior to subdivision approval.**
5. Should the survey show that the existing services are not located at the measurements mentioned above and enter the other lot, then the lot that does not have water, sanitary and/or storm service will require new services.

6. The applicant should consider moving to the proposed property line to the east or west to ensure services can be clearly assigned to one lot.
7. **Prior to subdivision, all water, sanitary, and storm lines which cross from one new separately titled lot to another must be identified and relocated at the owner's expense. Each new separately titled lot is required to be individually serviced with water and sewer services directly off city mains and must drain entirely to its own private drainage system. (Any cross lot servicing and overland drainage must be dealt with.)**
8. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

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

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

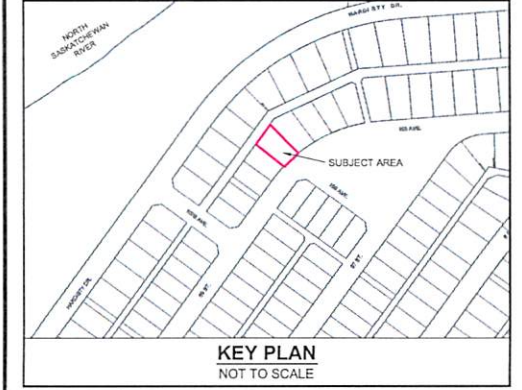
Georgeanne Andersen



GREEN LIVING HOMES

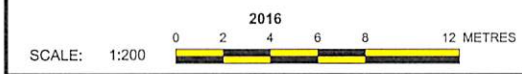
NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS _____ AND CONTAINS: 0.078 ha.



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

CAPILANO
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 16, BLOCK 52, PLAN 2136 KS
WITHIN THE
RIVER LOT 33 - EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA



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

FILE NO. 616000111	DRAFTED BY: JF	CHECKED BY: MK
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Subdivision Authority

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

September 8, 2016

File NO. LDA16-0313

Tom Gariano
14027 – 127 Street NW
Edmonton, AB T5V 1E7

Dear Mr. Gariano:

RE: Tentative plan of subdivision to create separate titles for two (2) existing single-detached houses on Lots 11 and 12, Plan RN 60, located south of 111 Avenue NW and east of 130 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on September 8, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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

Please be advised of the following:

1. that 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 (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.

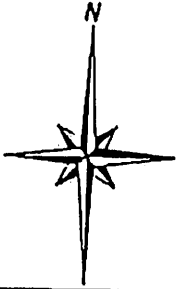
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #225229540-001

Enclosure(s)



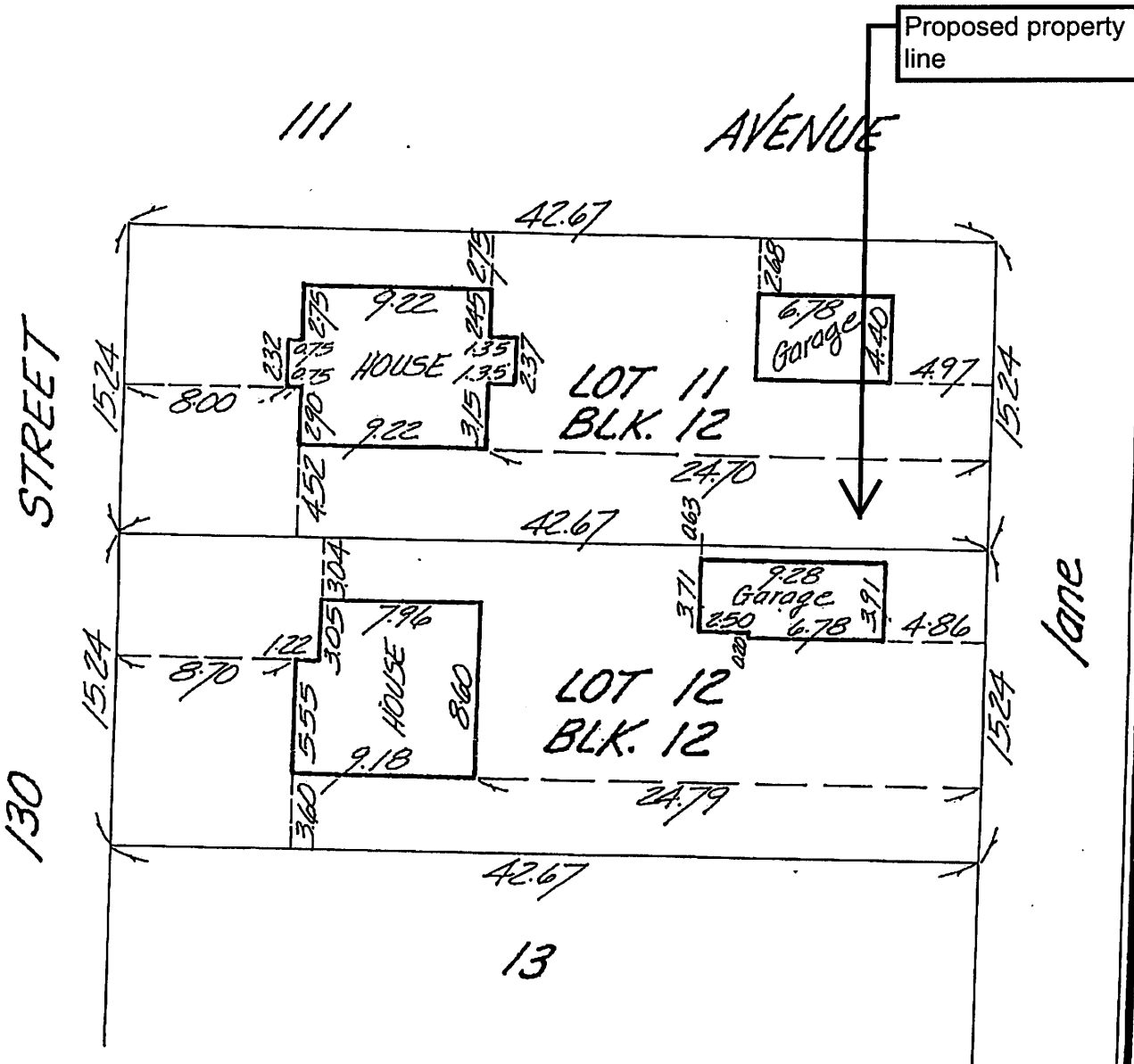
BUILDING LOCATION CERTIFICATE

HAGEN SURVEYS (1982) LTD.

ALBERTA LAND SURVEYORS
9335 - 47 STREET
TELEPHONE : 468-2673
EDMONTON · ALBERTA · T6B 2R7
J. J. HAGEN, A.L.S.



FILE: Roma III Developments



LOT S 11 & 12 BLOCK 12 PLAN LX
11045 & 11049 - 130th Street, Edmonton, Alberta.



Subdivision Authority

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

September 8, 2016

File NO. LDA16-0314

Universal Geomatics Solutions
15111 – 123 Avenue NW
Edmonton, AB T5V 1J7

ATTENTION: Andrew Miles

Dear Mr. Miles:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 55, Block 15, Plan 6490 KS, located north of 134 Avenue NW and east of 103 Street NW; **ROSSLYN**

The Subdivision by Plan is APPROVED on September 8, 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 14.3 m north of the south property off 103 Street NW and 4.7 m south of the north property line off the lane to service lot 55A (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.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #226023700-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: August 15, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0314(SUB)

CADASTRAL NO.: 940+36-04

CONTACT: Stuart Carlyle

SUBDIVISION: Rosslyn

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

PREPARED BY: **Greg Derkach**
Water and Sewer Servicing Section
Drainage Services

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

Water and Sewer Service Information

Plan 6490KS, Blk 15, Lot 55 / 13419 – 103 Street

Proposed Lot 55A, Blk 15

- 1-20mm water service and 1-100mm storm service exist off 103 Street at 14.3m North of the South Property Line of Lot 15.
- 1-150mm sanitary service exists off the Lane East of 103 Street at 4.7m South of the North Property Line of Lot 15.

Proposed Lot 55B, Blk 15

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

Water and Sewer Servicing Conditions

1. It is required under the City's Drainage Bylaw and EPCOR Water Standards that **each separately titled parcel must be independently serviced with water and sewer services directly off public mains**. A private water and sewer system cannot cross one separately titled parcel to service another and cannot be used to service more than one separately titled parcel.
2. As per the Drainage Bylaw, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
3. **New water, sanitary and storm services will be required for proposed Lot 55B directly off city mains prior to subdivision approval.**
4. Construction charges will apply for any new water, sanitary and/or storm services required which will be constructed by the City from the main to the Property Line.

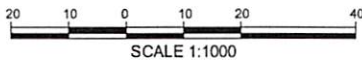
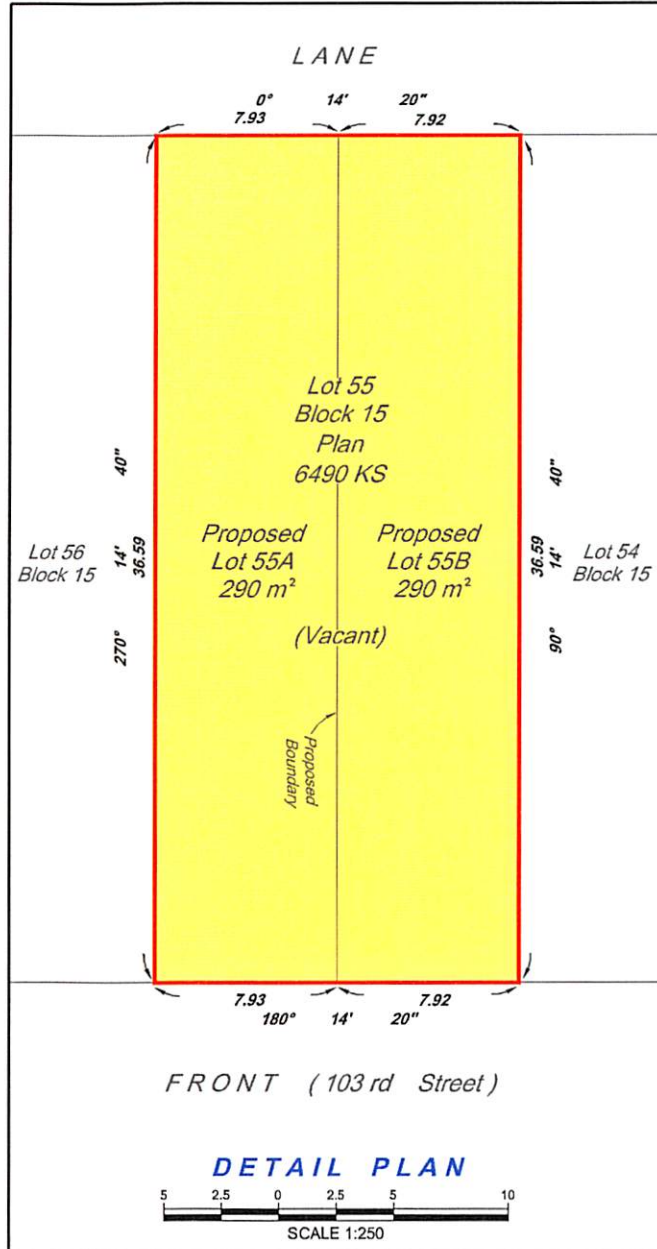
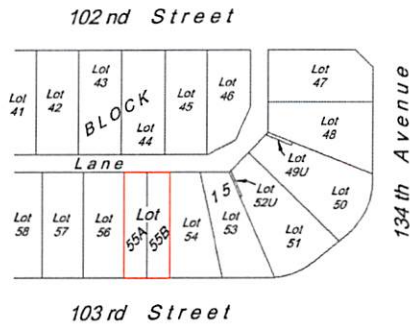
General

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

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

Greg Derkach

SKETCH PLAN SHOWING
PROPOSED SUBDIVISION
of
LOT 55, BLOCK 15, PLAN 6490 KS
AT 13419 - 103 rd Street NW
CITY OF EDMONTON - ALBERTA



Owner : [MERIDIAN PROPERTY DEVELOPMENTS INC.](#)

Certificate Of Title : [162 161 671](#)

Current/Proposed Use : [RESIDENTIAL](#)

LEGEND

- Lots Separation To Be Shown Thus
- Lands To Be Dealt With Bounded Thus

NOTES:
Distances Are in Metres and Decimals Thereof.
Bearings are Astronomic. Assumed From Plan 6490 KS.

UNIVERSAL Geomatics Solutions Calgary - Edmonton - Grande Prairie - www.ugsc.ca Ph: 780-454-3030 Fax: 750-453-6644					0							
Draftsperson : MGC	Plan Reviewer : AM	Dwg. No. : 160332-SR-PLT-001			REVISION							
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">0 Original Plan Issued</td> <td style="width: 25%;">MGC/AM</td> <td style="width: 25%;">13-JUL-2016</td> </tr> <tr> <td>Rev.</td> <td>DESCRIPTION</td> <td>DWN/APP DATE</td> </tr> </table>		0 Original Plan Issued	MGC/AM	13-JUL-2016	Rev.	DESCRIPTION	DWN/APP DATE			
0 Original Plan Issued	MGC/AM	13-JUL-2016										
Rev.	DESCRIPTION	DWN/APP DATE										

Thursday, September 1, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

PRESENT	April Gallays, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	April Gallays	
	That the Subdivision Authority Agenda for the September 01, 2016 meeting be adopted.	
FOR THE MOTION	April Gallays	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	April Gallays	
	That the Subdivision Authority Minutes for the August 25, 2016 meeting be adopted.	
FOR THE MOTION	April Gallays	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0379 177091592-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot O, Block 20, Plan 426 HW located north of 72 Avenue and west of 95 Street; RITCHIE
MOVED	April Gallays	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	April Gallays	CARRIED
2.	LDA16-0275 224146393-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 50, Plan RN22B, located east of 127 Street and south of 106 Avenue; WESTMOUNT
MOVED	April Gallays	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	April Gallays	CARRIED

3.	LDA16-0278 224368407-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling, from Lot 9-10, Block 5, Plan 5036S, located east of 85 Street and north of 77 Avenue; KING EDWARD PARK
MOVED		April Gallays That the application for subdivision be Approved as Amended.
4.	LDA16-0283 224470144-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 7, Plan 5191 HW, located east of 155 Street and south of 90 Avenue; JASPER PARK
MOVED		April Gallays That the application for subdivision be Approved as Amended.
5.	LDA16-0296 224955221-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, Lot 14, Block 47, Plan 2928 HW, located west of 151 Street and south of 107 Avenue; CANORA
MOVED		April Gallays That the application for subdivision be Approved as Amended.
6.	LDA16-0301 225242403-001	Tentative plan of subdivision to create separate titles for a semi-detached residential lot, from Lot 420, Block 1, Plan 7540 AH, located west of 101 Street and south of 116 Avenue; SPRUCE AVENUE
MOVED		April Gallays That the application for subdivision be Approved as Amended.
7.	LDA16-0310 225910445-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 9, Plan 1131 HW, located south of 106 Avenue and west of 147 Street; GROVENOR
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
5.	ADJOURMENT The meeting adjourned at 9:40 a.m.	