

Thursday, May 5, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 5, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0562
182076444-001 | Tentative plan of subdivision to create 65 single detached residential lots, 39 row housing lots, two (2) Municipal Reserve lots, one (1) Public Utility lot and two (2) Environmental Reserve lots from the SW 19-53-25-W4M and the SE 19-53-25-W4M, located south of Trumpeter Way NW and west of 202 Street NW; TRUMPETER |
| 2. | LDA15-0639
184479684-001 | Tentative plan of subdivision to create 79 residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
| 3. | LDA15-0660
185001568-001 | Tentative plan of subdivision to revise conditionally approved LDA13-0213 by adding twenty-six (26) residential lots from the North half of the SW 36-52-26 W4M, located north of Secord Road NW and east of 231 Street NW; SECORD |
| 4. | LDA16-0044
186465339-001 | Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit by phased condominium from Lot 1, Block 11, Plan 142 5409, located north of Whitemud Drive NW and west of Winterburn Road NW; ROSENTHAL |
| 5. | LDA16-0055
186482895-001 | Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) pieces, located north of Windermere Boulevard SW and west of Windermere Road NW; WINDERMERE |
| 6. | LDA16-0089
187065745-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 10, Plan RN 60 located south of 110 Avenue and east of 129 Street; WESTMOUNT |
| 7. | LDA16-0102
187661394-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 25, Plan 715 HW located south of 89 Avenue and west of 116 Street; WINDSOR PARK |

8.	LDA16-0103 187796375-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 26, Plan 6045 HW located south of 67 Avenue and west of 98 Street; HAZELDEAN
9.	LDA16-0107 187586284-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 16, Block 1, Plan 1841 KS located south of 101A Avenue and west of 50 Street; FULTON PLACE
10.	LDA16-0116 188141716-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 1, Plan 8701 S, located north of 92 Avenue NW and east of 92 Street NW; BONNIE DOON
11.	LDA16-0128 188570018-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 18, Plan 6490 KS located north of 132 Avenue NW and east of 104 Street NW; ROSSLYN
12.	LDA16-0138 189003792-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 18 and 19, Block 53, Plan 6800 AK, located north of 105 Avenue NW and west of 83 Street NW; FOREST HEIGHTS
13.	LDA16-0140 189053028-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 37, Plan 3150 Q, located south of 79 Avenue NW and west of 97 Street NW; RITCHIE
5.	OTHER BUSINESS	



Subdivision Authority

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

May 5, 2016

File NO. LDA15-0562

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

ATTENTION: Tom Young

Dear Mr. Young:

RE: Tentative plan of subdivision to create 65 single detached residential lots, 39 row housing lots, two (2) Municipal Reserve lots, one (1) Public Utility lot and two (2) Environmental Reserve lots from the SW 19-53-25-W4M and the SE 19-53-25-W4M, located south of Trumpeter Way NW and west of 202 Street NW; **TRUMPETER**

I The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 5.79 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.85 ha and 0.25 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the “Conditions of Approval” map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the proposed Public Utility lot be dedicated as road right of way as shown on the “Conditions of Approval” map, Enclosure I;
6. 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;
7. that the owner register a public access easement for the shared use path in the AltaLink right-of-way, as shown on the “Conditions of Approval” map, Enclosure I. The owner may contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) for further information. The easement document will be sent directly to the owner for review and signature; and

8. 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a 3 m hard surface shared use path including bollards and landscaping within the AltaLink lands, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path with lighting, bollards and landscaping within the walkway north of the 0.85 ha MR lot, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 2.5 m asphalt shared use path with “Shared Use” signage and bollards within the top-of-bank setback and 0.85 ha MR lot, or that it be constructed using suitable alternative materials, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I.
10. that the owner construct a 2 m granular shared use path with “Shared Use” signage and bollards within the top-of-bank setback, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct 1.5 m concrete sidewalks with lighting and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and

13. that the owner is responsible for the design, landscaping and construction within the MR lots, AltaLink right-of-way, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 19-53-25-W4M was addressed previously with LDA08-0141 by dedicating 0.46 ha and 0.08 ha lots and a 4.257 ha Deferred Reserve Caveat (DRC). The DRC will be reduced to assemble the 0.85 MR lot within the SE 19-53-25-W4M. The balance of the DRC will be transferred to the SW 19-53-25-W4M.

MR for the SW 19-53-25-W4M was addressed previously with LDA12-0173 by way of a 6.012 ha DRC. The DRC will be reduced by 0.25 ha for land dedication as a result of this application.

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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/jh/Posse #182076444-001

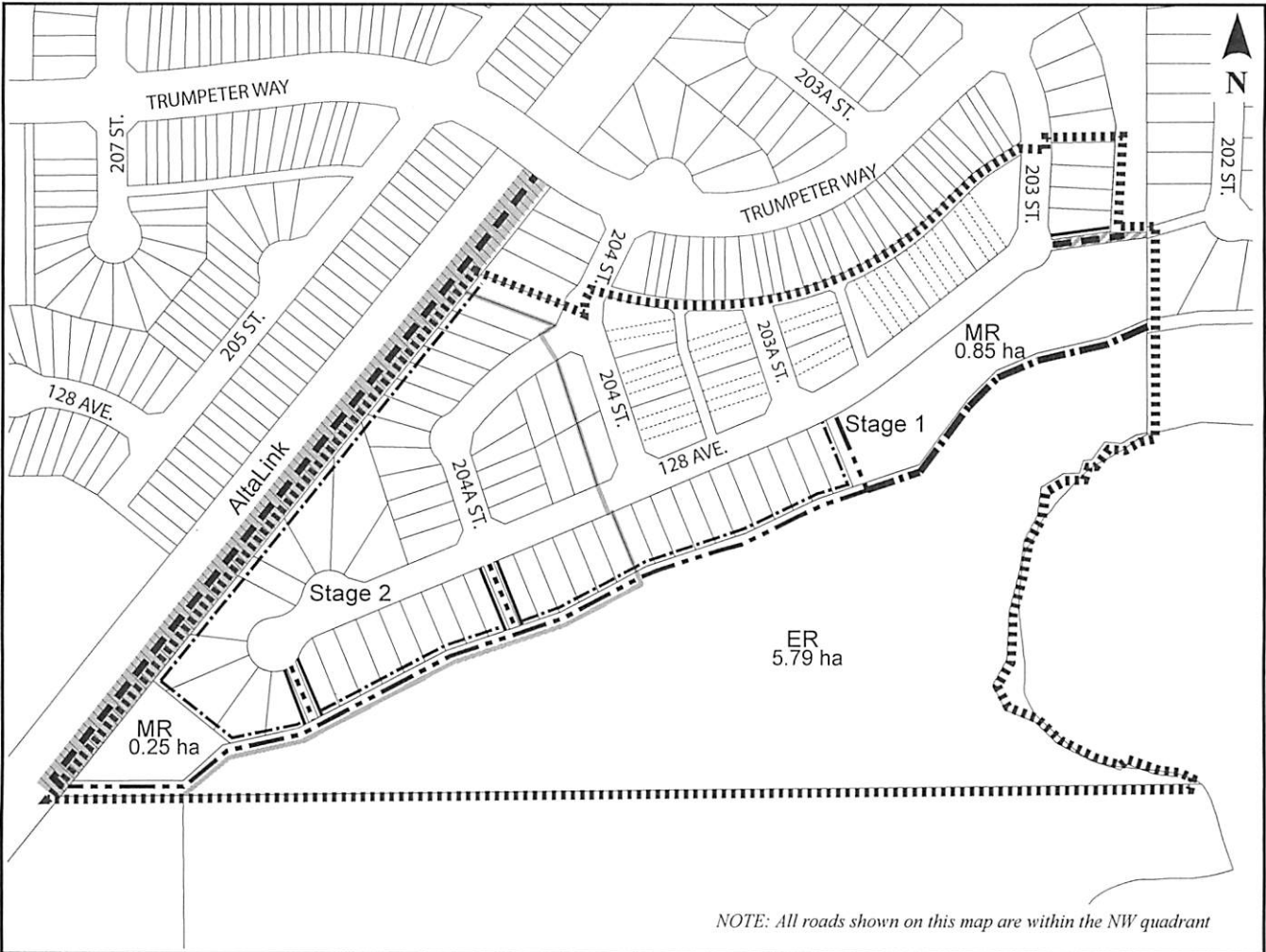
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

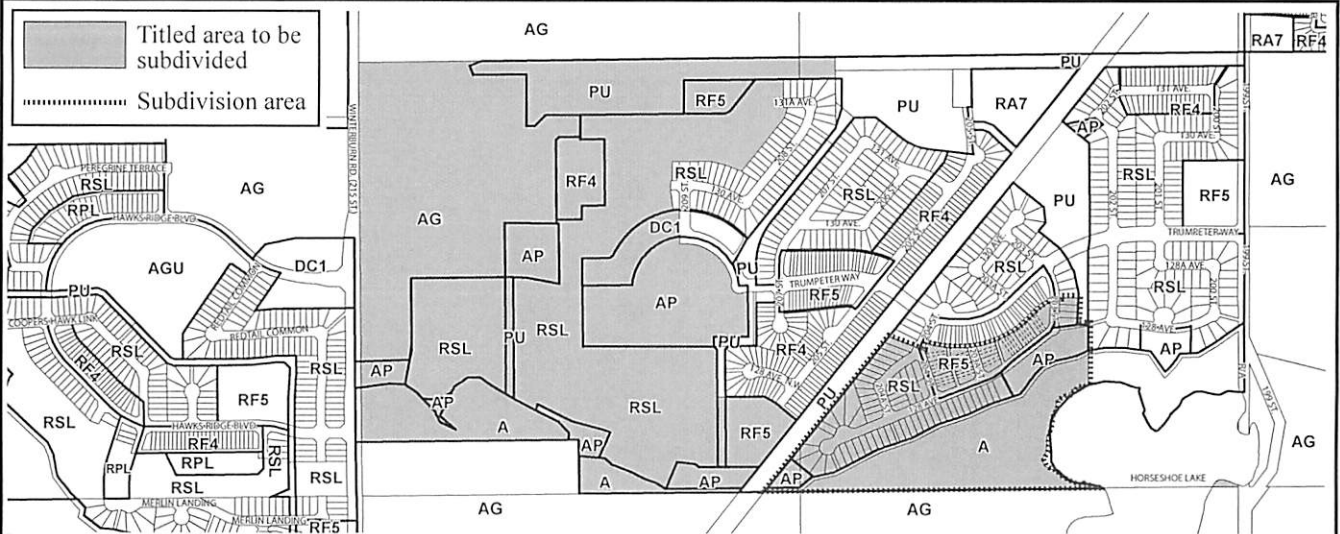
May 5, 2016

LDA15-0562

- | | |
|--|--|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ Limit of proposed subdivision ▬ 1.8 m uniform screen fence as per Zoning Bylaw - · - · - · 1.2 m uniform fence ▬▬▬▬ 3.0 m shared use path ▬▬▬▬▬▬ 2.5 m asphalt shared use path | <ul style="list-style-type: none"> ▬▬▬▬▬▬▬ 2.0 m granular shared use path · · · · · 1.5 m concrete sidewalk ▨▨▨▨▨▨▨ Dedicate as road right-of-way ▨▨▨▨▨▨▨ Register easement ▨▨▨▨▨▨▨ Include in engineering drawings |
|--|--|



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





Subdivision Authority

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

May 5, 2016

File NO. LDA15-0639

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

ATTENTION: Scott Cole

Dear Mr. Cole:

RE: Tentative plan of subdivision to create 79 residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA14-0316, and LDA15-0013 be registered prior to or concurrent with this application;
4. that LDA15-0460 to amend the Chappelle Neighbourhood Area Structure Plan shall be approved prior to the endorsement of this subdivision;
5. 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; and
6. 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 offsite underground utilities including a 300 mm water main extension and sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
8. that the engineering drawings include a temporary offset 17 m transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the west half of the SE-15-51-25-W4M was addressed by DRC through SO/95-0052. MR for the east half of the SE-15-51-25-W4M was addressed by DRC through SO/95-0052. MR for Lot N, Block 99, Plan 152 2816 was addressed by DRC through LDA14-0442 and will carry forward on title.

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/mb/Posse #184479684-001

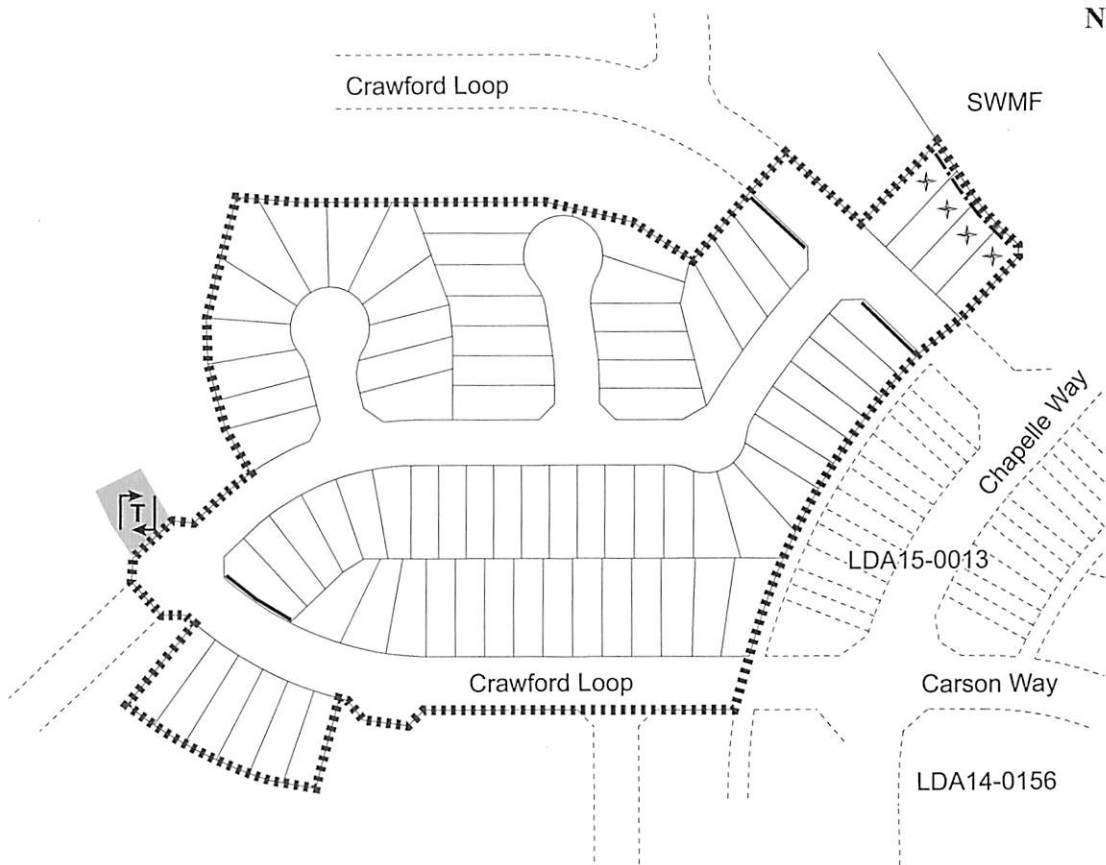
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP


May 05, 2016

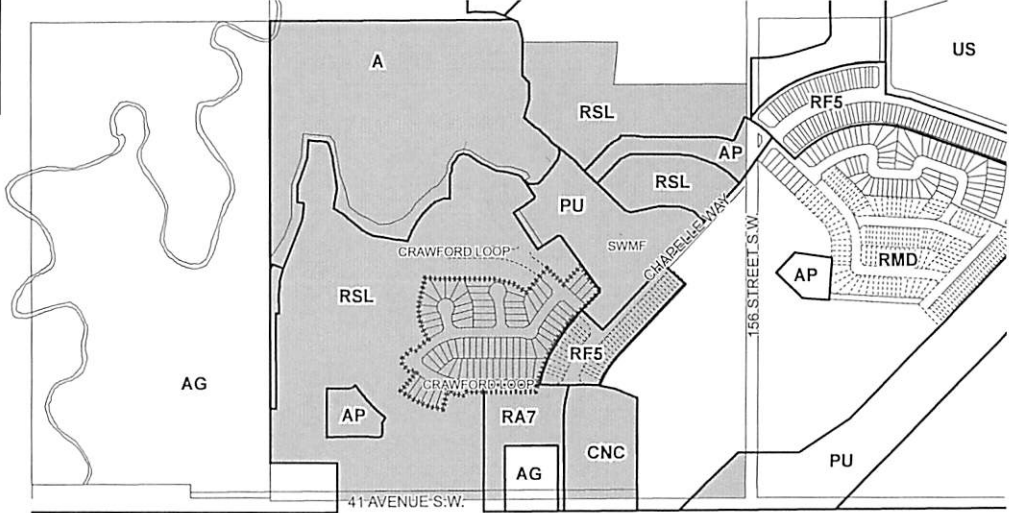
LDA15-0639

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- + Restrictive covenant re: freeboard
-  Temporary 17 m radius turnaround
-  Include in engineering drawings

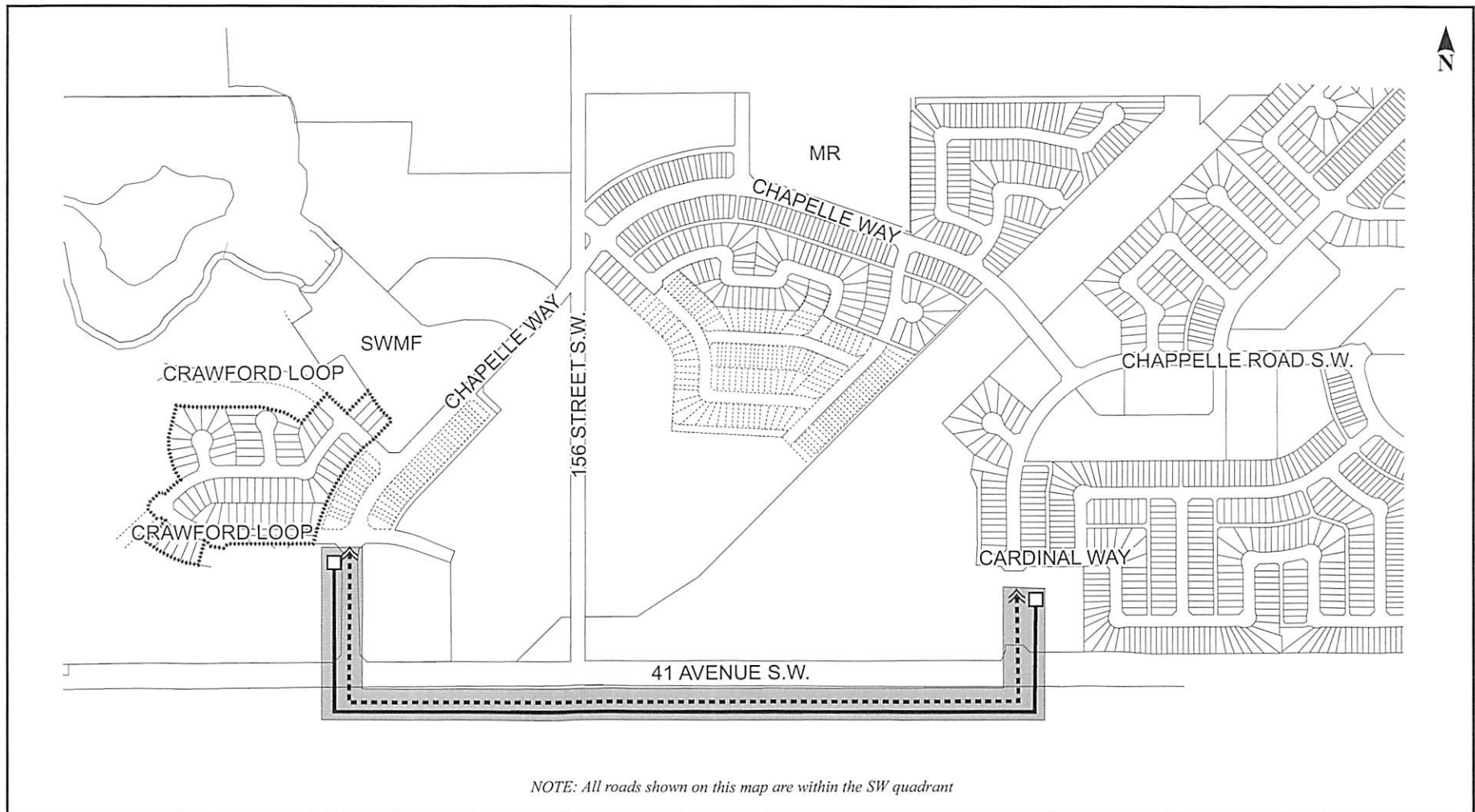


NOTE: All roads shown on this map are within the SW quadrant

-  Titled area to be subdivided
- Subdivision area



- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ↔---↔ 300 mm Water main extension
- ▬ Include in Engineering drawings
- Sanitary and Storm





Subdivision Authority

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

May 5, 2016

File NO. LDA15-0660

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

ATTENTION: Nick Dyjack

Dear Mr. Dyjack:

RE: Tentative plan of subdivision to revise conditionally approved LDA13-0213 by adding twenty-six (26) residential lots from the North half of the SW 36-52-26 W4M, located north of Secord Road NW and east of 231 Street NW; **SECORD**

The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the approved subdivision LDA13-0213 be registered concurrently with this subdivision;
2. that Bylaw 17623 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 responsible for the disposal of any sanitary and storm water flows generated from the proposed development, at their own cost, until such time that the permanent downstream system and the offsite storm trunk is operational to the satisfaction of Drainage Planning and Engineering;
2. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
3. 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

4. that an appeal may be lodged 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 James Haney at 780-944-0125 or james.haney@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/jh/Posse #185001568-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 5, 2016

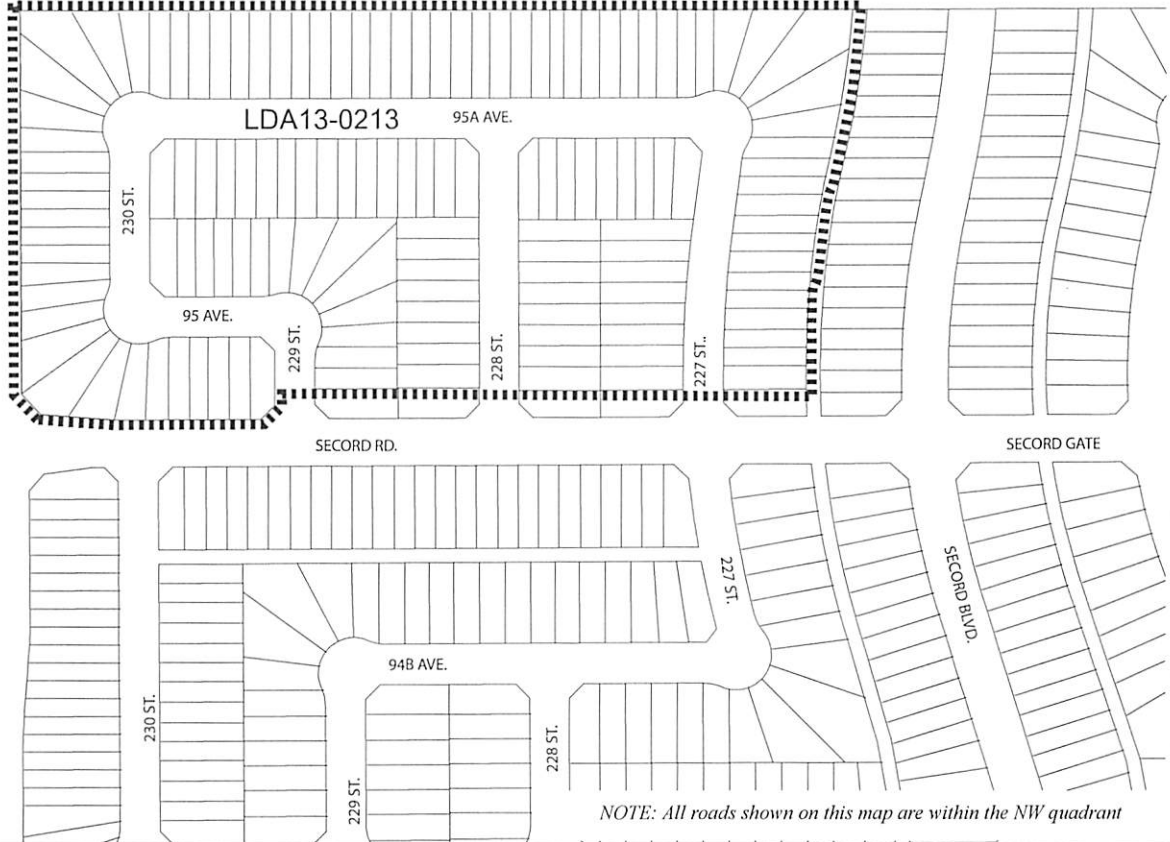
LDA15-0660

Limit of proposed subdivision



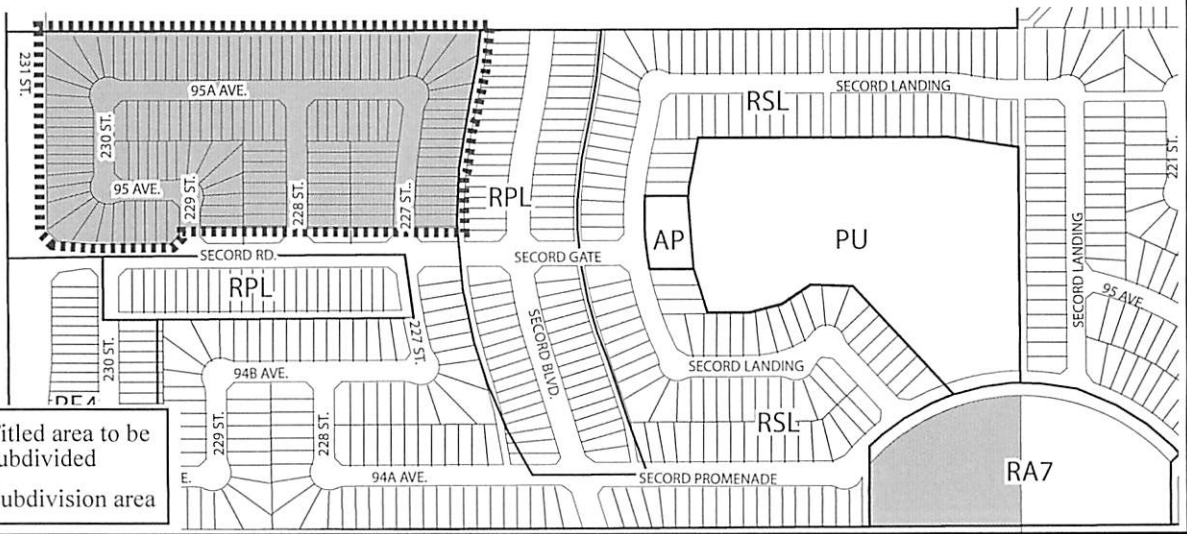
CITY BOUNDARY



231 ST.



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

CITY BOUNDARY



 Titled area to be subdivided
 Subdivision area



May 5, 2016

File NO. LDA16-0044

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 by phased condominium from Lot 1, Block 11, Plan 142 5409, located north of Whitemud Drive NW and west of Winterburn Road NW; **ROSENTHAL**

The Subdivision by Phased Condominium is APPROVED on May 5, 2016, subject to the following conditions:

1. the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Mustapha Makhdoom at 780-442-7041); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that 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

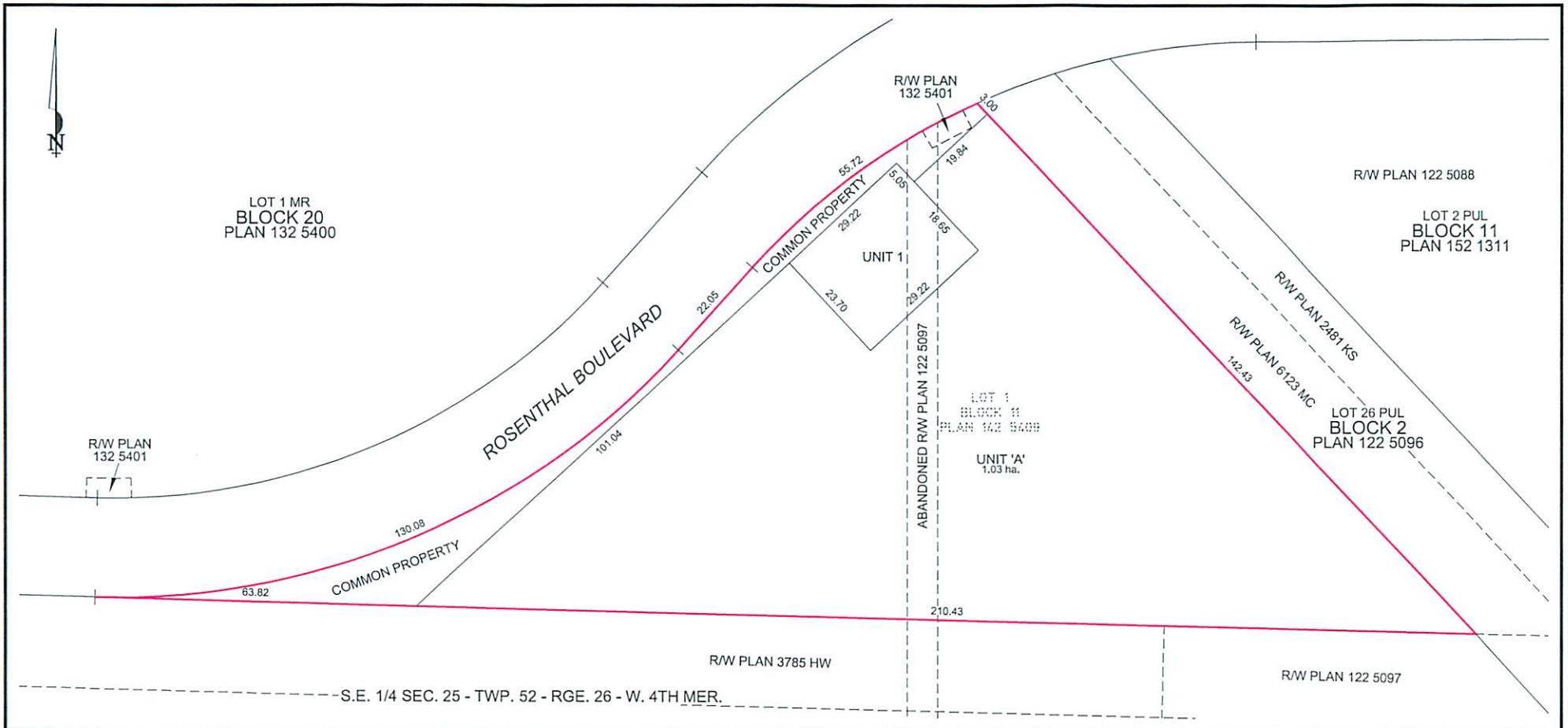
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is 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 #186465339-001

Enclosure(s)

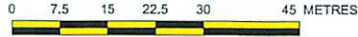


THE STRAND IN ROSENTHAL

NOTES:

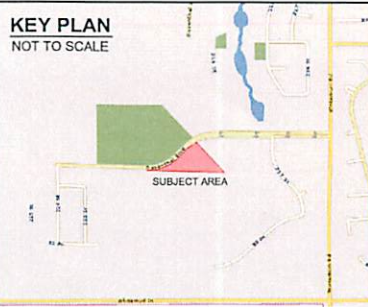
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R47.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 1.19 ha.

2016



SCALE: 1:750

KEY PLAN
NOT TO SCALE



THE STRAND IN ROSENTHAL
TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
OF
LOT 1, BLOCK 11, PLAN 142 5409
WITHIN THE
S.E. 1/4 SEC. 25 - TWP. 52 - RGE. 26 - W. 4TH MER.
EDMONTON - ALBERTA

REV. NO.	DATE	ITEM	BY
0	JAN. 27/16	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

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

FILE NO.	11500101T	DRAFTED BY:	ME	CHECKED BY:	MK
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Subdivision Authority

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

May 5, 2016

File NO. LDA16-0055

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

ATTENTION: Gage Sparks

Dear Mr. Sparks:

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit in two (2) pieces, located north of Windermere Boulevard SW and west of Windermere Road NW; **WINDERMERE**

The Subdivision by Phased Condominium is APPROVED on May 5, 2016, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that 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 #186482895-001

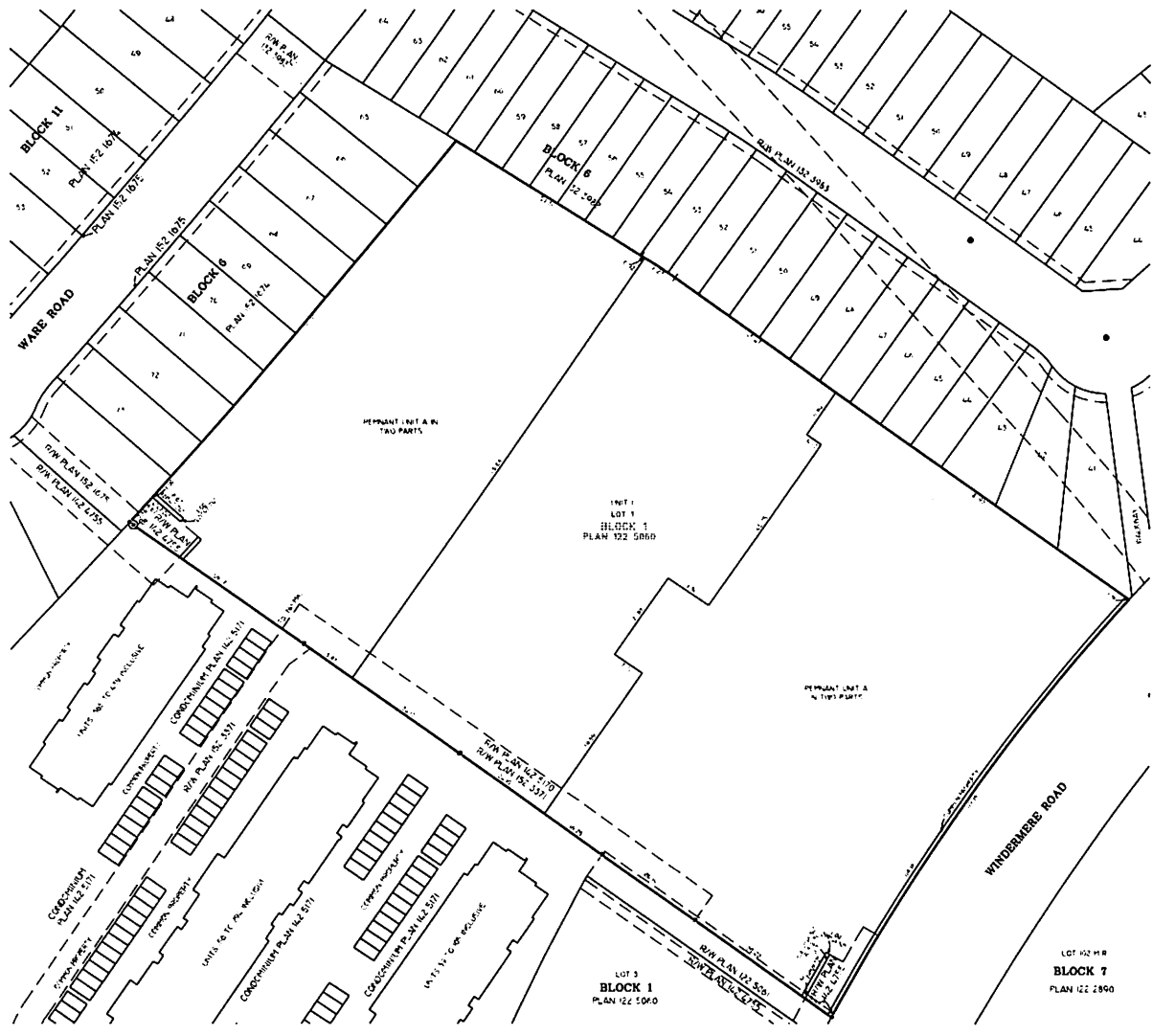
Enclosure(s)

WINDERMERE
EDMONTON, ALBERTA
 TENTATIVE PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF
 LOT 1, BLOCK 1, PLAN 122 5060
 IN THE
 S.E. 1/4 SEC. 33, TWP. 51, RGE. 25, W. 4 MER.

SCALE 1:500
 JOAN M. BYRNE, A.L.S.

NOTES:

1. TO BE BOUND BY THE TERMS OF THE PLAN HEREIN FILED FOR REGISTRATION IN THE PUBLIC OFFICE.
2. ALL DISTANCES TO BE MEASURED TO THE POINTS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED.
3. ALL DISTANCES TO BE MEASURED TO THE POINTS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED.
4. ALL DISTANCES TO BE MEASURED TO THE POINTS SHOWN ON THIS PLAN UNLESS OTHERWISE SPECIFIED.
5. AREA MEASURED TO BE SHOWN TO THE NEAREST SQUARE METRE.



LEGEND:

3-D LINE FOUNDATION	11	WATER
3-D LINE FOUNDATION	12	WATER
3-D LINE FOUNDATION	13	WATER
3-D LINE FOUNDATION	14	WATER
3-D LINE FOUNDATION	15	WATER
3-D LINE FOUNDATION	16	WATER
3-D LINE FOUNDATION	17	WATER
3-D LINE FOUNDATION	18	WATER
3-D LINE FOUNDATION	19	WATER
3-D LINE FOUNDATION	20	WATER
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3-D LINE FOUNDATION	24	WATER
3-D LINE FOUNDATION	25	WATER
3-D LINE FOUNDATION	26	WATER
3-D LINE FOUNDATION	27	WATER
3-D LINE FOUNDATION	28	WATER
3-D LINE FOUNDATION	29	WATER
3-D LINE FOUNDATION	30	WATER
3-D LINE FOUNDATION	31	WATER
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3-D LINE FOUNDATION	33	WATER
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3-D LINE FOUNDATION	36	WATER
3-D LINE FOUNDATION	37	WATER
3-D LINE FOUNDATION	38	WATER
3-D LINE FOUNDATION	39	WATER
3-D LINE FOUNDATION	40	WATER
3-D LINE FOUNDATION	41	WATER
3-D LINE FOUNDATION	42	WATER
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3-D LINE FOUNDATION	48	WATER
3-D LINE FOUNDATION	49	WATER
3-D LINE FOUNDATION	50	WATER

REGISTERED OWNER
 CARRINGTON LAND LTD.
 5000 100th St. N.W. Edmonton, Alberta T6E 1A1
 780-443-1111



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0089

Neil Ternovatsky
10991 - 129 Street
Edmonton, AB T5M 0Y2

Dear Mr. Ternovatsky:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 10, Plan RN 60 located south of 110 Avenue and east of 129 Street; **WESTMOUNT**

The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.2 m south of the north property line of Lot 13 (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #187065745-001

Enclosure(s)

Tentative Plan of Proposed Subdivision

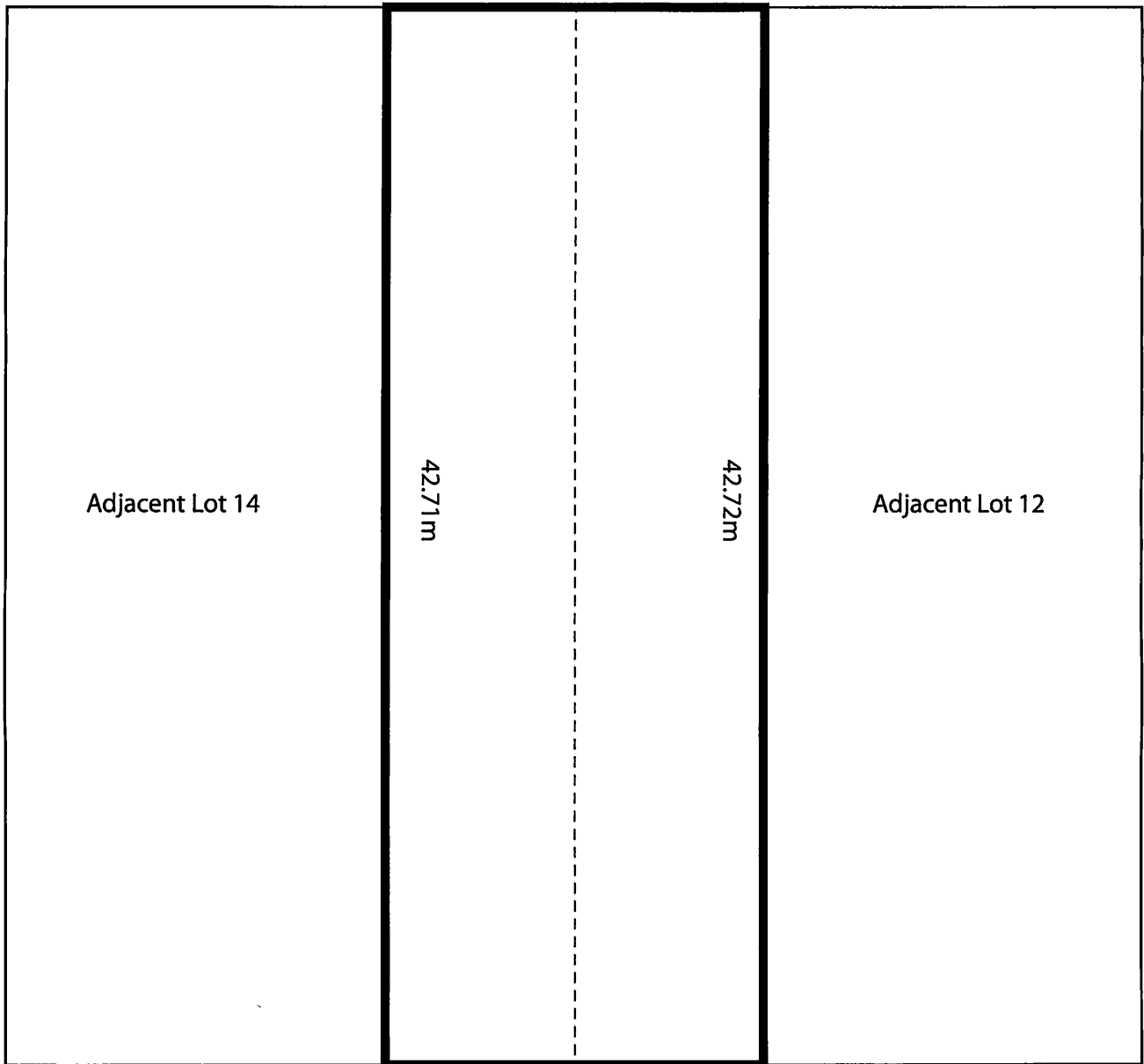
Legal Description (Lot 13, Block 10, Plan RN60)
Civic address: 10991 129 ST NW, Edmonton AB T5M 0Y2

129 Street



7.61m

7.61m



Adjacent Lot 14

42.71m

42.72m

Adjacent Lot 12

Lane

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 24th, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16-0089(SUB)

CADASTRAL NO.: 934+32-18

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Westmount

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

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

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

Water and Sewer Service Information

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

Proposed south portion

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

Proposed north portion

- 1-20mm water service and 1-150mm sanitary service exist in common trench on the lane east of 129th St at 6.2m south of the north property line of the proposed north lot.

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

General

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

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

Joern Seemann.



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0102

Alberta Geomatics Inc.
201, 8762 - 50 Avenue NW
Edmonton, AB T6E 5K8

Attention: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 25, Plan 715 HW located south of 89 Avenue and west of 116 Street;
WINDSOR PARK

The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

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

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

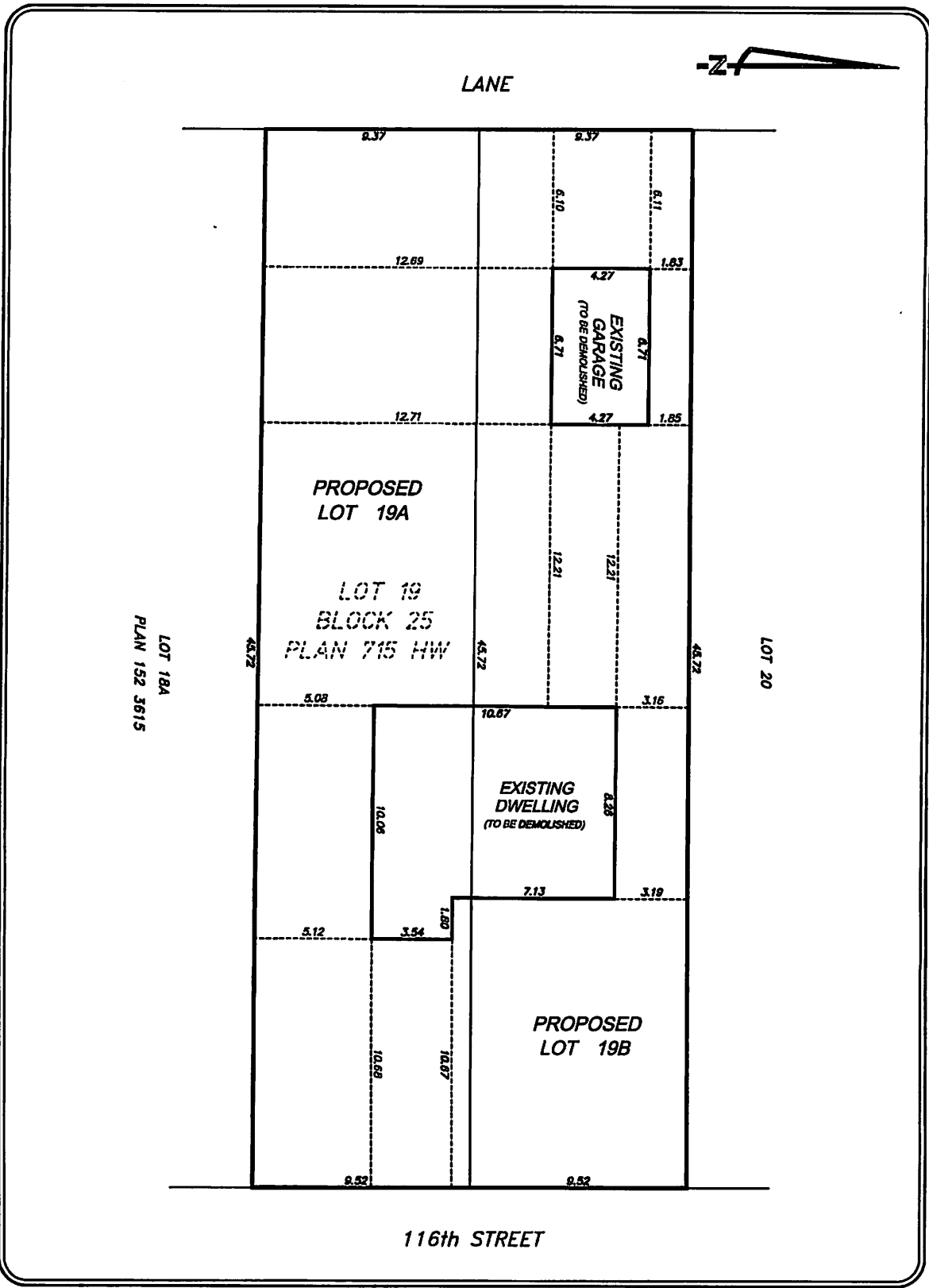
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #187661394-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><small>NOTE:</small></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>			
LOT: 19 BLOCK: 25 PLAN: 715 HW		ZONING: RF1			
SUBDIVISION: WINDSOR PARK ADDRESS: 8726 - 116 STREET					
BUILDER/OWNER: J. DAWE EDMONTON					
FILE: E12237	LOT AREA: 0.086 ha		SCALE: 1:200	DRAWN BY: J.K.	CHECKED BY: P.S.

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 30, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0102(SUB)

CADASTRAL NO.: 931+32-12

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Windsor Park

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 715HW, Blk 25, Lot 19 / 8726 – 116 Street

Proposed Lot 19A, Blk 25

- 1-25mm water service and 1-150mm sanitary service exist off the Lane West of 116 Street at 3.4m North of the South Property Line of Lot 19.
- 1-100mm storm service exists off 116 Street at 5.6m North of the South Property Line of Lot 19.
- 1-150mm sanitary service exist off the Lane West of 116 Street at 0.8m North of the South Property Line of Lot 19. Sanitary service is assumed abandon.

Proposed Lot 19B, Blk 25

- 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 19B 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.



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0103

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 16, Block 26, Plan 6045 HW located south of 67 Avenue and west of 98 Street;
HAZELDEAN

The Subdivision by Plan is APPROVED on May 5, 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 2.1 m east of the west property line of Lot 16 (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 (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #187796375-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 16, BLOCK 26, PLAN 6045 H.W.

IN THE

S.W.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

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

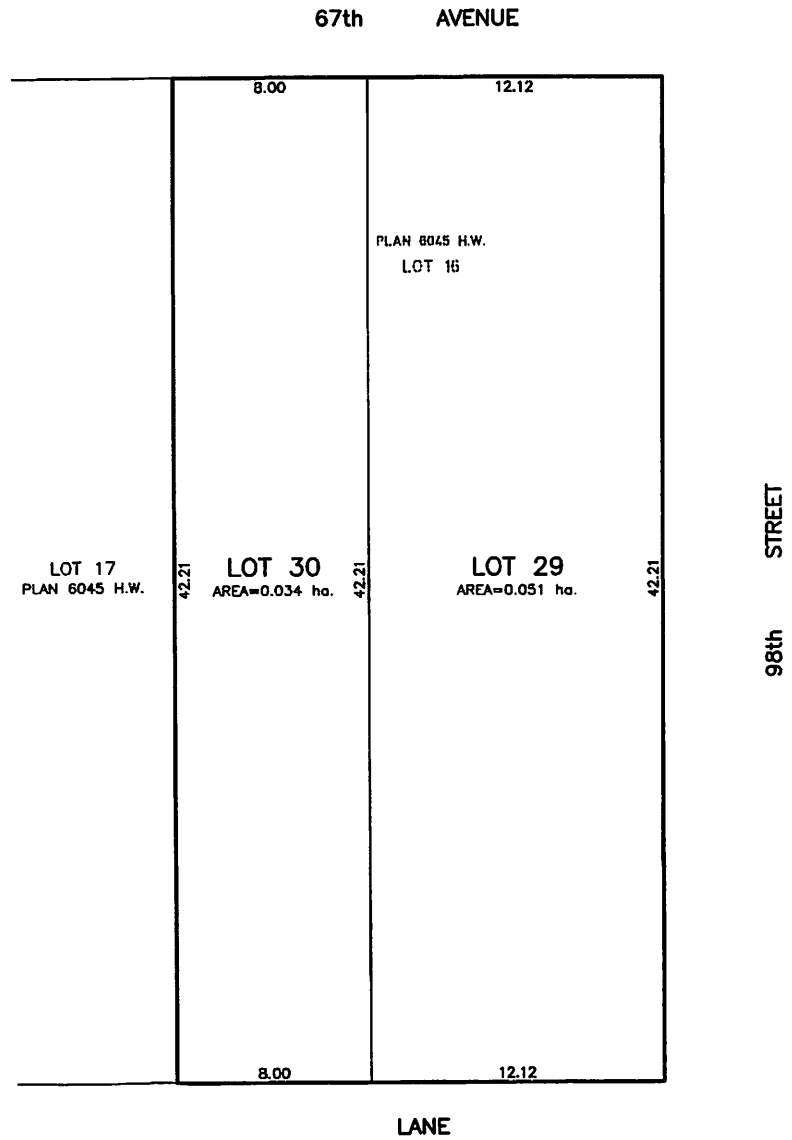
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 25, 2016
REVISED: -

FILE NO. 10C0982

DWG.NO. 10C0982T



WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: March 30, 2016

**SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.:** LDA/16 - 0103(SUB)

CADASTRAL NO.: 928+36-18

CONTACT: Gilbert Quashie-Sam

SUBDIVISION: Hazeldean

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 6045HW, Blk 26, Lot 16 / 9805 – 67 Avenue

Proposed Lot 30, Blk 26

- 1-20mm water service and 1-150mm sanitary service exist off the Lane South of 67 Avenue at 2.1m East of the West Property Line of Lot 16.
- 1-100mm storm service exists off the 67 Avenue at 2.4m East of the West Property Line of Lot 16.

Proposed Lot 29, Blk 26

- 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 29 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



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0107

Ronald Dezman
5207 – 101A Avenue
Edmonton, AB T6A 0L7

Dear Mr. Dezman:

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 16, Block 1, Plan 1841 KS located south of 101A Avenue and west of 50 Street;
FULTON PLACE

The Subdivision by Plan is APPROVED on May 5, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.9 m east of the west property line of the proposed centre lot (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1272.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #187586284-001

Enclosure(s)

JMS SURVEY INC

Ron and Lorraine Dezmon

Proposed Subdivision
Lot 16 Blk 1 Plan 1841 KS
5207-101A Avenue

Edmonton, Alberta

Drawn: AJM

Date: Feb 10, 2016

Scale: 1:250

Note(s):

1. Survey conducted by JMS on February 8th, 2016.
2. ASCM 65169 used for geodetic reference.

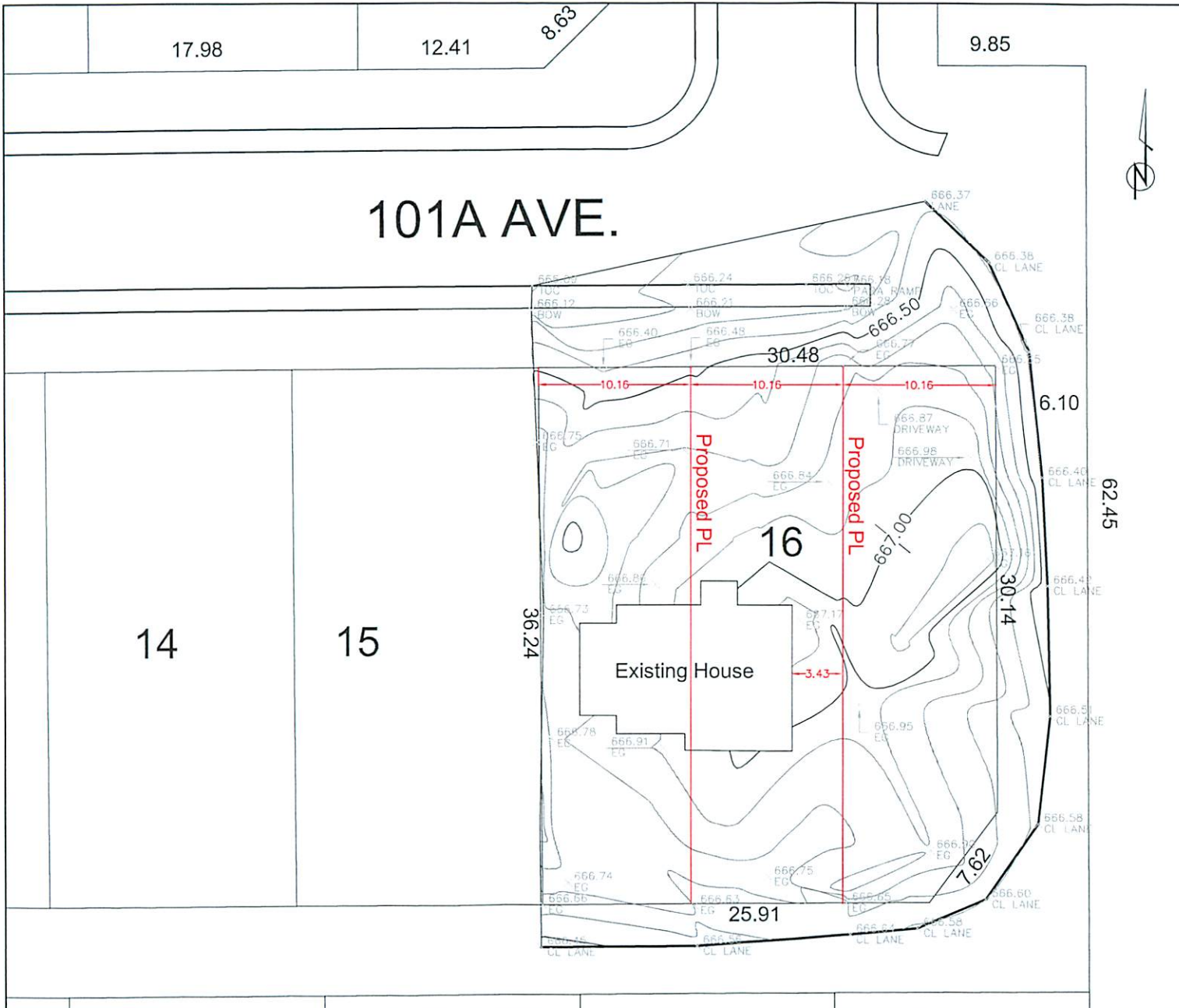
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Subdivision Authority

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

May 5, 2016

File NO. LDA16-0116

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 from Lot 1, Block 1, Plan 8701 S, located north of 92 Avenue NW and east of 92 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on May 5, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner remove and replace the existing lead water service to proposed Lot 1B (contact Water and Sewer Services at 780-496-5444); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
4. that the 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 #188141716-001

Enclosure(s)



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0128

Derek Chan
276 – Fairway Crescent
Sherwood Park, AB T8B 1C6

Dear Mr. Chan:

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 11, Block 18, Plan 6490 KS located north of 132 Avenue NW and east of 104 Street NW; **ROSSLYN**

The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing garage prior to endorsement of the final plan. Demolition permits can be obtained from Sustainable Development, 5th floor, 10250 – 101 Street NW;
2. that the owner abandon the existing services (water, sanitary and storm) due to the identification of cross-lot servicing between Lot 11A and 11B. These existing service connections may be reused to service Lot 11A only (contact Water and Sewer Servicing at 780-496-5444); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 2.4 m north of the south property off of the lane (see attached comments from Drainage Planning and Engineering). As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information.

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #188570018-001

Enclosure(s)

WASS ATTACHMENT FOR CIRCULATION RESPONSE

DATE: April 8, 2016

SUSTAINABLE DEVELOPMENT
DEPT. FILE NO.: LDA/16 - 0128(SUB)

CADASTRAL NO.: 940+36-04

CONTACT: Stuart Carlyle

SUBDIVISION: Rosslyn

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

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

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

Water and Sewer Service Information

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

Plan 6490KS, Block 18, Lot 11 (13311-104 Street)

Proposed Lot 11B, Blk 18

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

Proposed Lot 11A, Blk 18

- 1-20mm water and 1-150mm sanitary service exist off the Lane East of 104 Street at 2.4m North of the South Property Line of Lot 11.
- 1-100mm storm service exists off 104 Street at 7.0m North of the South Property Line of Lot 11.

Note: Please see servicing conditions #3 and #4 below.

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 11B, Blk 18 directly off city mains.**
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. **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. (The cross lot servicing of the water, sanitary and storm services which enter proposed Lot 11B from Lot 11A must be dealt with.)**

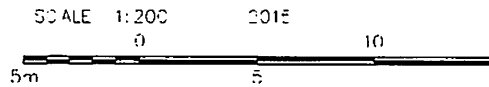
5. Construction charges will apply for any new water, sanitary and storm services required which will be constructed by the City.

General

1. Refer to comments from other sections of Drainage Services regarding sewer main locations, capacities and/or mainline extensions.
 2. Also, refer to comments from Water Engineering regarding watermain locations, capacities and/or mainline extensions.
- c. Epcor Water Services – ecirc-water@epcor.ca

Nina Lumabi

TENATIVE PLAN
 SHOWING SUBDIVISION OF
 LOT 11, BLOCK 18, PLAN 6490KS
 IN THE
 N.E.1/4 SEC.20-53-24-W4
 EDMONTON ALBERTA

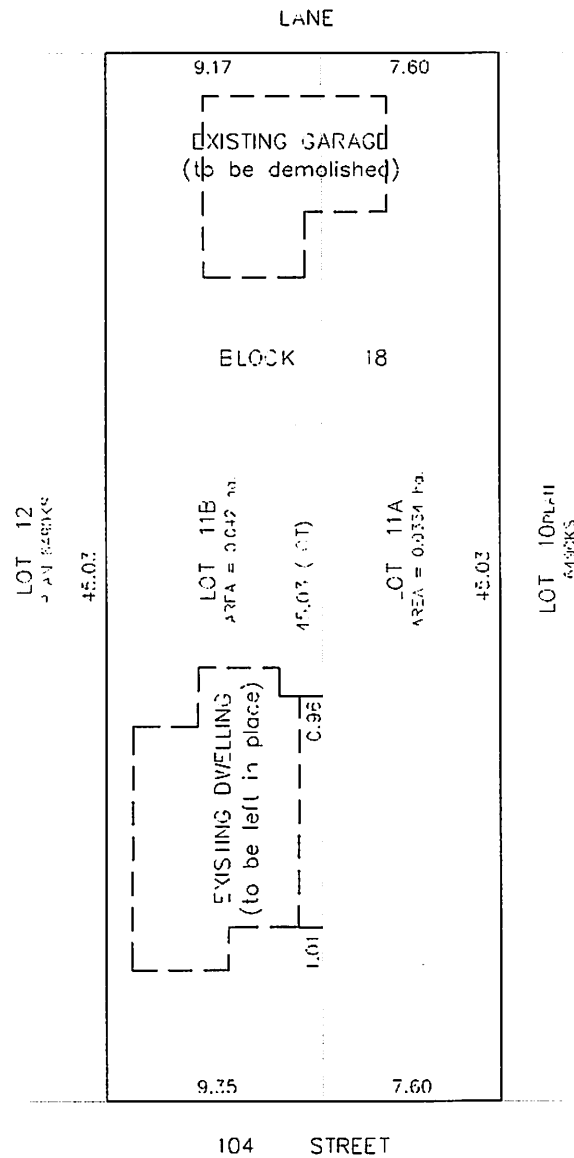


Application Made By:

Derek Chan

Phone: (780) 710-4090

#164, 314-222 Baseline Road
 Sherwood Park, AB T8H 2W7





Subdivision Authority

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

May 5, 2016

File NO. LDA16-0138

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 18 and 19, Block 53, Plan 6800 AK, located north of 105 Avenue NW and west of 83 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on May 5, 2016, subject to the following conditions:

1. that the existing residential access to 83 Street must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development, 5th floor, 10250 – 101 Street NW;
1. that the owner arrange for hoarding and/or root cutting for the protection of the existing boulevard trees prior to construction (contact Bonnie Fermanuik at 780-496-4960); 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 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 (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.

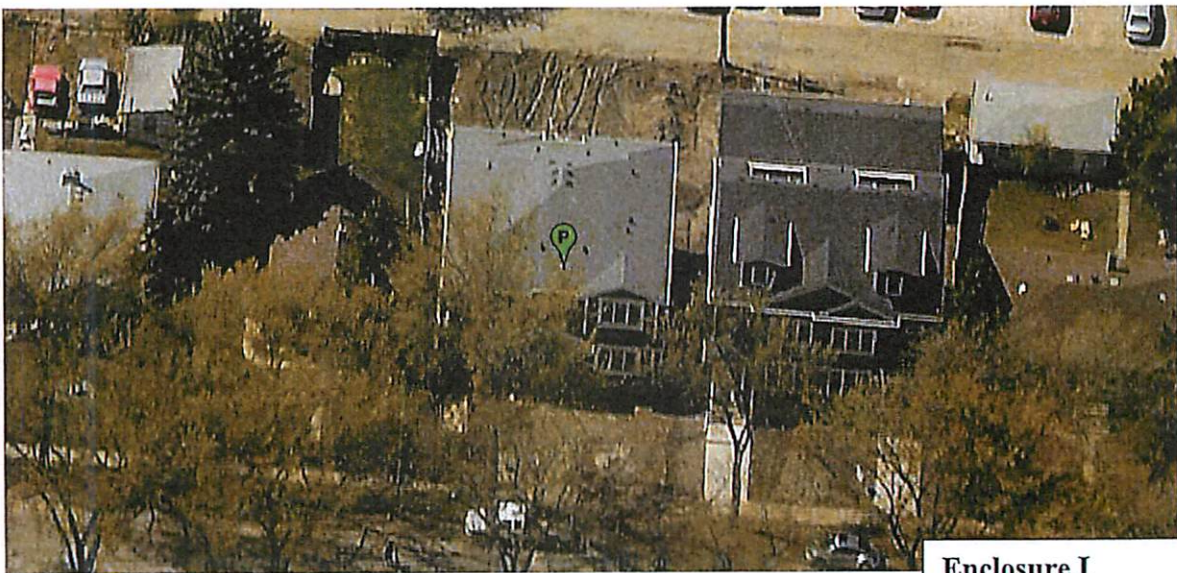
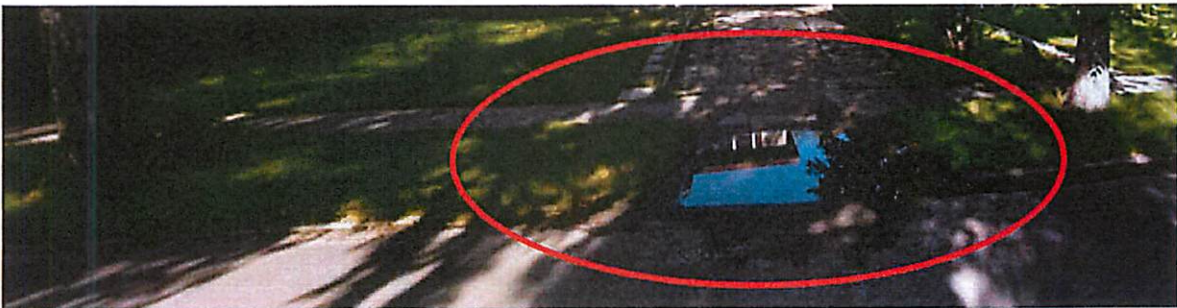
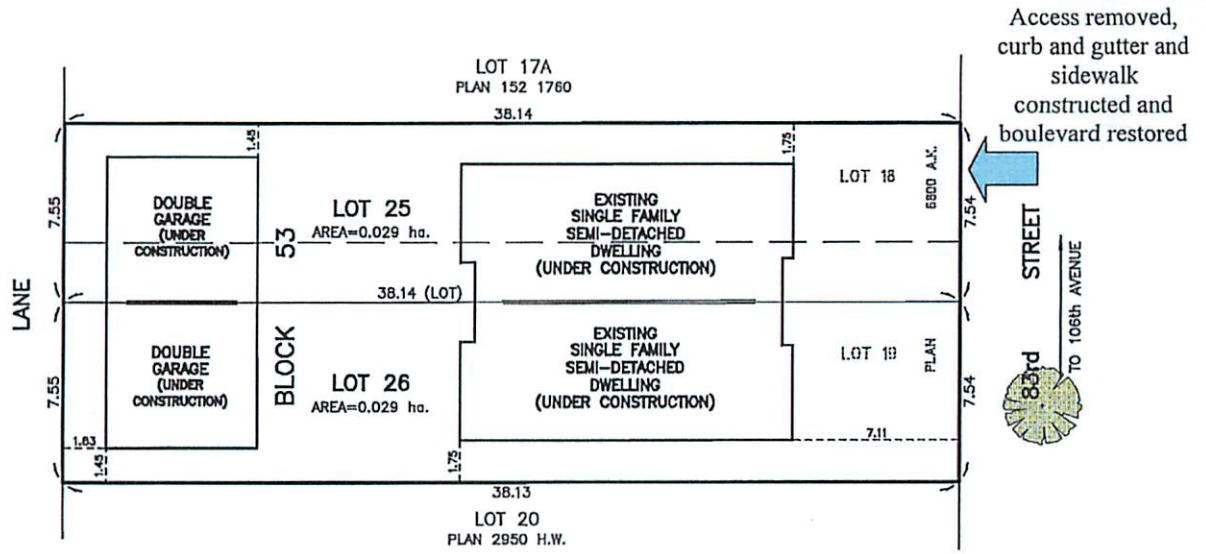
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #189003792-001

Enclosure(s)



Enclosure I

FILE: LDA16-0138

DATE: April 14, 2016

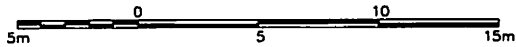
TENTATIVE PLAN

SHOWING SUBDIVISION OF

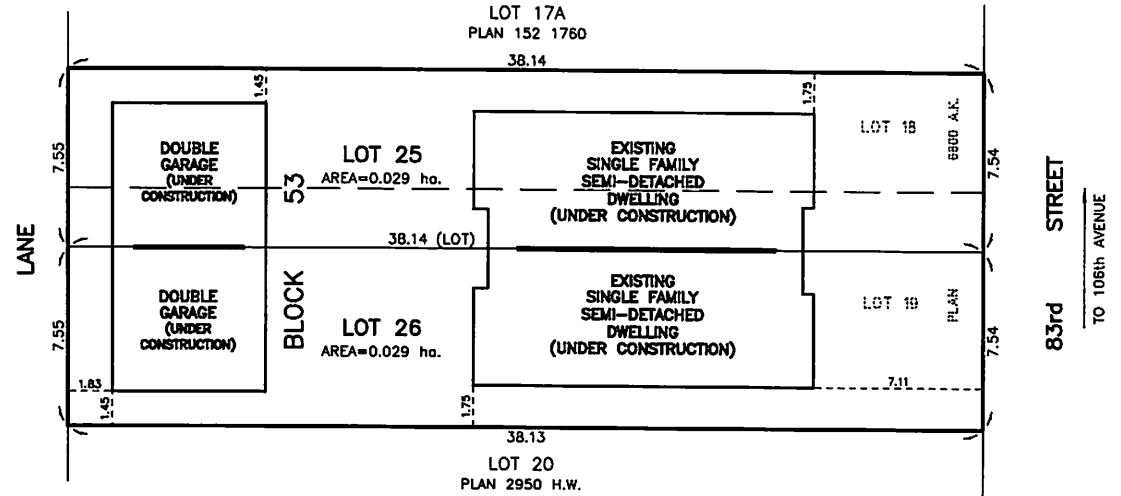
PART OF LOT 18 & ALL LOT 19,
BLOCK 53, PLAN 6800 A.K.

IN
RIVER LOT 27, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.
EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 22, 2016
REVISED: -

FILE NO. 16S0177

DWG.NO. 16S0177T



Subdivision Authority

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

May 5, 2016

File NO. LDA16-0140

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 37, Plan 3150 Q, located south of 79 Avenue NW and west of 97 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on May 5, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 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 #189053028-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

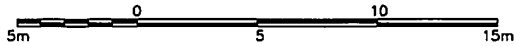
LOT 18, BLOCK 37, PLAN 3150 Q.

IN THE

S.W.1/4 SEC.28-52-24-4

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

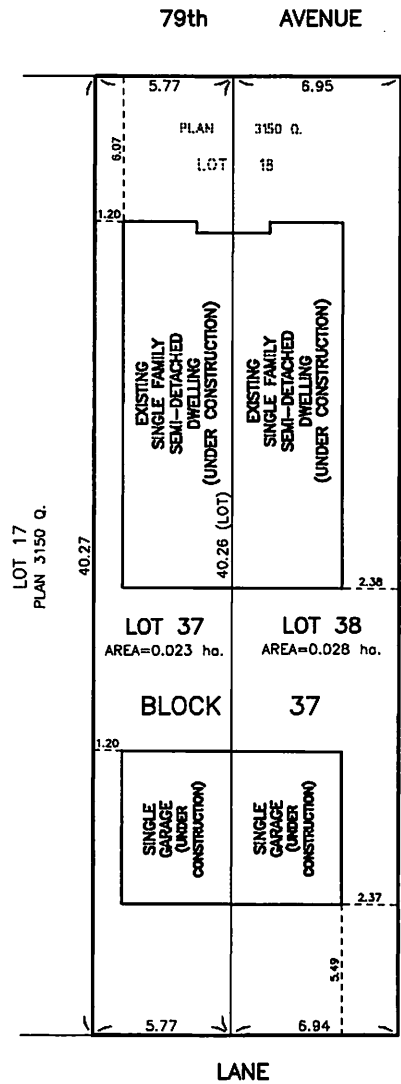
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 22, 2016
 REVISED: -

FILE NO. 16S0166

DWG.NO. 16S0166T



Thursday, April 28, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 28, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 21, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0490 180733828-001	Tentative plan of subdivision to create seven (7) single detached residential lots, eight (8) semi-detached residential lots, and three (3) row housing lots, from the SE 25-51-24-4 located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
MOVED	Blair McDowell	
	That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA15-0489 180735548-001	Tentative plan of subdivision to create 12 single detached residential lots, and 10 semi-detached residential lots, from Lot 1, Plan 9823 999, and the SE 25-51-24-4 located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
MOVED	Blair McDowell	
	That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA15-0501 180984827-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 2, Block 1, Plan 832 1482 and the SW 18-51-24-W4M, located north of 41 Avenue SW and east of Anthony Crescent SW; ALLARD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0645 184667993-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 13, Block A, Plan 012 4640 located north of Yellowhead Trail and east of 149 Street; BROWN INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0014 183017558-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 200, Block 14, Plan 152 2109, located south of 25 Avenue SW and east of Orchards Link SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0046 186466380-001	Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5, Block 20, Plan RN 73 located west of 97 Street and north of 122 Avenue; WESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0052 186608162-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 12, Plan 1760 KS located north of 87 Avenue and east of 145 Street; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0076 186898367-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot T, Block 20, Plan 426 HW located north of 72 Avenue and east of 96 Street; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0085 186849146-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15, Block 11, Plan 3543 HW located south of 70 Avenue and west of 105A Street; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0088 186850400-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot E, Block 10, Plan 8370 ET located south of 79 Avenue and east of 89 Street; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved as amended.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0110 187904892-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 13, Plan 1872 HW, located north of 102 Avenue NW and west of 157 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0118 188253807-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 25, Plan 3875 P, located south of 108 Avenue NW and east of 128 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA16-0124 188384468-001	Tentative plan of subdivision to create two (2) additional residential lots from Lot 5, Block 23, Plan 802 21671, located north of 29 Avenue NW and west of 49 Street NW; WEINLOS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:50 a.m.	