

Thursday, April 20, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the April 20, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the April 13, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0448
231112423-001 Tentative plan of subdivision to create 14 row housing lots, two (2) semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Public Utility lot, and two (2) other lots from Blocks A and D, Plan 152 3797, the NE 25-53-24-W4M (152 337 516 027) and the NE 25-53-24-W4M (152 313 031 094), located north of 144 Avenue NW and east of Ebbers Boulevard NW; **EBBERS**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA17-0011
238564402-001 Tentative plan of subdivision to create 80 single detached residential lots and 28 semi-detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive and west of Winterburn Road; **ROSENTHAL**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0610 237777867-001	RE-ISSUE of tentative plan of subdivision to create one (1) commercial strata lot in two (2) parts from Lot 93, Block 10, Plan 142 3779, located south of 98 Avenue NW and east of 111 Street NW; OLIVER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0042 229478994-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 36, Plan 1916 HW located south of 117 Avenue NW and east of 122 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0128 242439268-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 8, Plan 1125 KS located north of 88 Avenue NW and east of 148 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0135 242612226-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 10, Plan 5970 HW located north of 94 Avenue NW and east of 70 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.	



April 20, 2017

File No. LDA16-0448

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 14 row housing lots, two (2) semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Public Utility lot, and two (2) other lots from Blocks A and D, Plan 152 3797, the NE 25-53-24-W4M (152 337 516 027) and the NE 25-53-24-W4M (152 313 031 094), located north of 144 Avenue NW and east of Ebbers Boulevard NW; **EBBERS**

I The Subdivision by Plan is APPROVED on April 20, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.685 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a sidewalk utility right of way for the 3 m hard surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Lot 200, Block 9, Plan 1524577 be consolidated with the two "other" lots prior to or concurrent with the registration of this subdivision, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submits a Swept Path Analysis with the engineering drawings that demonstrate that waste vehicles turning from the alley to Ebbers Boulevard NW can be entirely accommodated within the east driving lanes, to the satisfaction of Transportation Planning and Engineering;
8. that the owner constructs the northern end of Ebbers Way NW to a local roadway standard, except that no sidewalk is required on the western edge, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a curb ramp and 3 m hard surface shared use path, along 144 Avenue NW, 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 berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property and/or the Reserve lot, for all lots backing onto the railway right-of-way, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include a 1 m berm centered on property line and 1.8 m uniform screen fence contained wholly within private property, 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, and/or the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the engineering drawings include a fence on Lot 1, Block 9, Plan 1524577, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner submits grading plans for the MR lot, including the required berm and fence, to the satisfaction of Parkland Developer Services; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, and 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 Blocks A and D, Plan 152 3797 and the NE 25-53-24-W4M (152 313 031 094) in the amount of 0.827 ha is being provided by dedication with this subdivision. In addition, MR for the closed roadways, Blocks B and C, Plan 152 3797, in the amount of 0.043 ha is being provided by dedication with this subdivision. Subsequent to MR dedication the existing DRC for 2.690 ha for NE 25-53-24-W4M (152 337 516 027) will be discharged in full. Total MR dedication being provided from the parcel, closed roadways, and DRC is 3.56 ha. The remaining balance of MR to be purchased will be confirmed with the engineering drawings (approximately 0.125 ha or less). Any encroachment from the berm slope into the MR parcel will be deducted from the amount to purchase.

CNR approval is required for the 3 m hard surface shared use path within the railway right of way and the application for CNR approval is the responsibility of the owner.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

If you have further questions, please contact Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/sr/Posse #231112423-001

Enclosure(s)



April 20, 2017

File No. LDA17-0011

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 80 single detached residential lots and 28 semi-detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive and west of Winterburn Road; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 20, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA15-0605 (phase 1) be registered prior to or concurrent with this application to provide logical roadway connections;
5. that LDA14-0239 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct temporary 6 m gravel surface roadway connections, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs the first two (2) lanes of 231 Street NW to an urban arterial roadway standard including shared use path, lighting, channelization, any transitional improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs the first two (2) lanes of 231 Street NW and the first two (2) lanes of Whitemud Drive NW to a rural 9 m wide arterial roadway including lighting, accesses, intersection improvements including left and right turn bays, channelization, and any transitional improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to the existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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;

12. that the owner construct a 2.8 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property in conformance with the submitted noise study, for all lots backing onto Whitemud Drive, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 agencies.

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

Municipal Reserve for the SW 25-52-26-W4M was addressed by Deferred Reserve Caveat through LDA11-0420 and will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

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

Regards,



Blair McDowell

Subdivision Authority
BM/sc/Posse #238564402-001

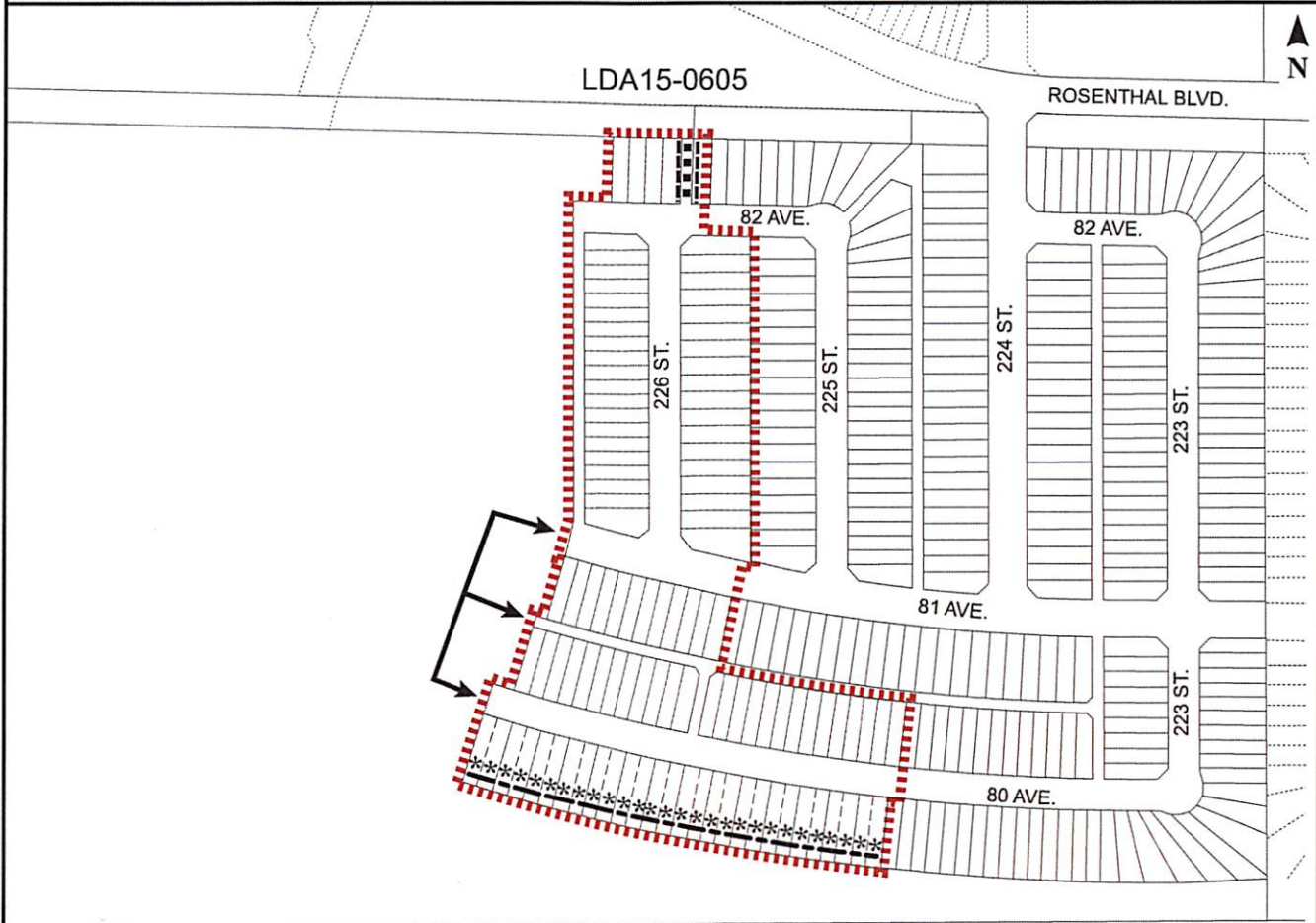
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 20, 2017

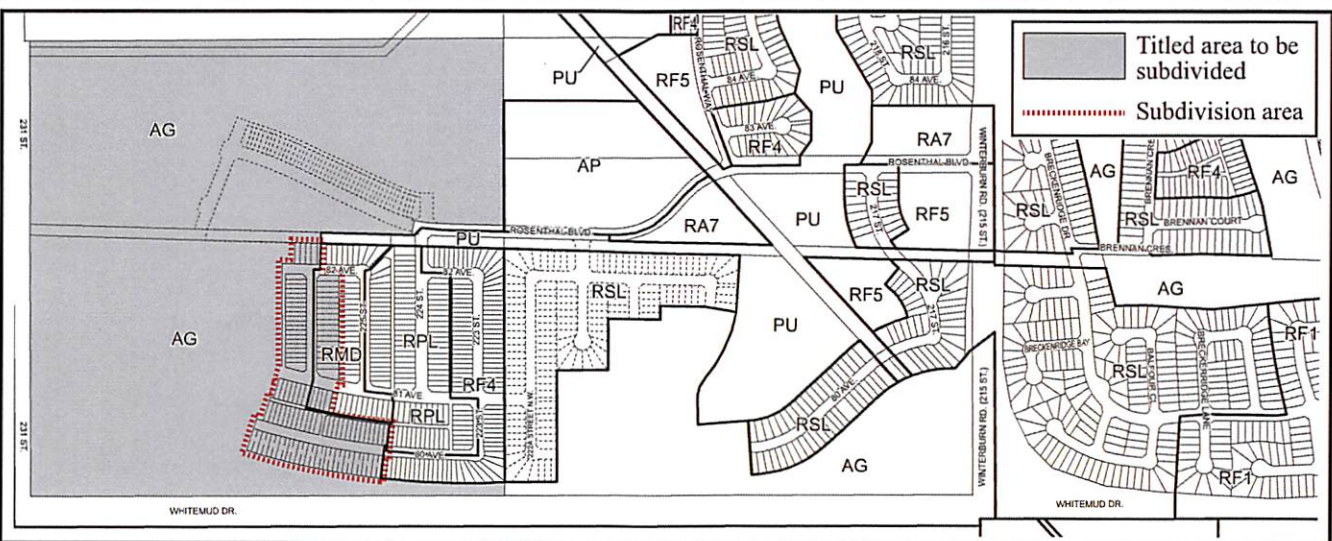
LDA17-0011

- ▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬ 1.8 m uniform screenfence as per Zoning Bylaw
- ▬▬▬▬▬ Berm and noise attenuation fence
- ↔ Temporary 6 m roadway
- * Restrictive covenant re: berm and fence
- ▬▬▬▬▬ 1.5 m concrete sidewalk



WHITEMUD DR.

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



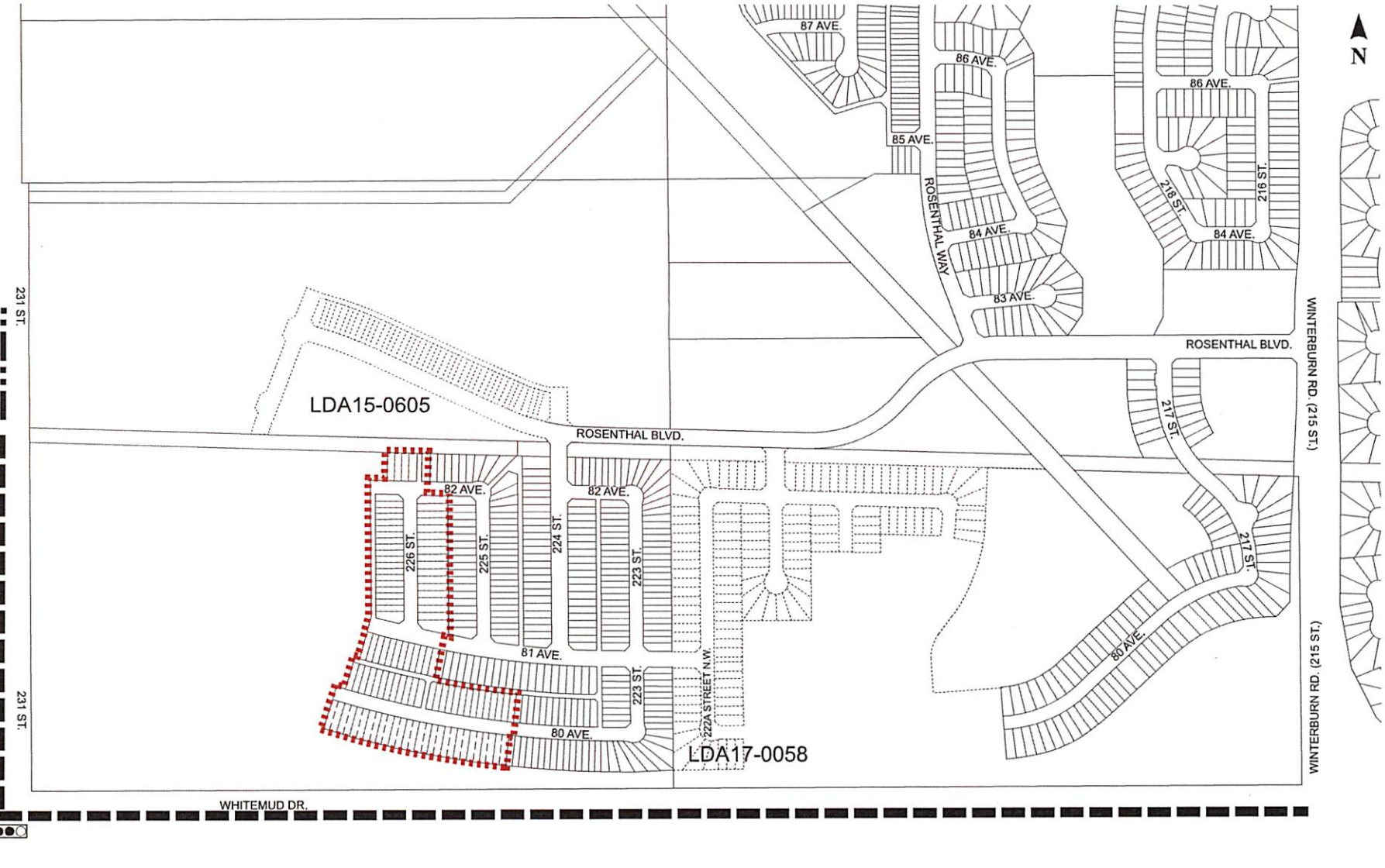
SUBDIVISION CONDITIONS OF APPROVAL

April 20, 2017

LDA17-0011

- Limit of proposed subdivision
- Traffic signal

- Construct first two lanes to an urban arterial roadway standard
- Construct first two lanes to a rural arterial roadway standard





Subdivision Authority

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

April 20, 2017

File No. LDA16-0610

IBI Group Inc.
100, 10830 Jasper Ave NW
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: RE-ISSUE of tentative plan of subdivision to create one (1) commercial strata lot in two (2) parts from Lot 93, Block 10, Plan 142 3779, located south of 98 Avenue NW and east of 111 Street NW; **OLIVER**

This application revises the original by expanding the commercial strata lot, now in two (2) parts, to include parking.

The Subdivision by STRATA is APPROVED on April 20, 2017, subject to the following conditions:

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register a public access easement for the public park as approved by Development Permit # 153479175-001. The City shall be a party to the easement; 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 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;
2. 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;
3. that this re-issue is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton; and

4. 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 April Gallays at april.gallays@edmonton.ca or 780-496-1895.

Regards,



Blair McDowell
Subdivision Authority

BM/ap/Posse #237777867-001

Enclosure(s)

REGISTRAR
LAND TITLES OFFICE

PLAN NO. _____
ENTERED AND REGISTERED
ON _____
INSTRUMENT NO. _____

A.D. REGISTRAR

THE HENDRIX EDMONTON, ALBERTA

TENTATIVE PLAN FOR AMENDMENT OF LDA 16-0610
SHOWING STRATA SPACE SUBDIVISION OF PART OF
LOT 93, BLOCK 10, PLAN 142 3779
ALL WITHIN THE
HUDSON'S BAY COMPANY RESERVE
THEO. N.W. 1/4 SEC. 32, TWP. 52, RGE. 24, W. 4 MER.

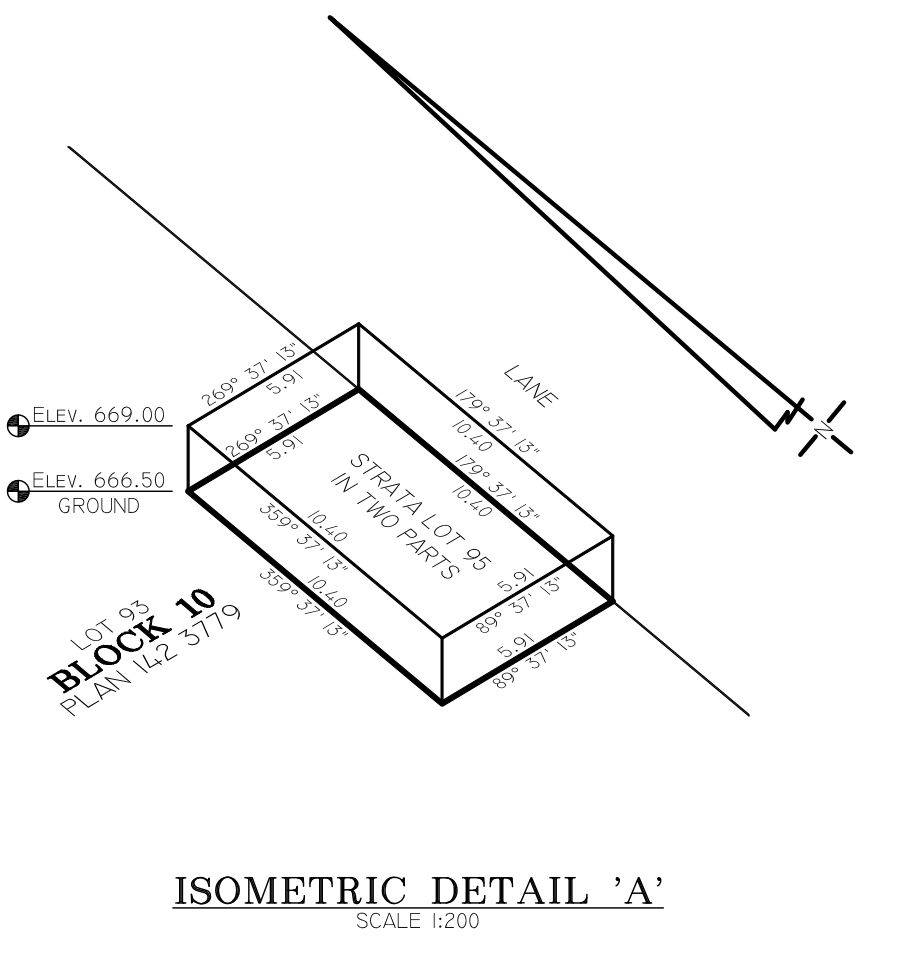
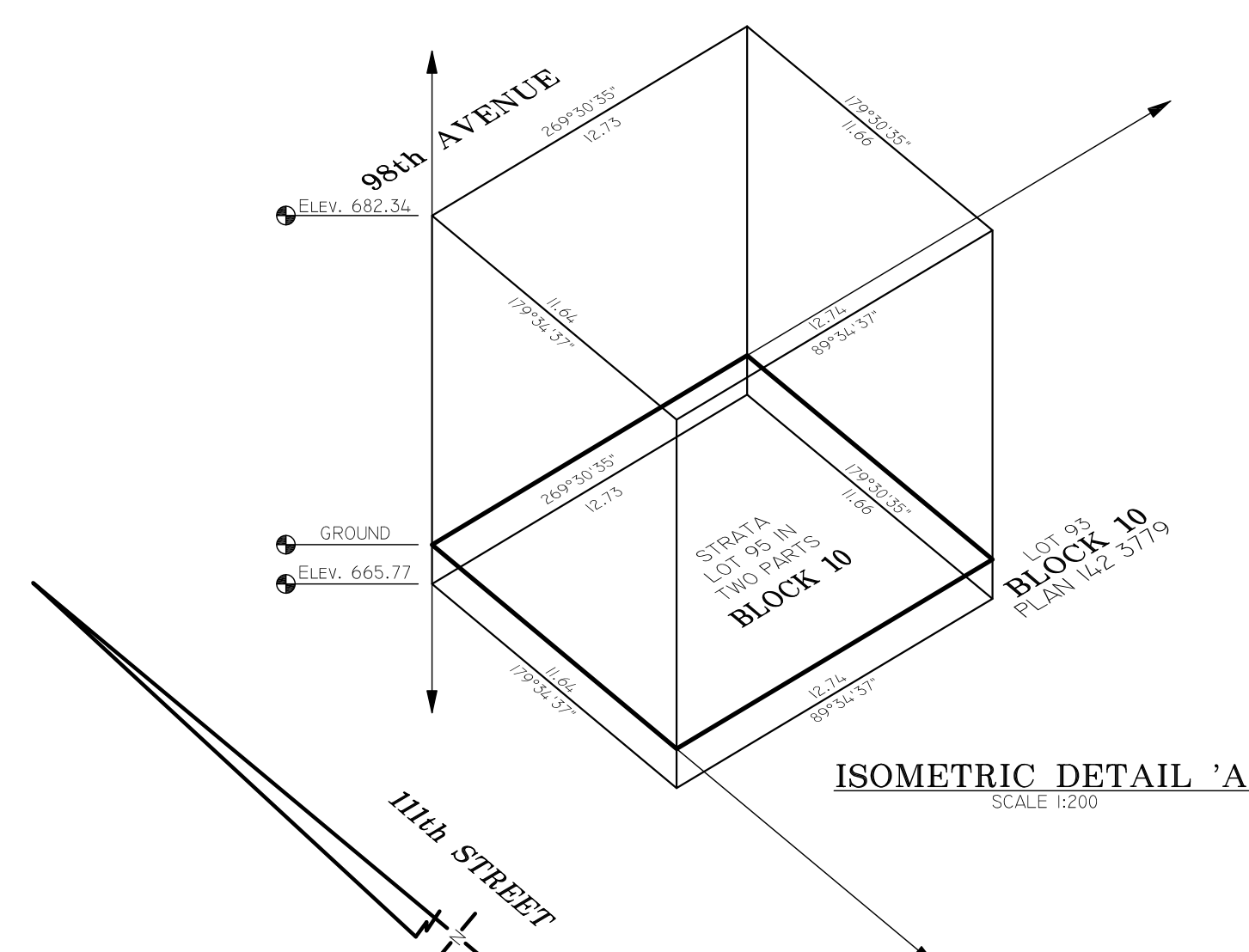
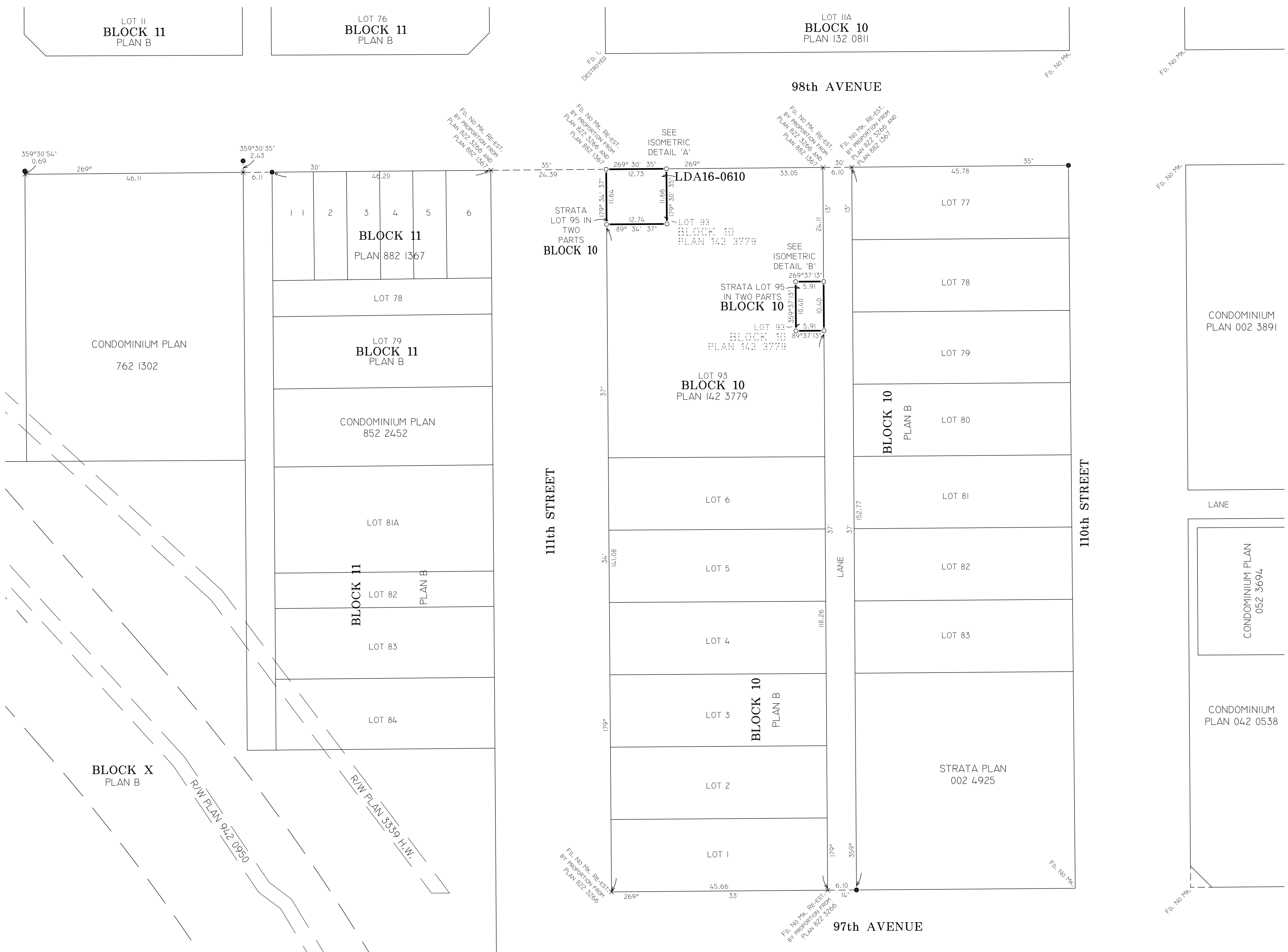
SCALE 1:500 2017 MARIA DUGAND BARROS, A.L.S.

NOTES:

1. STATUTORY IRON SURVEY POST FOUND SHOWN THIS: ●
2. STATUTORY IRON SURVEY POST, STAMPED P223, PLACED SHOWN THIS: ○
3. ALBERTA SURVEY CONTROL MARKER (ASC) SHOWN THIS: ○
4. THE GEO-REFERENCED POINT IS A F.D.L. AT THE <DESCRIPTION> AND SHOWN THIS: ○
5. THE GEO-REFERENCED POINT GRID COORDINATES ARE ##### N. AND ##### E. AND ARE DERIVED FROM ALBERTA SURVEY CONTROL MARKERS SHOWN ON THE PLAN.
6. BEARINGS ARE GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
7. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
8. ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
9. AREA REGISTERED SHOWN OUTLINED THIS: _____

LEGEND:

3TM	3 DEGREE TRANSVERSE MERCATOR	NAD83	NORTH AMERICAN DATUM 1983
A.L.S.	ALBERTA LAND SURVEYOR	PL.	PLANTED
A.S.C.M.	ALBERTA SURVEY CONTROL MONUMENT	POS.	POSITION
C.A.	CENTRAL ANGLE	P.U.L.L.	PUBLIC UTILITY LOT
C.S.	COUNTER SUNK	R	RADIUS
E.	EAST	(R)	RADIAL
E.R.	ENVIRONMENTAL RESERVE	REF.	REFERENCE
EST.	ESTABLISHED	RE-EST.	RE-ESTABLISHED
Fd.	FOUND	RES.	RESTORED
G.N.S.S.	GLOBAL NAVIGATION SATELLITE SYSTEM	RGE.	RANGE
HA.	HECTARES	RP	GED REFERENCE POINT
I.	INCHES	R/W	RIGHT OF WAY
M	METER	SQ.M.	SQUARE METRES
MER.	MERIDIAN	S.	SOUTH
Mk.	MARK	SEC.	SECTION
Mk'D.	MARKED	THEO.	THEORETICAL
MP.	MARKER POST	TWP.	TOWNSHIP
M.R.	MUNICIPAL RESERVE	UTIL.	UTILITIES
N.	NORTH	U.T.P.	UNABLE TO POST
		W.	WEST



SURVEYOR:
MARIA DUGAND BARROS, A.L.S.

REGISTERED OWNER:
9733 - 111TH HOLDINGS LTD.

SUBDIVISION AUTHORITY:
NAME: CITY OF EDMONTON
FILE NO.: ###

FILE NO.: 105521ST1
CHECKED BY: ##

BI GROUP GEOMATICS (CANADA) INC.
SUITE 300 10830 JASPER AVENUE
EDMONTON, ALBERTA, T5J 2B3





Subdivision Authority

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

April 20, 2017

File No. LDA17-0042

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 36, Plan 1916 HW located south of 117 Avenue NW and east of 122 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on April 20, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #229478994-001

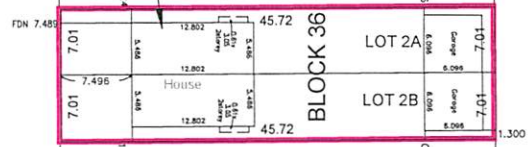
Enclosure(s)

LOT 14
BLOCK 37
PLAN 1916 HW

LOT 15
BLOCK 37
PLAN 1916 HW

LANE

BLOCK 36
LOT 1
PLAN 1916 HW



LOT 2A
LOT 2B
BLOCK 36
LOT 3
1916 HW

LOT 15
BLOCK 36
PLAN 1916 HW

122 STREET

LANE

121 STREET

LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
BLOCK
PLAN

ACCENT INFILLS 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 R-F3.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.064 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	SEP. 13, 2016	INSERT PLOT PLAN AND UPDATE DRAWING	AN
0	AUGUST 26, 2016	ORIGINAL PLAN COMPLETED	DN

REVISIONS

INGLEWOOD
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 2, BLOCK 36, PLAN 1916 HW
 WITHIN THE
 N.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

2016
 SCALE: 1:500 (11x17)

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

FILE NO. 61600034T DRAFTED BY: DN CHECKED BY: RS



Subdivision Authority

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

April 20, 2017

File No. LDA17-0128

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 8, Plan 1125 KS located north of 88 Avenue NW and east of 148 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on April 20, 2017, subject to the following conditions:

1. that the owner dedicate a 3m x 3m corner cut road right of way to the satisfaction of Transportation Planning and Engineering as shown on the Enclosure;
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 17.6 m east of the west property line of Lot 16. The existing storm service enters the proposed subdivision approximately 8.5 m south of the north property line of Lot 16. An abandoned sanitary service may exist at approximately 9.1 m north of the south property line of Lot 16. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

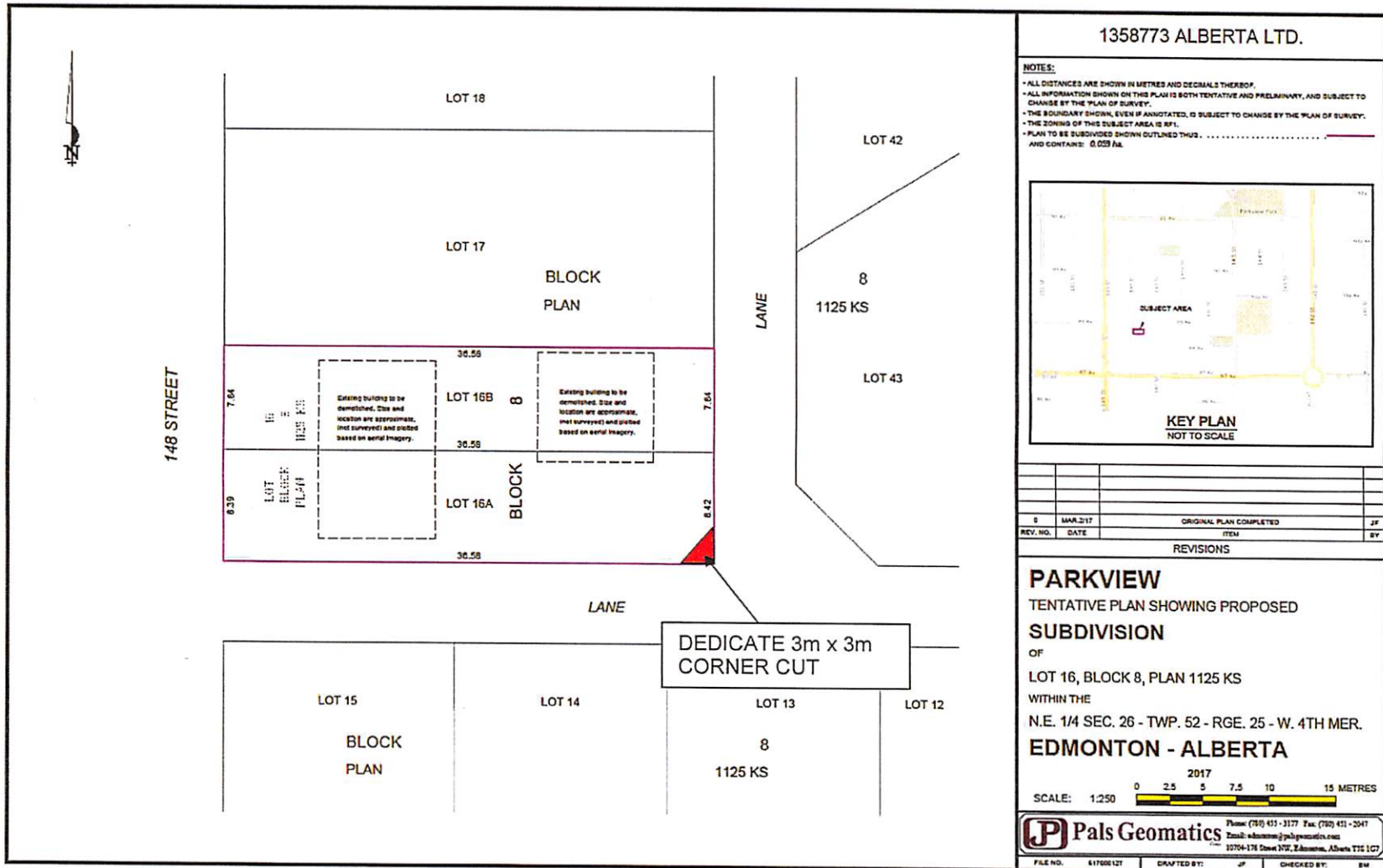
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #242439268-001

Enclosure(s)



1358773 ALBERTA 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 RFL.
- * PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.029 HA.



REV. NO.	DATE	ITEM	BY
0	MAR.2017	ORIGINAL PLAN COMPLETED	JF

REVISIONS

PARKVIEW

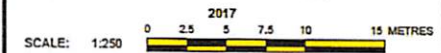
TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF
LOT 16, BLOCK 8, PLAN 1125 KS

WITHIN THE
N.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



P Pals Geomatics Phone: (780) 431-3177 Fax: (780) 431-2047
Email: edmonton@palsgeomatics.com
10704-17th Street NW, Edmonton, Alberta T5E 1G7

FILE NO. 41700121 DRAFTED BY: JF CHECKED BY: BW

ENCLOSURE

File: LDA17-0128
Date: April 13, 2017



Subdivision Authority

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

April 20, 2017

File No. LDA17-0135

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 10, Plan 5970 HW located north of 94 Avenue NW and east of 70 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on April 20, 2017, 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 the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m north of the south property line of Lot 28. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #242612226-001

Enclosure(s)

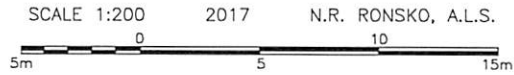
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 28, BLOCK 10, PLAN 5970 H.W.

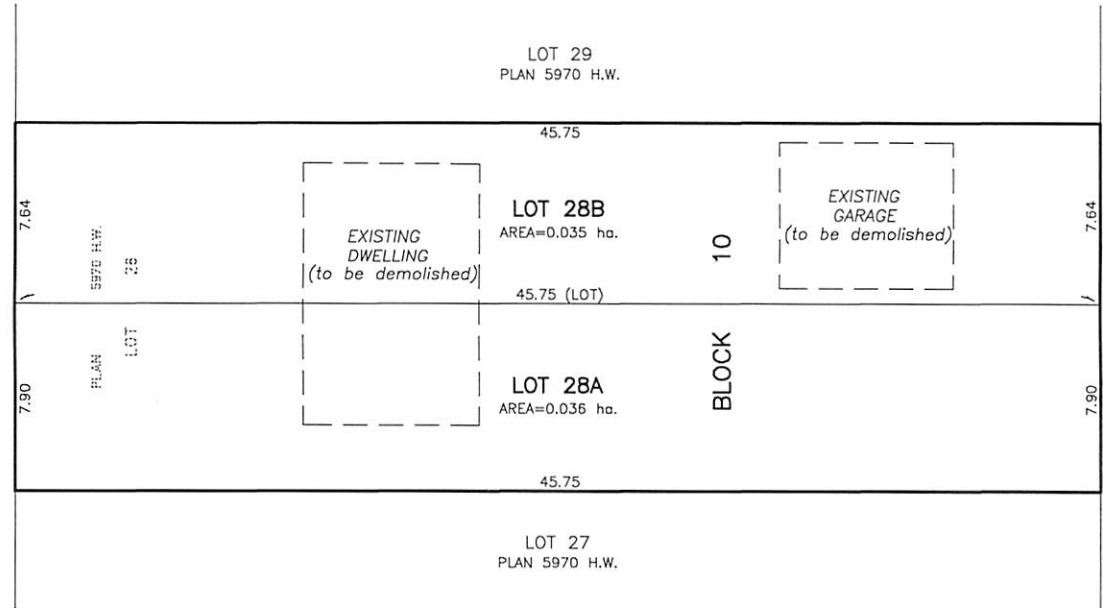
IN THE
S.E.1/4 SEC.34-52-24-4

EDMONTON ALBERTA



TO 94th AVENUE

79th STREET



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 1, 2017
REVISED: April 19, 2017

FILE NO. 17S0084

DWG.NO. 17S0084T