

Thursday, May 4, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 4, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 27, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0176 169064524-001	REVISION of tentative plan of subdivision to create 66 single detached residential lots and 20 row housing lots from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
2.	LDA17-0053 239214004-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 2630 KS located north of 91 Avenue and east of 142 Street NW; PARKVIEW
3.	LDA17-0067 240302267-001	Tentative plan of subdivision to reconfigure three (3) existing residential lots into two (2) proposed lots from Lots 1A, 1B and 1C, Block 46, Plan 152 5499, located south of 97 Avenue NW and west of 151 Street NW; WEST JASPER PLACE
4.	LDA17-0089 241162897-001	Tentative plan of subdivision to create one (1) additional single detached residential lot 31, Block 6, Plan 1542 KS located north of 96 Avenue NW and west of 75A Street NW; HOLYROOD
5.	LDA17-0104 241313687-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 1, Plan RN37 located south of 102 Avenue NW and east of 92 Street NW; RIVERDALE
6.	LDA17-0158 176707774-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 70, Plan 1211AI, located south of 93 Avenue NW and east of 150 Street NW; SHERWOOD
7.	LDA17-0183 244306885-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 5375HW, located north of 105 Avenue NW and east of 157 Street NW; BRITANNIA YOUNGSTOWN

8.	LDA17-0192 244659621-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 15, Plan RN64, located south of 121 Avenue NW and east of 124 Street NW; PRINCE CHARLES
9.	LDA17-0193 244961912-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 5, Plan 3624HW, located south of 109 Avenue NW and east of 135 Street NW; NORTH GLENORA
5.	OTHER BUSINESS	



May 4, 2017

File No. LDA15-0176

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

ATTENTION: Keith Davies

RE: REVISION of tentative plan of subdivision to create 66 single detached residential lots and 20 row housing lots from Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

The application has revised phase 1, adding seven (7) single detached residential lots and removing a walkway. The original approval included three phases. Phase 1 of that approval has been endorsed and is not included in the subdivision boundary for this approval.

I The Subdivision by Plan is APPROVED on May 4, 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 dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. 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 and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. That LDA17-0178 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of phase 1 of the plan of survey; 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 owner construct a pedestrian promenade / enhanced walkway within the Chegwin Wynd SW road right-of-way, including a 3 m hard surface shared use path, enhanced landscaping, street furniture and surface materials, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I. The design details will be reviewed with the submission of engineering drawings;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the Reserve lot and 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.

The existing Deferred Reserve Caveat (DRC) for NW 14-51-25 W4M shall carry forward on title. MR for Lot E, Block 99, Plan 102 4614 was addressed through LDA10-0097.

Please be advised that this revision 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.

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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

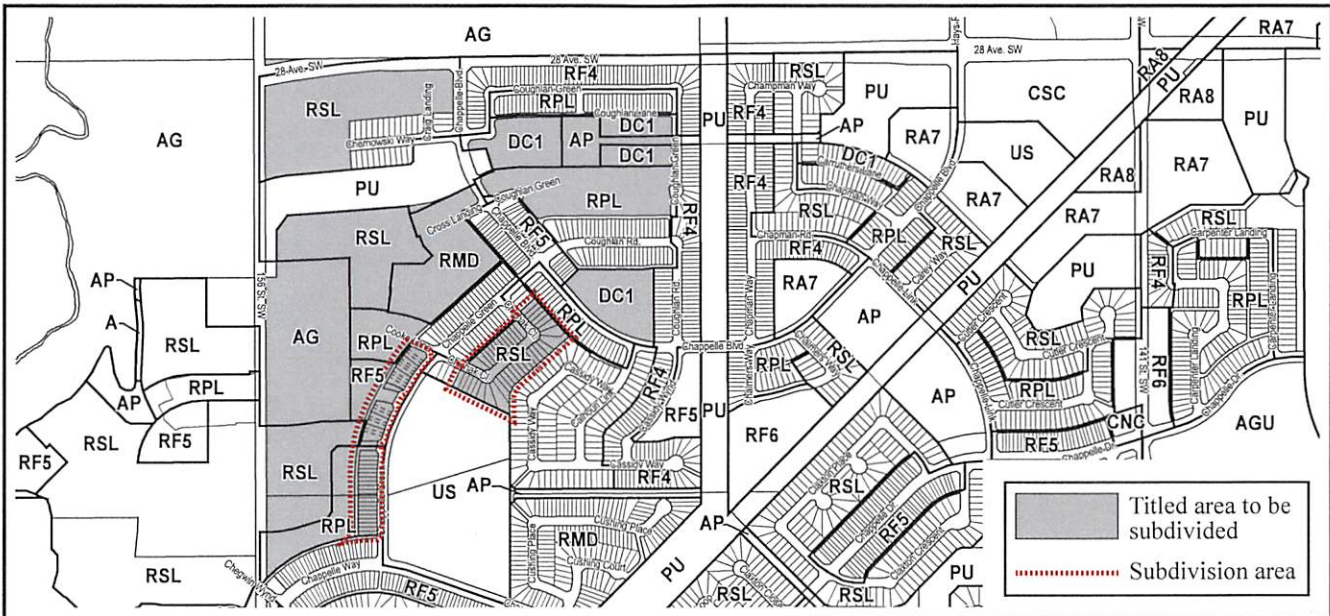
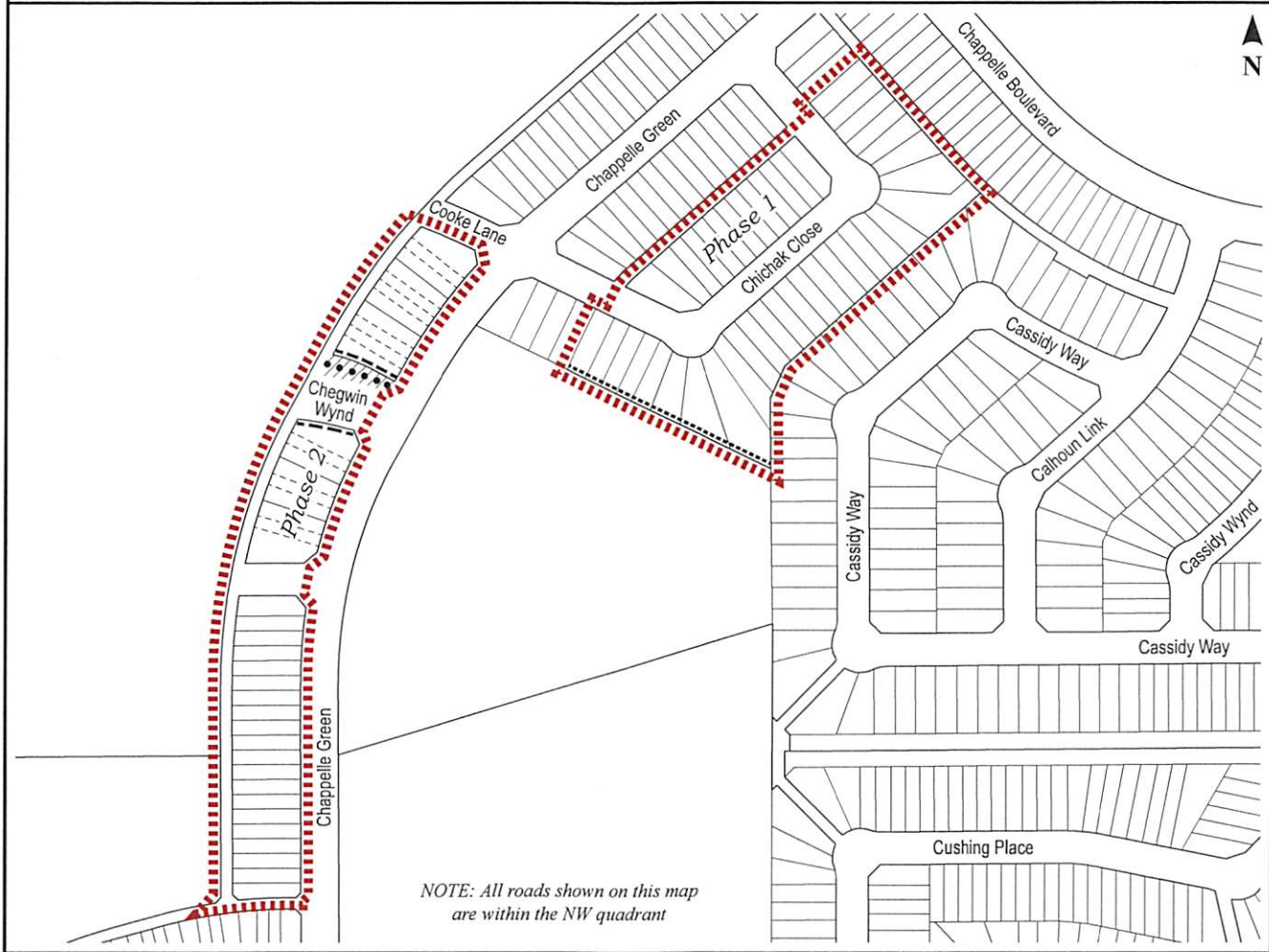
Blair McDowell
Subdivision Authority
BM/kw/Posse #169064524-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 4, 2017

LDA15-0176

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬ 1.8 m uniform fence
- 3 m enhanced hard surface shared use path
- ▨▨▨▨▨▨ Dedicated as road right of way





Subdivision Authority

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

May 4, 2017

File No. LDA17-0053

Sawant Sudhir
10730 - 70 Avenue NW
Edmonton, AB T6H 2G5

ATTENTION: Sawant Sudhir

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 4, Plan 2630 KS located north of 91 Avenue and east of 142 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling 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 5.8 m north of the south property line of Lot 8. The existing storm service enters the proposed subdivision approximately 9.8 m south of the north property line of Lot 8. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line. 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 (\$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.

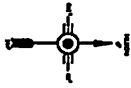
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

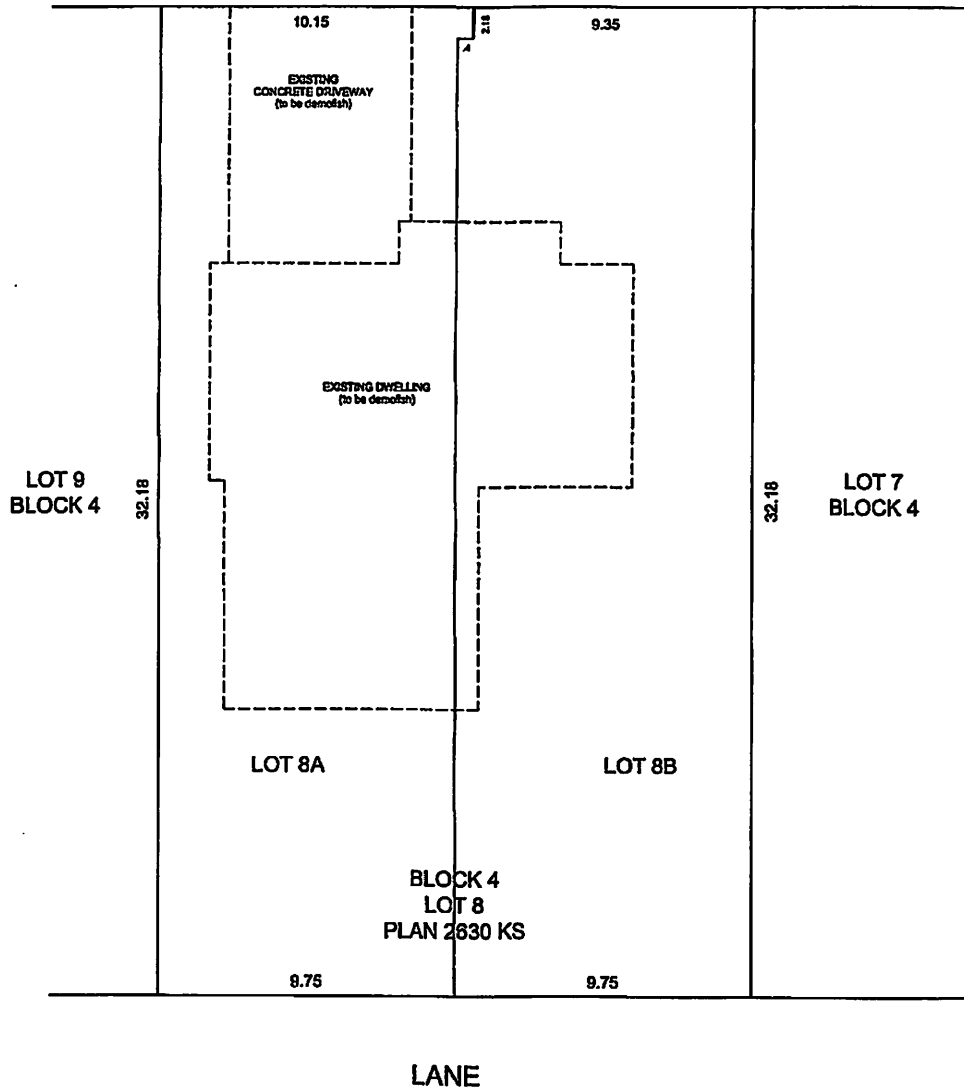
BM/gq/Posse #239214004-001

Enclosure(s)



142 STREET

SERVICE LANE



TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 8, BLOCK 4, PLAN 2630 KS
EDMONTON ALBERTA



Subdivision Authority

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

May 4, 2017

File No. LDA17-0067

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to reconfigure three (3) existing residential lots into two (2) proposed lots from Lots 1A, 1B and 1C, Block 46, Plan 152 5499, located south of 97 Avenue NW and west of 151 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on May 4, 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. (Real Estate Division [Rights of Way] 780-5082456), 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 20.7 m south of the south property line of 97 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the 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 (\$649.00) 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 stuart.carlyle@edmonton.ca or 780-496-6068.

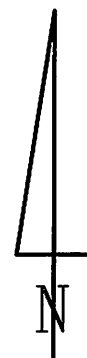
Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #240302267-001

Enclosure(s)

97 AVENUE



45.11

LOT 21
BLOCK 46
PLAN 172-_____

15.24

15.24

45.11

LOT 22
BLOCK 46
PLAN 172-_____

15.24

15.24

LOT 1C
BLOCK 46
PLAN 152-5499

LOT 1B
BLOCK 46
PLAN 152-5499

LOT 1A
BLOCK 46
PLAN 152-5499

LANE

151 STREET

45.11

LOT 3
BLOCK 46
PLAN 5229AD

DRAWING

OWNER'S NAME
HUGYA HOLDINGS LTD.

SHOWING PROPOSED SUBDIVISION OF
LOTS 1A/1B/1C, BLOCK 46, PLAN 152-5499
15103/15107/15111 - 97 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. H0043LTO | MAR. 15, 2017.



Subdivision Authority

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

May 4, 2017

File No. LDA17-0089

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 31, Block 6, Plan 1542 KS located north of 96 Avenue NW and west of 75A Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on May 4, 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. (Real Estate Division [Rights of Way] 780-5082456), 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 3.5 m south of the north property line of Lot 31. 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 (\$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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #241162897-001

Enclosure(s)

TENTATIVE PLAN

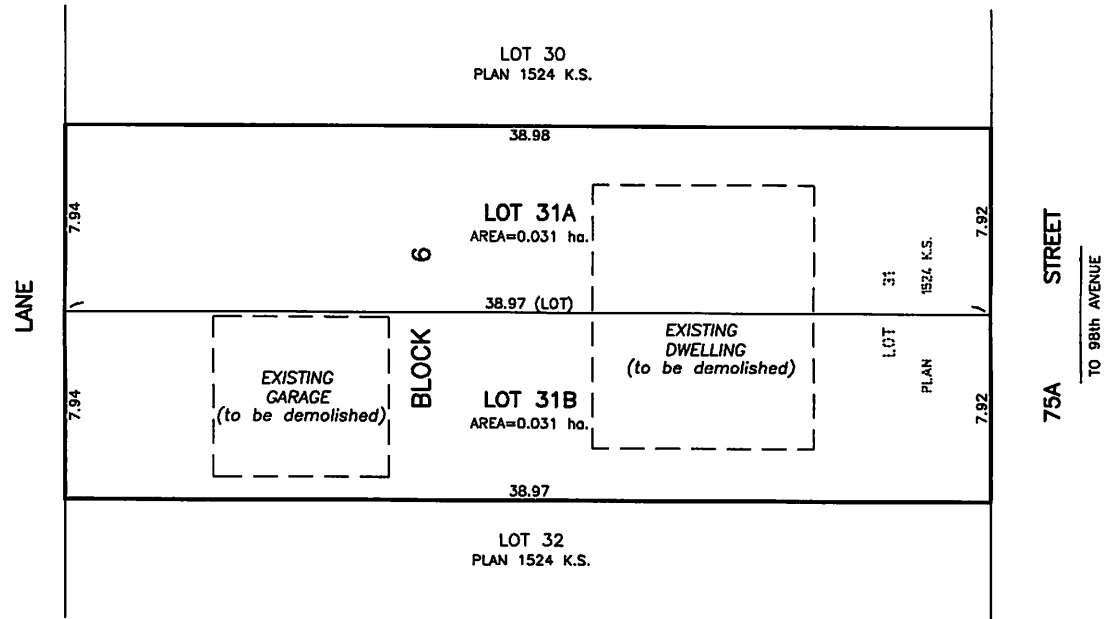
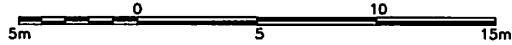
SHOWING SUBDIVISION OF

LOT 31, BLOCK 6, PLAN 1524 K.S.

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

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 6, 2017
REVISED: -

FILE NO. 17S0038

DWG.NO. 17S0038T



Subdivision Authority

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

May 4, 2017

File No. LDA17-0104

Jacquelyn Skeffington
11244 - 123 Street NW
Edmonton, AB T5M 0E7

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 1, Plan RN37 located south of 102 Avenue NW and east of 92 Street NW; **RIVERDALE**

The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Alannah Webb at 780-442-2503);
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. (Real Estate Division [Rights of Way] 780-5082456), 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 10.8 m south of the south property line of 102 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (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 (\$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.

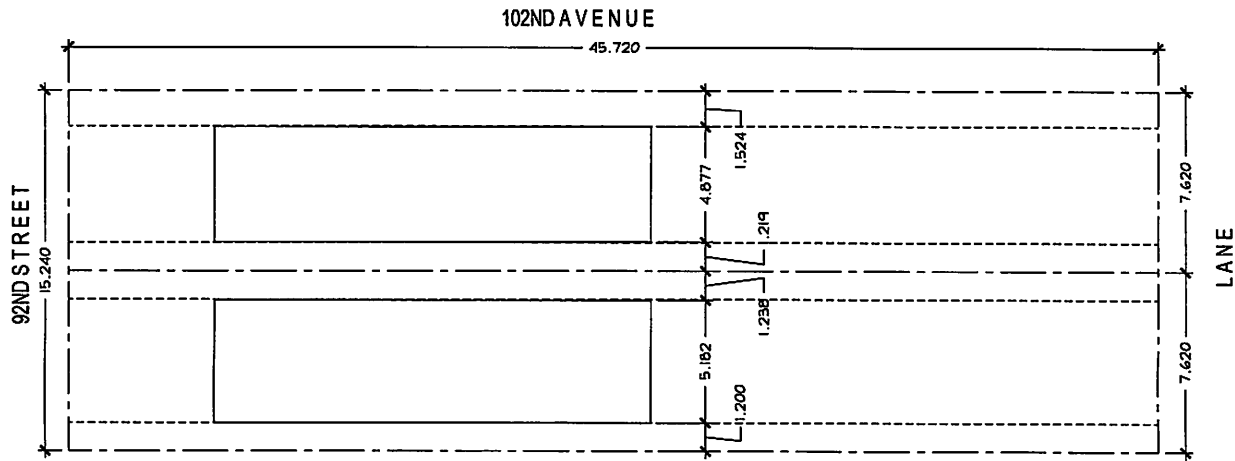
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #241313687-001

Enclosure(s)



Site Plan

SCALE 1:20

LEGAL DESCRIPTION
 LOT : 24
 BLOCK : 1
 PLAN : RN37



POTESTIO FAMILY
 INFILL SUBDIVISION
 10193 92nd STREET
 EDMONTON, ALBERTA

SITE PLAN



January 2017
 Job no. 3700A
 SD01 1
 edmonton
 Canada
 780.455.3590



Subdivision Authority

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

May 4, 2017

File No. LDA17-0158

Christine Lazutin
107 Mayliewan Close NW
Edmonton, AB T5Z 2X8

ATTENTION: Christine Lazutin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 70, Plan 1211A1, located south of 93 Avenue NW and east of 150 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), 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 7.47 m south of the north property line of Lot 18. 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 (\$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.

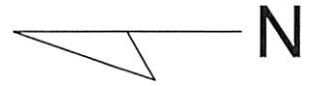
If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

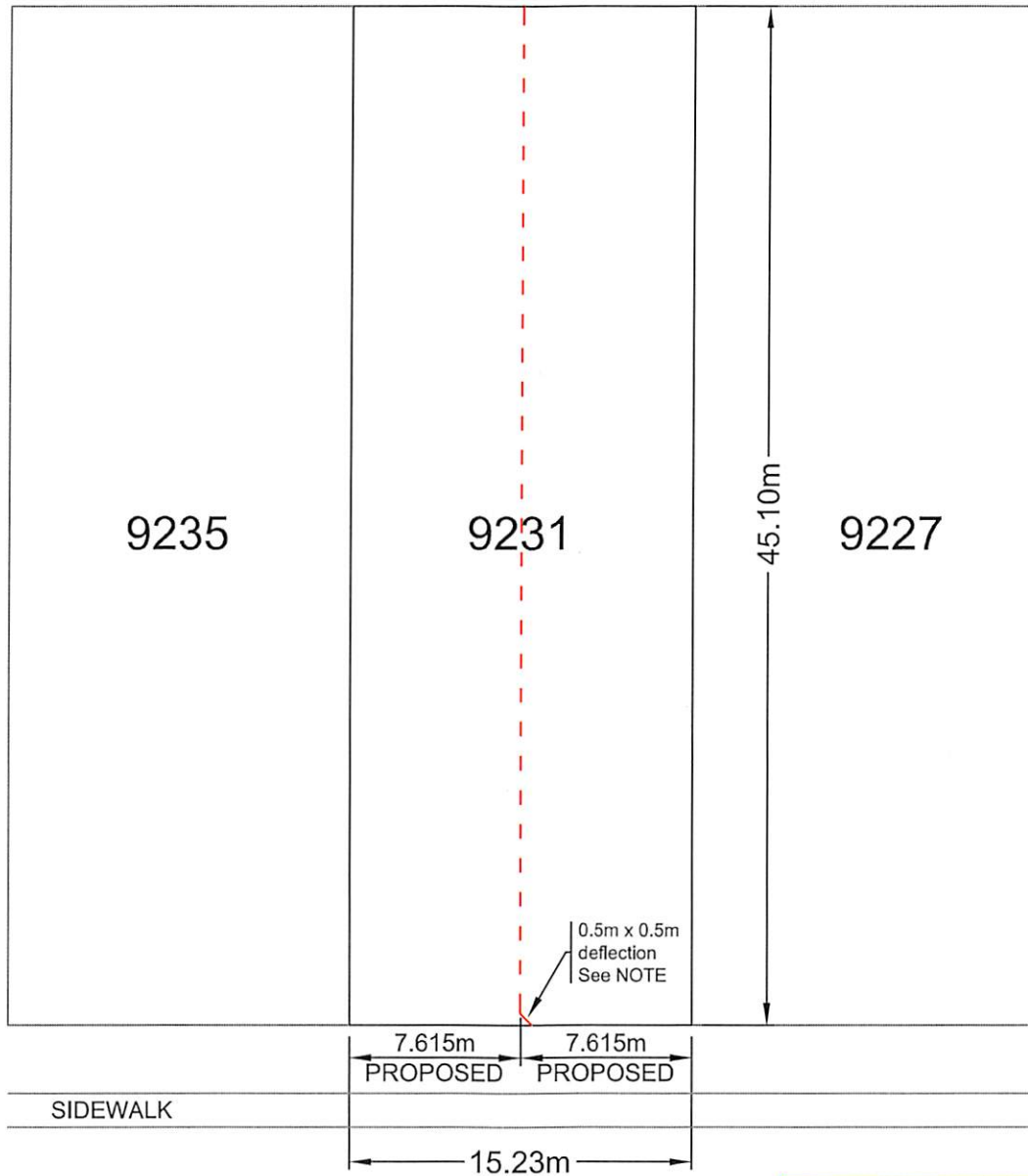
Blair McDowell
Subdivision Authority

BM/sm/Posse #176707774-001

Enclosure(s)



LANE



NOTE: Existing Utilities will enter the property at a distance of approximately 0.15m from the proposed property line. A 0.5m x 0.5m deflection in the property line was put in place to ensure that utilities enter a lot within the minimum of 0.5m separation space from proposed property line.

150 STREET

PROPERTY ADDRESS:

9231 - 150 Street NW
Edmonton, AB, T5R 1G4

LEGAL

Lot 18 Block 70 Plan 1211AI

LOT INFORMATION (EXISTING)

Area: 686.954 m²
Measurements: 15.23m x 45.10m
Current Zone: RF1
Neighbourhood: Sherwood

PROPOSED LOT SIBDIVISION

Area: 343.477 m²
Measurements: 7.615m x 45.10m



Subdivision Authority

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

May 4, 2017

File No. LDA17-0183

RK Investments Ltd
2416 Ashcraft Crescent SW
Edmonton, AB T6W 2M9

ATTENTION: Sanjay Rattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 5375HW, located north of 105 Avenue NW and east of 157 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:

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 Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), 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 8.7 m north of the south property line of Lot 24. 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 (\$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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #244306885-001

Enclosure(s)

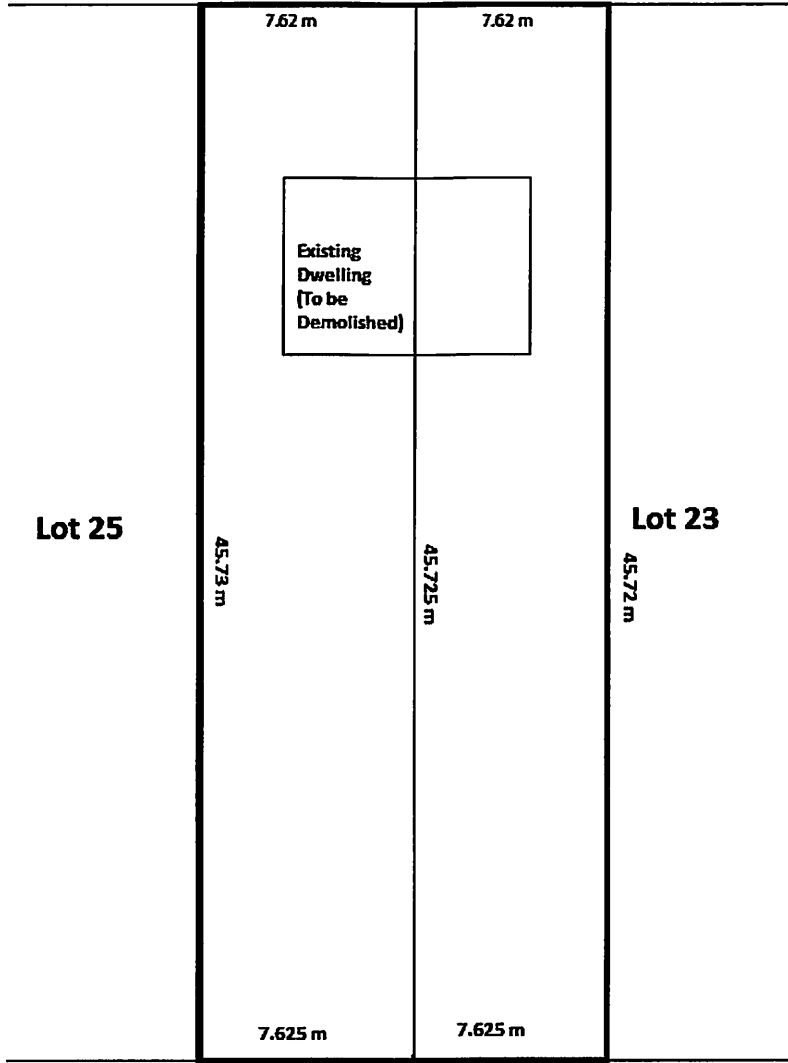
TENTATIVE PLAN OF SUBDIVISION

Lot 24, Block 5, Plan 5375 HW



TO 106A AVENUE NW
→

157 St NW



LANE



Subdivision Authority

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

May 4, 2017

File No. LDA17-0192

Initia Developments
11937 Jasper Avenue NW
Edmonton, AB T5K 0P1

ATTENTION: Ryan Yu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 15, Plan RN64, located south of 121 Avenue NW and east of 124 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is APPROVED on May 4, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), 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 13.0 m north of the south property line of Lot 13. 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 (\$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.

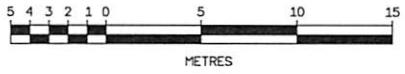
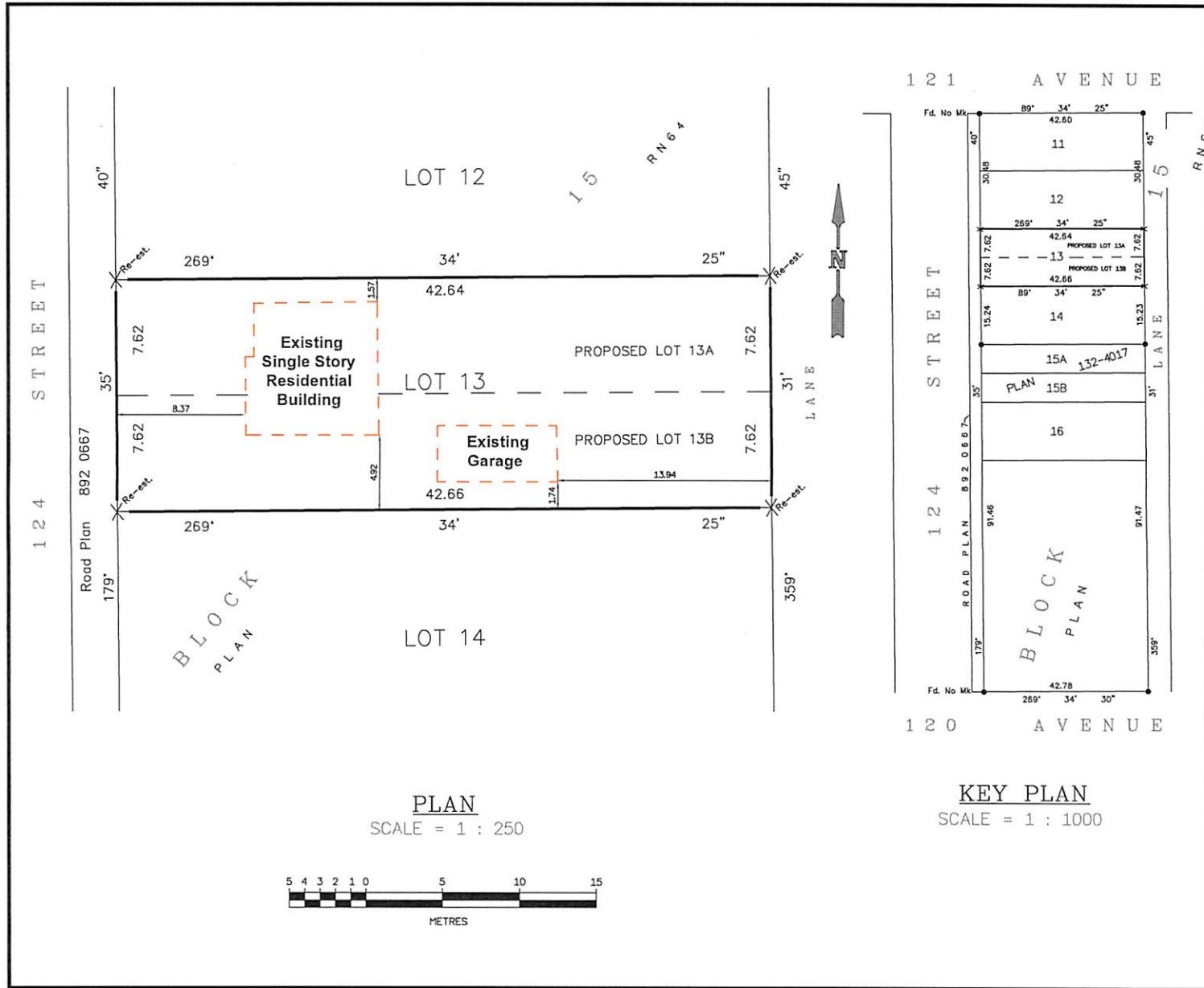
If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #244659621-001

Enclosure(s)



MR GEOMATICS & ENGINEERING LTD.
9713-60 Avenue, Edmonton, AB T6E 0C4, Canada
Ph: (780)-807-0016, (587)-709-9181
E-mail: info@mrengineering.ca
Web: www.mrengineering.ca

TO: RYAN YU
RE:
LOT 13 BLOCK 15 PLAN RN64
MA: 12031 124 STREET
EDMONTON,
ALBERTA T5L 0M8
DATE OF SURVEY: MARCH 29, 2017
C. of T. No.: 162 205 905

Plan Showing
Tentative
Subdivision
For
Lot 13 Block 15
Plan RN64
Municipality: City of Edmonton

- NOTES:
- Distances are expressed in metres and decimals thereof.
 - Bearings are assumed from plan 132 4017
 - Statutory Iron Posts found are shown thus •

Dated at city of Edmonton, Alberta
this 30th day of March, 2017



ALEXEI SPIVAK - ALBERTA LAND SURVEYOR
(copyright reserved)

Date: March 30, 2017	W.S. 2017023 FILE NO. 2017023.DWG	FNBL/4 A.S., J.L.
SCALE = 1 : 250		



Subdivision Authority

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

May 4, 2017

File No. LDA17-0193

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 5, Plan 3624HW, located south of 109 Avenue NW and east of 135 Street NW; **NORTH GLENORA**

The Subdivision by Plan is **APPROVED** on May 4, 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. (Real Estate Division [Rights of Way] 780-5082456), 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 6.9 m north of the south property line of Lot 6. 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 (\$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.

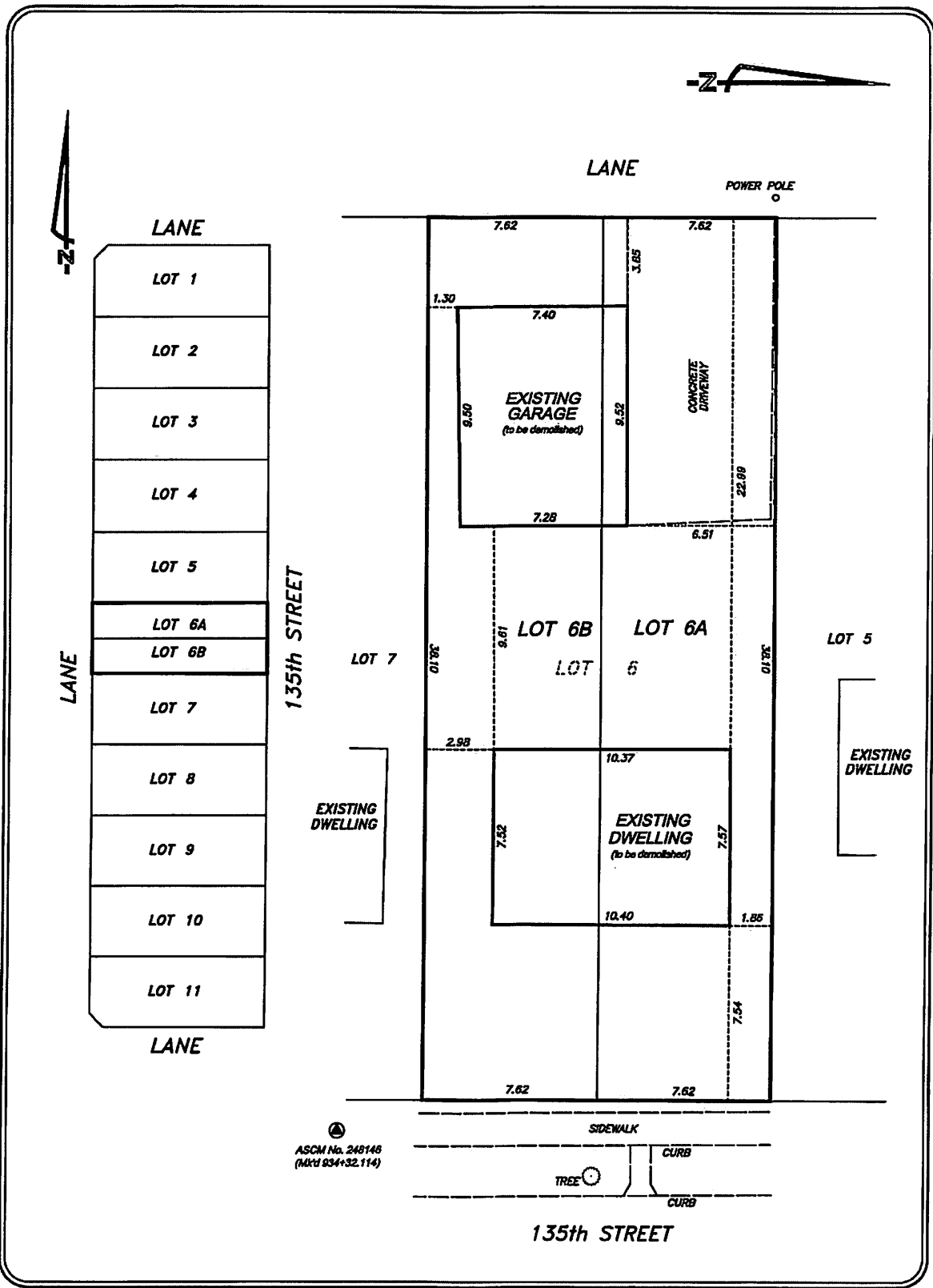
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #244961912-001

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				NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY	
LOT: 6		BLOCK: 5		PLAN: 3624 HW	
SUBDIVISION: NORTH GLENORA		ADDRESS: 10820 - 135 STREET			
BUILDER/OWNER: D. HUYNH		EDMONTON		ZONING: RF1	
FILE: E13954	LOT AREA: 0.06 ha.	SCALE: 1:200	DRAWN BY: J.W.	CHECKED BY: P.S.	2017-04-03

Thursday, April 27, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

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 27, 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 20, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA13-0305
140492822-001 Tentative plan of subdivision to create 81 single detached residential lots, 32 semi-detached residential lots, and 24 row housing lots, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0090
168232095-001 Tentative plan of subdivision to create 40 single detached residential lots, 22 semi-detached residential lots, 30 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility lot, from the SE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

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

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0547 235483197-001	Tentative plan of subdivision to create 75 single detached residential lots and one (1) Public Utility lot from the north half of the SE 25-52-26-W4M and the NE 25-52-26-W4M located north of Rosenthal Boulevard NW and west of Winterburn Road NW; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0062 240422558-001	Tentative plan of subdivision to create 44 single detached residential lots, 40 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0591 237361155-001	RE-ISSUE of tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 115, Block 101, Plan 162 4163 located south of 151 Avenue NW and east of Ford Road NW; KIRKNESS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0069 23808963-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Block 24, Plan 8370 ET, located east of 91 Street NW and south of 82 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0071 240842779-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 21, Plan 5184 HW located north of 92 Avenue NW and east of 77 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0105 241735709-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 36, Plan 6584 ET located south of 98 Avenue NW and west of 152 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0110 242022209-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 10, Plan 600 MC located north of 67 Avenue NW and east of 127 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0116 242093434-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots B, C, and D, Block 17, Plan 8370 ET, located east of 96 Street NW and south of 76 Avenue NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0145 242887818-001	Tentative plan of subdivision to subdivide a portion from Lot 13, Block 6, Plan 3800 KS, for purposes of consolidation with Lot 10A, Block 6, Plan 094 0981, located north of 58 Avenue NW and west of 92 Street NW; CORONET INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0153 242788119-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Block 11, Plan 8435 ET and Lot E, Block 11, Plan 8435 ET located north of 80 Avenue NW and west of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0168 244004631-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 68, Plan 965AH, located south of 109 Avenue NW and east of 150 Street NW; HIGH PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
14.	LDA17-0170 243340292-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 20, Plan 4892 HW located south of 83 Avenue NW and east of 79 Street NW; IDYWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

15.	LDA17-0173 243735157-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 13A, Plan 264RS, located south of 78 Avenue NW and west of 154 Street NW; RIO TERRACE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
16.	LDA17-0180 244085647-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 51, Plan 3875P, located north of 106 Avenue NW and east of 131 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:40 a.m.		