

Thursday, May 11, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the May 11, 2017 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the May 4, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0517
233726845-001 Tentative plan of subdivision to create 32 single detached residential lots and 46 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA13-0532
146547181-001 REVISION of tentative plan of subdivision to create 42 single detached residential lots from the NE 20-51-25-W4M located west of 184 Street SW and south of Kirkland Way SW; **KESWICK**

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

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA17-0138
242807633-001 Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5 Block 26 Plan RN64 located west of 122 Street NW and south of 123 Avenue NW; **PRINCE CHARLES**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0164 243697639-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 7, Plan 912 0706, located north of 159 Avenue NW and west of 64 Street NW; MATT BERRY
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0169 243147774-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 7, Plan 4014 HW located north of 86 Avenue NW and east of 79 Street NW; IDYLWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0182 243647629-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 13, Plan 1841 KS located south of 102A Avenue NW and east of 67 Street NW; FULTON PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0197 244895291-001	Tentative plan of subdivision to create two (2) separate titles for a future semi-detached dwelling on Lot 12, Block 34, Plan RN94, located south of 123 Avenue NW and west of 89 Street NW; DELTON
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0226 245799366-001	Tentative plan of subdivision to subdivide a 0.0066 ha portion from Lots 18 and 19, Block 20, Plan 4423 AJ for purposes of consolidation with Lots 16 and 17, Block 20, Plan 4423 AJ, located south of 102 Avenue NW and east of 121 Street NW; OLIVER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURMENT The meeting adjourned at 10:30 a.m.	



Subdivision Authority

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

May 11, 2017

File No. LDA16-0517

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

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 32 single detached residential lots and 46 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on May 11, 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 owner dedicate additional road rights of way deemed necessary through review of engineering drawings, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA15-0176, LDA16-0452, and LDA16-0537 be registered prior to or concurrent with this application, to provide the logical roadway extension and necessary underground utilities;
6. that Bylaw 18054 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 constructs a temporary 4 m gravel surface emergency access with T-bollards, 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 a temporary 6 m gravel surface roadway connection 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);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs underground utilities including watermain, 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 I;
12. 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
13. that the owner is responsible for the landscape design and construction within the SWMF and walkway, 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 NW 14-51-24-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA15-0080. The DRC 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #233726845-001

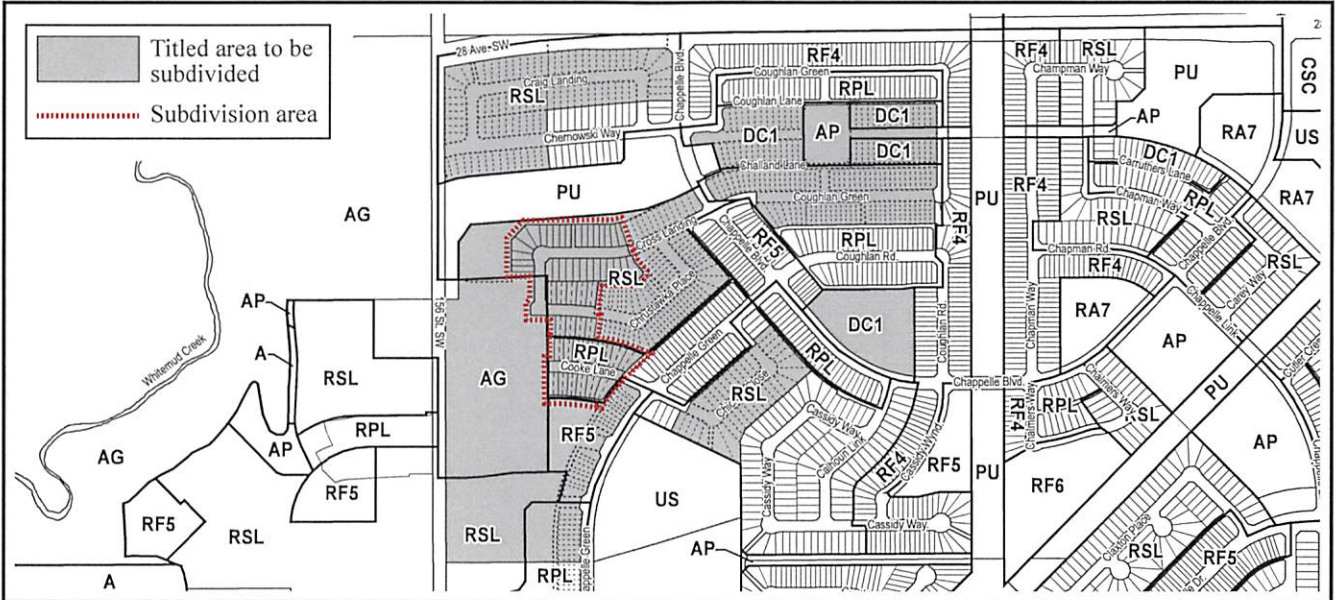
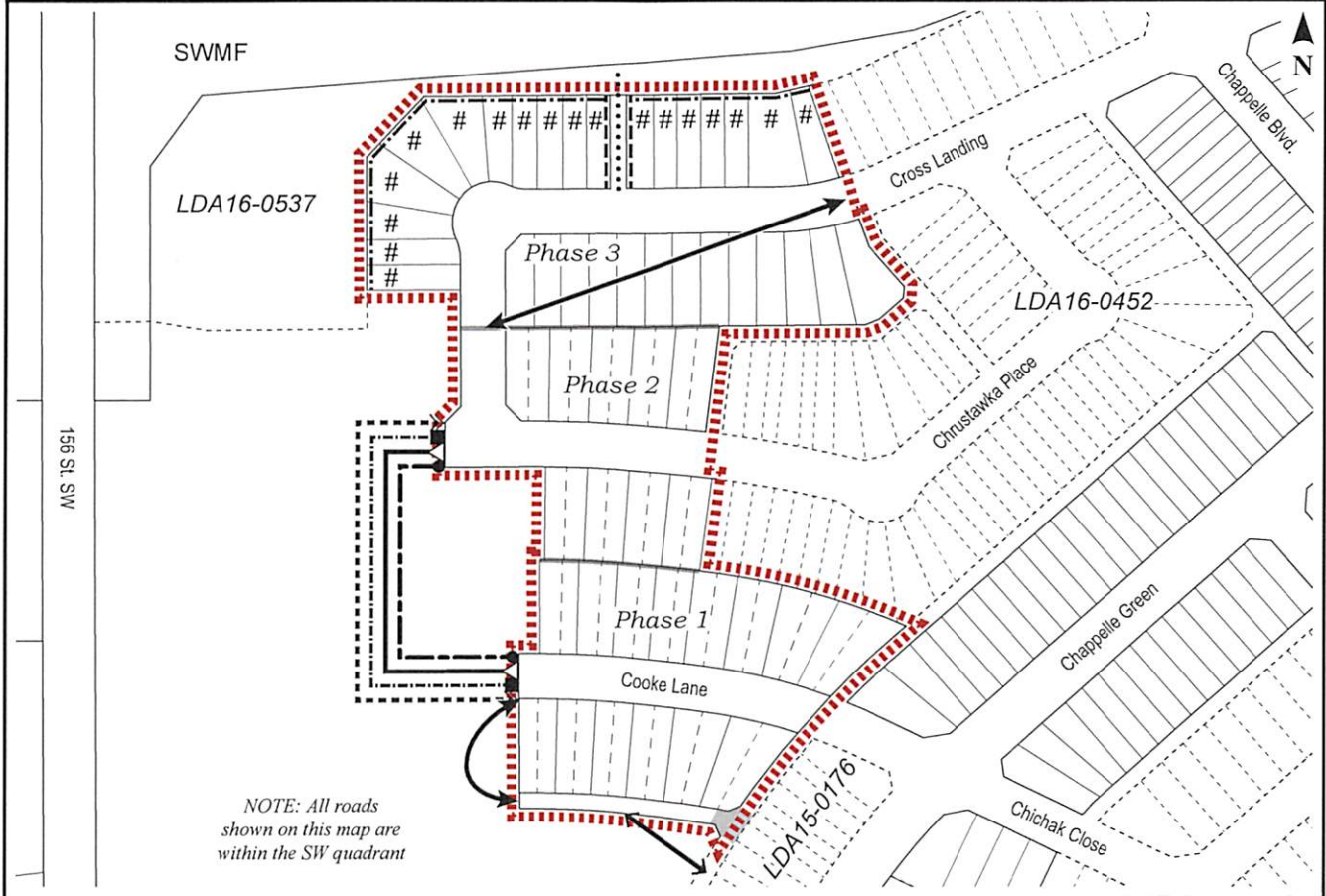
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 11, 2017

LDA16-0517

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 1.5 m concrete sidewalk
- # Restrictive covenant re: Freeboard
- Temporary 6 m roadway
- Temporary 4 m emergency access
- Additional road right-of-way
- Major drainage infrastructure
- Sanitary sewer extension
- Storm sewer extension
- Watermain extension
- Phasing lines





May 11, 2017

File No. LDA13-0532

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

ATTENTION: Yolanda Lew

RE: REVISION of tentative plan of subdivision to create 42 single detached residential lots from the NE 20-51-25-W4M located west of 184 Street SW and south of Kirkland Way SW; **KESWICK**

This application has revised the phasing line. Phase 1 of the original application has been endorsed and registered and is not included in the subdivision boundary for this approval. The remaining subdivision area is being separated into two (2) Phases.

I The Subdivision by Plan is APPROVED on May 11, 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 subdivision boundary be amended to exclude a portion of Keeping Crescent and an adjacent walkway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA13-0398 be registered prior to or concurrent with Phase 2 of this subdivision for the logical extension of roadway;
5. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF), 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 a 3 m hard surface shared use path within the walkway, with lighting and bollards, to the satisfaction of Transportation Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 6 m gravel surface roadway connection 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);
9. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own, cost, until such time that the sanitary pump station, forcemain and offsite sanitary trunk sewer are completed and operational to the satisfaction of Financial and Utility Services;
10. 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
11. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways 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 for the south half of the NE-20-51-25-W4M shall carry forward on title. Environmental Reserve will be provided with LDA14-0329.

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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #146547181-001

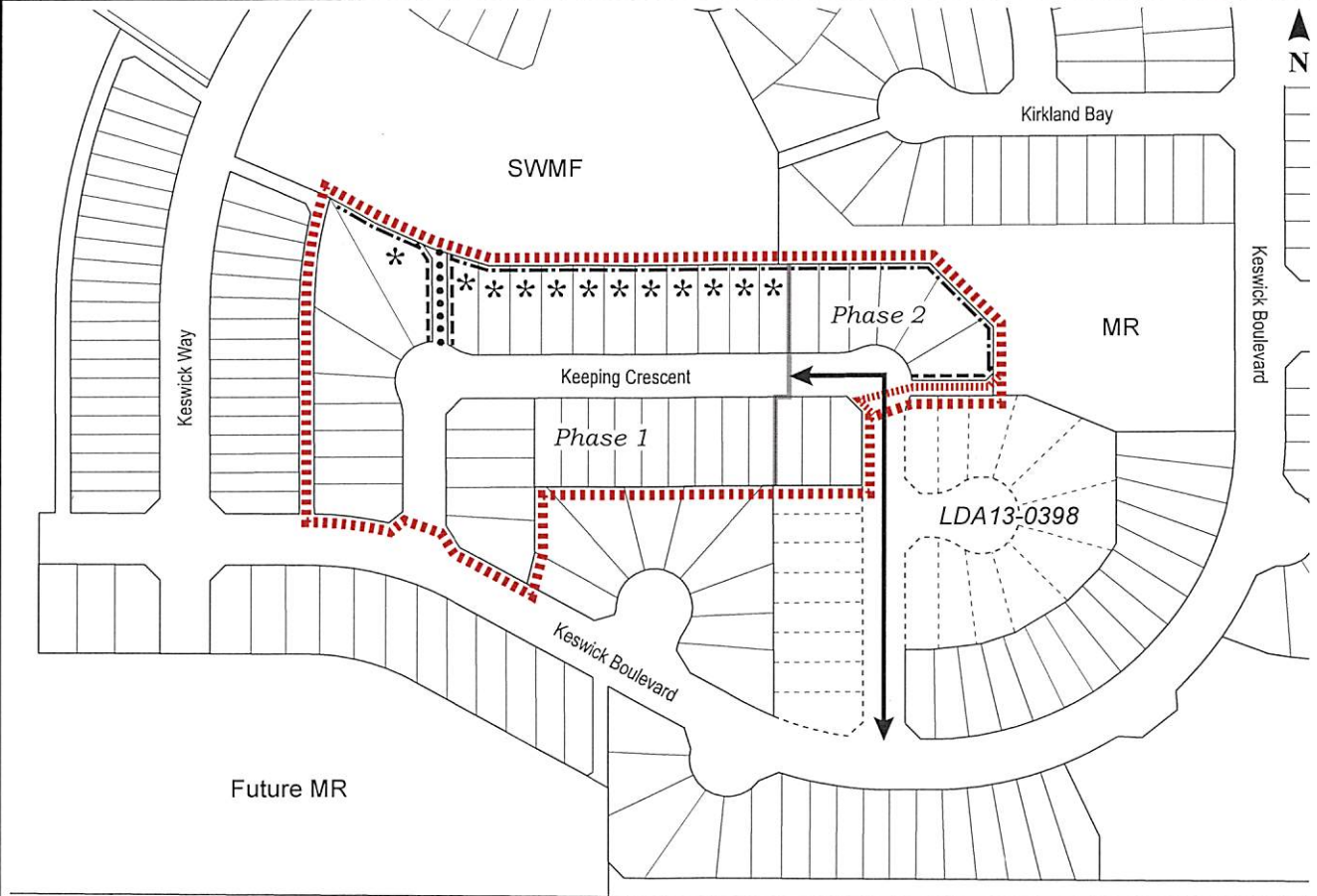
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

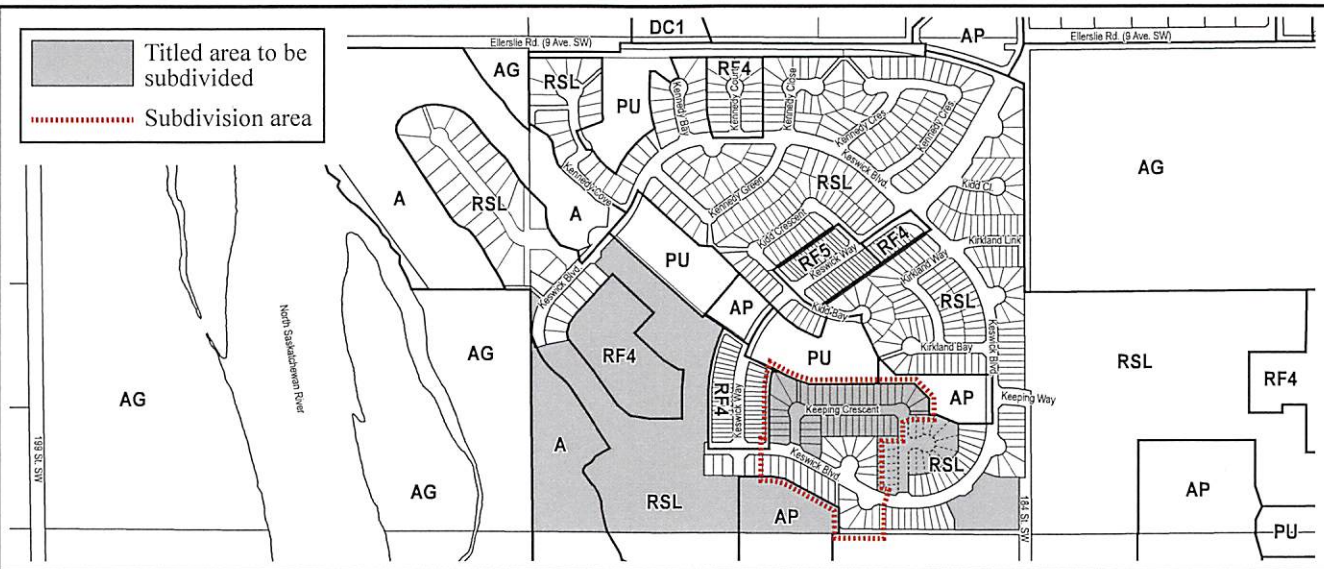
May 11, 2017

LDA13-0532

- Limit of proposed subdivision
- Amend subdivision boundary
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- * Restrictive covenant re: Freeboard
- Phasing line



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





Subdivision Authority

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

May 11, 2017

File No. LDA17-0138

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) semi-detached residential units from Lot 5 Block 26 Plan RN64 located west of 122 Street NW and south of 123 Avenue NW; **PRINCE CHARLES**

The Subdivision by Bare Land Condominium is APPROVED on May 11, 2017, subject to the following condition(s):

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

Please be advised of the following:

1. that 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 (\$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 Steven Ketz at 780-944-0250 or steven.ketza@edmonton.ca.

Regards,

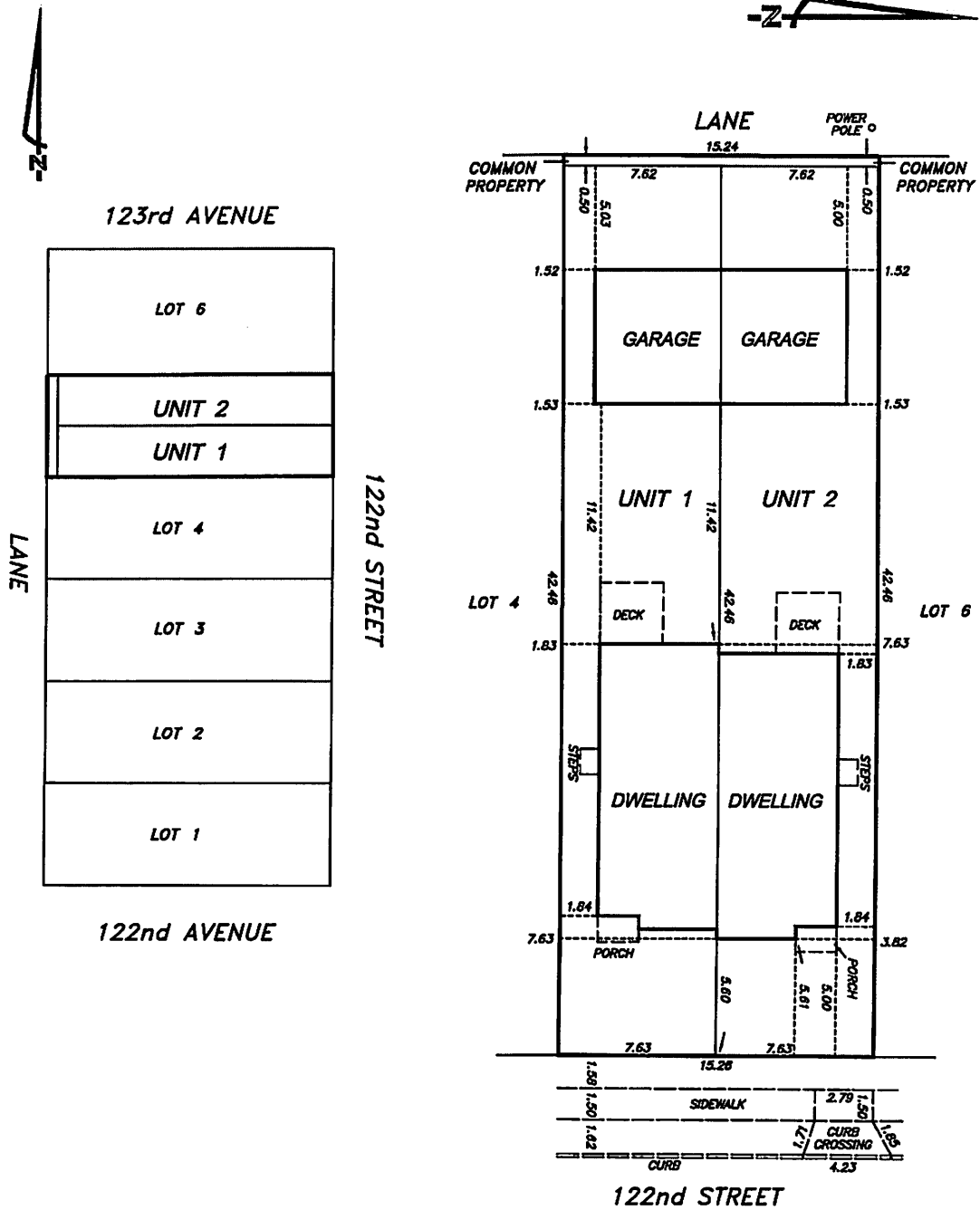


Blair McDowell
Subdivision Authority

BM/sk/Posse # 242807633-001

Enclosure(s)

TENTATIVE PLAN



PROPOSED BARELAND CONDOMINIUM

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE:</p> ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2 <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p> <p>MATURE NEIGHBOURHOOD OVERLAY MEDIUM SCALE RESIDENTIAL INFILL OVERLAY</p>
LOT: 5 BLOCK: 26 PLAN: RN 64		ZONING: RFS
SUBMISSION: PRINCE CHARLES ADDRESS: 12218 - 122 STREET		DRAWN BY: J.K. CHECKED BY: P.S. 2017-03-08
BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON		FILE: E13407 LOT AREA: 0.07 ha. SCALE: 1:250



Subdivision Authority

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

May 11, 2017

File No. LDA17-0164

McElhanney Land Surveys Ltd.
138, 14315 - 118 Avenue NW
Edmonton, AB T5L 4S6

ATTENTION: Dorin Resek

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 7, Plan 912 0706, located north of 159 Avenue NW and west of 64 Street NW; **MATT BERRY**

The Subdivision by Plan is REFUSED on May 11, 2017 for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110.4(1) of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the (RF1) Single Detached Residential Zone for permitted and discretionary uses is 30.0 metres. The site depth of proposed Lot 34 is 23.69 metres and is therefore deficient by 6.31 metres or 21%.

This proposal will result in a site depth, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces. For example, the site depths on the adjacent block faces range from approximately 30.36 to 44.25 metres. The proposed lot depth for Lot 34 is 23.69 metres, which is significantly smaller than those of other properties characteristic to the adjacent block faces.

Please be advised that an appeal may be lodged 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 #243697639-001

Enclosure(s)



**TENTATIVE PLAN
 SHOWING PROPOSED
 SUBDIVISION
 OF
 LOT 33 BLOCK 7 PLAN 912 0706
 WITHIN
 S.W. 1/4 SEC. 35
 TWP. 53 RGE. 24 W.4 M.
 CITY OF EDMONTON
 MUNICIPAL ADDRESS: 6404 - 159 AVE.
 ALBERTA**

RF1 ZONING

Lot dimensions are theoretical, based on plan
 Distances are in metres and decimals thereof.

ABBREVIATIONS

ha Hectares
 RGE. Range
 SEC. Section
 TWP. Township

DRAWN BY: LPC	CK'D BY: DR
DATE: March 16, 2017	
SCALE: 1:500	
FILE NO.: 321126297	PLAN ID: E26297TP1


McElhanney
 McElhanney Land Surveys (Alta.) Ltd.
 138, 14315 - 118th Avenue
 Edmonton, AB T5L 4S6
 T780-451-3420 F780-452-7033

CLIENT: ABDUL MAQBOOL



Subdivision Authority

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

May 11, 2017

File No. LDA17-0169

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 7, Plan 4014 HW located north of 86 Avenue NW and east of 79 Street NW; **IDYLWYLDE**

The Subdivision by Plan is APPROVED on May 11, 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 69.49 m east of the east property line of the lane east of 79 Street. 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.

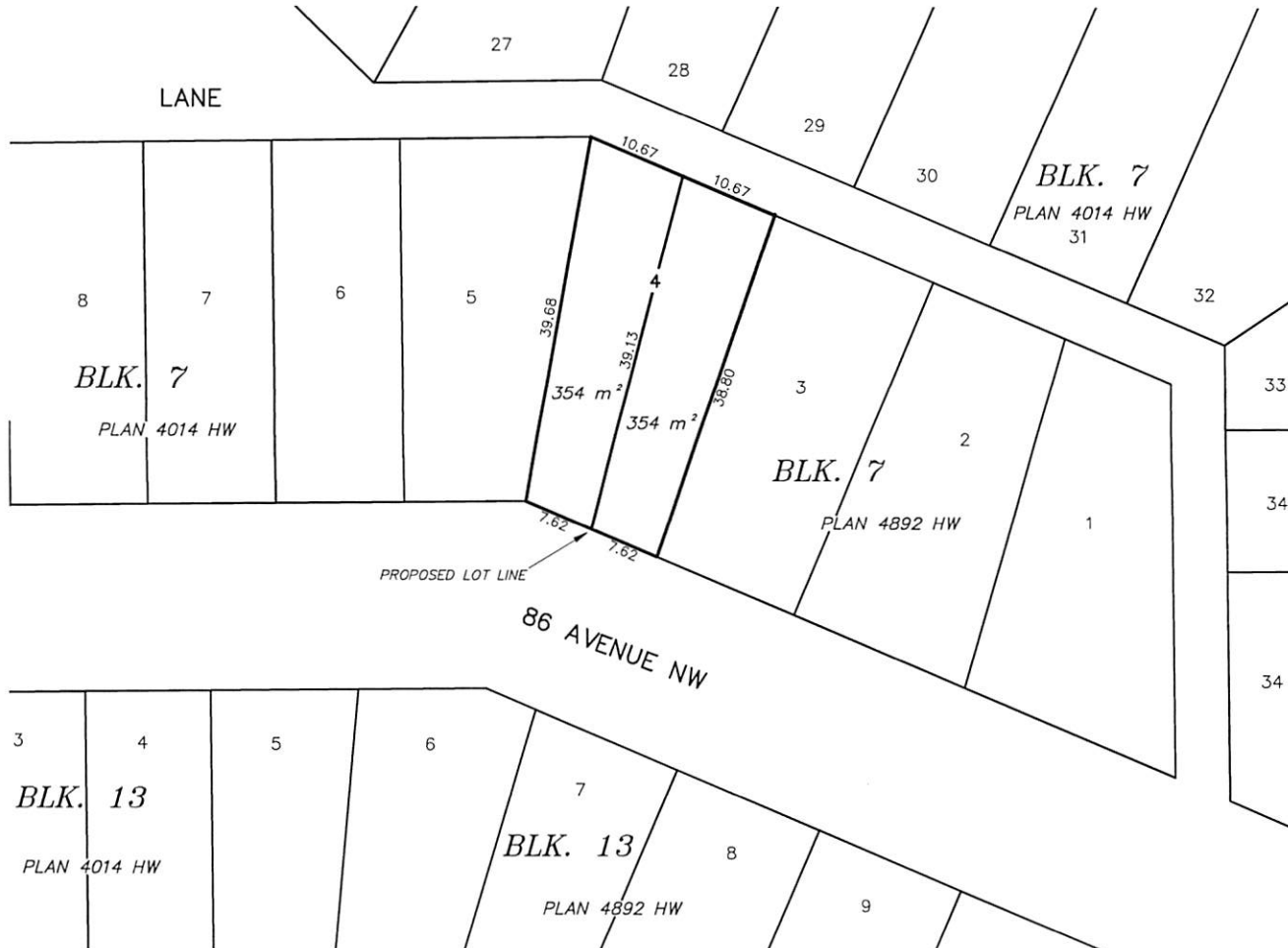
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #243147774-001

Enclosure(s)



Stantec Geomatics Ltd
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than authorized by Stantec Geomatics Ltd. is forbidden.

Client
HAYNES HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION


OF
LOT 4, BLOCK 7, PLAN 4014 HW.
WITHIN

N.E 1/4 SEC. 27, TWP. 52, RGE 24, W.4M.

IDYLVYLDE

SCALE 1 : 500
MARCH 2017

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.069 Hectares, including 1 residential lot.



Subdivision Authority

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

May 11, 2017

File No. LDA17-0182

Ivanna Lewington
4411 - 109A Avenue NW
Edmonton, AB T6A 1S3

ATTENTION: Ivanna Lewington

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 13, Plan 1841 KS located south of 102A Avenue NW and east of 67 Street NW;
FULTON PLACE

The Subdivision by Plan is APPROVED on May 11, 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 75.6 m north of the north property line of the lane east of 63A Street. The existing storm service enters the proposed subdivision approximately 10.9 m south of the north property line of Lot 19. 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.

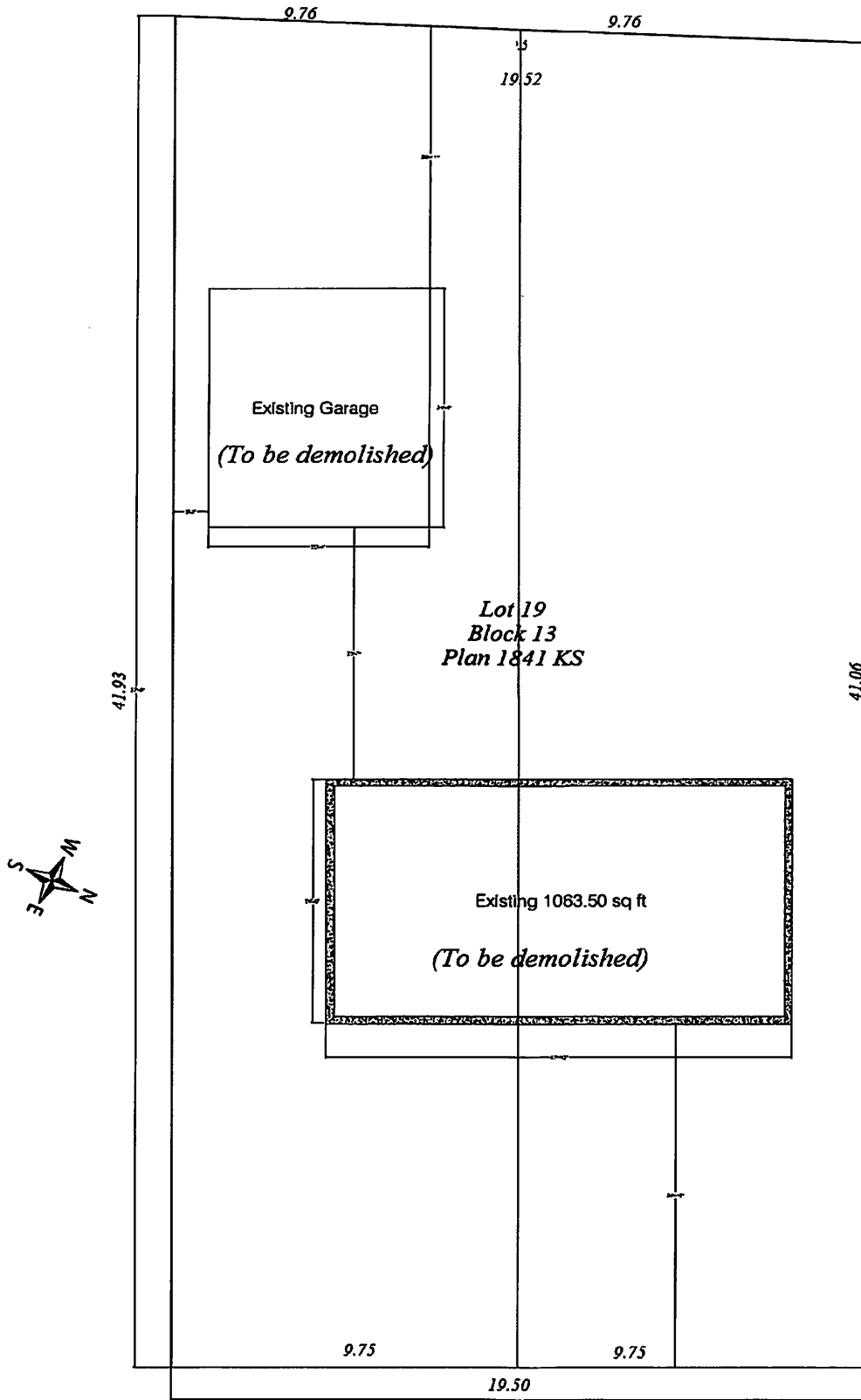
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #243647629-001

Enclosure(s)



102 A Avenue



May 11, 2017

File No. LDA17-0197

Pals Geomatics Corp
10704 176 Street
Edmonton, AB T5S1G7

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create two (2) separate titles for a future semi-detached dwelling on Lot 12, Block 34, Plan RN94, located south of 123 Avenue NW and west of 89 Street NW;
DELTON

The Subdivision by Plan is APPROVED on May 11, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed southern lot;
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. (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 21.6 m south of the south property line of 123 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 #244895291-001

Enclosure(s)

123 AVENUE



LOT 11
BLOCK 34
PLAN RN 94 (XCIV)

LOT 12 A
BLOCK 34

LOT 12
BLOCK 34
PLAN RN 94 (XCIV)

LOT 12 B
BLOCK 34

LOT 13
BLOCK 34
PLAN RN 94 (XCIV)

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

BUILDING

GARAGE

42.67

7.62

42.67

7.62

42.67

7.62

7.62

89 STREET

LANE

EL NONNI HOLDINGS INC.

NOTES:

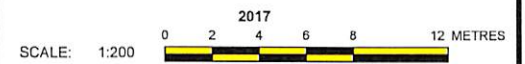
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R-F3.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 3 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

DELTON
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 12, BLOCK 34, PLAN RN94 (XCIV)
WITHIN THE
N.E. 1/4 SEC. 16 - TWP. 53 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA



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

FILE NO.	61700015T	DRAFTED BY:	AN	CHECKED BY:	TP
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Subdivision Authority

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

May 11, 2017

File No. LDA17-0226

Beljan Development
10180 - 101 Street NW
Edmonton, AB T5J 3S4

ATTENTION: Chris Dulaba

RE: Tentative plan of subdivision to subdivide a 0.0066 ha portion from Lots 18 and 19, Block 20, Plan 4423 AJ for the purpose of consolidation with Lots 16 and 17, Block 20, Plan 4423 AJ, located south of 102 Avenue NW and east of 121 Street NW; **OLIVER**

The Subdivision by Plan is APPROVED on May 11, 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 there are existing services entering each proposed lot. 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 #245799366-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 16, 17, 18, & 19
BLOCK 20, PLAN 4423 A.J.

IN
HUDSON'S BAY COMPANY RESERVE
THEO. TWP.53 RGE.24 W.4 M.
EDMONTON ALBERTA

SCALE 1:250 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: 464-5508

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 17, 2017

REVISED: -

FILE NO. 17C0154

DWG.NO. 17C0154T

