

Thursday, June 2, 2016

9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 22

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 2, 2016 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 26, 2016 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA15-0136
169350836-001 | Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; BOYLE STREET |
| 2. | LDA15-0639
184479684-001 | Tentative plan of subdivision to create 79 single detached residential lots from Lot N, Block 99, Plan 152 2816, the west half of the SE 5-51-25-W4M and the east half of the SE 15-51-25-W4M, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
| 3. | LDA16-0164
189346539-001 | Tentative plan of subdivision to create one (1) multiple family unit in ten (10) pieces from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Allard Boulevard SW; ALLARD |
| 4. | LDA16-0174
219395595-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 4, Plan 1870 HW, located north of 103 Avenue NW and west of 155 Street NW; CANORA |
| 5. | LDA16-0185
219643598-001 | Tentative plan of subdivision to create separate titles for a semi-detached house on Lot 6, Block 39, Plan RN 46, located north of 117 Avenue NW and west of 123 Street NW; INGLEWOOD |
| 6. | LDA16-0189
219824200-001 | Tentative plan of subdivision to create separate titles for a semi-detached house from Lot 11, Block 3A, Plan 4278 V, located south of 106 Avenue NW and west of 143 Street NW; GROVENOR |

7.	LDA16-0242 222284066-001	Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) additional residential lots from the West 1/2 of the SE 7-52-25 W4M and Area B, Plan 142 5380, located north of Edgemont Boulevard NW and west of 199 Street NW; EDGEMONT
5.	OTHER BUSINESS	



Subdivision Authority

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

June 2, 2016

File NO. LDA15-0136

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

ATTENTION: Om Joshi

Dear Mr. Joshi:

RE: Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; **BOYLE STREET**

I The Subdivision by Plan is APPROVED on June 3, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.18 ha and a 0.10 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 provide money in place of Municipal Reserve (MR), in the amount of \$ 242,069.04 representing 0.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that LDA15-0136 to close a portion of 85 Street NW shall be approved prior to the endorsement of this subdivision;
6. that the subdivision boundary be amended to include the dedication of Muttart Crossing to the satisfaction of Sustainable Development, 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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;
4. 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;
5. that the owner design and construct the storm and sanitary sewer main, in general accordance with the draft Muttart Land Redevelopment Storm and Sanitary Servicing Feasibility Study dated July 2015, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Drainage Planning and Engineering;
6. that the engineering drawings include and that the owner construct Muttart Crossing, including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Muttart Crossing must be designed and constructed in general accordance with the approved cross section, with provisions included to accommodate continued operations off the Edmonton Transit bus staging area, or to the satisfaction of Transportation Planning and Engineering and City Operations;
7. that the engineering drawings include modifications to 84 Street NW, 85 Street NW and 106A Avenue NW, including sidewalk, lighting, and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
8. that the engineering drawings include and the owner construct modifications (Streetscape Improvement) to 106A Avenue, from the southwest subdivision boundary to Muttart Crossing NW, including sidewalk, lighting, and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
9. that the owner pay half the cost of the traffic signals at the intersection of Muttart Crossing NW and Stadium Road NW, and a portion of the costs of the traffic signals at the intersection of 84 Street NW and Jasper Avenue NW as required in Servicing Agreement DS-1765 for Edgewater Towers Phases 1&2, which traffic signals are shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the design, and the City's Electrical Services Contractor shall install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signal installations will be at the discretion and direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of the signing of 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. Should full build out of the subdivision area occur

before this time and it is determined that the traffic signals are not warranted, then Transportation Operations may consider waiving this requirement;

10. that the engineering drawings include a minimum 3 m hard surface shared use path, including “Shared Use” signage, lighting, uniform fencing, and bollards within the LRT right-of-way, as shown on the “Conditions of Approval” map, Enclosure II, to the satisfaction of Transportation Planning and Engineering and City Operation;
11. that the engineering drawings include an at-grade pedestrian access, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
12. that the engineering drawing include a sidewalk connection, as shown on the “Conditions of Approval” map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
13. that the owner construct 0.5 m uniform fence wholly on privately-owned lands to the satisfaction of Sustainable Development, 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 Municipal Reserve lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, and Lot B Block 7, Plan 862 2802 in the amount of 0.28 ha is being provided by dedication and in the amount of \$ 242,069.04, representing 0.09 ha, is being provided by cash in lieu with this subdivision.

Fencing will be reviewed for compatibility in materials and heights as off-site improvements design discussions of the Muttart site proceeds, to the satisfaction of Sustainable Development.

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 Carman Yeung at 780-496-6213 or carman.yeung@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/cy/Posse #169350836-001

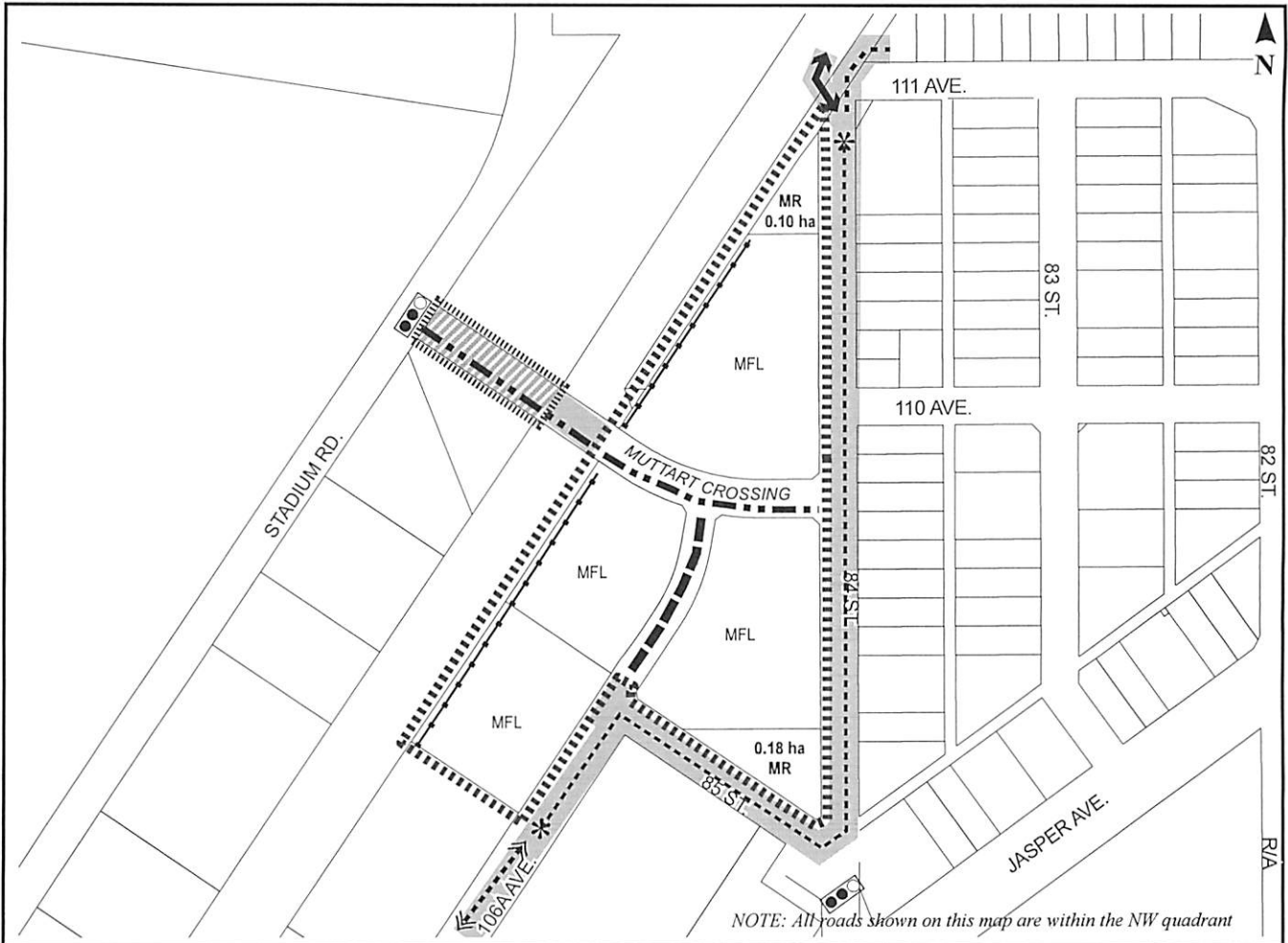
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

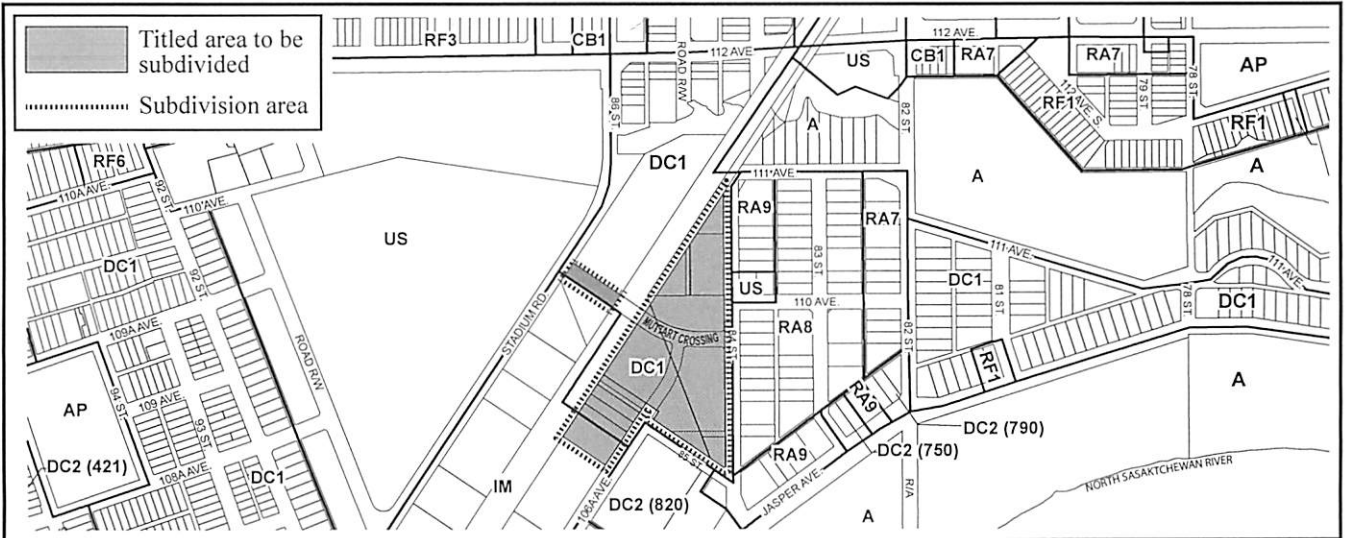
June 2, 2016

LDA15-0136

- Limit of proposed subdivision
- 0.5 m uniform fence
- Construct storm sewer main
- *---* Construct streetscape improvement as per approved plans
- Amend subdivision boundary
- Dedicate as road right of way
- Construct Muttart Crossing
- Construct 106A Ave
- Construct at grade pedestrian access
- Construct sidewalk
- Traffic signal
- Include in engineering drawings



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

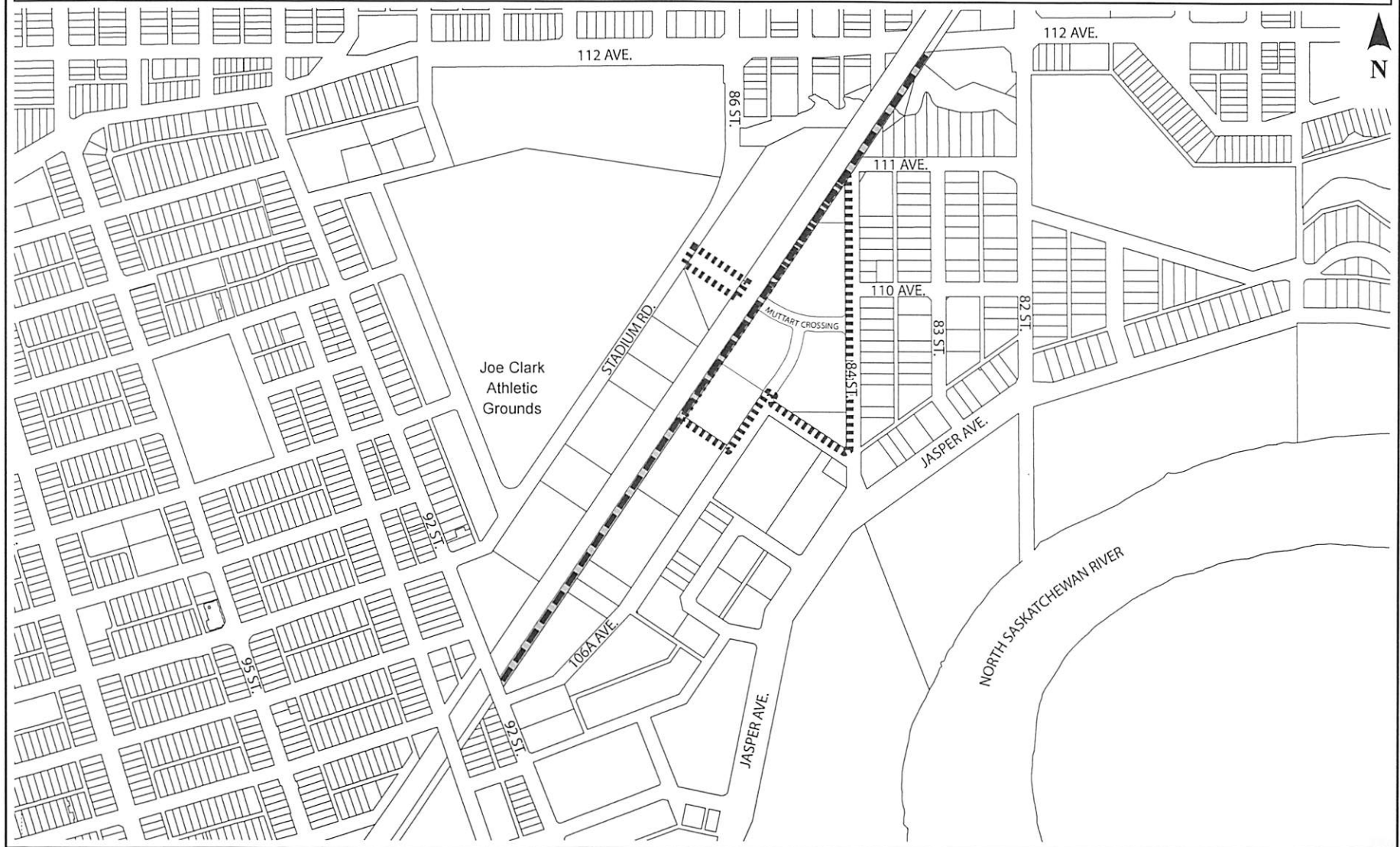


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 3, 2016

LDA15-0136

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Construct 3 m hard-surface shared use path including fencing
- ▬▬▬▬▬▬▬ Include in engineering drawings





Subdivision Authority

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

June 2, 2016

File NO. LDA15-0639

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

ATTENTION: Scott Cole

Dear Mr. Cole:

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

I The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA15-0013 be registered prior to or concurrent with this application for logical extensions of roadway connections and underground utilities;
4. that Bylaw 17670 to amend the Chappelle Neighbourhood Area Structure Plan shall be approved prior to the endorsement of this subdivision;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision; 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;
5. 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;
6. that the engineering drawings include offsite underground utilities including a 300 mm water main extension and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure II;
7. that the engineering drawings include a temporary 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. 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 Drainage Planning and Engineering. The sanitary pump station will be required prior to CCC for the drainage facilities (or when required by Drainage Planning and Engineering);
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

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

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/mb/Posse #184479684-001

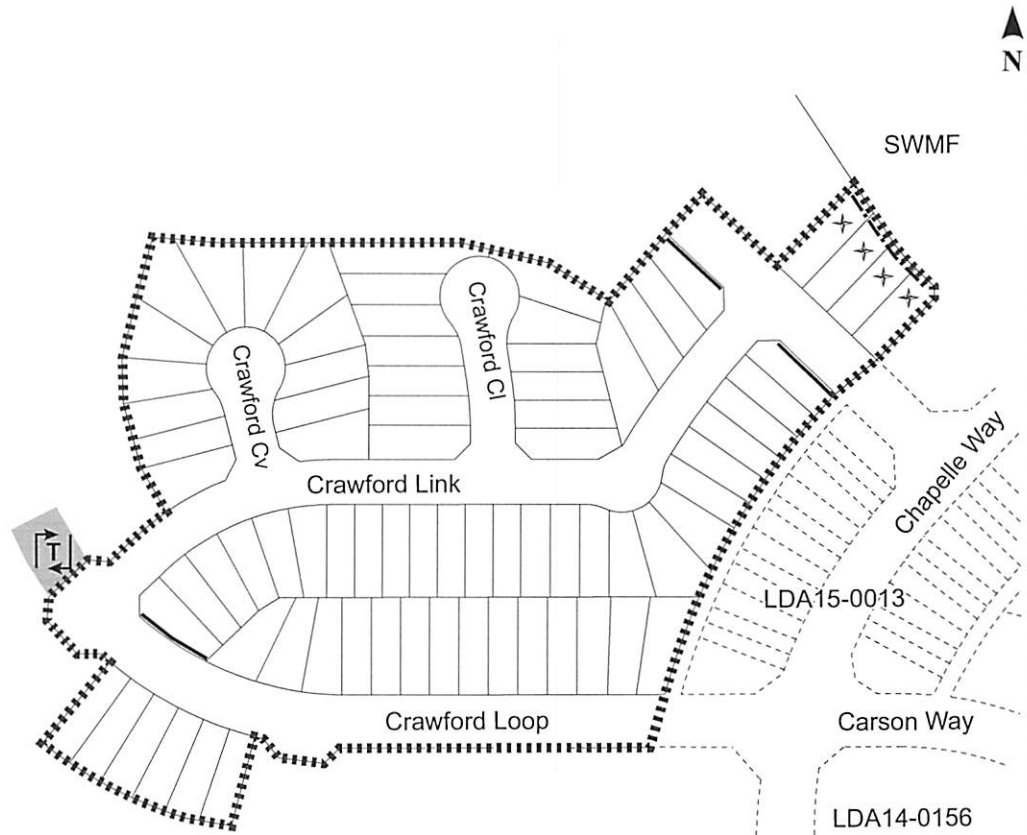
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 2, 2016

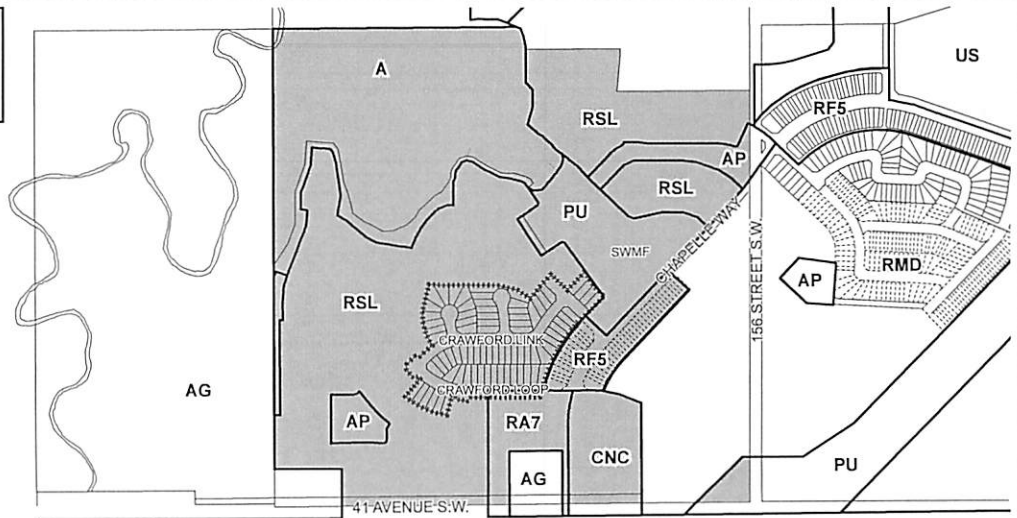
LDA15-0639

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

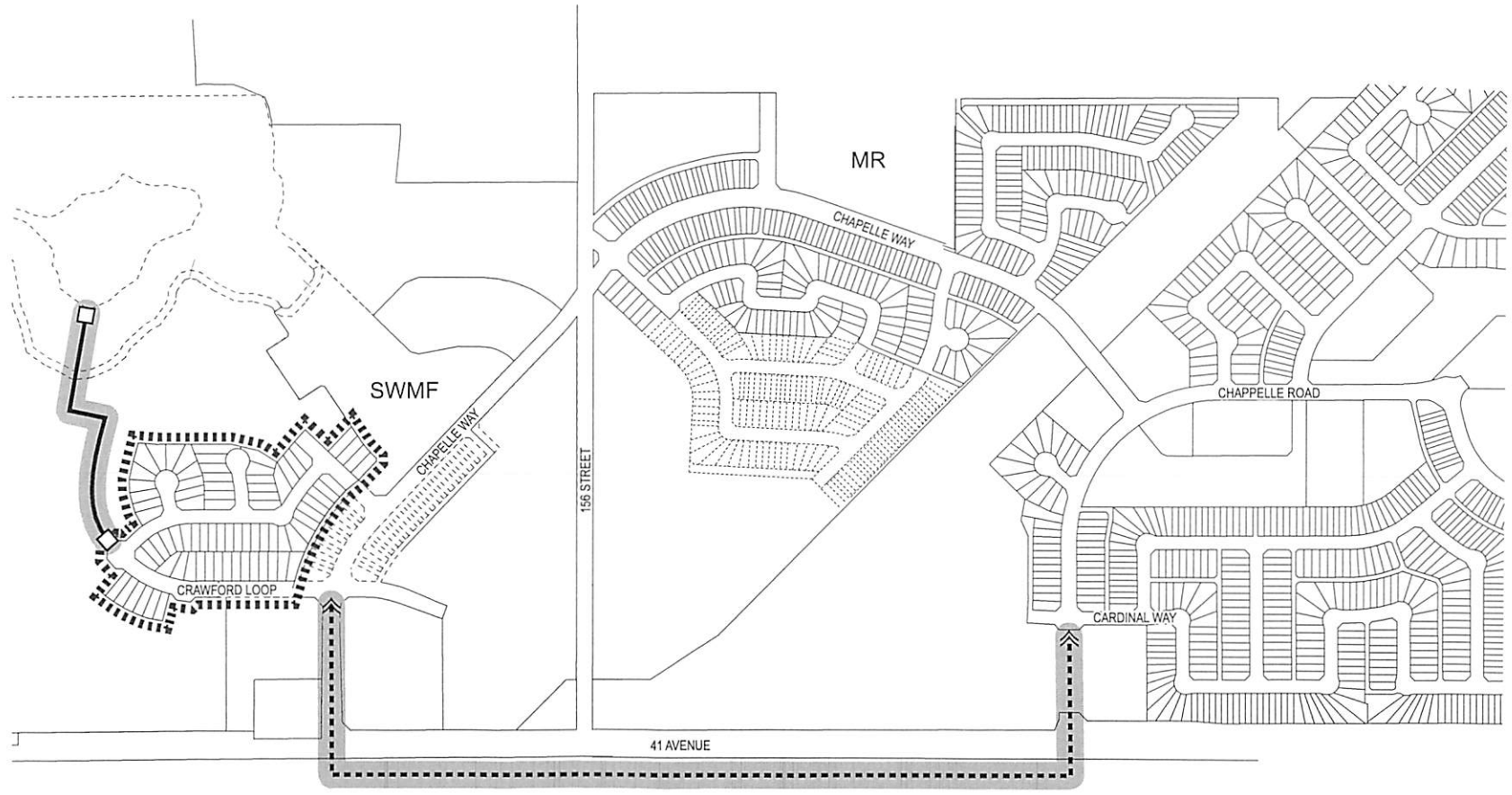


NOTE: All roads shown on this map are within the SW quadrant

- Titled area to be subdivided
- Subdivision area



- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ◀-▬-▬-▶ 300 mm water main extension
- ▬▬▬▬▬▬▬ Include in Engineering drawings
- ▬-□ Storm sewer extension



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



Subdivision Authority

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

June 2, 2016

File NO. LDA16-0164

Urban Systems
10345 – 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

Dear Mr. Drake:

RE: Tentative plan of subdivision to create one (1) multiple family unit in ten (10) pieces from Lot 102, Block 5, Plan 142 4127, located north of 41 Avenue SW and west of Allard Boulevard SW;
ALLARD

The Subdivision by Phased Condominium is APPROVED on June 2, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

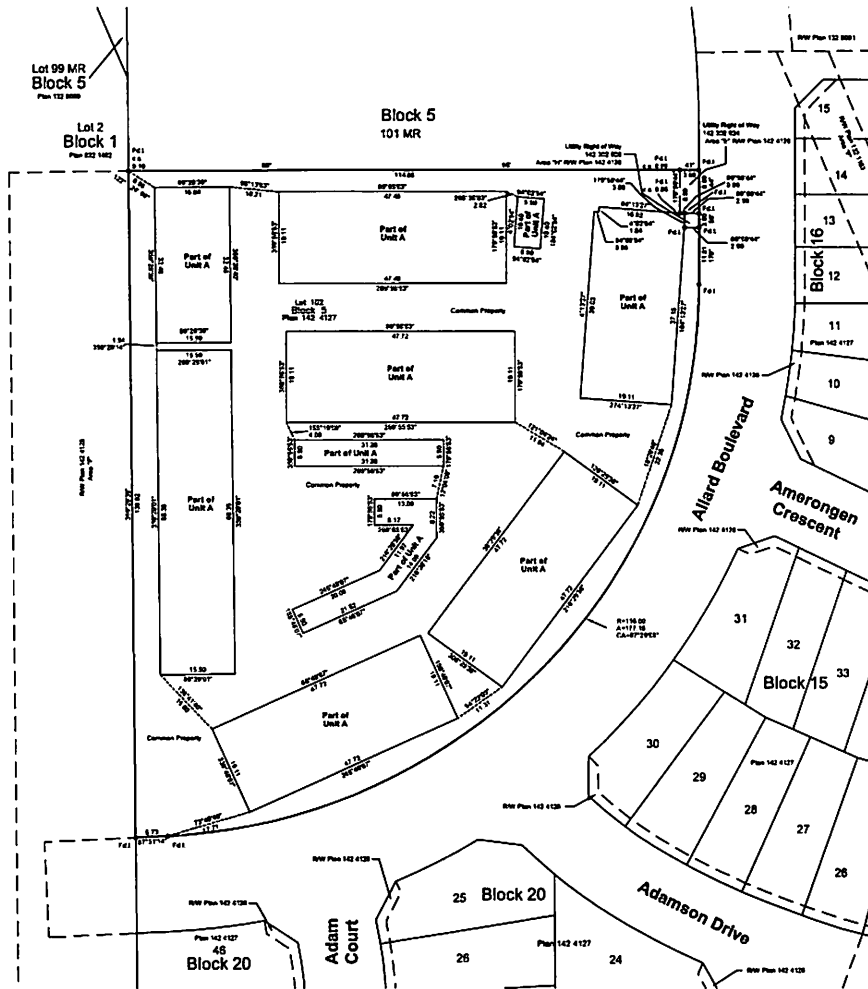
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #189346539-001

Enclosure(s)



POST TENSIONED CABLE STATEMENT

This plan is accompanied by a certificate regarding post-tensioned cables and signed by NAME / OCCUPATION stating there are no post-tensioned cables located anywhere on or within the building or the property on which the building is located.

NOTE:
For any endorsement, registration memorandum, modification or other entry that is to be made on the plan, please see the Condominium Additional Sheet (CA) which is added to this plan pursuant to the Condominium Property Regulation.

ALBERTA REGISTRIES

PLAN No. _____

ENTERED AND REGISTERED ON _____

INSTRUMENT No. _____

A D REGISTRAR

PHASE 1 SHEET 1 OF **

ALLARD CITY OF EDMONTON ALBERTA

TENTATIVE PLAN SHOWING PROPOSED PHASED CONDOMINIUM DEVELOPMENT AFFECTING LOT 102 BLOCK 5 PLAN 142 4127 WITHIN THE S.E. 1/4 SEC 18 TWP 51 RGE 24 W4M

B.M. DRAKE, A.L.S. - 2018

SYMBOLS LEGEND:

Solidity line (Pencil) shown (P2) on above plan
 Shaded Survey Control Station (VISCOP) shown on above plan
 All 1/4" / Calculated positions are shown plus
 Coordinates point (P2) is shown plus

NOTES:

All distances are ground and shown in metres and decimal fractions. Distances shown are from point to post unless otherwise indicated. All distances on curved boundaries are arc lengths. All curves are tangential unless otherwise noted.

Parties involved for Condominium is comprised of 1 Unit and 1 Unit for future subdivision.

Area required for Condominium is 1.32 ha, and is outlined plus.

Boundary are Cont (T14) - 142 4127 (Original), Reference Station 1117 W, derived from GNSS measurements of ARCM 2405.

The base for this plan is as follows:
 Datum: North American Datum 1983 (Original) Projection: 2° Transverse Mercator
 Reference Station: 1117 West Longitude: Combined Scale Factor: 0.999997
 Contour Interval: 4.574 1482
 Contour Interval: 4.574 1482
 UTM Zone: 18 UTM Easting: 601 521148 424

Condominium and boundaries not defined by walls are shown plus _____ or _____
 Condominium and boundaries defined by walls are shown plus _____ or _____
 Customers and boundaries are shown plus _____ or _____
 Areas marked as P1, P2, P3 are not Estimated Area Common Property and may be based on a number of units as specified in Section 16(1) of the Condominium Property Act.
 Unit numbers are shown plus 1, 2, 3, etc.
 All areas not designated as Unit are common property.
 Easement and areas are not part of the Unit.
 Condominium and boundaries are as defined by (Section 16) of the Condominium Property Act or where the wall does not exist, the vertical plane as defined by the definition above.
 Areas and natural and obstructions are defined by (Section 16) of the Condominium Property Act or where the wall does not exist, the vertical plane as defined by the definition above.
 Measurements and construction drawings.
 Building dimensions are taken to the exterior surface of the foundation wall and not ground level.
 Dimensions shown in the foundation walls are pre-construction in general they unless shown otherwise.
 The location of Unit A with boundary property is the survey measurements shown according to the Survey Act.
 For unit boundaries and areas contours refer to sheets 2 to 10 in this plan.

ABBREVIATIONS:

A	Area Division	h	Horizontal	Plan	Range
A.L.S.	Alberta Land Surveyor	M	Solidity from Post	R/W	Right of Way
Am	As shown	M	Marked	S	Section
CA	Center Angle of Curve	MR	Measured Reference	Sa	Section Station
C.S.	Quarter Section	MSD	North American Datum	T	Township
CMS	Oblique Magnetism Control System	R	Radius	Twp	Township

SURVEYOR:
 B.M. Drake, A.L.S.
 Surveyed between the dates of September 25, 2018, and March Day, Year in accordance with the provisions of the Survey Act.



CONDOMINIUM CORPORATION ADDRESS:
 520 81 Street SW
 Edmonton, Alberta
 T6K 0V1

APPROVING AUTHORITY:
 Name: CITY OF EDMONTON
 File No.: 0123456789
 Date Approved: Month Day, Year

REGISTERED OWNERS:
 ESSENTIAL ALLARD LTD

Scale: 1:500

DRAWN BY: RH FEE HANZLER 3988 0001 80
 DATE: 2018-04-08 DRAWING FILE: 3988-0001-03 REV: 0





Subdivision Authority

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

June 2, 2016

File NO. LDA16-0174

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

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 4, Plan 1870 HW, located north of 103 Avenue NW and west of 155 Street NW;
CANORA

The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

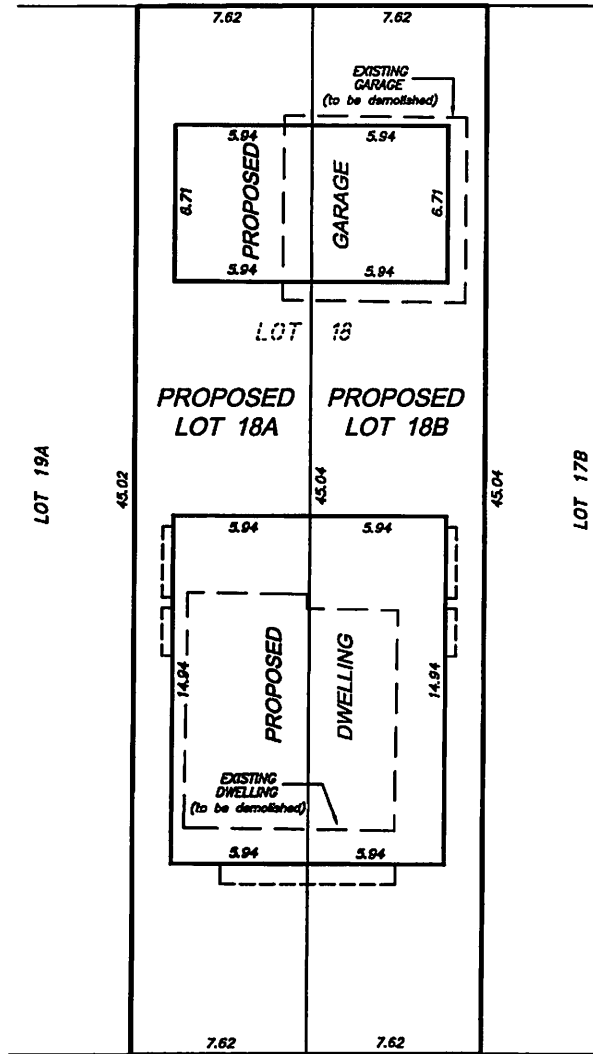
Blair McDowell
Subdivision Authority

BM/sc/Posse #219395595-001

Enclosure(s)



LANE



SIDEWALK

155th STREET

TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024

**Alberta
 Geomatics
 Inc.**

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: 18	BLOCK: 4	PLAN: 1870 HW
SUBDIVISION: CANORA	ADDRESS: 10312-155 STREET	
BUILDER/OWNER: TECH VIEW HOMES LTD.		EDMONTON
FILE: E12166	LOT AREA: 0.069 ha	SCALE: 1:250

ZONING: RF2

DRAWN BY: D.S.

CHECKED BY: P.S.

2016-04-06



Subdivision Authority

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

June 2, 2016

File NO. LDA16-0185

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

ATTENTION: Piotr Strozyk

Dear Mr. Strozyk:

RE: Tentative plan of subdivision to create separate titles for a semi-detached house on Lot 6, Block 39, Plan RN 46, located north of 117 Avenue NW and west of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that 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 (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

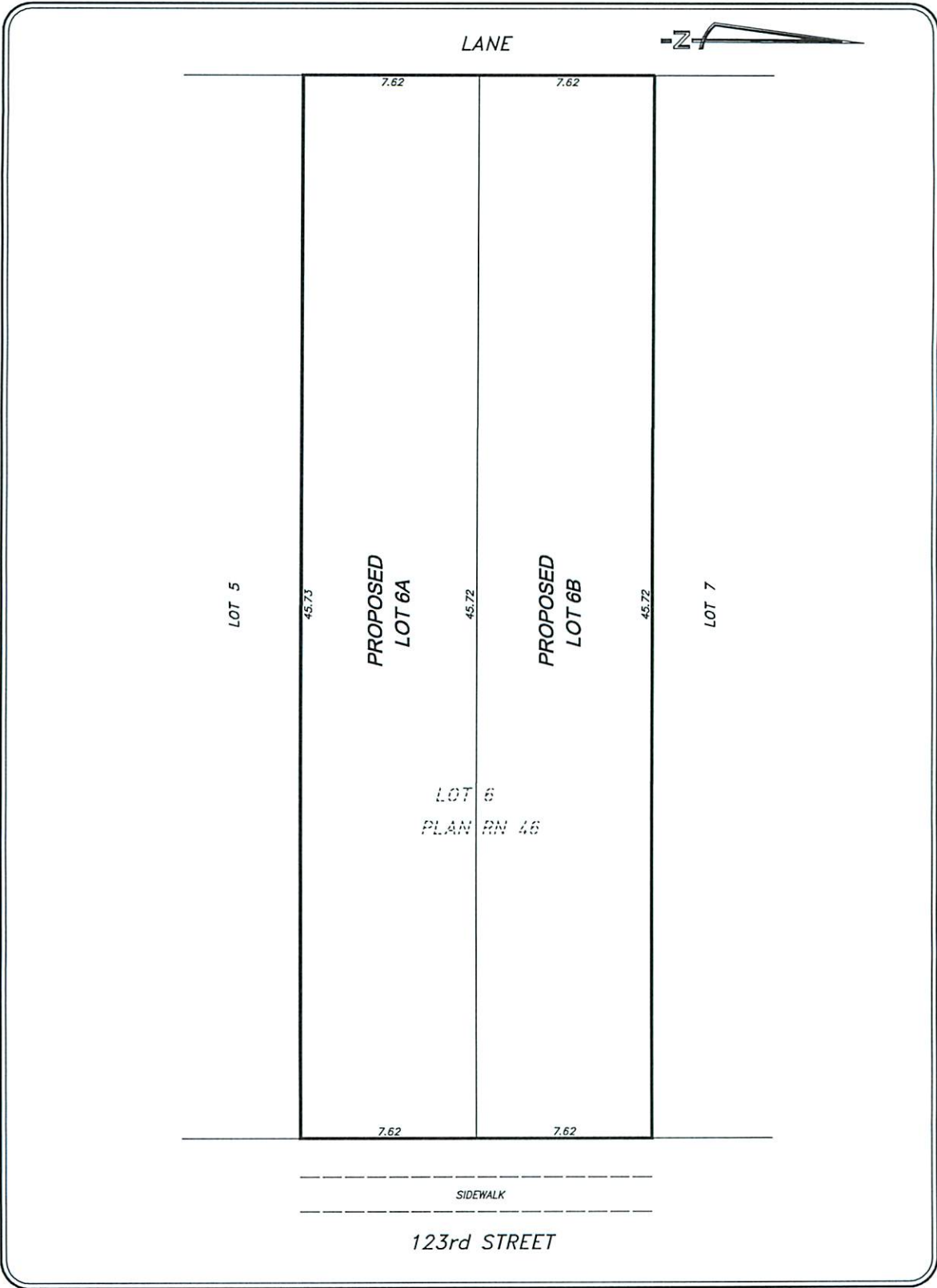
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,


Blair McDowell
Subdivision Authority

BM/sc/Posse #219643598-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
LOT: 6 BLOCK: 39 PLAN: RN 46		ZONING: RF3
SUBDIVISION: INGLEWOOD ADDRESS: 11722-123 STREET		DRAWN BY: D.S. CHECKED BY: P.S. 2016-04-15
BUILDER/OWNER: VIBRANT HOMES LTD. EDMONTON		FILE: E12481 LOT AREA: 0.070 ha SCALE: 1:200



Subdivision Authority

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

June 2, 2016

File NO. LDA16-0189

Antoni Kowalczewski
10456 – 143 Street NW
Edmonton, AB T5N 2S4

Dear Mr. Kowalczewski:

RE: Tentative plan of subdivision to create separate titles for a semi-detached house from Lot 11, Block 3A, Plan 4278 V, located south of 106 Avenue NW and west of 143 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Yours truly,

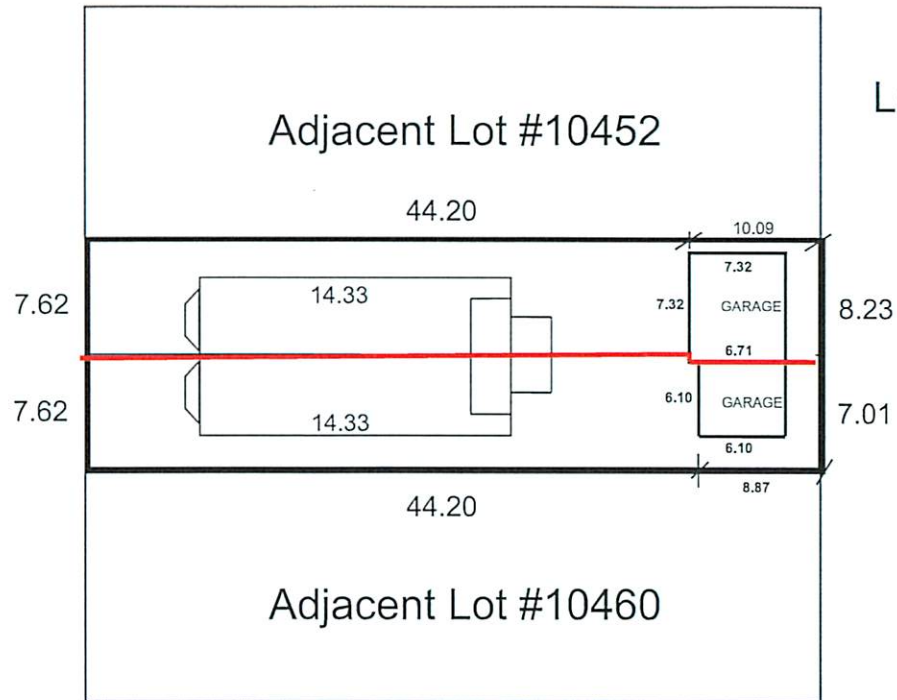
Blair McDowell
Subdivision Authority

BM/sc/Posse #219824200-001

Enclosure(s)

Tentative Plan of Proposed Subdivision
Legal Description: Lot 11, Block 3A, Plan 4278V

143 street



Lane (back alley)



Subdivision Authority

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

June 2, 2016

File NO. LDA16-0242

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

ATTENTION: Nick Dyjach

Dear Mr. Dyjach:

RE: Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) additional residential lots from the West 1/2 of the SE 7-52-25 W4M and Area B, Plan 142 5380, located north of Edgemont Boulevard NW and west of 199 Street NW; **EDGEMONT**

The Subdivision by Plan is APPROVED on June 2, 2016, subject to the following conditions:

1. that the approved subdivision LDA15-0683 be registered concurrent with this application;
2. that these revisions be reflected in the subsequent engineering drawing submission; 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 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 (\$1272.00) and subsequently released to the applicant for registration at the Land Titles Office;
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 the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

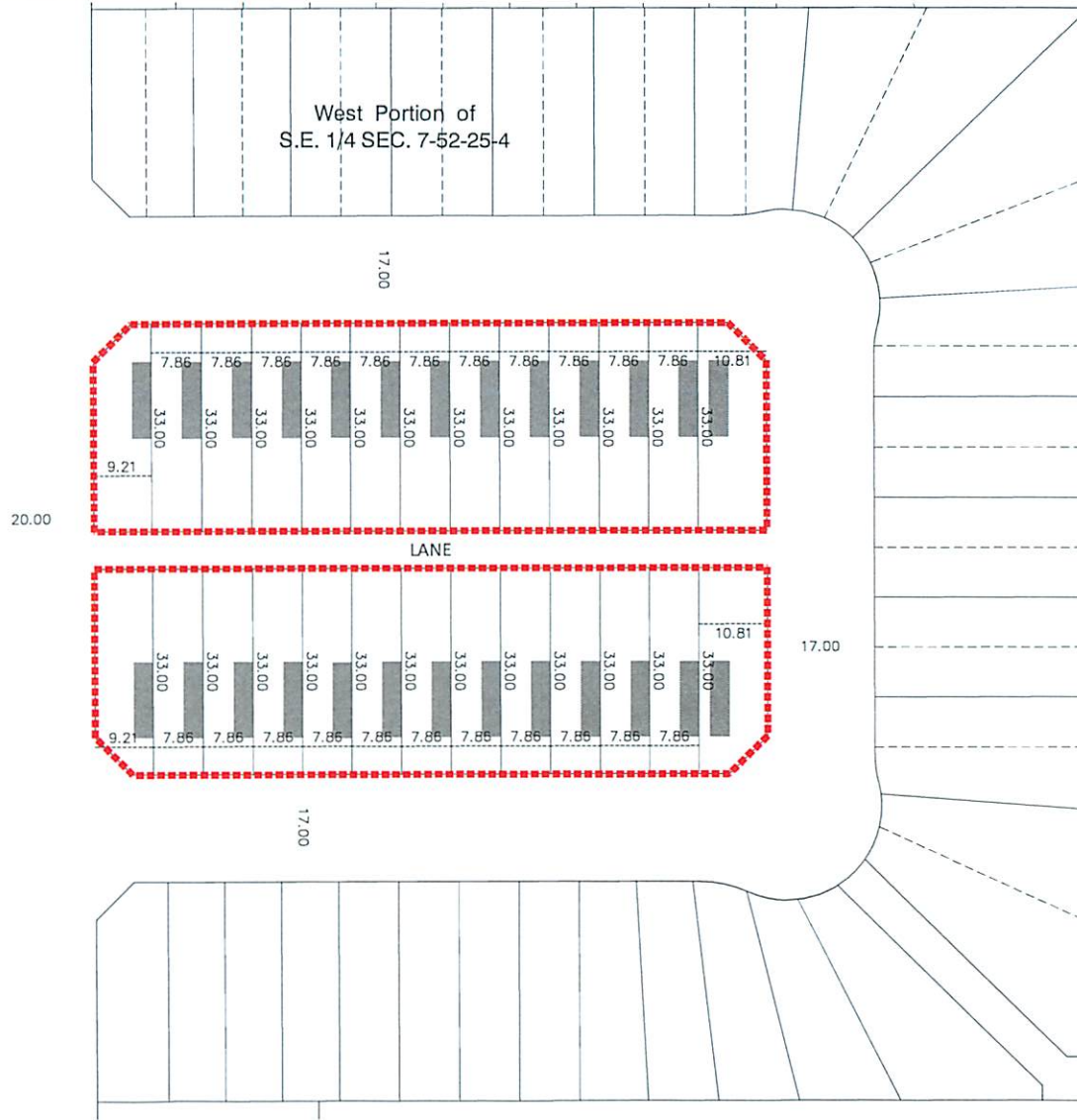
Blair McDowell
Subdivision Authority

BM/sc/Posse #222284066-001

Enclosure(s)



West Portion of
S.E. 1/4 SEC. 7-52-25-4



10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT locate the drawing - any errors or omissions shall be reported to Stantec without delay.
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Notes

All distances are expressed in metres and decimals thereof.
Area to be subdivided outlined thus and contains approximately 0.70 hectares, including 26 residential lots.

Revision	By	DATE

Client/Project
BROOKFIELD RESIDENTIAL PROPERTIES INC.
PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF WEST 1/2
OF S.E. 1/4 SEC. 7-52-25-4
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Edgemont - Phase 3

Project No. 1161 103115 KC
Scale 1:2000
May 16, 2016

Thursday, May 26, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 21

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 26, 2016 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 19, 2016 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0084 187420463-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 141, Plan 4590 W, located south of 101 Avenue NW and east of 143 Street NW; GROVENOR
MOVED	Blair McDowell That the application for subdivision be Approved as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA16-0119 187663140-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 11, Plan 6338 MC, located south of 134 Avenue and east of 71 Street; DELWOOD
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA16-0120 188283575-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 19, Block 35, Plan 3898 HW located south of 103 Avenue and west of 80 Street; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0131 188728119-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 9, Block 5, Plan RN39A, located south of 112 Avenue NW and west of 125 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0153 189265109-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 22, Plan 290 AB located south of 129 Avenue and west of 123A Street; CALDER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0157 218671040-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 2 and 3, Block 99, Plan RN 3, located north of 85 Avenue NW and west of 105 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0173 218767551-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 31, Plan 743 HW located south of 75 Avenue and west of 109 Street; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:35 a.m.	