

Thursday, July 13, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 13, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 6, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0520 234219999-001	Tentative plan of subdivision to create 18 industrial lots, seven (7) Environmental Reserve and two (2) Public Utility lots from the SE 21-53-23-W4M located east of 17 Street NE and North of 127 Avenue NE; CLOVER BAR AREA
2.	LDA16-0602 23662715-001	Tentative plan of subdivision to create 13 single detached residential lots, 58 semi-detached residential lots and 23 row housing lots, from a portion of a roadway to be closed and the west half of the SE 7-52-25-W4M located north of Edgemont Boulevard and west of 199 Street NW; EDGEMONT
3.	LDA16-0066 187027163-001	RE-ISSUE of tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 176, Block 2, Plan 142 5734 located north of Allard Boulevard SW and east of James Mowatt Trail SW; ALLARD
4.	LDA17-0296 247280475-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 3, Plan 1398HW, located north of 76 Avenue and east of 87 Street; KING EDWARD PARK
5.	LDA17-0311 253107426-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 23, Plan RN 46 located north of 114 Avenue NW and east of 123 Street NW; INGLEWOOD
6.	LDA17-0315 252994829-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 52, Plan 735 MC, located north of 51 Avenue NW and east of 105 Street NW; PLEASANTVIEW
7.	LDA17-0319 253188103-001	Tentative plan of subdivision to create separate titles for two (2) single detached residential lots that are currently combined from Lot 4-5, Block 3, Plan 2011 AO, located south of 102 Avenue NW and east of 73 Street NW; TERRACE HEIGHTS

8.	LDA17-0327 253765439-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13-14, Block 2, Plan 2239 X, located south of 76 Avenue NW and west of 97 Street NW; RITCHE
9.	LDA17-0333 254232767-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 11, Plan 5456 AH located north of 112 Avenue NW and west of 122 Street NW; INGLEWOOD
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA16-0520

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

ATTENTION: Mark Lawrence

RE: Tentative plan of subdivision to create 18 industrial lots, seven (7) Environmental Reserve and two (2) Public Utility lots from the SE 21-53-23-W4M located east of 17 Street NE and North of 127 Avenue NE; **CLOVER BAR AREA**

I The Subdivision by Plan is APPROVED on July 13, 2017 subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.05 ha, 1.0 ha, 2.31 ha, 0.13 ha, 0.02 ha, 1.31 ha and 0.77 ha lots pursuant to Section 664 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 \$1,419,262.00 representing 4.42 ha provided, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the construction of a shared use path within the Lot identified on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. 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;

7. that the Aurum Roadway Servicing Agreement 50291 be executed prior to or concurrent to the endorsement of the plan of survey;
8. that LDA16-0520 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
10. that the owner register public access easement for a future shared use path as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
11. that the owner register easements on the industrial lots for the provision of a watermain extension on private property, to the satisfaction of EPCOR Water Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner upgrades 9 Street NE and 127 Avenue NE with Phase 1 to an industrial local roadway standard, including a sidewalk on one side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m asphalt surface shared use path with "Shared Use" signage within the Top of Bank and 127 Avenue NE, to the satisfaction of Transportation Planning and

Engineering and Parkland Developer Services, as shown on the “Conditions of Approval” map, Enclosure I;

9. that the owner pay for the installation of traffic signals, as shown on the “Conditions of Approval” map, Enclosure I. The City of Edmonton shall complete the signal design, and the City’s Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
10. that prior to approval of the Engineering Drawings an environmental review of the proposed outfall as required by the North Saskatchewan River Valley Area Redevelopment Plan Bylaw 7188 be reviewed and approved by Sustainable Development;
11. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the engineering drawings include the forcemain and lift station, to the satisfaction of Drainage Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, arterial 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.

Please be advised that the pipeline operators may restrict your access across the pipeline utility rights of way.

The Deferred Reserve Caveat (DRC) registered on title for 2.7 ha was transferred from LDA11-0421 to assemble a Municipal Reserve (MR) lot. The MR for the SE 21-53-23-W4M and the existing DRC in the amount of \$1,419,262.00 representing 4.42 ha, is being provided by money in place with this subdivision. The amount will be adjusted to reflect the Environmental Reserve and arterial roadway dedication areas.

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

Regards,

Blair McDowell
Subdivision Authority












BM/ag/Posse #234219999-001

Enclosure(s)

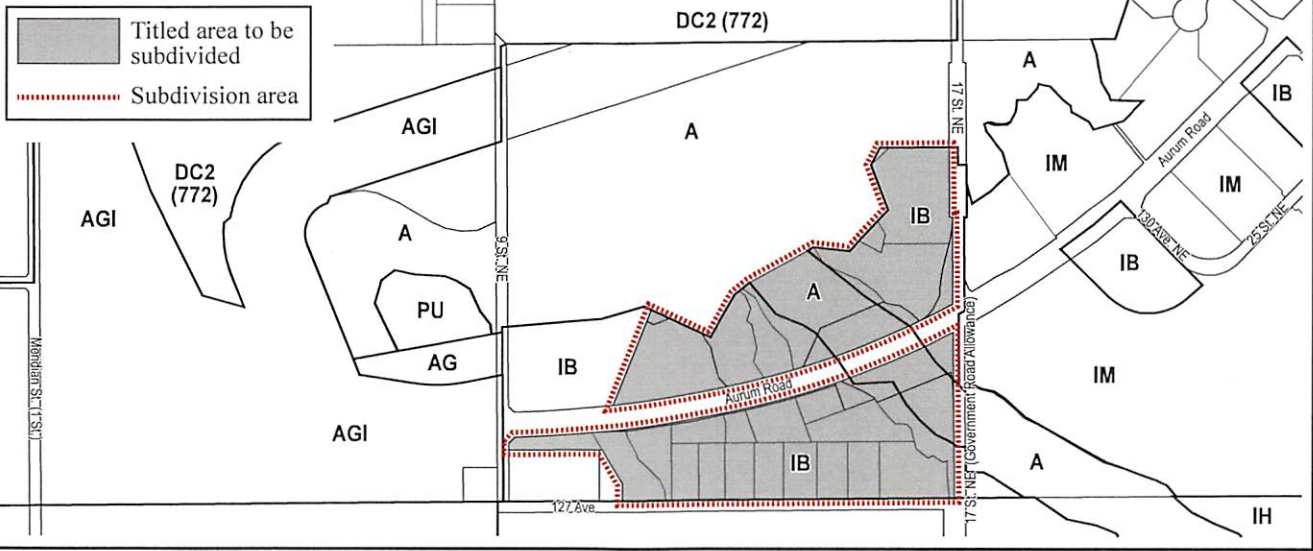
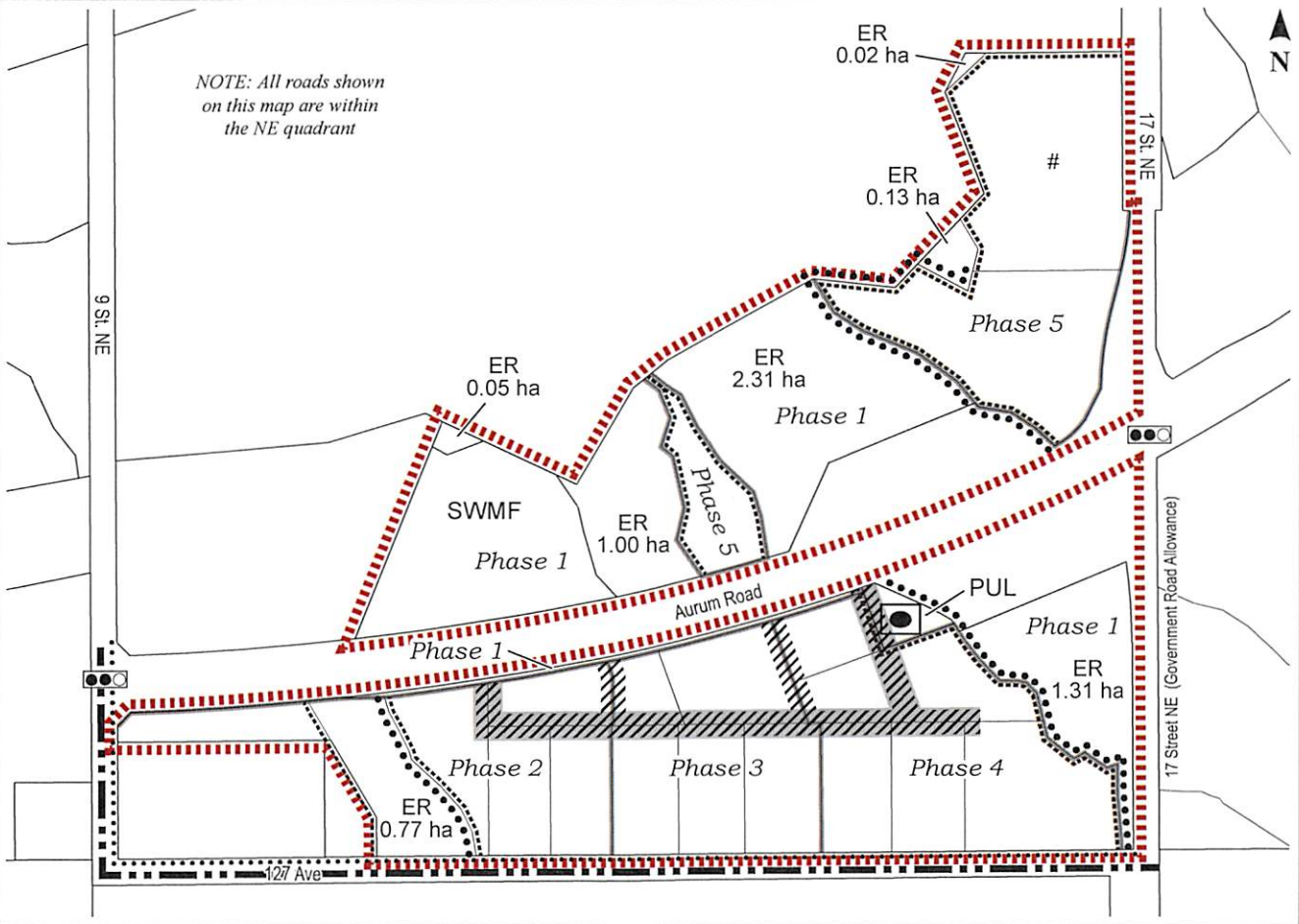
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 13, 2017

LDA16-0520

- | | |
|--|--|
|  Limit of proposed subdivision |  Upgrade to an industrial roadway standard |
|  1.8 m uniform fence |  Lift station |
|  1.5 m concrete sidewalk |  Traffic signal |
|  3 m hard surface shared use path |  Phasing lines |
|  Register Mutual Access Easement |  Register Deferred Servicing Agreement and Public Access Easement |
|  Register easement for watermain | |

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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA16-0602

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create 13 single detached residential lots, 58 semi-detached residential lots and 23 row housing lots, from a portion of a roadway to be closed and the west half of the SE 7-52-25-W4M located north of Edgemont Boulevard and west of 199 Street NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on July 13, 2017, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$364,942.50 representing 0.591 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the lots identified be withheld from registration until the No Parking signage is installed as deemed by Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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, MR, 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 Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA16-0602 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

8. that LDA16-0419 to amend the Edmonton Zoning Bylaw shall be approved prior to Phase 2 of the endorsement of the plan of survey;
9. that LDA16-0419 to close 35 Avenue NW shall be approved prior to Phase 2 of the endorsement of the plan of survey;
10. that the approved subdivision LDA14-0394 be registered prior to or concurrent with Phase 2 of this application;
11. that the owner dedicate a corner cut to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions to the engineering drawings for Edgemont Stage 15 to realign the shared use path, install bollards, amend the curb extensions, and zebra marked crosswalk, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct an 8 m alley to a paved commercial standard with Phase 2, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis for fire and waste trucks must be provided with the engineering drawings;
9. that the owner install bollards to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner pays for the installation of “no parking” signage on the local roadway for emergency vehicle access to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within 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.

Please be advised that there is an existing live watermain and risers connected to the sewer main to the previous lot design along Edgemont Boulevard within the subdivision boundary.

MR for the west half of the SE 7-52-25-W4M was addressed by the registration of a Deferred Reserve Caveat (DRC) with LDA15-0638. The DRC will be adjusted to reflect the road closure area and the DRC will be discharged in full with the payment of money in place with this subdivision.

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

Regards,

Blair McDowell
Subdivision Authority

BM/ag/Posse #23662715-001

Enclosure(s)

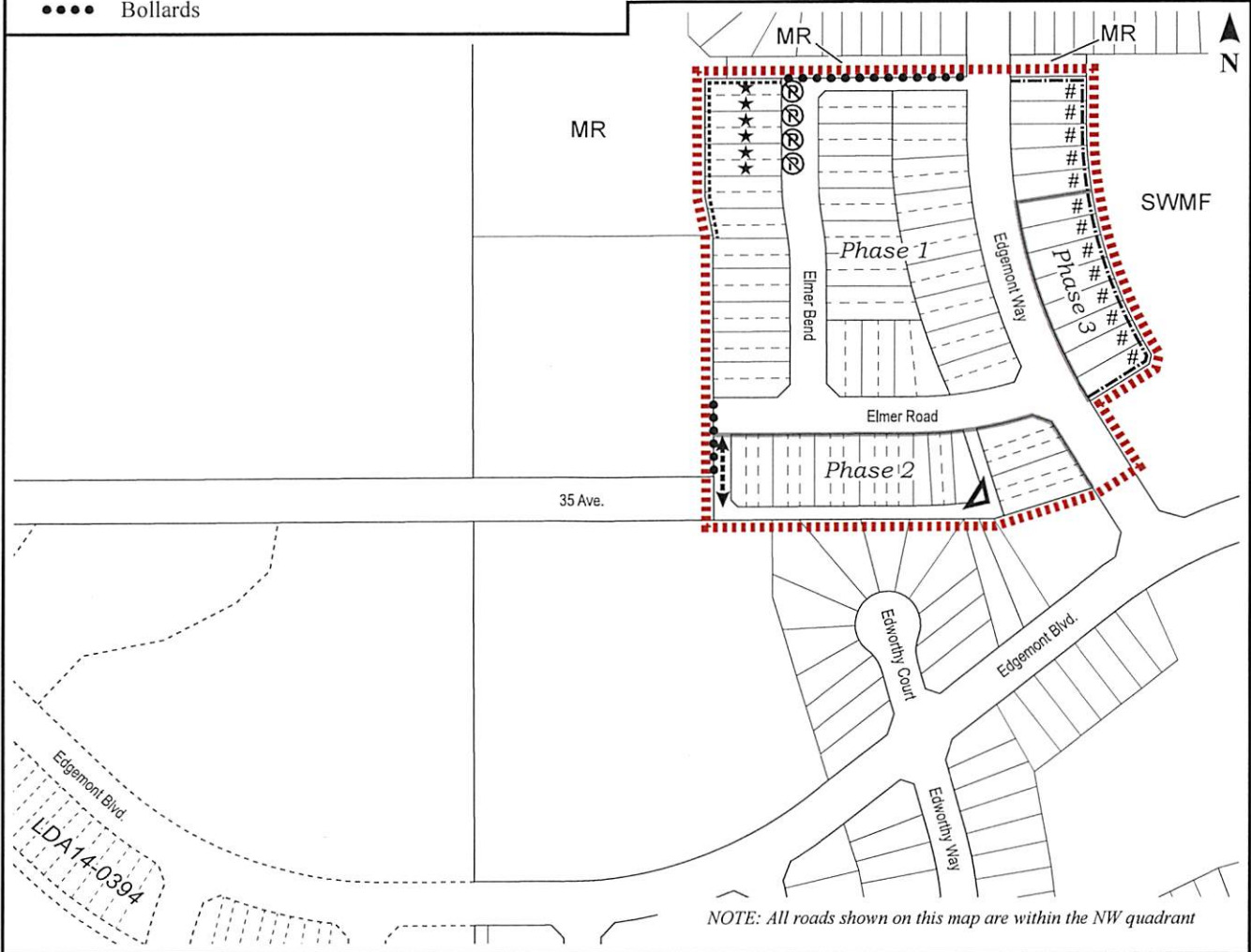
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 13, 2017

LDA16-0602

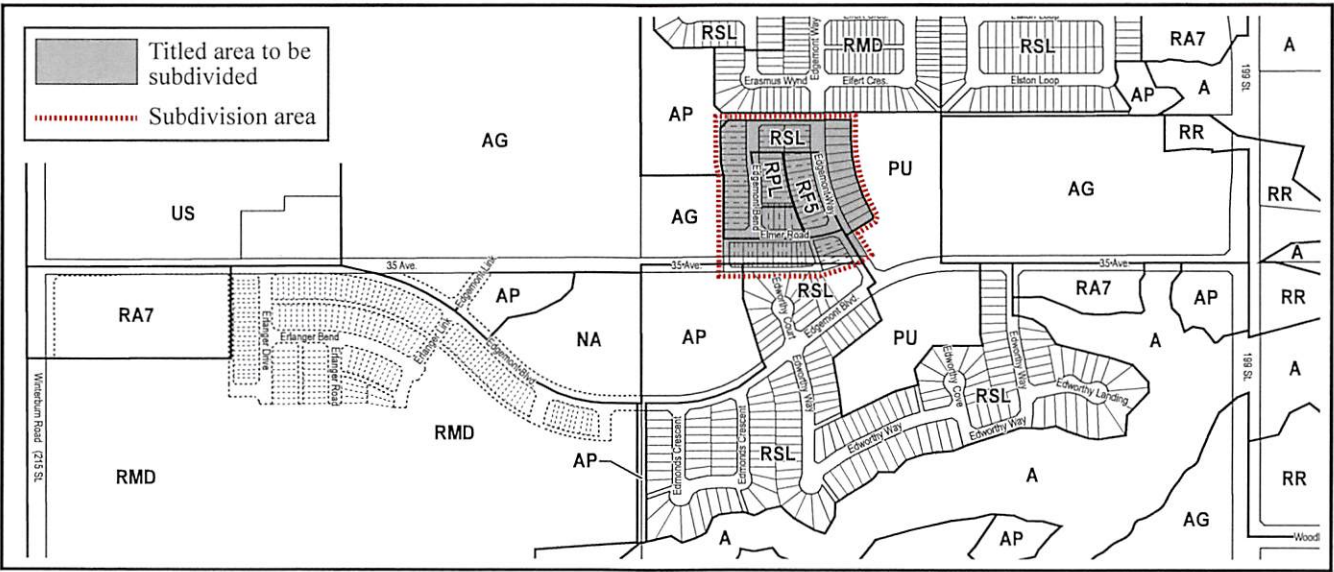
- ▬▬▬▬▬▬ Limit of proposed subdivision
- ⋯⋯⋯⋯⋯ 1.8 m uniform fence
- · — · — · 1.2 m uniform fence
- ← · · · · → Construct 8 m alley
- ● ● ● Bollards

- # Restrictive covenant re: Freeboard
- Ⓡ No parking signage
- ▲ Dedicate corner cut
- ★ Withhold lots from registration



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

- ▭ Titled area to be subdivided
- ▬▬▬▬▬▬ Subdivision area





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA16-0066

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

ATTENTION: Ben De Jong

RE: RE-ISSUE of tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 176, Block 2, Plan 142 5734 located north of Allard Boulevard SW and east of James Mowatt Trail SW; **ALLARD**

The Subdivision by Phased Condominium is APPROVED on July 13th, 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 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 (\$2869.00) 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 this re-issue is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton;

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,

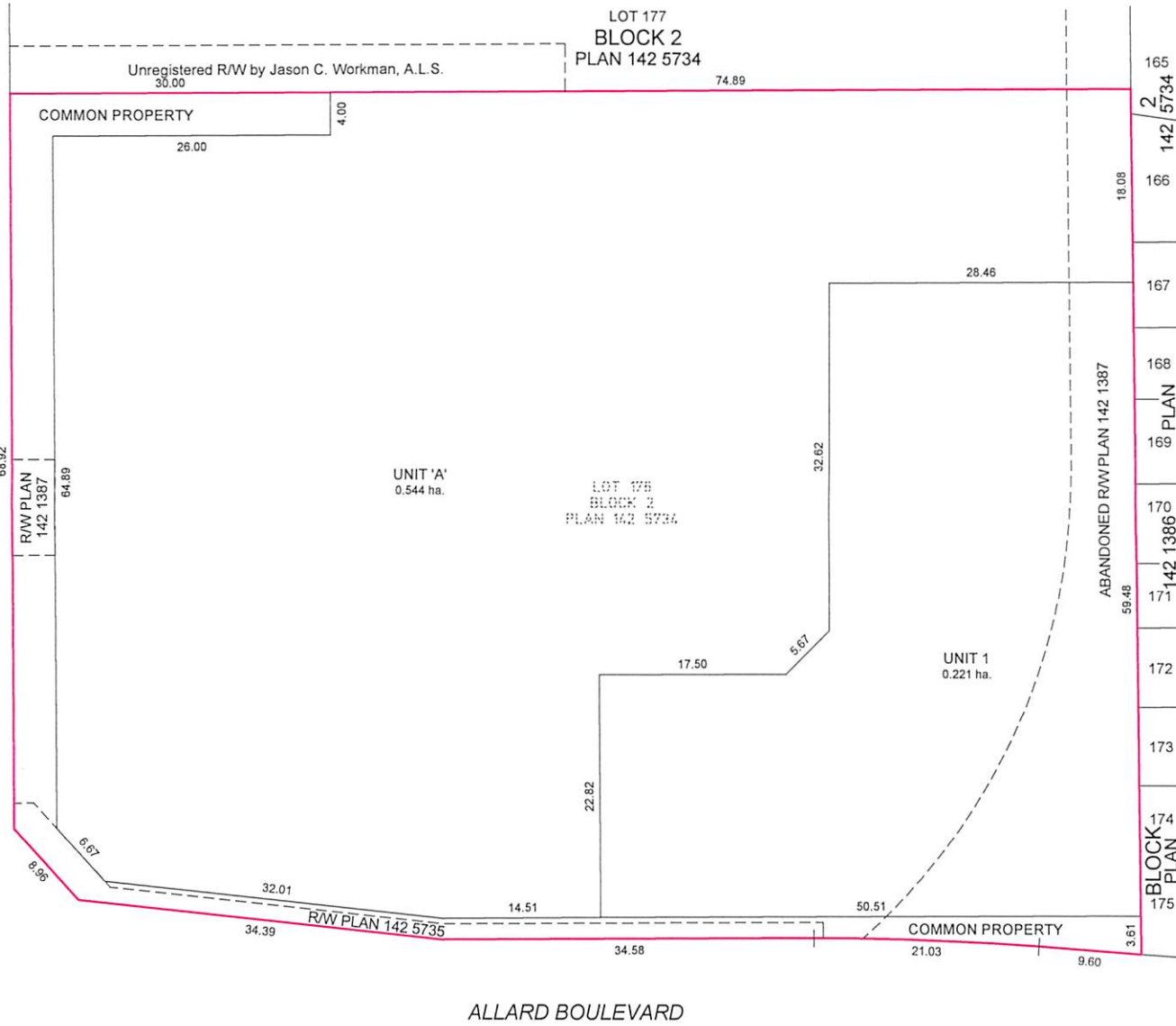
Blair McDowell
Subdivision Authority

BM/sk/Posse #187027163-001

Enclosure(s)



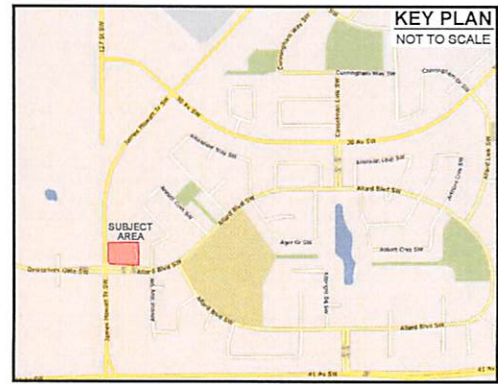
JAMES MOWATT TRAIL



ALLARD BOULEVARD

Park Homes

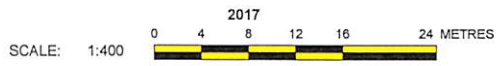
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS RA7.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.826 ha.



REV. NO.	DATE	ITEM	BY
1	MAR. 27/17	REMOVED BUILDING 8	ME
0	FEB. 9/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

MUSE
 TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
 OF
 LOT 176, BLOCK 2, PLAN 142 5734
 WITHIN THE
 S.W. 1/4 SEC. 18 - TWP. 51 - 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.	1150002T	DRAFTED BY:	ME	CHECKED BY:	MK
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA17-0296

Sawant Sudhir
10730 - 70 Ave
Edmonton, AB T6G 2G5

ATTENTION: Sawant Sudhir

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 3, Plan 1398HW, located north of 76 Avenue and east of 87 Street; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on July 13, 2017, subject to the following conditions:

1. 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 Susana Maki at 780-423-6889);
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 54.86 m west of the west property line of 85 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 (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.

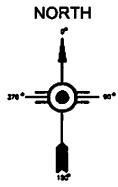
If you have further questions, please contact Nathan Stelfox at nathan.stelfox@edmonton.ca or 780-496-1674.

Regards,

Blair McDowell
Subdivision Authority

BM/ns/Posse #247280475-001

Enclosure(s)



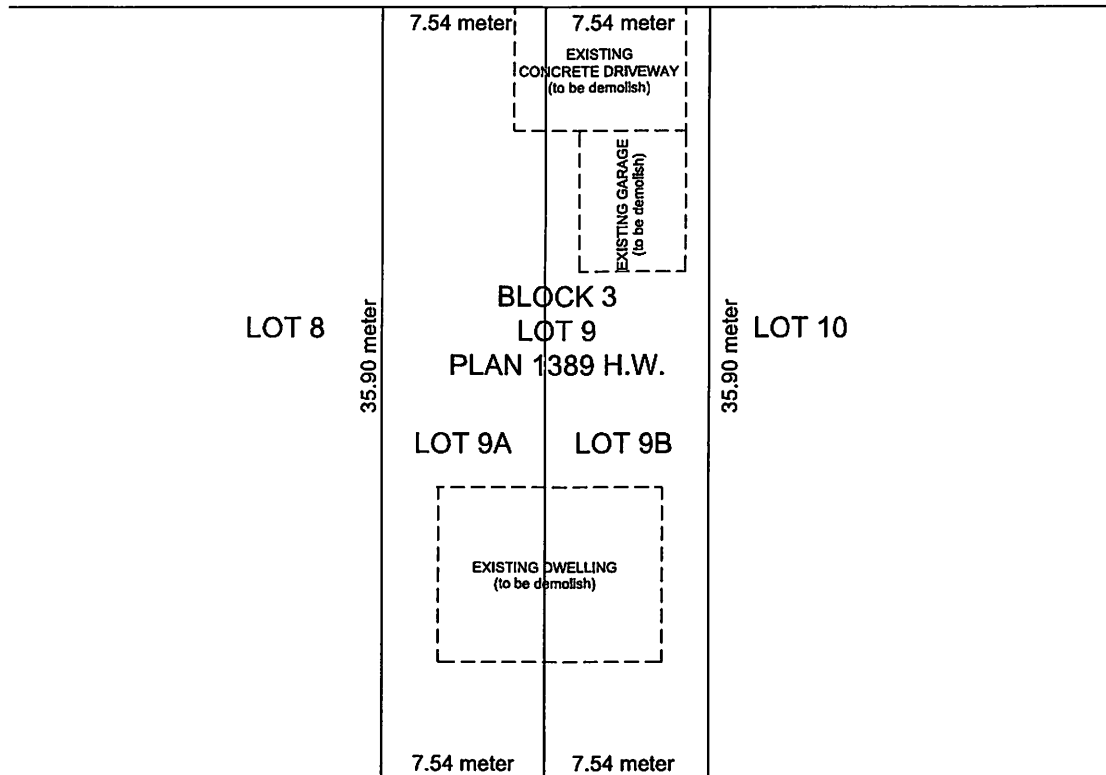
77th AVENUE

LOT 24

BLK. 3

LOT 13

LANE



76th AVENUE

TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 9, BLOCK 3, PLAN 1389 H.W.
EDMONTON ALBERTA**



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA17-0311

Excelsior Builders Ltd.
9504 - 162 Avenue NW
Edmonton, AB T5Z 3Y8

ATTENTION: Harjot Chahal

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 23, Plan RN 46 located north of 114 Avenue NW and east of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on July 13, 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 2.7 m north of the south property line of Lot 16. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #253107426-001

Enclosure(s)

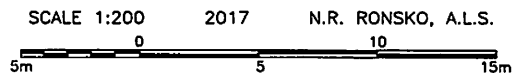
TENTATIVE PLAN

SHOWING SUBDIVISION OF

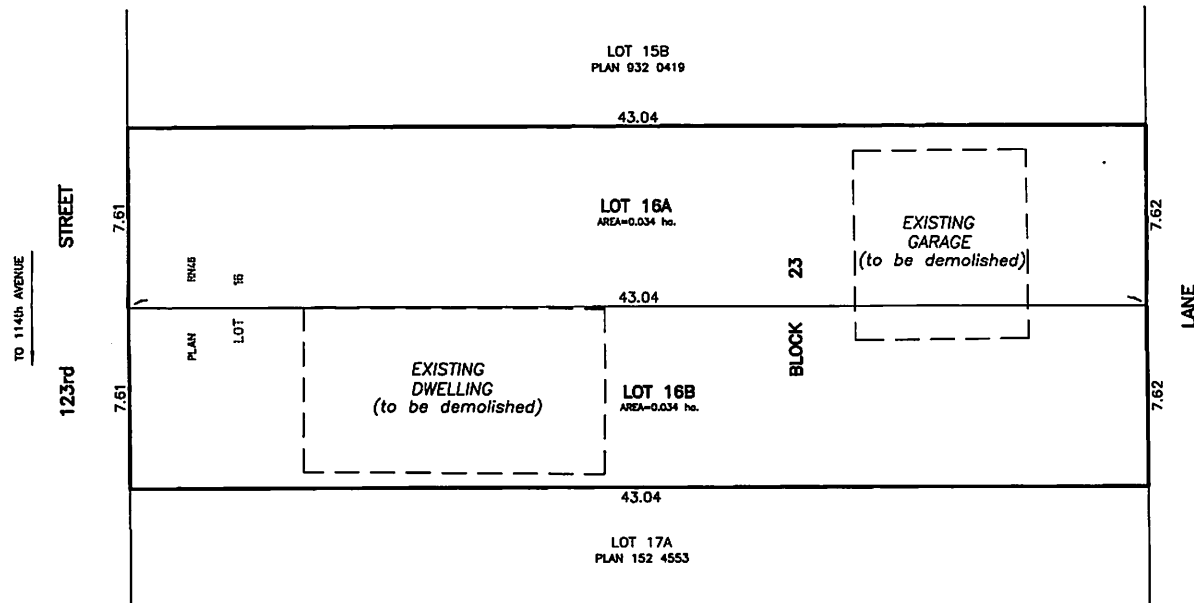
LOT 16, BLOCK 23, PLAN RN46 (XLVI)

IN THE
S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA



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: May 10, 2017

REVISED: -

FILE NO. 17S0379

DWG.NO. 17S0379T



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA17-0315

Geodetic Surveys And Engineering Ltd.
9538 - 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 52, Plan 735 MC, located north of 51 Avenue NW and east of 105 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on July 13, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
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 exist 8.2 m west of the east property line of Lot 21. 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,

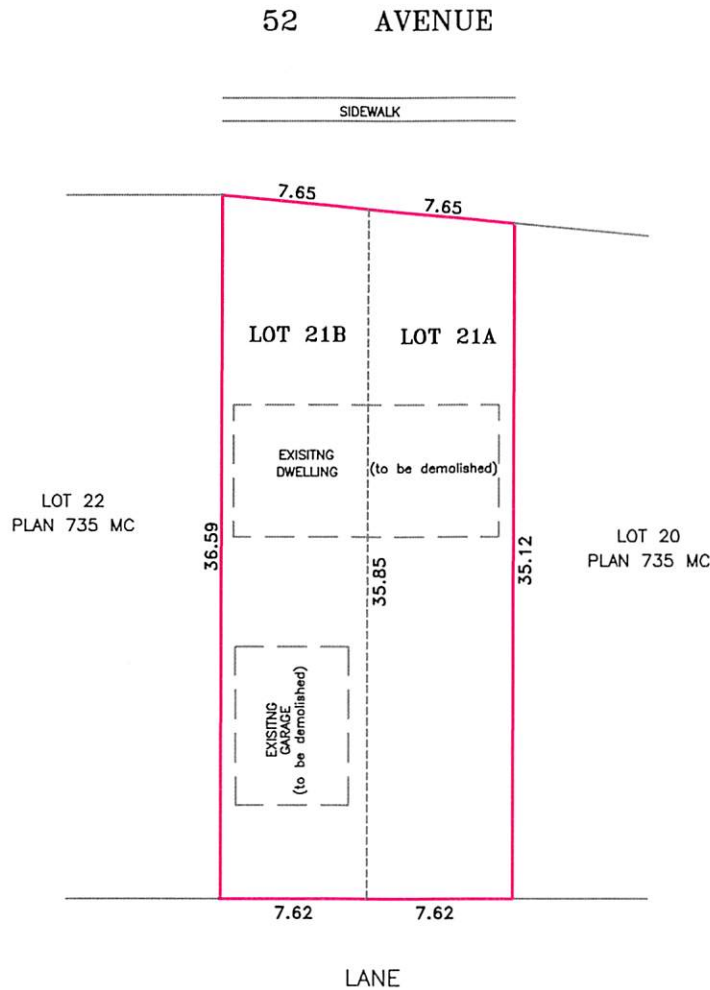
Blair McDowell
Subdivision Authority

BM/sm/Posse #252994829-001

Enclosure

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 21, BLOCK 52, PLAN 735 MC
S.E. 1/4, SEC. 17 TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.054 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : MAY 30th, 2017.

SCALE 1 : 300

JOB No. 117404



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA17-0319

Hagen Surveys (1982) Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for two (2) single detached residential lots that are currently combined from Lot 4-5, Block 3, Plan 2011 AO, located south of 102 Avenue NW and east of 73 Street NW; **TERRACE HEIGHTS**

The Subdivision by Plan is APPROVED on July 13, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
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 water services exist off the lane east of 73 Street at approximately 36.8 m south of the south property line of 102 Avenue and the existing sanitary services exist off 73 Street at approximately 40.69 m south of Manhole #267308. 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.

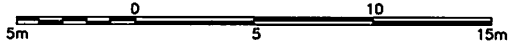
Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #253188103-001

Enclosure

TENTATIVE PLAN
 SHOWING SUBDIVISION OF
LOT 4 & LOT 5
BLOCK 3, PLAN 2011 A.O.
RIVER LOT 31, EDMONTON SETTLEMENT
 IN THE
THEO. 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



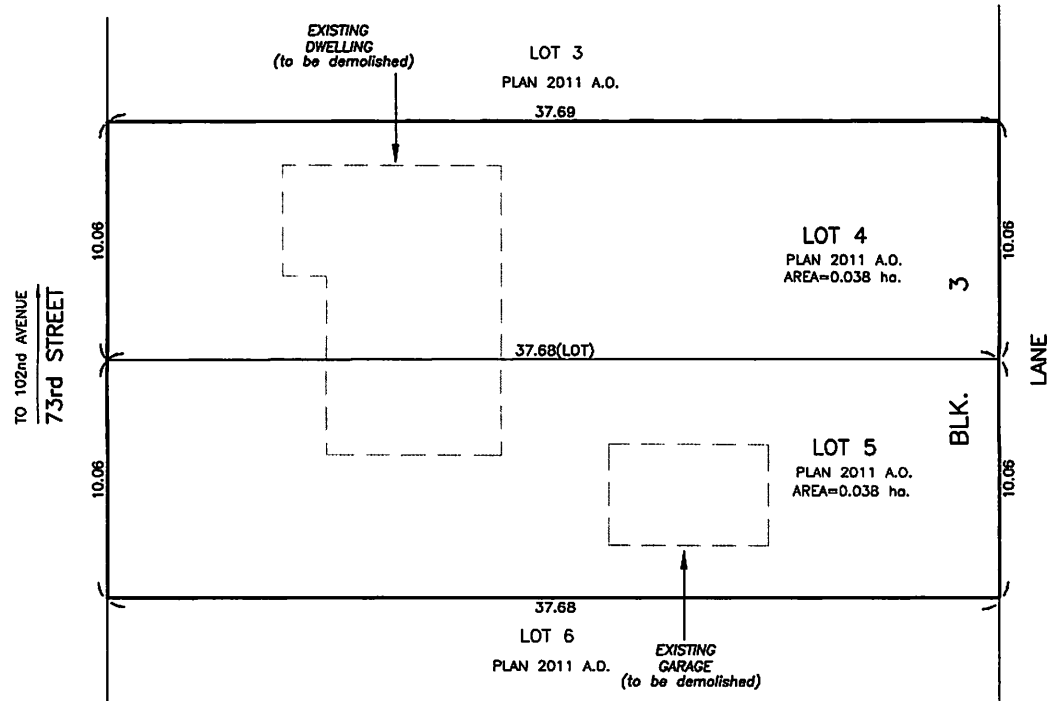
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: MAY 29, 2017
 REVISED: -

FILE NO. 17S0324

DWG.NO. 17S0324T





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA17-0327

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 13-14, Block 2, Plan 2239 X, located south of 76 Avenue NW and west of 97 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on July 13, 2017, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 14A (contact Water and Sewer Services at 780-496-5444);
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
3. 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 Susana Maki at 780-423-6889); and
4. 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 8.1 m west of the east property line of Lot 14. 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.

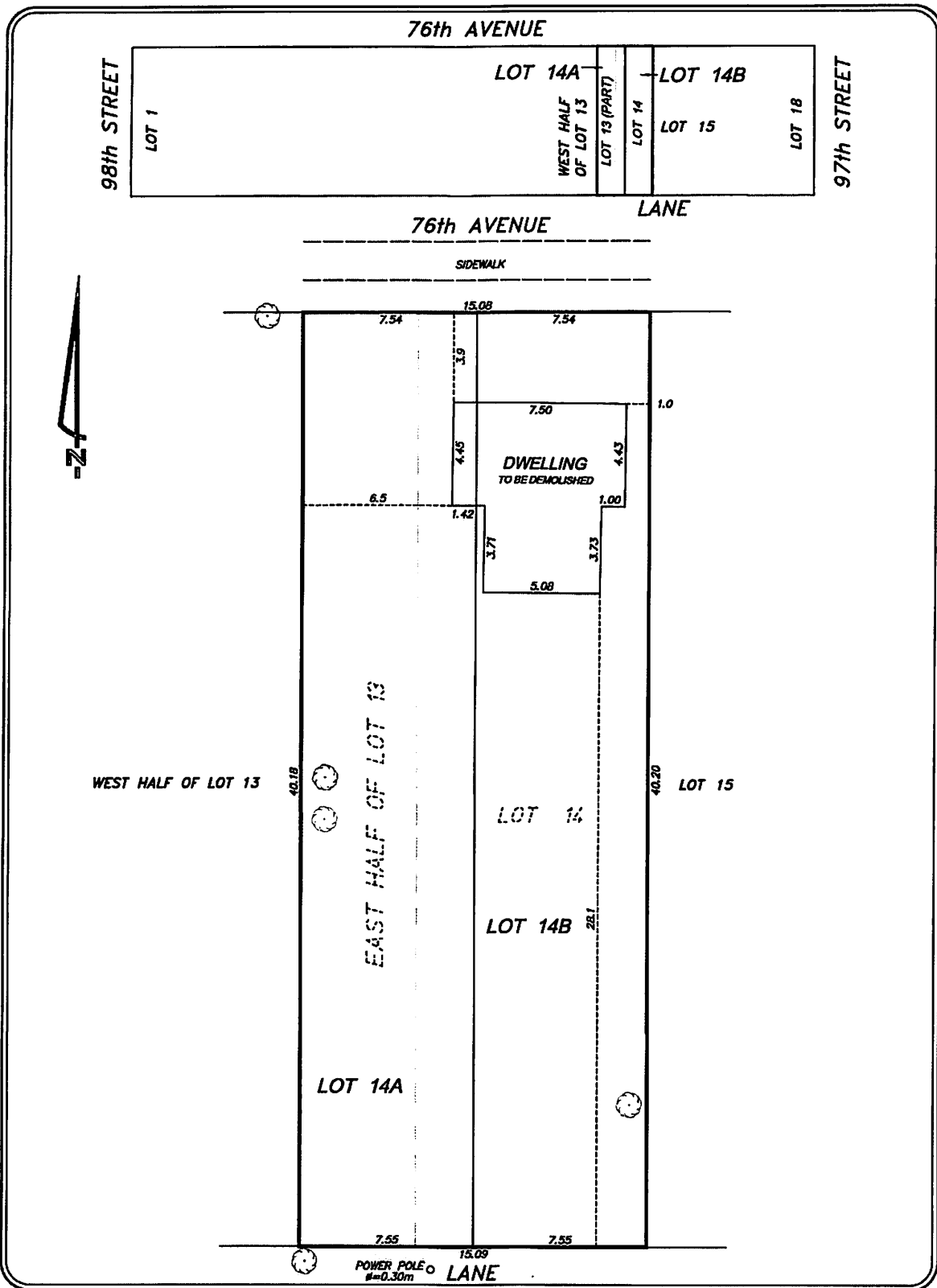
If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,


Blair McDowell
Subdivision Authority

BM/tl/Posse #253765439-001

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: 13 (PART) & 14 BLOCK: 2 PLAN: 2239 X		ZONING: Rf3
SUBDIVISION: RITCHIE ADDRESS: 9715 - 76 AVENUE		DRAWN BY: J.K. CHECKED BY: P.S. 2017-06-06
BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON		SCALE: 1:200
FILE: E14280	LOT AREA: 0.06 ha.	DRAWN BY: J.K. CHECKED BY: P.S. 2017-06-06



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

July 13, 2017

File No. LDA17-0333

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 11, Plan 5456 AH located north of 112 Avenue NW and west of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on July 13, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), 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 5.5 m south of the north 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 Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #254232767-001

Enclosure(s)

TENTATIVE PLAN

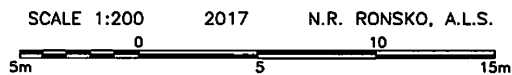
SHOWING SUBDIVISION OF

LOT 6, BLOCK 11, PLAN 5456 A.H.

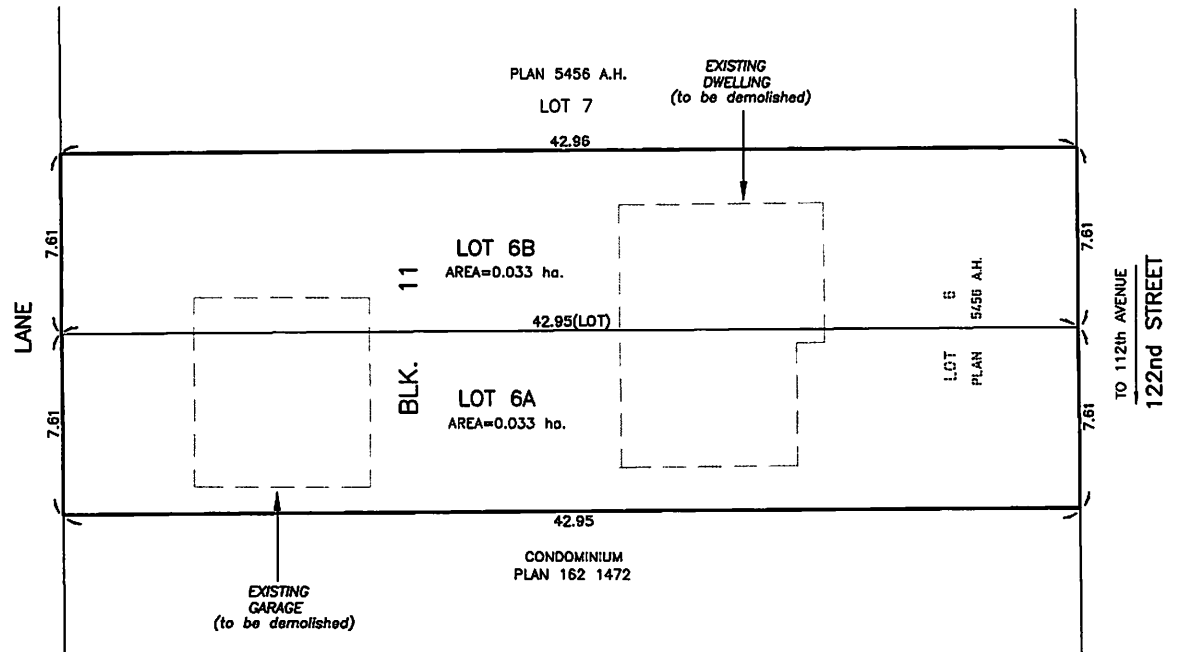
IN THE

S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA



NOTE:
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 - AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: JUNE 8, 2017
 REVISED: -

FILE NO. 17S0498

DWG.NO. 17S0498T

Thursday, July 6, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the July 6, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

2. ADOPTION OF MINUTES

MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the June 29, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA17-0130 242052355-001	Tentative plan of subdivision to create 31 single detached residential lots, 30 semi-detached residential lots from the SW 19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; GRANVILLE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA14-0370 157518384-001	REVISION of tentative plan of subdivision to create 80 single detached residential lots and 31 row housing residential lots from, Lot 1, Block 1, Plan 022 0944 located south of the Transportation Utility Corridor and east of 50 Street NW; CY BECKER
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA17-0250 246551530-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 1, Plan RN 24A, located south of 109A Avenue NW, and west of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0298 251660629-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 1, Plan 6054 HW, located north of 91 Ave NW and west of 142 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0300 252679630-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 3402 HW, located north of 109A Avenue and west of 132 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0326 253540909-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 8, Plan 3543HW, located south of 67 Avenue NW and west of 105 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	