

Thursday, October 5, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 40

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 5, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the September 28, 2017 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA17-0358
254403871-001 | Tentative plan of subdivision to create 131 single detached residential lots, from the NE 15R-51-24 W4M, NW 15R-51-24 W4M located south of Orchards Boulevard SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE |
| 2. | LDA17-0418
257655271-001 | Tentative plan of subdivision to create 6 semi-detached residential lots from a portion of roadway to be closed, the NE 15-51-24-W4M, NW 15-51-24-W4M (#172 180 770 +71) and the NE 15-51-24-W4M, NW 15-51-24-W4M (#052 425 598 +16) located north of 41 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE |
| 3. | LDA17-0365
255110567-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 3, Plan 6252 KS, located north of 76 Avenue NW and east of 150 Street NW; RIO TERRACE |
| 4. | LDA17-0433
258958226-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 12, Plan 2955 MC located north of 56 Avenue NW and east of 115 Street NW; LENDRUM PLACE |
| 5. | LDA17-0453
259714022-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 10, Plan 6773 MC, located north of 40 Avenue NW and west of 121 Street NW; ASPEN GARDENS |
| 6. | LDA17-0472
259903209-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 364, Block 1, Plan 7540 AH, located south of 114 Avenue NW and east of 102 Street NW; SPRUCE AVENUE |

7.	LDA17-0480 260465310-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 4738 HW, located north of 83 Avenue NW and west of 71 Street NW; KENILWORTH
8.	LDA17-0485 260858657-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 65, Plan 3875 P, located north of 105 Avenue NW and east of 138 Street NW; GLENORA
9.	LDA17-0493 261250140-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 111, Plan 2803 AF, located south of Stony Plain Road NW and east of 137 Street NW; GLENORA
5.	OTHER BUSINESS	



October 5, 2017

File No. LDA17-0358

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 131 single detached residential lots, from the NE 15R-51-24 W4M, NW 15R-51-24 W4M located south of Orchards Boulevard SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on October 5, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.02 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the subdivision boundary be amended to include that portion of Municipal Reserve (MR) that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
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., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
5. 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 constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the Reserve lot, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 15R-51-24 W4M,/NW 15R-51-24 W4M (162 342 437 +34) was addressed previously with the registration of a DRC. The DRC will be transferred to the NE 15-51-24 W4M, NW 15-51-24 W4M (172 180 770 +71).

Conditionally approved LDA17-0208 requires a portion of the DRC to be used to assemble the park site and the remainder to be transferred to the NE 15-51-24 W4M, NW 15-51-24 W4M (172 180 770 +71).

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.

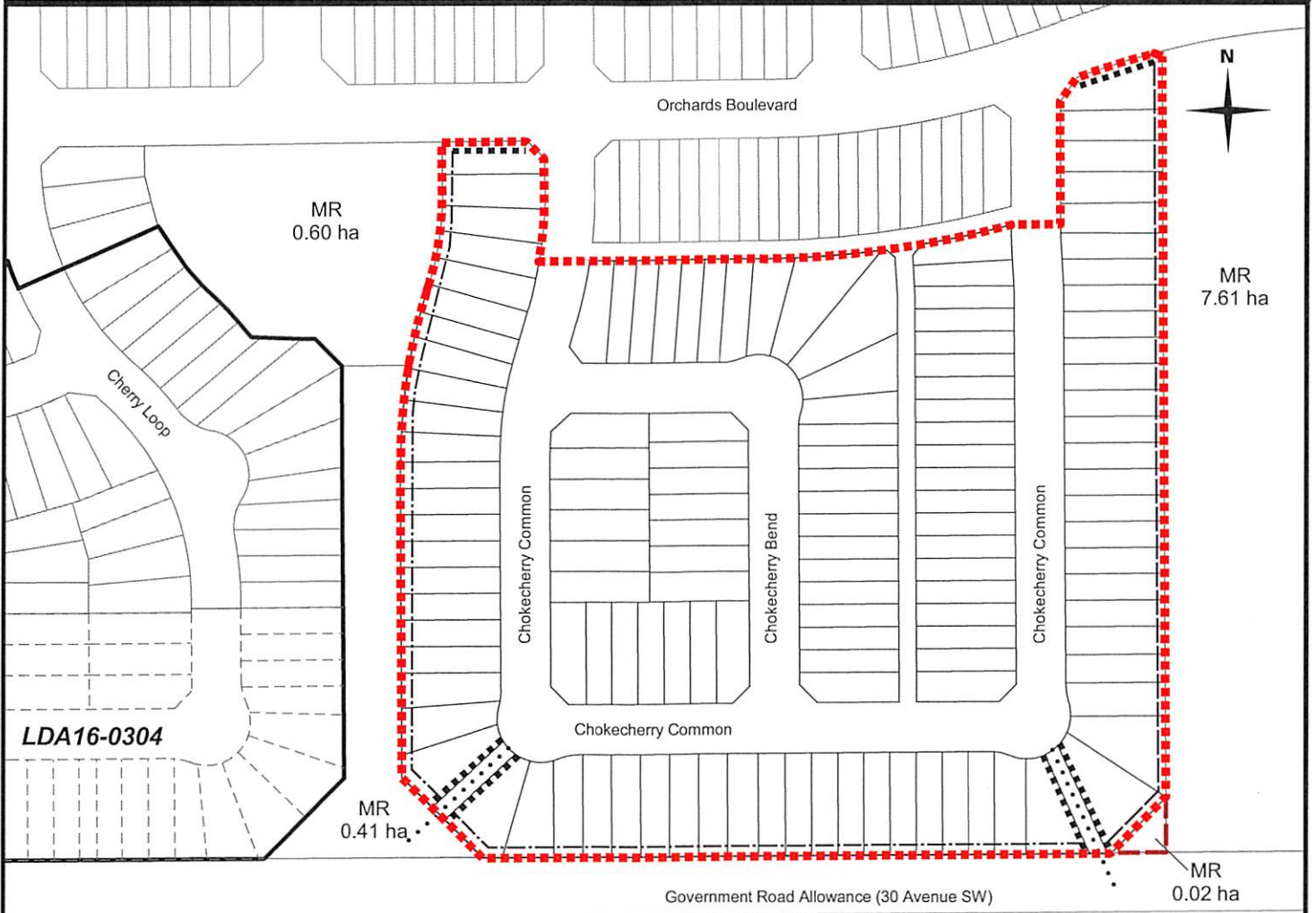
Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision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

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority
BM/at/Posse #254403871-001
Enclosure(s)

- | | | | |
|---|-------------------------------|---|--|
|  | Limit of proposed subdivision |  | 1.8 m uniform fence |
|  | 1.5 m concrete sidewalk |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Amend subdivision boundary |  | 1.2 m uniform fence |



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





Subdivision Authority

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

October 5, 2017

File No. LDA17-0418

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

ATTENTION: Randy Hills

RE: Tentative plan of subdivision to create 6 semi-detached residential lots from a portion of roadway to be closed, the NE 15-51-24-W4M, NW 15-51-24-W4M (#172 180 770 +71) and the NE 15-51-24-W4M, NW 15-51-24-W4M (#052 425 598 +16) located north of 41 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on October 5, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage 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 LDA17-0118 be registered prior to or concurrent with this application;
4. that LDA17-0429 to close a portion of 30 Avenue SW shall be approved prior to the endorsement of this plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
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.

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

Municipal Reserves (MR) for the NE 15-51-24-W4M, NW 15-51-24-W4M (#172 180 770 +71) were addressed by DRC and will carry forward on title.

MR for the NE 15-51-24-W4M, NW 15-51-24-W4M (#052 425 598 +16) was addressed with LDA17-0208 by dedication.

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 Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

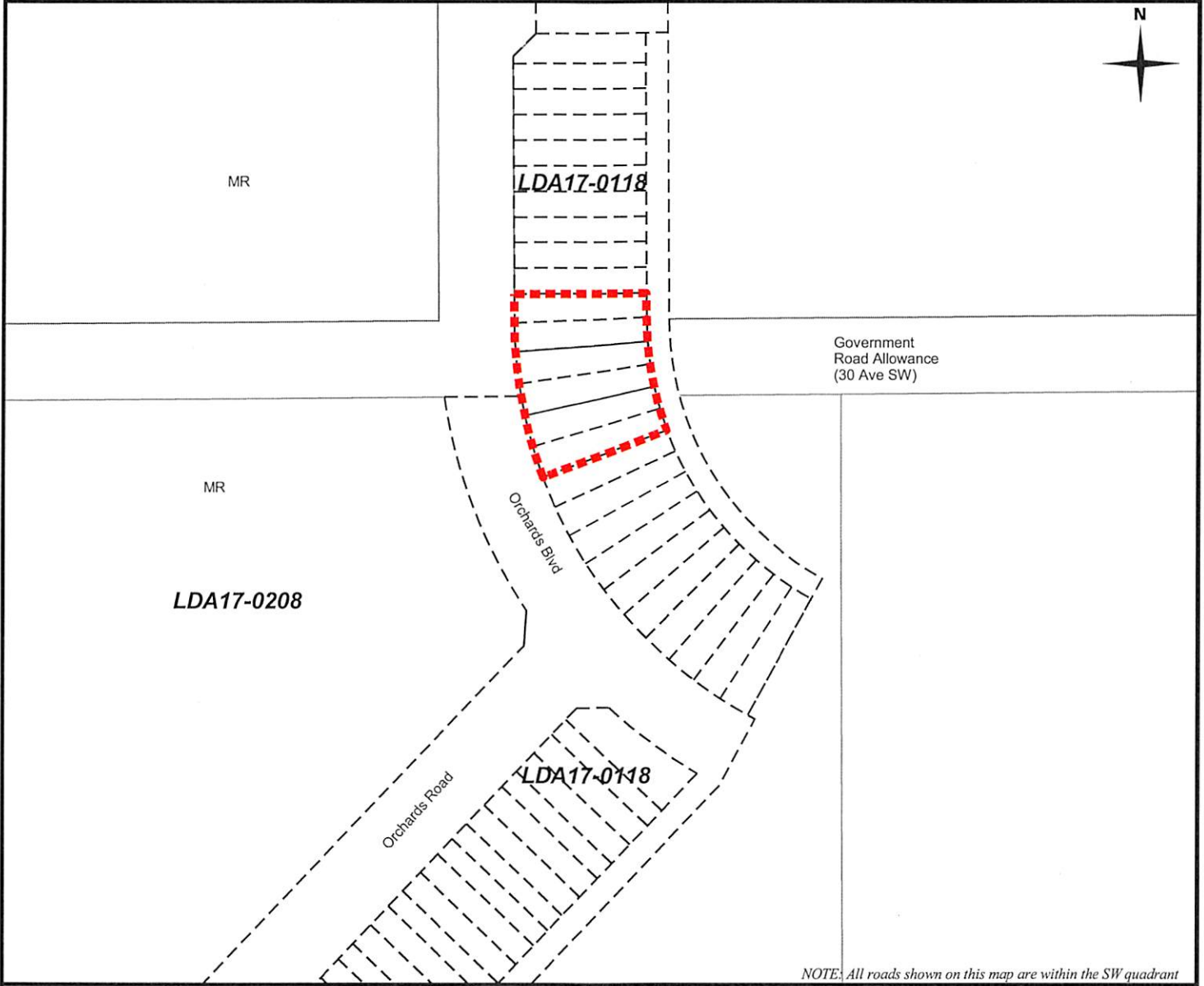
Regards,

Blair McDowell
Subdivision Authority

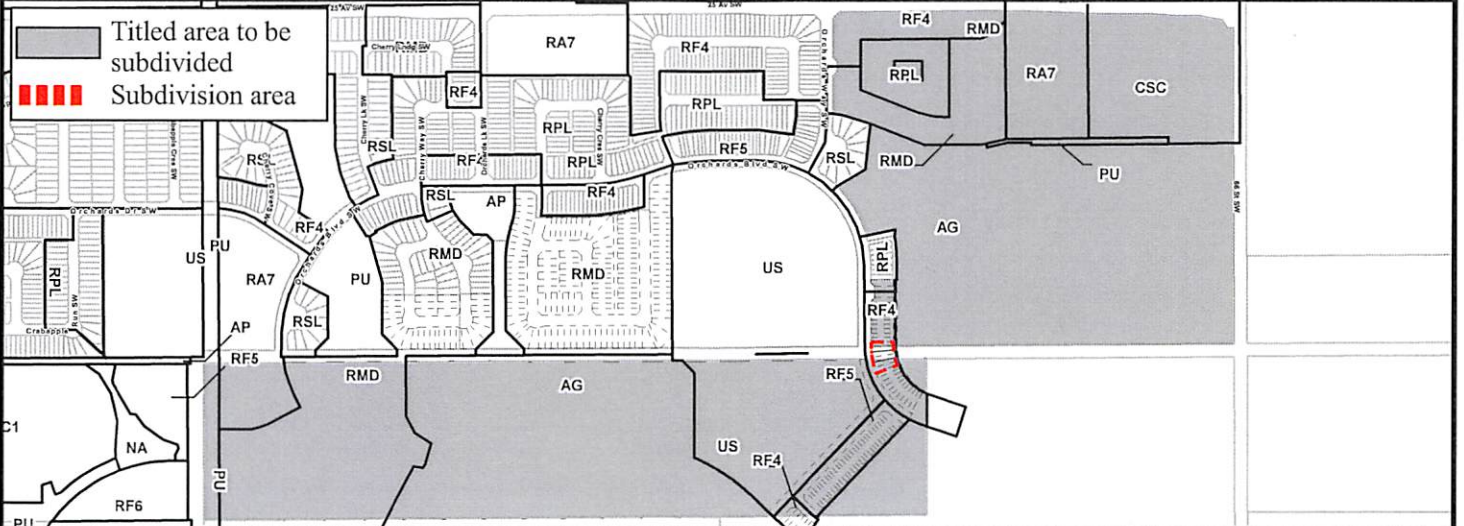
BM/tl/Posse #257655271-001

Enclosure(s)

Limit of proposed subdivision



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





Subdivision Authority

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

October 5, 2017

File No. LDA17-0365

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 3, Plan 6252 KS, located north of 76 Avenue NW and east of 150 Street NW;
RIO TERRACE

The Subdivision by Plan is APPROVED on October 5, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.9 south of the north property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

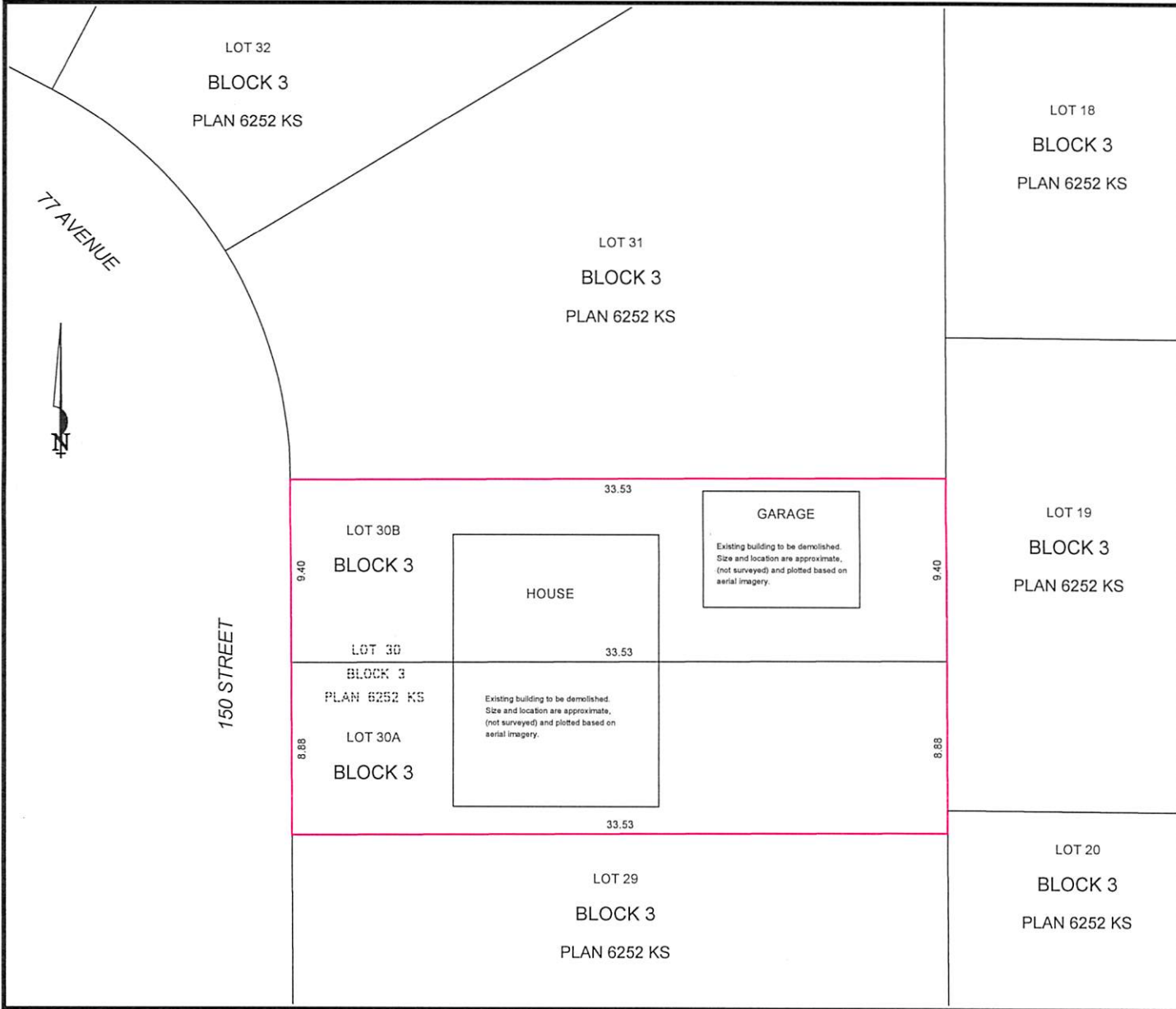
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #255110567-001

Enclosure(s)



FRANK COUGHLAN

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE ZONING OF THIS SUBJECT AREA IS R-F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.061 ha.



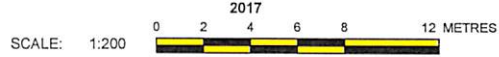
KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	SEP. 25, 2017	ADJUSTED PROPOSED LOTS	AN
0	JUNE 23, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

RIO TERRACE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 30, BLOCK 3, PLAN 6252 KS
WITHIN THE
N.W. 1/4 SEC. 23 - TWP. 52 - RGE. 25 - 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. 81700047T	DRAFTED BY: AN	CHECKED BY: BM
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Subdivision Authority

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

October 5, 2017

File No. LDA17-0433

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 12, Plan 2955 MC located north of 56 Avenue NW and east of 115 Street NW;
LENDRUM PLACE

The Subdivision by Plan is APPROVED on October 5, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner obtain a permit to demolish the existing dwelling 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the owner be aware of an existing power pole in the lane that may interfere with future access to the proposed northern lot, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information;
3. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.0 m north of the south property line of Lot 15. The existing storm service enters the proposed subdivision approximately 9.14 m north of the south property line of Lot 15. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;

4. 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);
5. 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;
6. 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;
7. 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;
8. 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
9. 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 #258958226-001

Enclosure(s)



115 STREET

LOT 13
BLOCK 12
PLAN 2955 MC

LOT 14
BLOCK 12
PLAN 2955 MC

LOT 15B
BLOCK 12

HOUSE

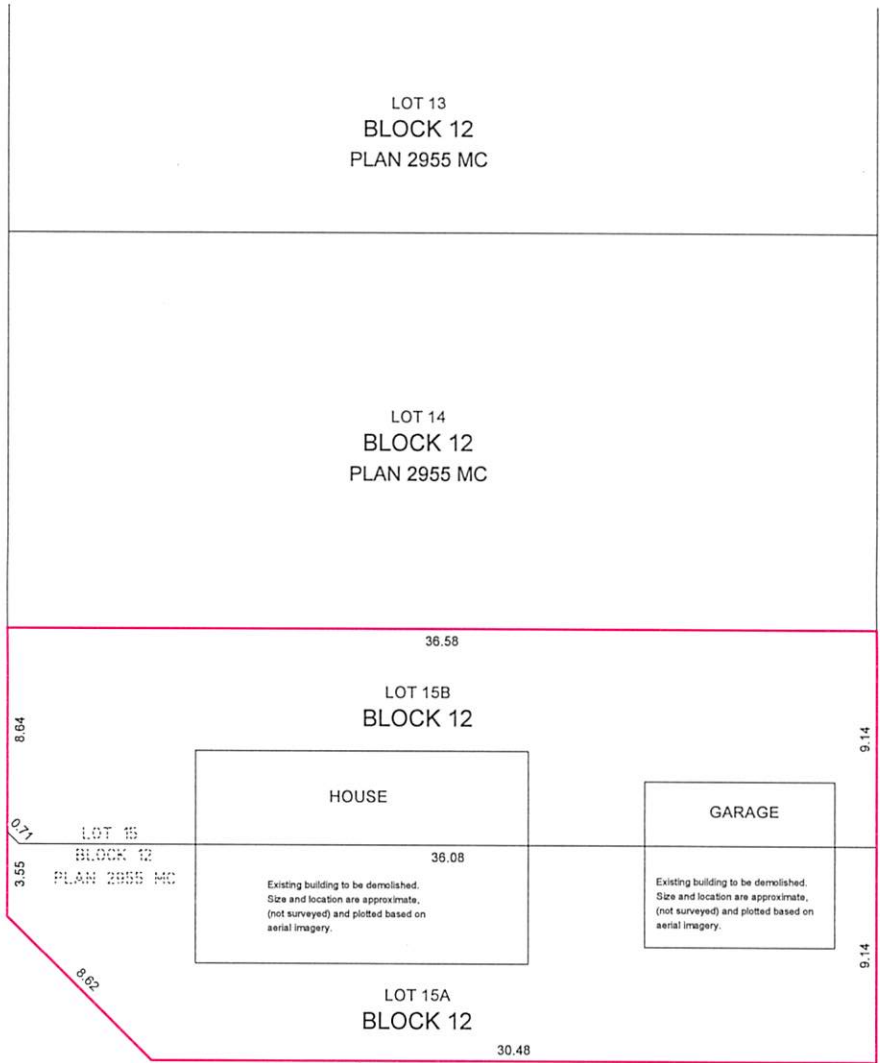
GARAGE

LOT 15A
BLOCK 12

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

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

56 AVENUE



POETRY HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.065 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	OCT. 2, 2017	ADD DEFLECTION TO THE FRONT OF LOT	AN
0	AUG. 03, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

LENDRUM PLACE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 15, BLOCK 12, PLAN 2955 MC

WITHIN THE

S.E. 1/4 SEC. 19 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO. 61700056T	DRAFTED BY: AN	CHECKED BY: BM
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October 5, 2017

File No. LDA17-0453

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 10, Plan 6773 MC, located north of 40 Avenue NW and west of 121 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on October 5, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the owner be aware of existing power poles in the lane that may interfere with future access to the proposed lots, as shown on the enclosure. Should relocation of the poles be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3138) of EPCOR Customer Engineering and Soon Chung (780-446-4913) of Telus for more information;
3. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m west of the east property line of Lot 22. There is an existing storm service off 40 Avenue at 8.08m west of the east property line of Lot 22. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
4. 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);

5. 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;
6. 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;
7. 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;
8. 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
9. 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.

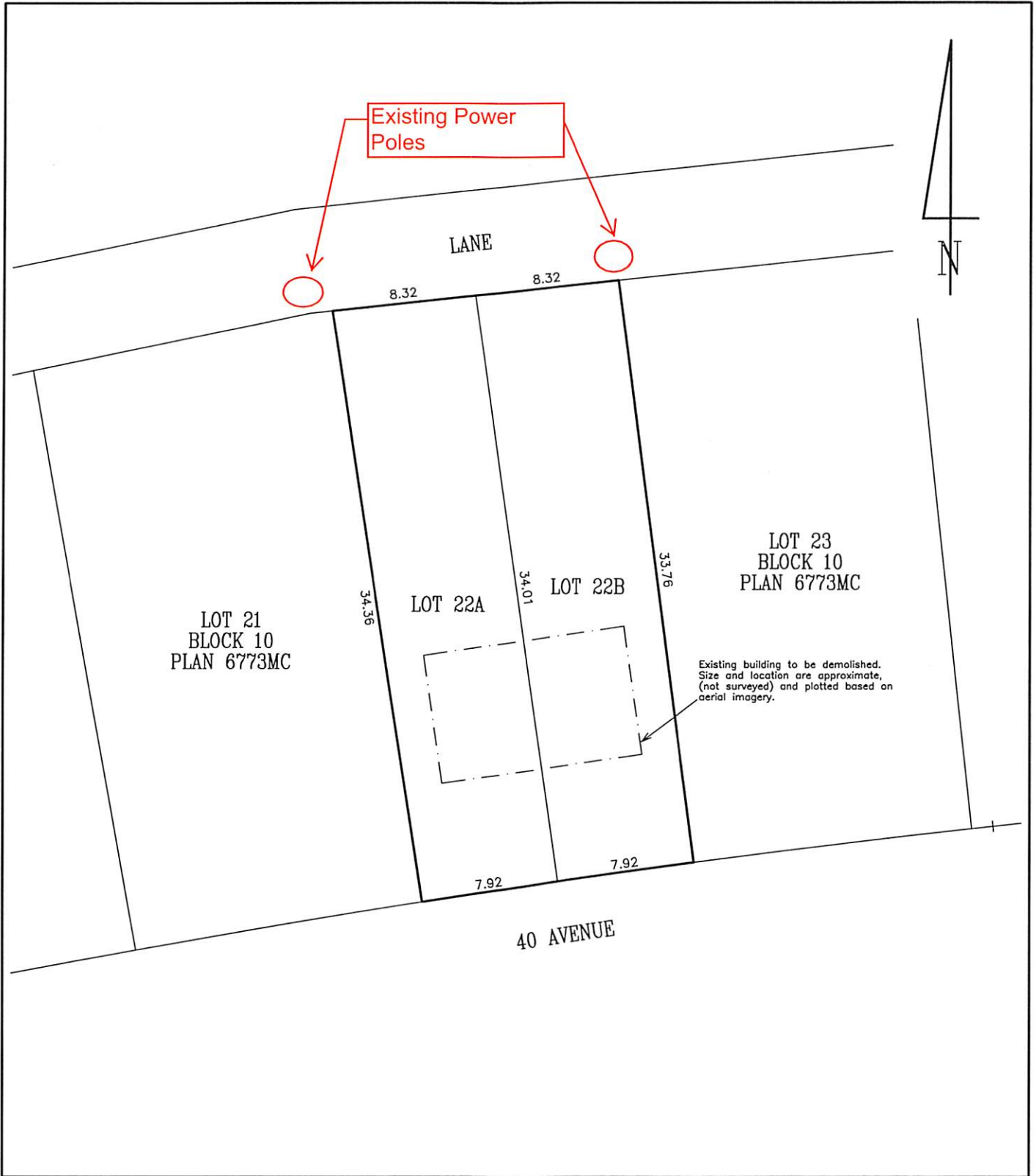
If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #259714022-001

Enclosure(s)



<h2>TENTATIVE PLAN</h2>	<p>THIS DRAWING IS PREPARED FOR: DEPRATO ASSOCIATES OF YEGPRO REALTY</p>
<p>SHOWING PROPOSED SUBDIVISION OF LOT 22, BLOCK 10, PLAN 6773MC 12204 - 40 AVENUE CITY OF EDMONTON - ALBERTA</p>	<p>NOTES: 1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.</p> <p style="text-align: center;">DELTA LAND SURVEYS LTD. 9809-89 AVE, EDMONTON, AB, T6E-2S3 780-431-0816 (TEL) 780-432-1024 (FAX)</p> <p>SCALE 1:300 JOB NO. H0467LTO AUG. 14, 2017.</p>



October 5, 2017

File No. LDA17-0472

Bernhard Jess
401, 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 364, Block 1, Plan 7540 AH, located south of 114 Avenue NW and east of 102 Street NW; **SPRUCE AVENUE**

The Subdivision by Plan is APPROVED on October 5, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) 6.19 m south of the north property line of existing Lot 364. 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.

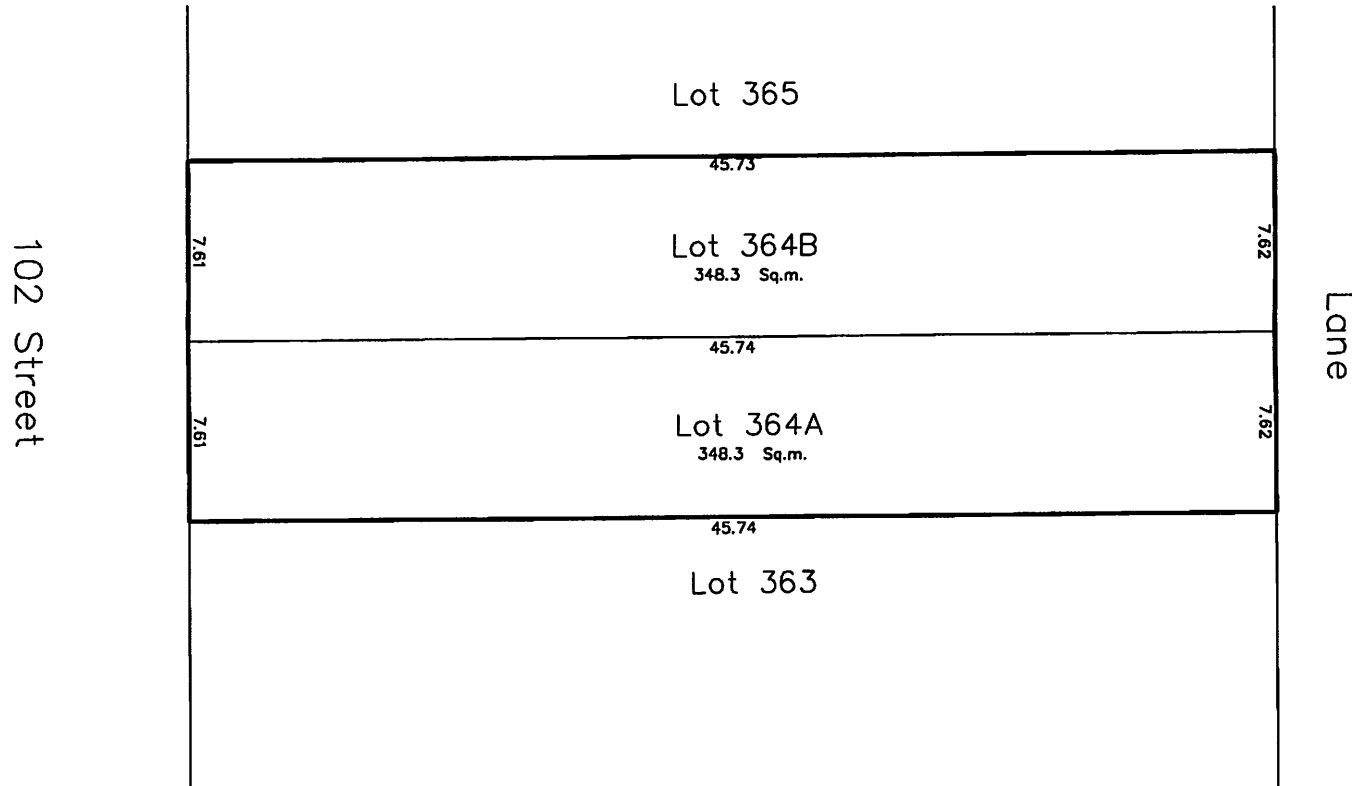
Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #259903209-001

Enclosure

Plan Showing Proposed Subdivision
Lot 364, Block 1, Plan 7540AH
11341-102 Street



Client: Grande Vista Homes Neighbourhood: Spruce Avenue Zoning: RF3

Bernhard Jess ALS, CLS, P.Eng. © 2016

401, 8503-108 Street, Edmonton, AB, T8E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:300

File: 1700 Planning.dwg



Subdivision Authority

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

October 5, 2017

File No. LDA17-0480

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 1, Block 30, Plan 4738 HW, located north of 83 Avenue NW and west of 71 Street NW;
KENILWORTH

The Subdivision by Plan is APPROVED on October 5, 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 dedicate a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the owner be aware of an existing power pole in the lane that may interfere with future access to the proposed lots, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering and Soon Chung (780-446-4913) of Telus for more information;

3. there are existing encroachments onto the 71 Street and 83 Avenue road rights-of-way that must be removed with redevelopment of the site. There is an Encroachment Agreement for the fence on the 71 Street road right-of-way however Encroachment Agreements are non-transferable;
4. that the existing services (water and sanitary) enter the proposed subdivision approximately 14.9 m north of the south property line of Lot 1. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
5. 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);
6. 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;
7. 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;
8. 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;
9. 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
10. 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 #260465310-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

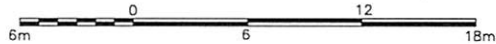
LOT 1, BLOCK 30, PLAN 4738 H.W.

IN THE

S.W.1/4 SEC.26-52-24-4

EDMONTON ALBERTA

SCALE 1:250 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



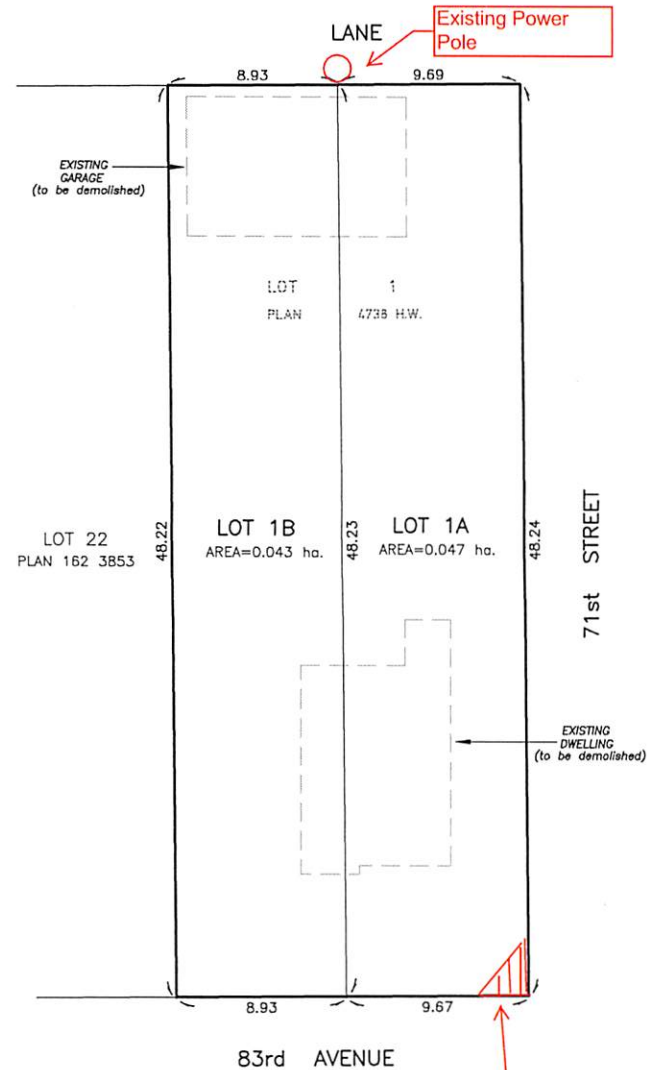
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: AUGUST 24, 2017
REVISED: -

FILE NO. 17S0800

DWG.NO. 17S0800T





October 5, 2017

File No. LDA17-0485

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 65, Plan 3875 P, located north of 105 Avenue NW and east of 138 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on October 5, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.2m north of the north property line of 105 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

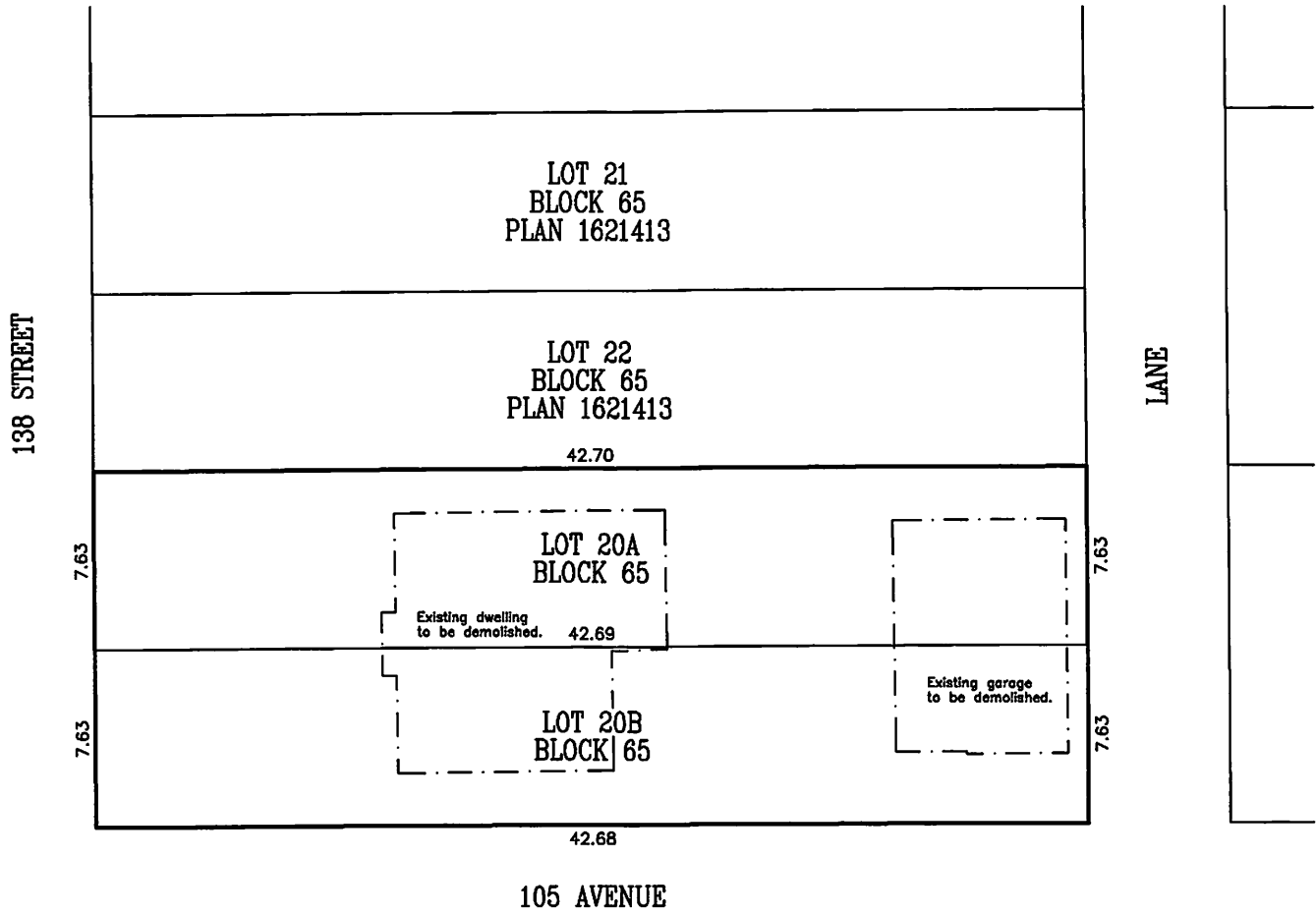
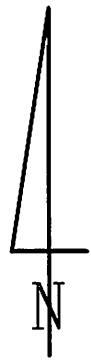
If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #260858657-001

Enclosure



TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
ELIZABETH GRAJOSZEK

SHOWING PROPOSED SUBDIVISION OF
LOT 20, BLOCK 65, PLAN 3875P
10503 - 138 STREET
CITY OF EDMONTON - ALBERTA

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

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

SCALE 1:300 | JOB NO. H0504LTO | AUG. 30, 2017.



Subdivision Authority

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

October 5, 2017

File No. LDA17-0493

Pals Geomatics Corp
10704 - 174 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 111, Plan 2803 AF, located south of Stony Plain Road NW and east of 137 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on October 5, 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 9. 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;
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8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #261250140-001

Enclosure

URBANAGE HOMES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	SEP. 1, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

GLENORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

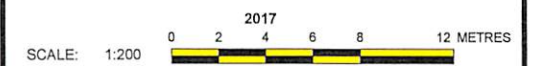
OF

LOT 9, BLOCK 111, PLAN 2803 AF

WITHIN THE

S.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA

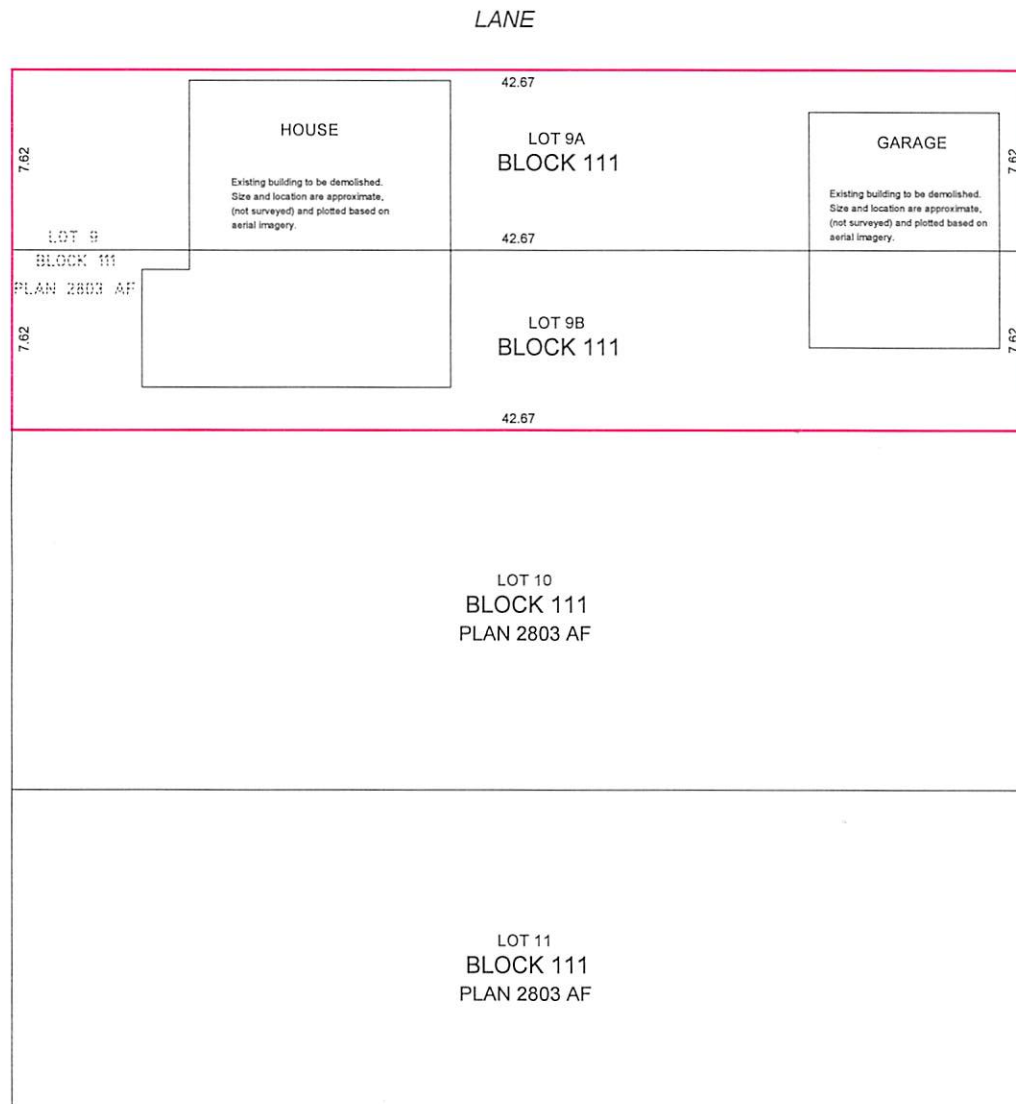


Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700063T	DRAFTED BY:	AN	CHECKED BY:	RS
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137 STREET



Thursday, September 28, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 39

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 28, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 21, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0573
236891272-001

Tentative plan of subdivision to create 22 single detached residential lots from the SE 23-51-24-W4M located south of 22 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA16-0572
236948694-001

Tentative plan of subdivision to create 37 single detached residential lots from the SE 23-51-24-W4M located south of 22 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0475 260546245-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22, Block 8, Plan 170HW, located north of 88 Avenue NW and west of 91 Street NW; BONNIE DOON	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA17-0442 258894732-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 10, Plan 3624 HW, located north of 109 Avenue NW and west of 141 Street NW; NORTH GLENORA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA17-0462 260042412-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 2, Plan 1389 HW, located south of 77 Avenue and east of 89 Street; KING EDWARD PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		