

Thursday, October 27, 2016

1:00 pm.



PLACE: Room 701

SUBDIVISION AUTHORITY AGENDA MEETING NO. 43

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 27, 2016 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 20, 2016 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA16-0141 188996924-001	Tentative plan of subdivision to create four (4) semi-detached residential lots and 28 row housing lots, from Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M located north of 41 Avenue SW and east of Charles Link SW; CHAPPELLE
2.	LDA16-0363 227399461-001	Tentative plan of subdivision to create one (1) additional rural residential lot from Lot 6A, Block 1, Plan 902 2286, located north of Ellerslie Road SW and west of 8A Avenue SW; WINDERMERE
3.	LDA16-0349 227209299-001	Tentative plan of subdivision to create one (1) unit and one (1) remnant unit is six (6) pieces from Lot 78, Block 12, Plan 162 0719, located east of Haddow Drive NW; HADDOW
4.	LDA16-0394 228347144-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 29 and 30, Block 21, Plan 2715 AN located south of 119 Avenue NW and east of 38 Street NW; BEACON HEIGHTS
5.	LDA16-0417 229903288-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 52, Plan 2136 KS located north of 108 Avenue NW and east of 107B Avenue NW; CAPILANO
6.	LDA16-0423 230194642-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 32, Plan RN 94 located north of 122 Avenue NW and east of 88 Street NW; DELTON
7.	LDA16-0428 230042176-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 37, Plan 4977 HW, located west of 80 Street NW and north of 104 Avenue; FOREST HEIGHTS

8.	LDA16-0443 231067366-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block M, Plan 5602 HW, located west of 87 Street and south of 90 Avenue NW; BONNIE DOON
5.	OTHER BUSINESS	



Subdivision Authority

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

October 27, 2016

File NO. LDA16-0141

IBI Group Inc.
300, 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: David Symes

Dear Mr. Symes:

RE: Tentative plan of subdivision to create four (4) semi-detached residential lots and 28 row housing lots, from Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M located north of 41 Avenue SW and east of Charles Link SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 27, 2016, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include and the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard with stage 1, from Chappelle Road SW to 41 Avenue SW, including channelization, accesses, intersection, 3 m shared use path, 1.5 m concrete sidewalk, lighting and any transitional improvements, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosures I and II. Preliminary plans are required to be approved for Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Planning and Engineering;
8. that the engineering drawings include and the owner construct a temporary 6 m gravel surface roadway connection with stage 2 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner construct a temporary 6 m gravel surface roadway connection with stage 1 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
10. that the owner construct a temporary tie-in of the east/west alley to the existing 141 Street SW with stage 1, as shown on the "Conditions of Approval" map, Enclosure I. This alley will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, 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.

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

MR for Lot S, Block 99, Plan 122 5024 was addressed by dedication and Deferred Reserve Caveat (DRC) through LDA12-0027. The last DRC on title was discharged following the dedication of two MR parcels and the balance transferred to Lot 1, Block 99, Plan 102 5202.

MR for the SW 13-51-25-W4M will be addressed through the registration of a DRC through LDA11-0370. The DRC will carry forward on title with this subdivision.

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

If you have further questions, please contact Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/kw/Posse #188996924-001

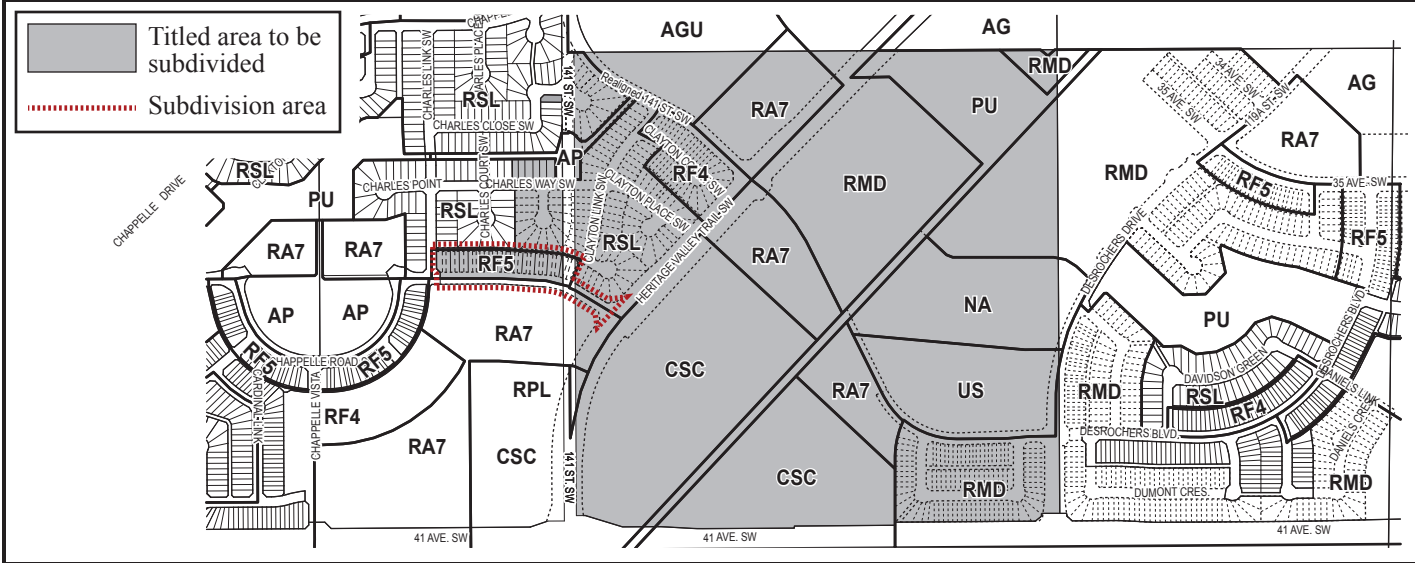
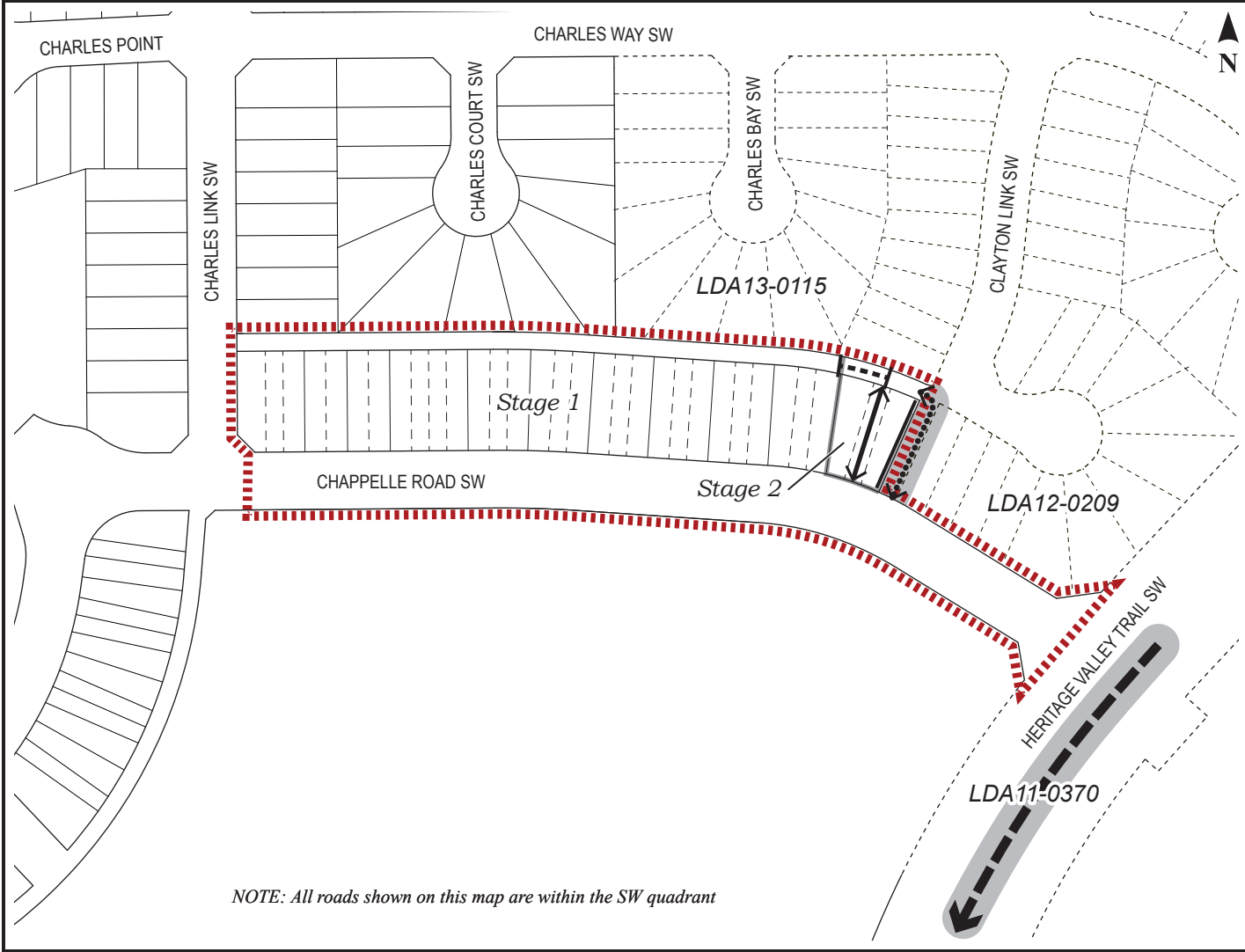
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 27, 2016

LDA16-0141

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- ←
→
 Temporary 6 m roadway with Stage 1
- ←
→
 Temporary 6 m roadway with Stage 2
- Temporary tie-in
- Construct first two lanes to an arterial roadway standard
- Include in engineering drawings



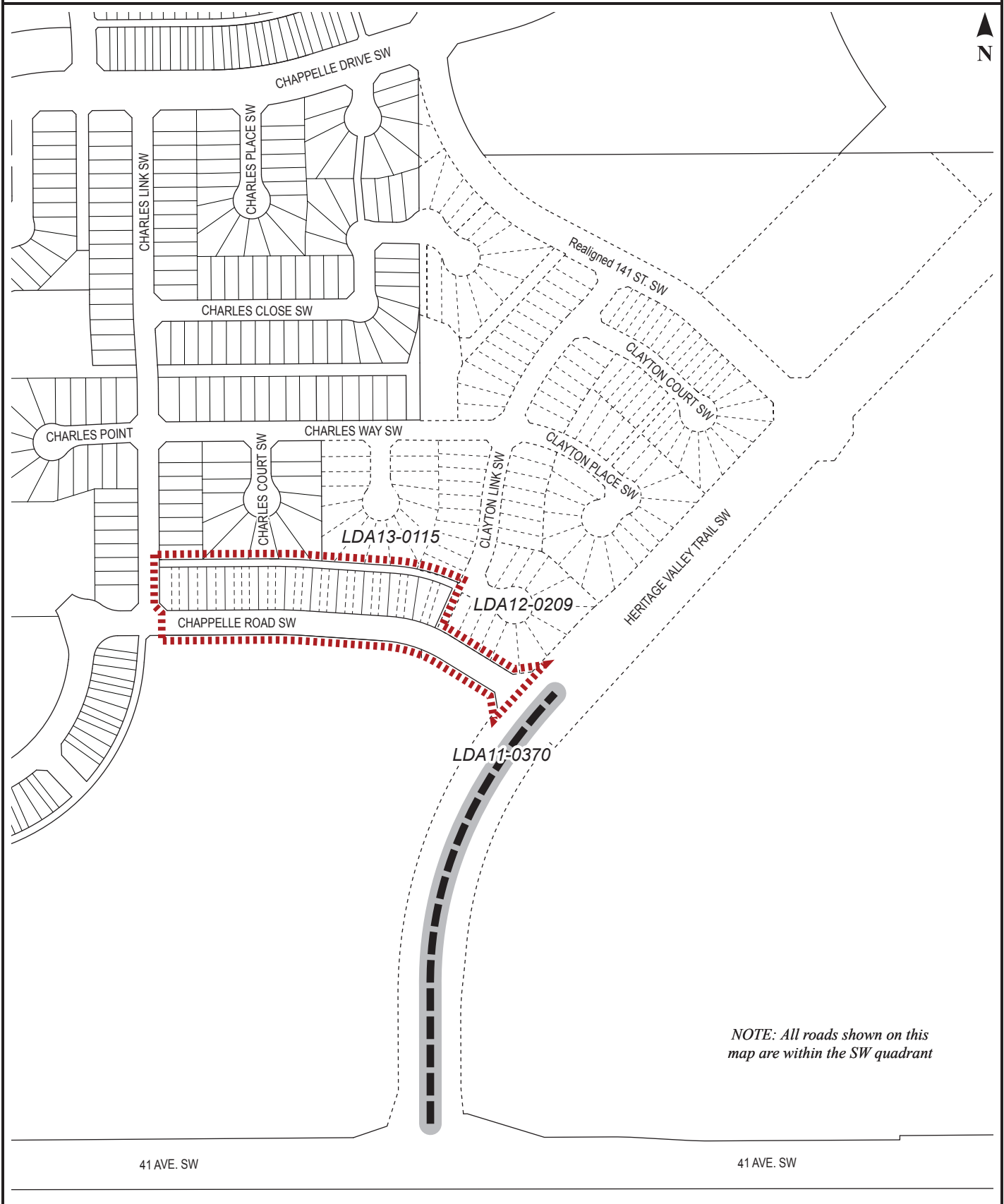
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 27, 2016

LDA16-0141

- Limit of proposed subdivision
- Construct first two lanes to an arterial roadway standard

█ Include in engineering drawings





Subdivision Authority

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

October 27, 2016

File NO. LDA16-0363

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

ATTENTION: Mark Lawrence

Dear Mr. Lawrence:

RE: Tentative plan of subdivision to create one (1) additional rural residential lot from Lot 6A, Block 1, Plan 902 2286, located north of Ellerslie Road SW and west of 8A Avenue SW;
WINDERMERE

I The Subdivision by Plan be REFUSED on October 27, 2016, for the following reasons:

1. the land use designation of the subject lot, as specified in Figure 5.0 - Development Concept of the Windermere Neighbourhood Structure Plan (NSP) (Bylaw 16472), is "Existing Country Residential. The subdivision does not comply with Section 3.1 - Development Goals of the Windermere NSP which states "The Windermere NSP aspires to [...] [p]rotect the existing character of country residential communities through appropriate urban design (i.e. transitional land use, site planning and design);"
2. the subdivision does not comply with Section 4.1.1 - Country Residential Estate of the Windermere NSP which states "Windermere, Windermere Ridge and Westpoint Estates comprise existing country residential estate development within the plan boundary. These areas run north to the southern boundary of the plan along the North Saskatchewan River Valley top-of-bank. These residences form part of this area's early history and are expected to remain country residential. They are not intended to be further subdivided;"
3. the zoning of the subject lot is (RR) Rural Residential Zone and is therefore subject to the regulations of Section 240 of the Edmonton Zoning Bylaw 12800. The subdivision does not comply with Section 240.1 of the Edmonton Zoning Bylaw 12800 which states "The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan;"
4. the subject lot is 0.52 ha and the proposed lots are 0.26 ha. Therefore, the subdivision does not comply with Section 240.4(1) of the Edmonton Zoning Bylaw 12800 which states "The minimum Site Area shall be 1.0 ha;" and

5. a storm and sanitary servicing report was identified as a requirement to review this subdivision. The required report was not provided. Therefore, City of Edmonton Drainage Planning and Engineering does not support the subdivision.

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

If you have further questions, please contact Kyle Witiw at 780-442-4308 or kyle.witiw@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/kw/Posse #227399461-001

Enclosure(s)



Subdivision Authority

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

October 27, 2016

File NO. LDA16-0349

Urban Systems
10346 – 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

Dear Mr. Drake:

RE: Tentative plan of subdivision to create one (1) unit and one (1) remnant unit is six (6) pieces from Lot 78, Block 12, Plan 162 0719, located east of Haddow Drive NW; **HADDOW**

The Subdivision by Phased Condominium is APPROVED on October 27, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,812.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

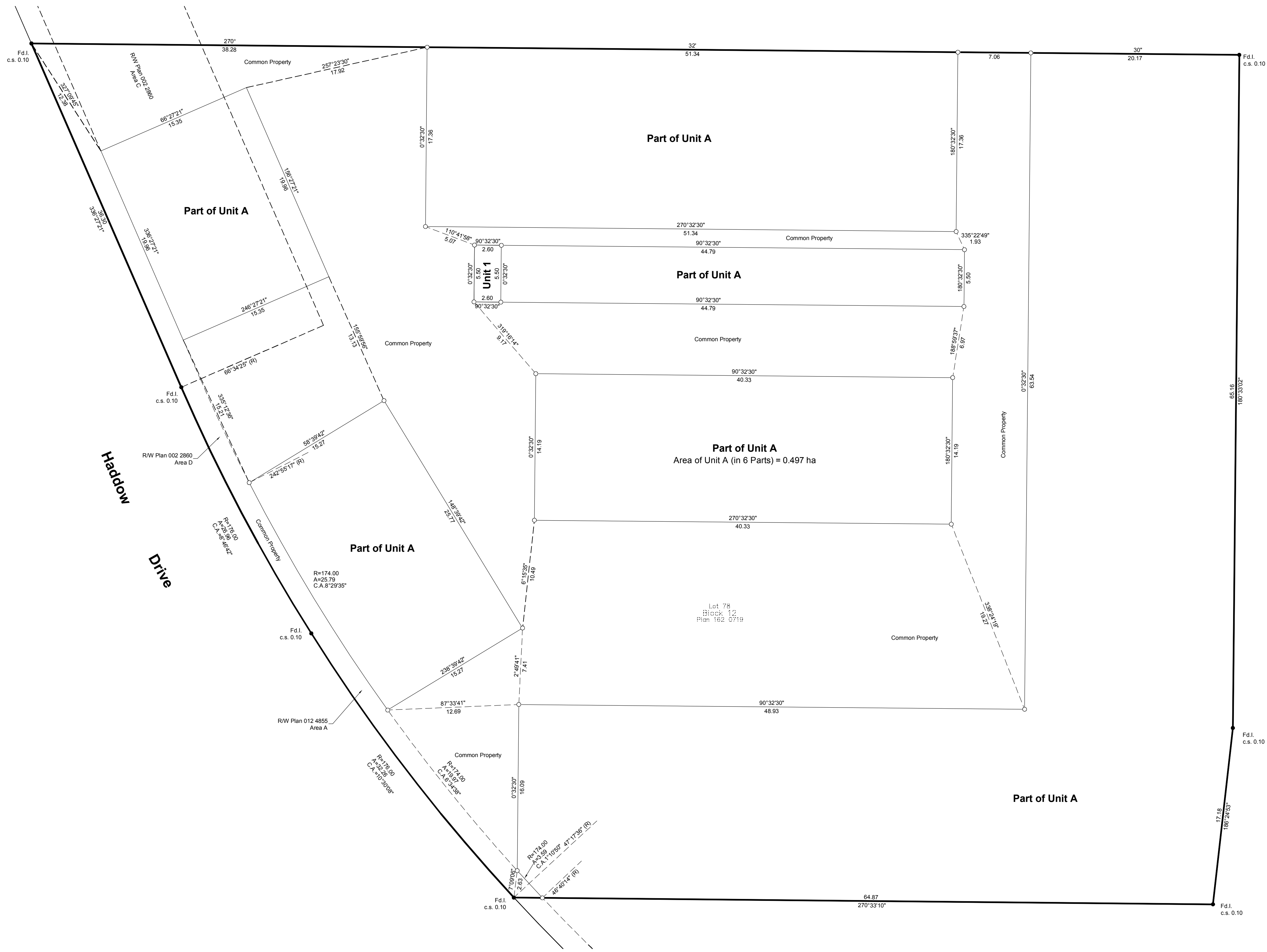
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/sc/Posse #227209299-001

Enclosure(s)



POST TENSIONED CABLES STATEMENT

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

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

**HADDOW LANDING
CITY OF EDMONTON
ALBERTA**

TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
AFFECTING
LOT 78 BLOCK 12 PLAN 162 0719
WITHIN THE
NE 1/4 SEC 34 TWP 51 RGE 25 W4M
B.M. DRAKE, A.L.S. - 2016

SYMBOLS LEGEND:

- Statutory Iron Posts found are shown thus: ●
- Statutory Iron Posts placed (Marked P269) are shown thus: ○
- Alberta Survey Control Markers (ASCM) found are shown thus: ⊙
- Fd No Mk / Calculated positions are shown thus: ⊗
- Geo-reference point (RP) is shown thus: ⊕

NOTES:
All distances are ground and shown in metres and decimals thereof. Distances shown are from post to post unless otherwise indicated.
All distances on curved boundaries are arc lengths. All curves are tangential unless otherwise noted.
Area required for Condominium is 0.792 ha, and is outlined thus: _____
Bearings are Grid (3TM - NAD 83 (Original), Reference Meridian 114°W), derived from GNSS observations at ASCM 151449

The basis for this plan is as follows:
Datum: North American Datum 1983 (Original) Projection: 3° Transverse Mercator
Reference Meridian: 114° West Longitude Combined Scale Factor: 0.999805
Geo-Reference Point (RP): ASCM 151449
N 5923711.410m E 27237.825m

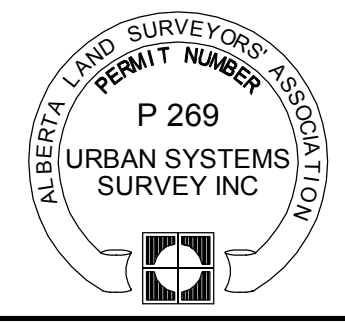
Condominium unit boundaries not defined by walls are shown thus: _____ or _____
Condominium unit boundaries defined by walls are shown thus: _____
Exclusive use boundaries are shown thus: _____
Unit numbers are shown thus: 1, 2, 3, etc.
All areas not designated as Unit are common property.
Exterior windows and doors are not part of the Unit.
Condominium unit boundaries are as defined by Section(1) of the Condominium Property Act or where the wall does not exist, the vertical plane as defined by the distances shown.
Areas and internal unit dimensions extend to the condominium unit boundaries and are an indication of the size of the unit as derived from field measurements and construction drawings.
Dimensions shown to the foundation walls are perpendicular to property lines unless shown otherwise.

ABBREVIATIONS:

- | | | |
|---|--------------------------------|------------------------------|
| A Arc Distance | l Statutory Iron Post | Rge Range |
| A.L.S. Alberta Land Surveyor | m Metres | RW Right-of-Way |
| C.A. Central Angle of Curve | M Meridian | S South |
| c.s. Countersunk | N North | Sec Section |
| E East | NAD North American Datum | sq.m Square Metres |
| Fd Found | No Number | TM Transverse Mercator |
| GNSS Global Navigation Satellite System | (R) Radial Bearing | Twp Township |
| ha Hectares | R Radius | W West |

SURVEYOR:

B.M. Drake, A.L.S.
Surveyed between the dates of
May 25, 2016, and Month Day, Year
in accordance with the provisions of the Surveys Act.



CONDOMINIUM CORPORATION ADDRESS:

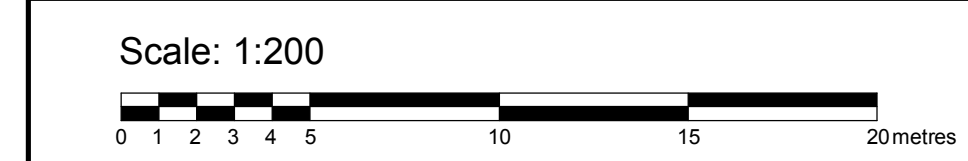
550 91 STREET SW
EDMONTON, ALBERTA
T6X 0V1

APPROVING AUTHORITY

Name: CITY OF EDMONTON
File

REGISTERED OWNERS:

HADDOW LANDING LTD.



Scale: 1:200
DRAWN BY: PD/KH FILE NUMBER: 4114.0001.80
DATE: 2016/07/28 DRAWING FILE: 4114-0001-CD REV.: 0

URBAN
systems survey inc.
200, 10345 - 105 Street, Edmonton, Alberta T5J 1E8
p. 780.430.4041



Subdivision Authority

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

October 27, 2016

File NO. LDA16-0394

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 29 and 30, Block 21, Plan 2715 AN located south of 119 Avenue NW and east of 38 Street NW;
BEACON HEIGHTS

The Subdivision by Plan is APPROVED on October 27, 2016, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots;
2. that the existing residential access to 38 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development;
3. that there are existing boulevard trees adjacent to the site along 38 Street NW. The owner must contact Urban Forestry to arrange for hoarding and/or supervised root cutting prior to construction (Bonnie Fermanuik at 780-496-4960); 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. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #228347144-001

Enclosure(s)

TENTATIVE PLAN

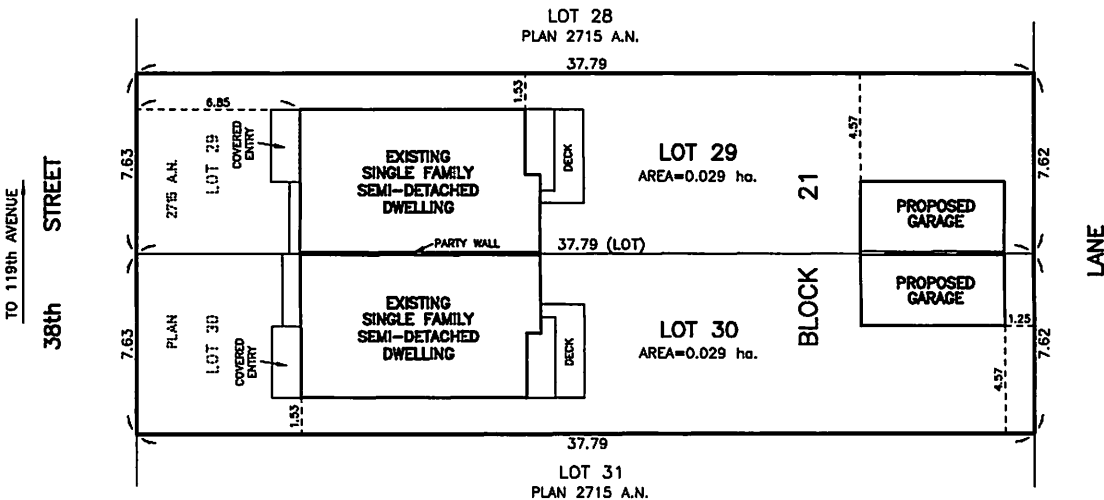
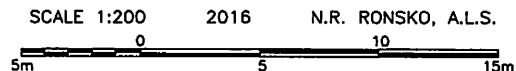
SHOWING SUBDIVISION OF

LOTS 29 & 30, BLOCK 21, PLAN 2715 A.N.

IN THE

S.E.1/4 SEC.13-53-24-4

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: August 16, 2016
 REVISED: -

FILE NO. 16S0629

DWG.NO. 16S0629T



Subdivision Authority

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

October 27, 2016

File NO. LDA16-0417

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

ATTENTION: Ben de Jong

Dear Mr. de Jong:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 52, Plan 2136 KS located north of 108 Avenue NW and east of 107B Avenue NW; **CAPILANO**

The Subdivision by Plan is APPROVED on October 27, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.0 m north of the south property line of Lot 17. The existing storm service enters the proposed subdivision approximately 8.66 m east of the west property line of Lot 17. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

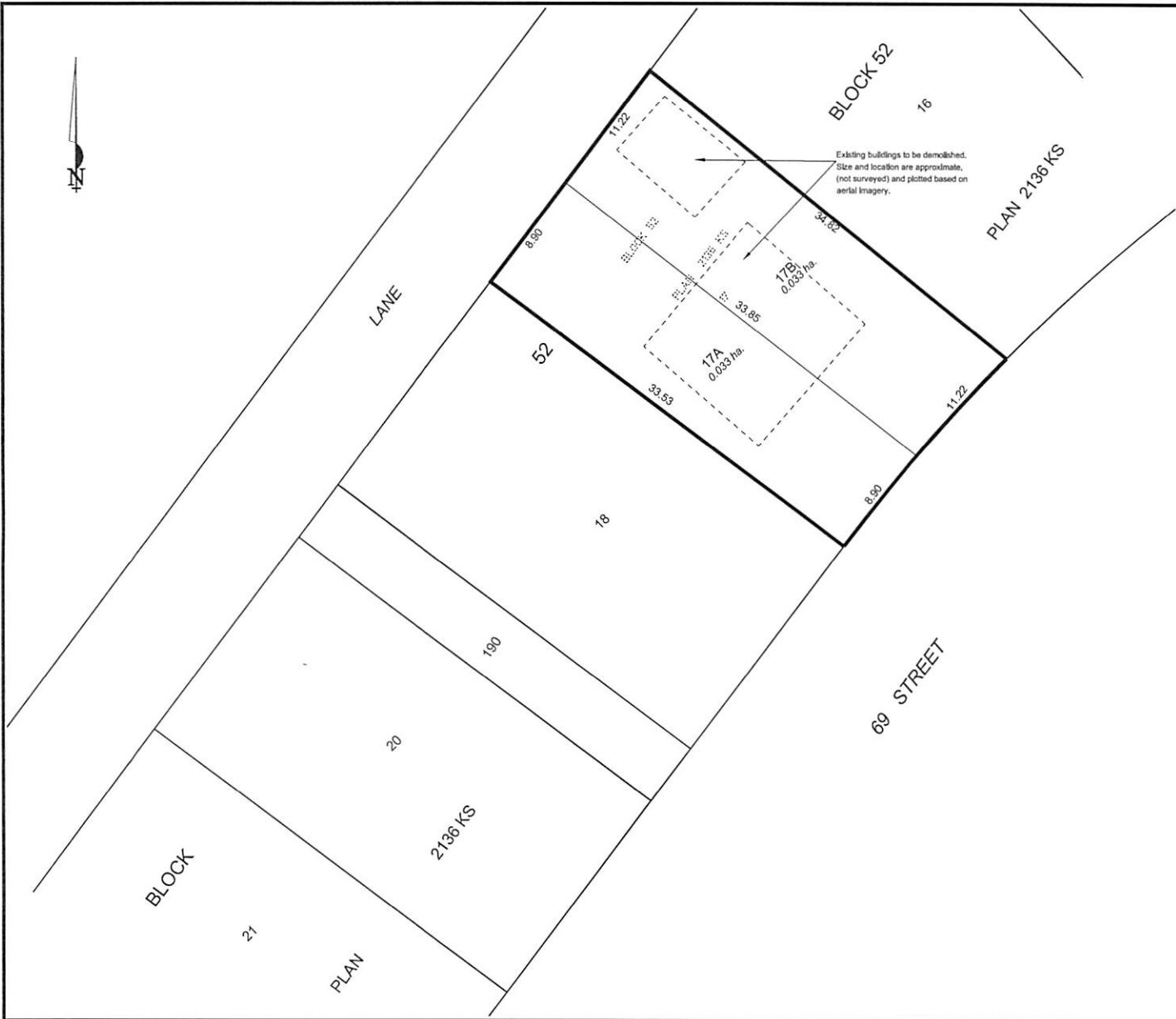
If you have further questions, please contact Gilbert Quashie-Sam at 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

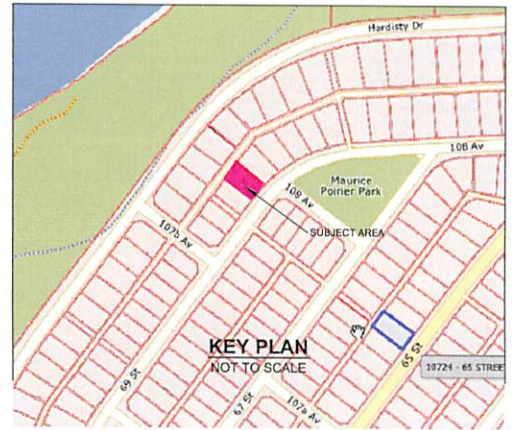
BM/gq/Posse #229903288-001

Enclosure(s)



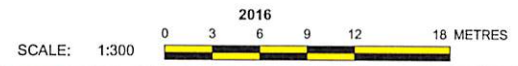
GREEN LIVING HOMES LTD.

- 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 RF1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
 - AND CONTAINS: 0.066 ha.



0	SEPT 2, 2016	ORIGINAL PLAN COMPLETED	TP
REV. NO.	DATE	ITEM	BY
REVISIONS			

CAPILANO
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 17, BLOCK 52, PLAN 2136 KS
WITHIN THE
RIVER LOT 33 - EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - W. 4th MER.)
EDMONTON - ALBERTA



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

FILE NO.	61600035T	DRAFTED BY:	TP	CHECKED BY:	RS
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October 27, 2016

File NO. LDA16-0423

Vida Nova Homes Ltd.
201, 10715 – 124 Street NW
Edmonton, AB T5M 0H2

ATTENTION: Jordan Seitz

Dear Mr. Seitz:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 32, Plan RN 94 located north of 122 Avenue NW and east of 88 Street NW;
DELTON

The Subdivision by Plan is APPROVED on October 27, 2016, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 4.0 m north of the south property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Yours truly,

Blair McDowell
Subdivision Authority

BM/gq/Posse #230194642-001

Enclosure(s)

WORKING DRAWINGS ARE A GRAPHIC REPRESENTATION ONLY. ACTUAL PRODUCTS AND MATERIALS USED MAY VARY FROM INDICATED ON DRAWINGS. SALES CONTRACT AND SPECIFICATIONS MUST TAKE PRECEDENCE OVER THESE DRAWINGS.



LEGAL ADDRESS:
12211 - 88 STREET NW

LEGAL DESCRIPTION:

LOT: 3
BLOCK: 32
PLAN: RN 34
AREA: 697.05 m²



REDESIGNING THE FUTURE @
721-10140 114 STREET
EDMONTON, AB.
CANADA, T5J 0B5
780-906-9260

CLIENT:

VIDA NOVA HOMES

Ph: 780.231.2639
Email: troy@vidanovahomes.com

PROJECT:

(PROPOSED) NEW HOME CONSTRUCTION
12211 - 88 STREET, NW
EDMONTON, ALBERTA

JOB NO: 0003A

DRAWN:

CHECKED: TODD A. PRUDEN

REVISION: ISSUED FOR PERMITS/ESTIMATES

SCALE: 1:250

DATE: 12-AUGUST-2016

SHEET: 1 OF 1

TITLE:

TENTATIVE PLAN



Subdivision Authority

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

October 27, 2016

File NO. LDA16-0428

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 37, Plan 4977 HW, located west of 80 Street NW and north of 104 Avenue;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on October 27, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222), and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.6 m south of the north property line of Lot 23. 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 in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

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 (\$636.00) 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/dk/Posse #230042176-001

Enclosure(s)

TENTATIVE PLAN

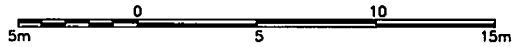
SHOWING SUBDIVISION OF

LOT 23, BLOCK 37, PLAN 4977 H.W.

IN THE
RIVER LOT 27, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

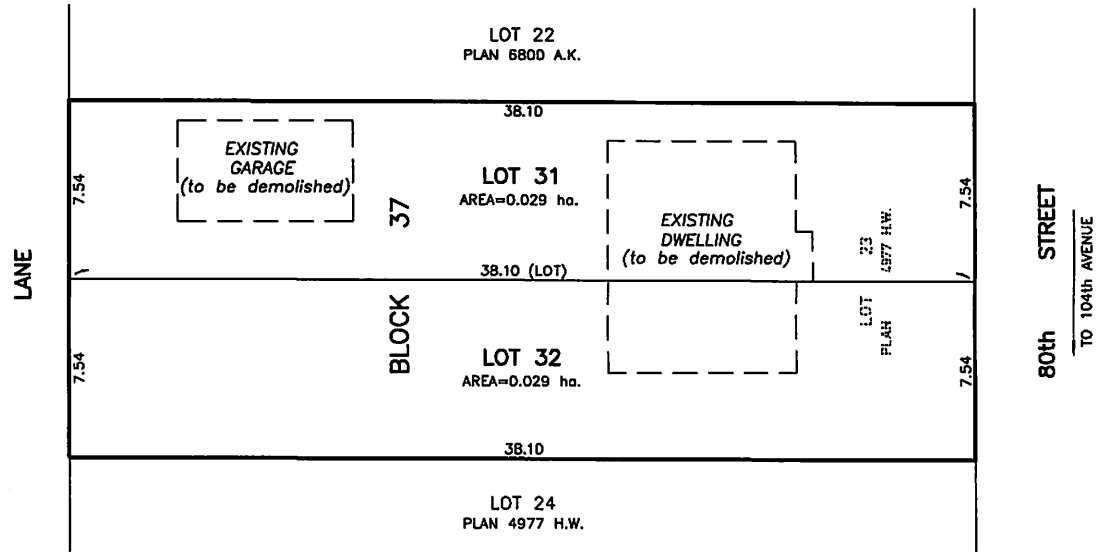
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: Sept. 6, 2016
REVISED: -

FILE NO. 16S0697

DWG.NO. 16S0697T





Subdivision Authority

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

October 27, 2016

File NO. LDA16-0443

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

ATTENTION: Roy Maxwell

Dear Mr. Maxwell:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block M, Plan 5602 HW, located west of 87 Street and south of 90 Avenue NW;
BONNIE DOON

The Subdivision by Plan is APPROVED on October 27, 2016 subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.3m east of the west property line of Lot 2 (see attached comments from Drainage Planning and Engineering). 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;

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

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 (\$636.00) 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Yours truly,

Blair McDowell
Subdivision Authority

BM/dk/Posse #231067366-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 2, BLOCK M, PLAN 5602 H.W.

IN THE
N.W.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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

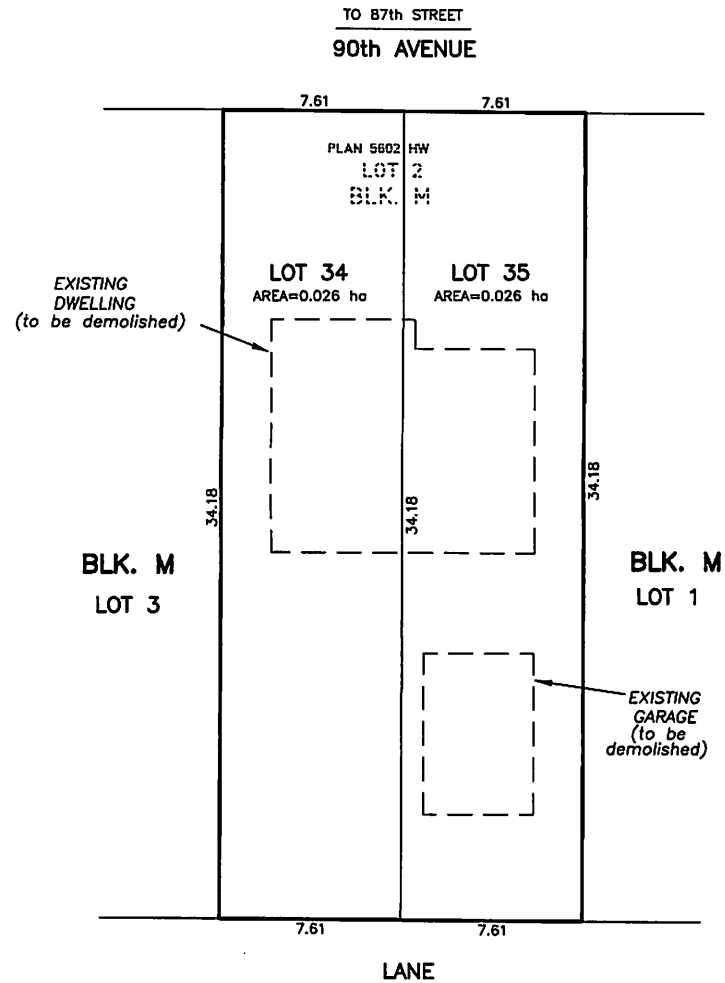
DRAWN BY: RTP

CALC'D. BY: RTP

DATE: September 21, 2016
REVISED: -

FILE NO. 16S0782

DWG.NO. 16S0782T



Thursday, October 20, 2016
9:30 a.m.



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 20, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the October 13, 2016 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0225
165845732-001
Tentative plan of subdivision to create 12 single detached residential lots, one (1) multiple family lot (MFL), and one (1) Public Utility lot, from Lots A and OT, Block 6, Plan 6158 AN, and to consolidate Lots A and OT with the adjacent road closure area, located south of 157 Avenue NW and east of 95 Street NW; **EAUX CLAIRES**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA15-0101
167621618-001
Tentative plan of subdivision to create one (1) additional institutional lot from Lot 2, Block 12, Plan 2191 NY located south of 109 Avenue NW and west of 142 Street NW; **MCQUEEN**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA15-0602 182219012-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 7A, Block 21, Plan 952 1645, located west of 93 Street NW and north of 34 Avenue NW; STRATHCONA INDUSTRIAL PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0360 227659301-001	Tentative plan to subdivide a portion from Condominium Plan 022 3435 for purposes of consolidation with the with the adjacent northern parcel, located north of 54 Avenue NW and west of 97 Street NW; CORONET INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0370 228122692-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 26, Plan 5555 HW, located north of 104 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0387 228595276-001	Tentative plan of subdivision to adjust the boundary line between Units 4 and 5, Condominium Plan 162 1412, located south of 23 Avenue NW and east of May Common NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0388 228182884-001	Tentative plan of subdivision to create one (1) additional single family residential lot from Lot 22, Block 12, Plan 6253 KS, located south of 75 Avenue NW and east of 151 Street NW; RIO TERRACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0389 228506574-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 1, Plan 600 MC, located north of 62 Avenue NW and west of 132 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0390 228425058-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 5710 HW, located south of 98 Avenue NW and east of 142 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0400 226734122-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 1324 HW, located south of 75 Avenue NW and east of 115 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0403 229039987-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 13, Plan 2938 HW, located south of 74 Avenue NW and east of 115 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0404 229188878-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot T, Block 8, Plan 426 HW, located north of 72 Avenue NW and east of 98 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA16-0408 229093430-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 13, Plan RN73 located east of 103 Street and south of 122 Avenue; WESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
14.	LDA16-0409 229096699-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 34, Plan 4592 AD located south of 107 Avenue NW and east of 153 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

15.	LDA16-0410 229326103-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 33, Plan 630 MC located north of 77 Avenue NW and west of 139 Street NW; LAURIER HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
16.	LDA16-0414 229414908-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 36, Plan 3090 ET located north of Edinboro Road NW and east of 118 Street NW; WINDSOR PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
17.	LDA16-0416 229766557-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10 and the westerly half of Lot 11, Block 13, Plan 2262 S located south of 75 Avenue NW and east of 95 Street NW; RITCHIE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
18.	LDA16-0420 230210519-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 429, Block 1, Plan 7540 AH, located west of 101 Street and south of 115 Avenue; SPRUCE AVENUE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 9:45 a.m.		