

Thursday, January 26, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the January 26, 2017 meeting be adopted as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the January 19, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

1.	LDA16-0558 235821385-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 23, Plan 673 MC located north of 125 Avenue NW and east of 77 Street NW; ELMWOOD PARK
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	CARRIED
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4. NEW BUSINESS

1.	LDA16-0183 188545315-001	Tentative plan of subdivision to create 205 single detached residential lots from Lot 1, Block 3, Plan 132 0711, located south of Ellerslie Road SW and east of 141 Street SW; GRAYDON HILL
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA16-0326 223296938-001	Tentative plan of subdivision to create 46 semi-detached residential lots and 30 row housing lots from the SE 6-52-25-W4M located north of 23 Avenue and west of 199 Street; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0432 228318011-001	Tentative plan of subdivision to create 52 single detached residential lots and one (1) Municipal Reserve lot, from Lot 5, Block 1, Plan 032 0993, and Lot 3, Block 1, Plan 022 7056 located north of 30 Avenue SW and east of 111 Street SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0452 230920159-001	Tentative plan of subdivision to create 15 single detached residential lots, 56 semi-detached residential lots from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0554 235673189-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 1, Plan 152 1119, located south of Ellerslie Road SW and east of 163 Street SW; GLENRIDGING HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0555 236332192-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 1A, Plan 642KS, located east of 159 Street NW and south of 109 Avenue NW; MAYFIELD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0589 237379889-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan RN39A located south of 112 Avenue NW and west of 125 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA17-0008 23856700-001	Tentative plan of subdivision to revise conditionally approved LDA14-0581 to accommodate a change of housing type (between semi-detached housing and zero lot line housing) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA17-0023 238944102-001	Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) semi-detached residential lots from the West ½ of the SE 7-52-25 W4M, located north of Edgemont Boulevard NW and west of 199 Street NW; EDGEMONT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:50 a.m.		



Subdivision Authority

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

January 26, 2017

File NO. LDA16-0558

Peter Jorgesen
11835 - 60 Street NW
Edmonton, AB T5W 3Z4

ATTENTION: Peter Jorgesen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 23, Plan 673 MC located north of 125 Avenue NW and east of 77 Street NW;
ELMWOOD PARK

The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots. These arrangements shall include the removal of the existing 20mm lead water line that provides service to the proposed southern lot (contact Water and Sewer Servicing at 780-496-5444); and
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.

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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

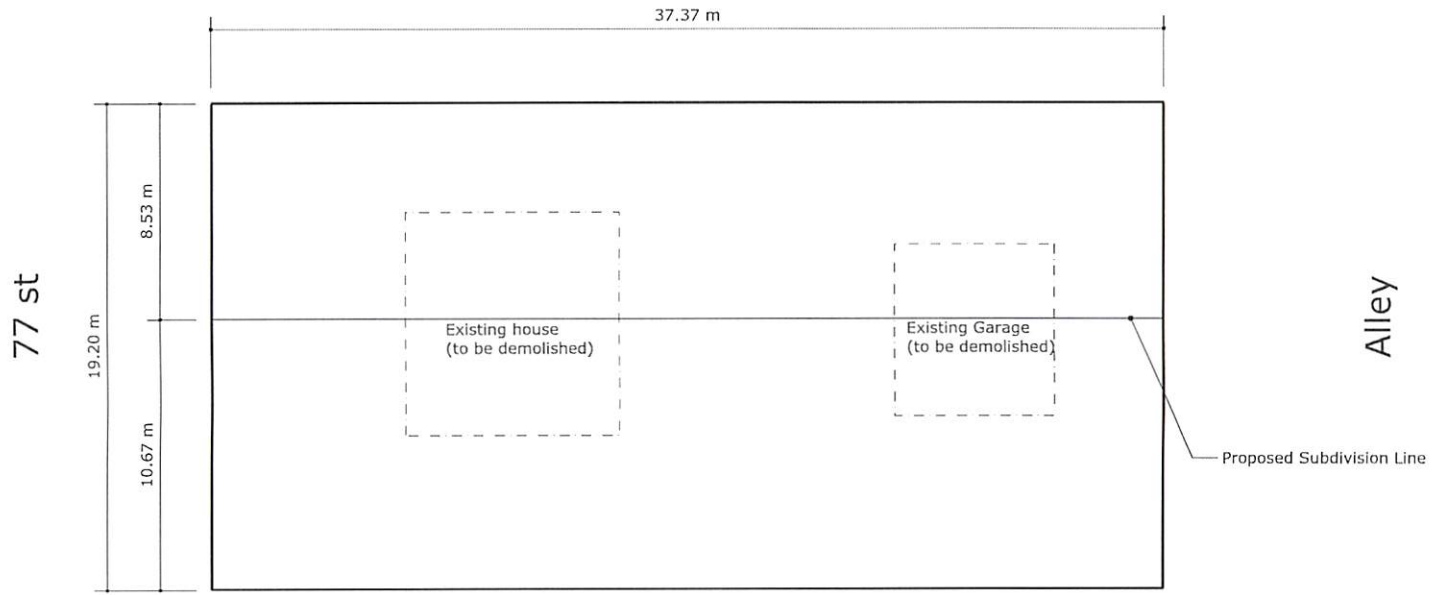
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #235821385-001

Enclosure(s)



12521 - 77 Street NW.
Scale - 1/16" = 1'-0"

-Current site area: 717.75 m²
-Proposed site area (north lot): 318.9 m²
-proposed site area (south lot): 398.8 m²



January 26, 2017

File NO. LDA16-0183

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 205 single detached residential lots from Lot 1, Block 3, Plan 132 0711, located south of Ellerslie Road SW and east of 141 Street SW; **GRAYDON HILL**

I The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$96,700.50 representing 0.145 ha as per Deferred Reserve Caveat No. 132 046 053 pursuant to Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the lots identified be withheld from registration until the temporary emergency access and the temporary 17 m turnaround are no longer required as deemed by Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the Servicing Agreement be registered as a caveat on title for all lots adjacent to areas which require "no parking" signage, to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 install "no parking" signage on Graydon Hill Link SW prior to FAC to the satisfaction of Transportation Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a temporary 4m gravel emergency access with bollards with Phase 1, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I (or when required by Transportation Planning and Engineering);
9. that the owner construct a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
10. that the owner construct a 3 m hard surface shared use path within Graydon Hill Link SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the road islands, boulevards, medians 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 Lot 1, Block 3, Plan 132 0711 in the amount of \$96,700.50, representing 0.145ha, is being provided by money in place 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 Fiona Hamilton at 780-423-7495 or fiona.hamilton@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/fh/Posse #188545315-001

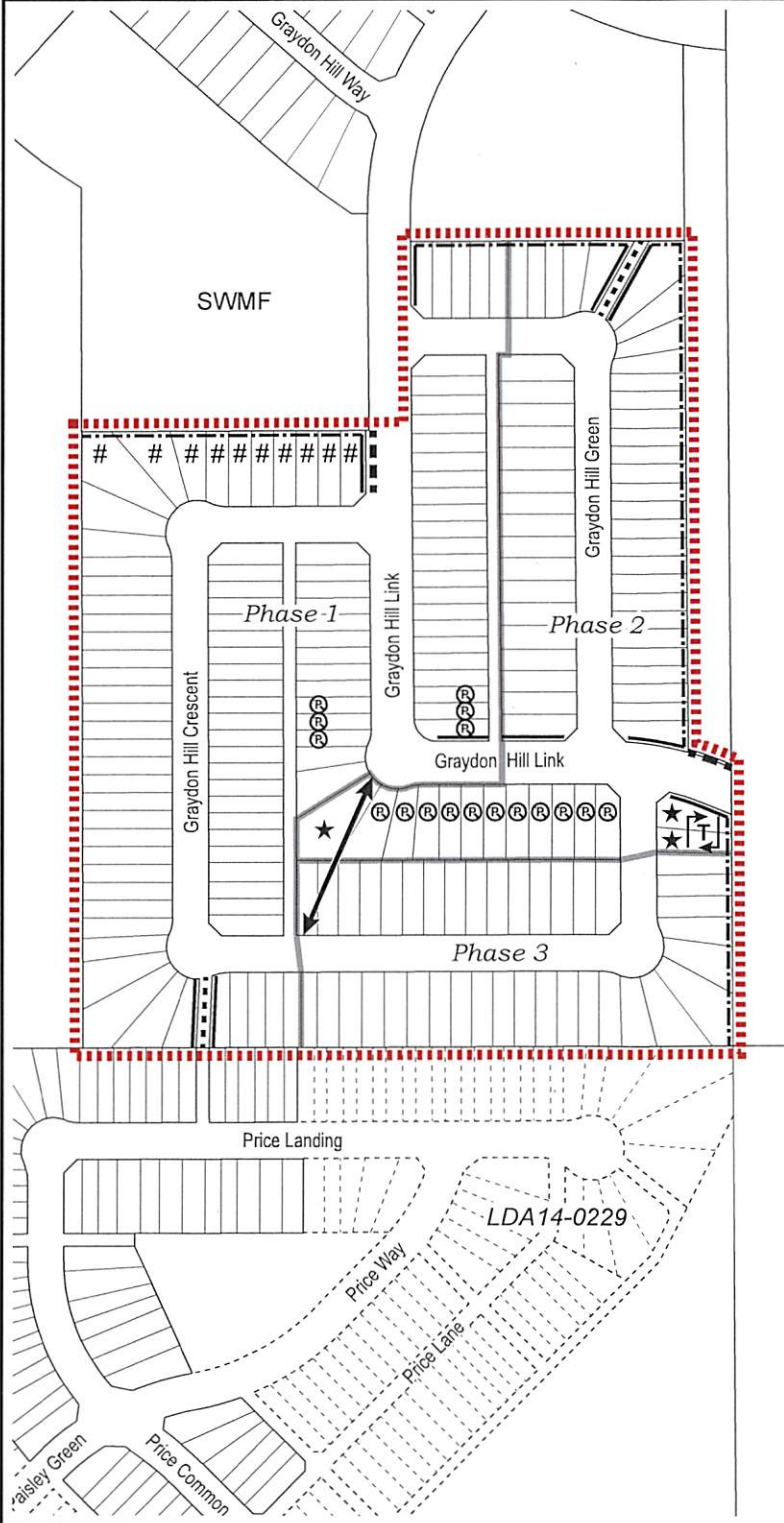
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

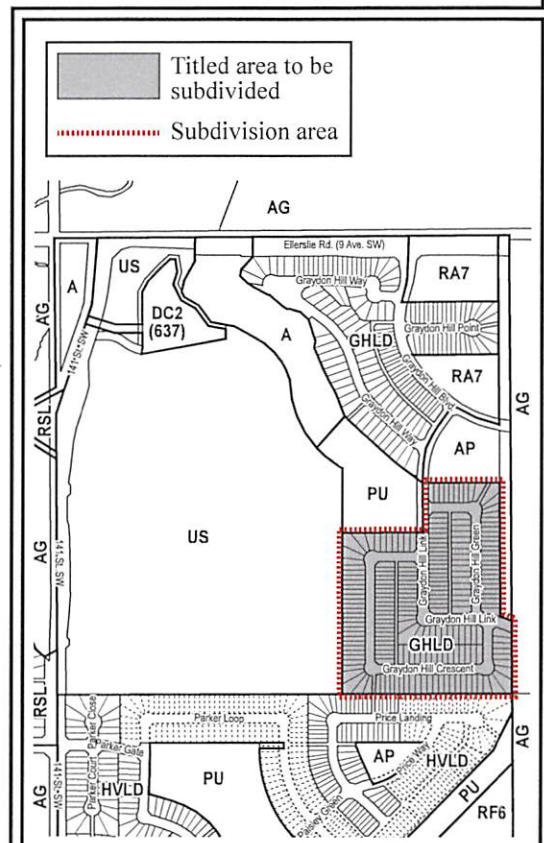
January 26, 2017

LDA16-0183

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk
- ▬▬▬▬▬ 3 m hard surface shared use path
- # Restrictive covenant re: freeboard
- ↔ Temporary 4 m wide emergency access
- ⌈ T ⌋ Temporary 17 m radius transit turnaround
- ★ Withold lots from registration
- Ⓟ No parking caveat



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





January 26, 2017

File NO. LDA16-0326

Qualico Communities
280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 46 semi-detached residential lots and 30 row housing lots from the SE 6-52-25-W4M located north of 23 Avenue and west of 199 Street; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA14-0566 be registered prior to or concurrent with this application;
4. that LDA16-0326 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Drainage Planning and Engineering;
8. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision as indicated in the Neighbourhood Design Report is completed and operational, to the satisfaction of Drainage Planning and Engineering;
9. that the engineering drawings include the temporary sanitary forcemain connection from the connection point to 199 Street and 27 Avenue to the temporary offsite lift station, including any required removals (CCC for sanitary sewers will not be issued until such time as the sanitary forcemain and offsite temporary lift station with storage component is completed and operational), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the CCC for the subdivision storm sewers will not be issued until such time as the ultimate SWMF, storm water outfall, and all required interconnecting pipes are completed and operational to the satisfaction of Drainage Planning and Engineering;
11. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Drainage Planning and Engineering;
12. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the sanitary forcemain and lift station with storage component, until such time the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Drainage Planning and Engineering;
13. that the owner install bollards to the satisfaction of the Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct a 1.8 m fence of a high quality, low maintenance material, as shown on the conditions of approval map, to the satisfaction of the Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 199 Street, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for SE 6-52-25-W4M was addressed by Deferred Reserve Caveat through LDA14-0566. The DRC will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

If you have further questions, please contact Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/kg/Posse #223296938-001

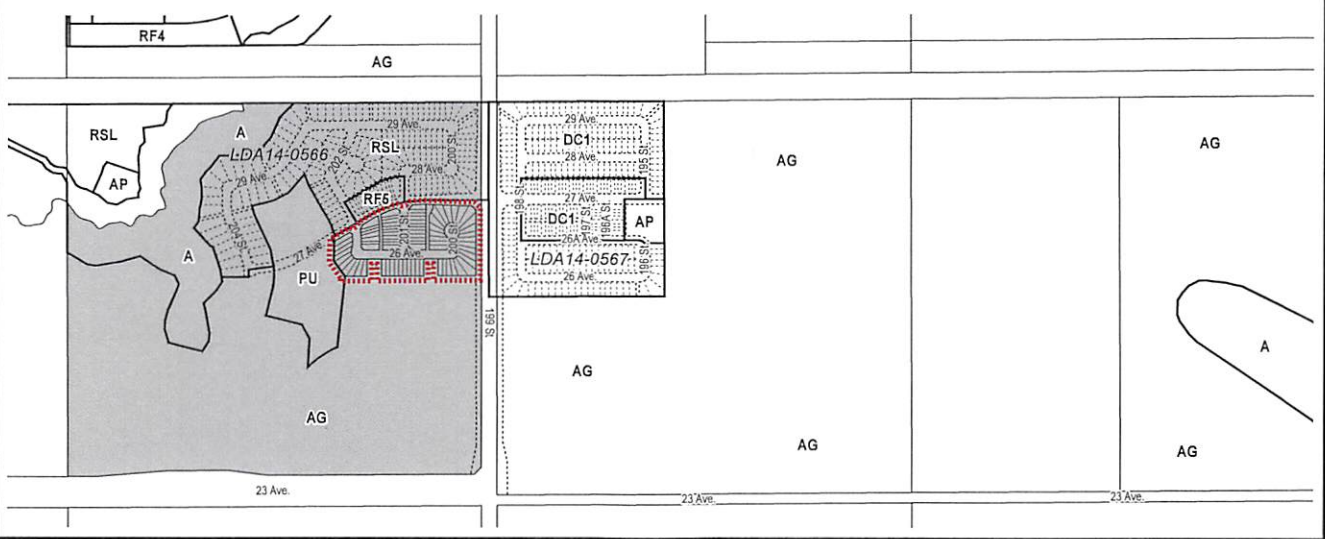
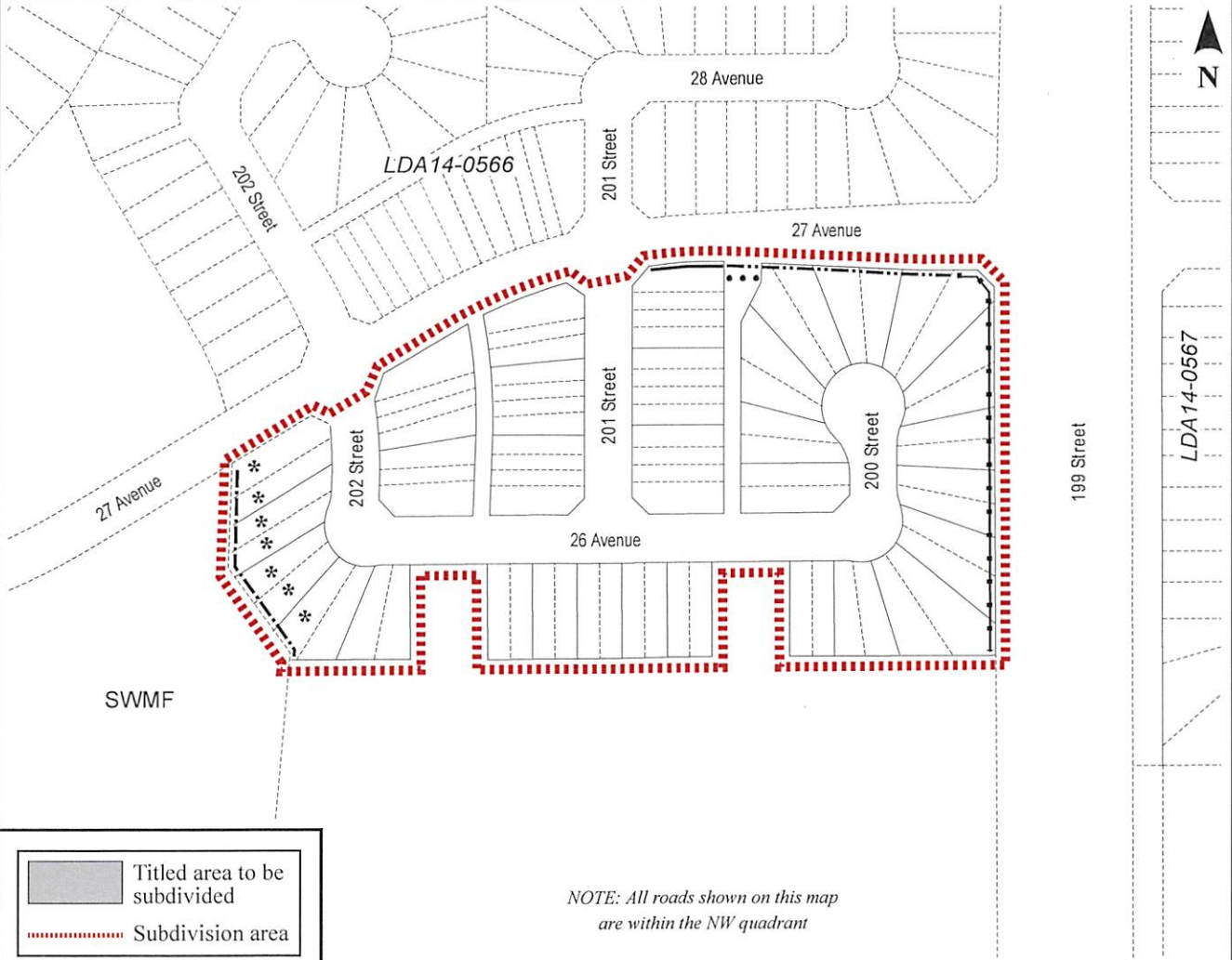
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 26, 2017

LDA16-0326

- Limit of proposed subdivision
- 1.8 m high quality uniform screen fence as per Zoning Bylaw
- 1.8 m high quality uniform screen fence
- 1.2 m uniform fence
- Noise attenuation fence
- Bollards
- Restrictive covenant re: freeboard



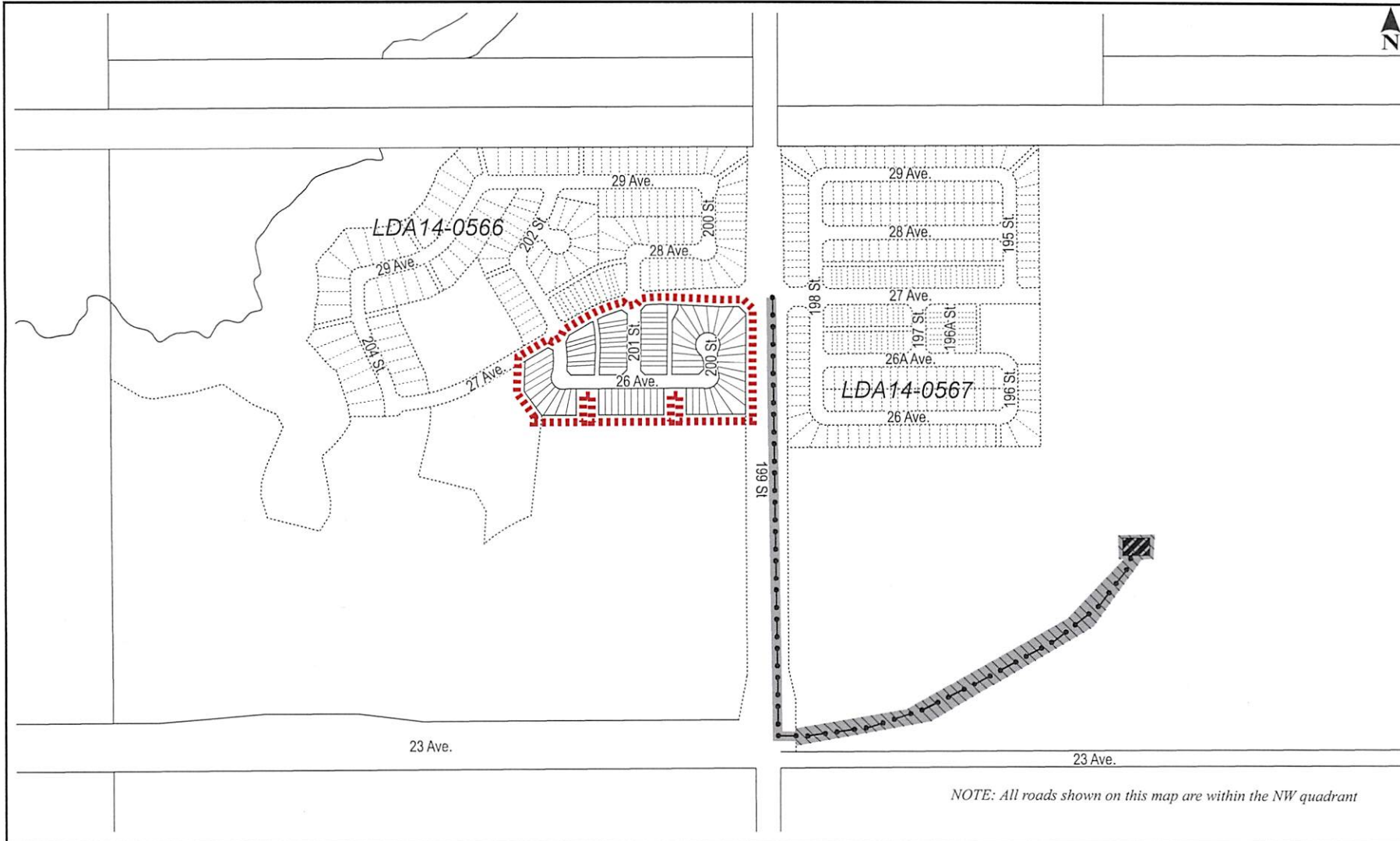
SUBDIVISION CONDITIONS OF APPROVAL

January 26, 2017

LDA16-0326

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▨▨▨▨▨▨ Register easement
- Temporary forcemain extension

- ▨▨▨▨▨▨ Temporary lift station
- ▭▭▭▭▭▭ Include in engineering drawings



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



Subdivision Authority

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

January 26, 2017

File NO. LDA16-0432

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 52 single detached residential lots and one (1) Municipal Reserve lot, from Lot 5, Block 1, Plan 032 0993, and Lot 3, Block 1, Plan 022 7056 located north of 30 Avenue SW and east of 111 Street SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.12 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 owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR, and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA13-0506 be registered prior to or concurrent with this application;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 engineering drawings include provisions for temporary major drainage to the satisfaction of Drainage Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 12 m radius gravel surface turnaround with bollards or mini-barriers for Phase 2 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the engineering drawings include a temporary 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
10. that the engineering drawings include a temporary 6 m gravel surface roadway connection for Phase 3 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);
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands and the MR Lot to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the MR lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.
Enclosure I is a map of the subdivision identifying major conditions of this approval.

There is an existing Deferred Reserve Caveat (DRC) on each of the subject lots. Lot 5, Block 1, Plan 032 0993 has a DRC in the amount of 0.93 Ha (#032 069 044). Lot 3, Block 1, Plan 022 7056 has a DRC in the amount of 2.12 Ha (# 152 226 724). The dedication of the 1.12 MR school/park site will require the DRC on Lot 5 to be discharged in full, and the DRC on Lot 3 to be reduced by 0.19 Ha. The balance of the DRC on Lot 3 (1.93 Ha) will be reduced and ultimately discharged when additional MR and Environmental Reserve (ER) is dedicated from the title area. Any over-dedication that may occur will be addressed through future subdivisions.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #228318011-001

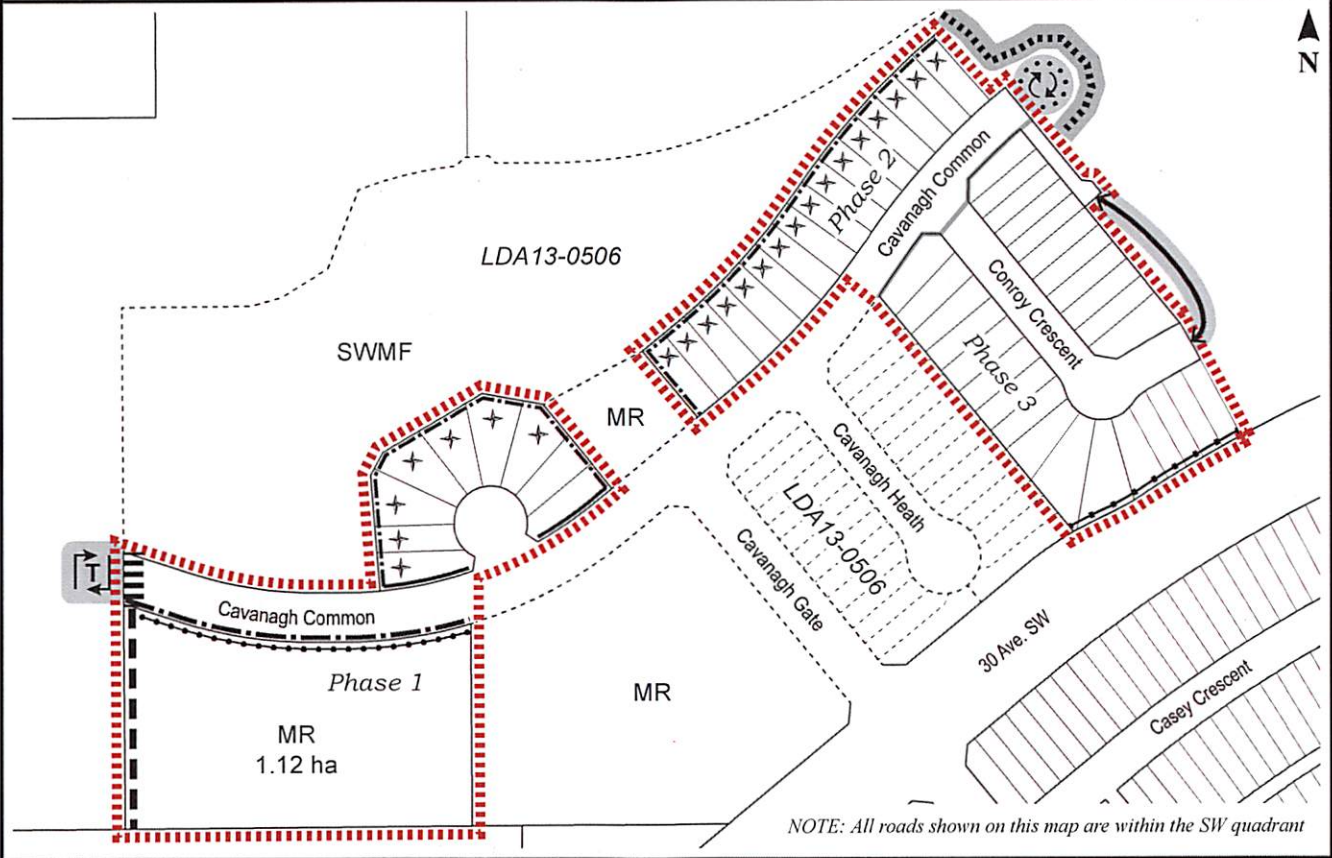
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

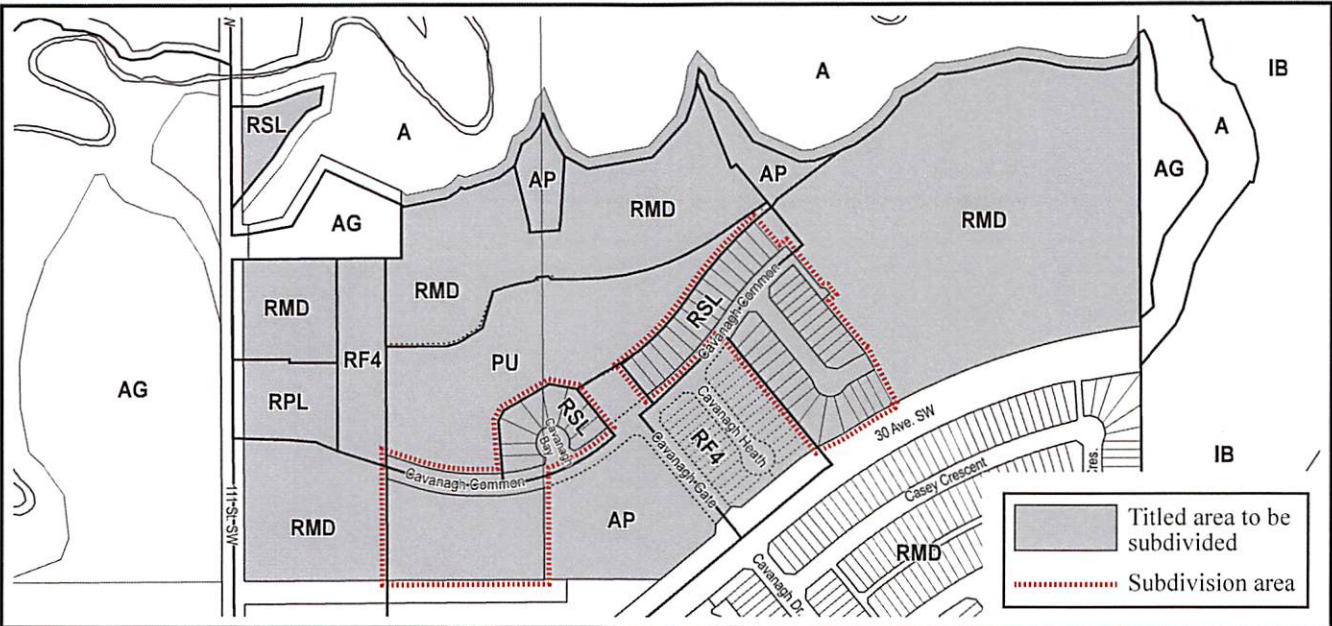
January 26, 2017

LDA16-0432

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- Post and rail fence
- Noise attenuation fence
- 2 m mono-walk
- 3 m shared use path
- + Restrictive covenant re: freeboard
- ||||| Zebra marked crosswalk
- ↔ Construct 6 m gravel temporary roadway
- ⊙ Temporary 12 m radius turnaround
- ⊙ Temporary 17 m radius transit turnaround
- ▭ Include in engineering drawings
- Major drainage



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



- ▭ Titled area to be subdivided
- Subdivision area



Subdivision Authority

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

January 26, 2017

File NO. LDA16-0452

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

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 15 single detached residential lots, 56 semi-detached residential lots from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17892 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
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 a temporary 4 m gravel surface emergency access with T-bollards, with Phase 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);
8. that the owner design Storm Water Management facility (SWMF) to the ultimate standard and construct the interim requirement, including all necessary off site storm infrastructure and accommodations for major drainage to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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.

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

The MR has been addressed with the registration of a DRC for NW-14-51-25-4 which will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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

If you have further questions, please contact Fiona Hamilton at 780-423-7495 or fiona.hamilton@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long, sweeping underline.

Blair McDowell
Subdivision Authority

BM/fh/Posse #230920159-001

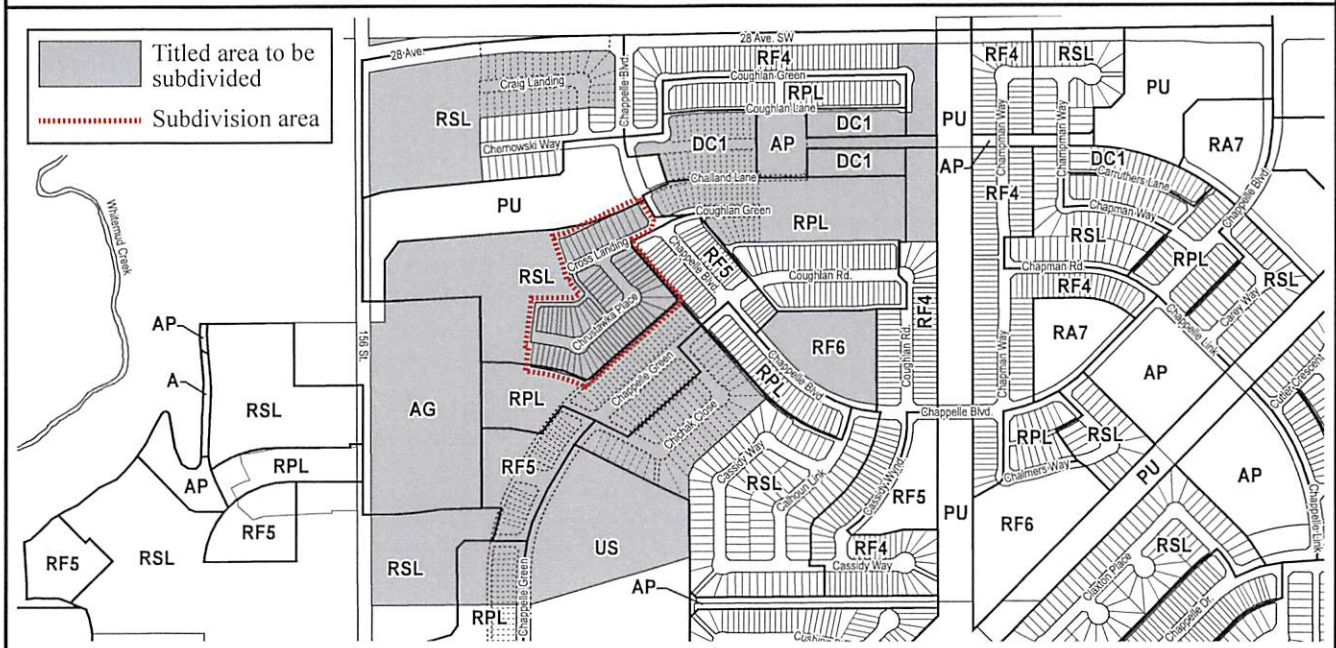
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 26, 2017

LDA16-0452

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- # Restrictive covenant re: freeboard
- Temporary 4 m emergency access
- Include in engineering drawings





Subdivision Authority

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

January 26, 2017

File NO. LDA16-0554

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 1, Block 1, Plan 152 1119, located south of Ellerslie Road SW and east of 163 Street SW; **GLENRIDDING HEIGHTS**

The Subdivision by Phased Condominium is APPROVED on January 26, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,869.00) 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.

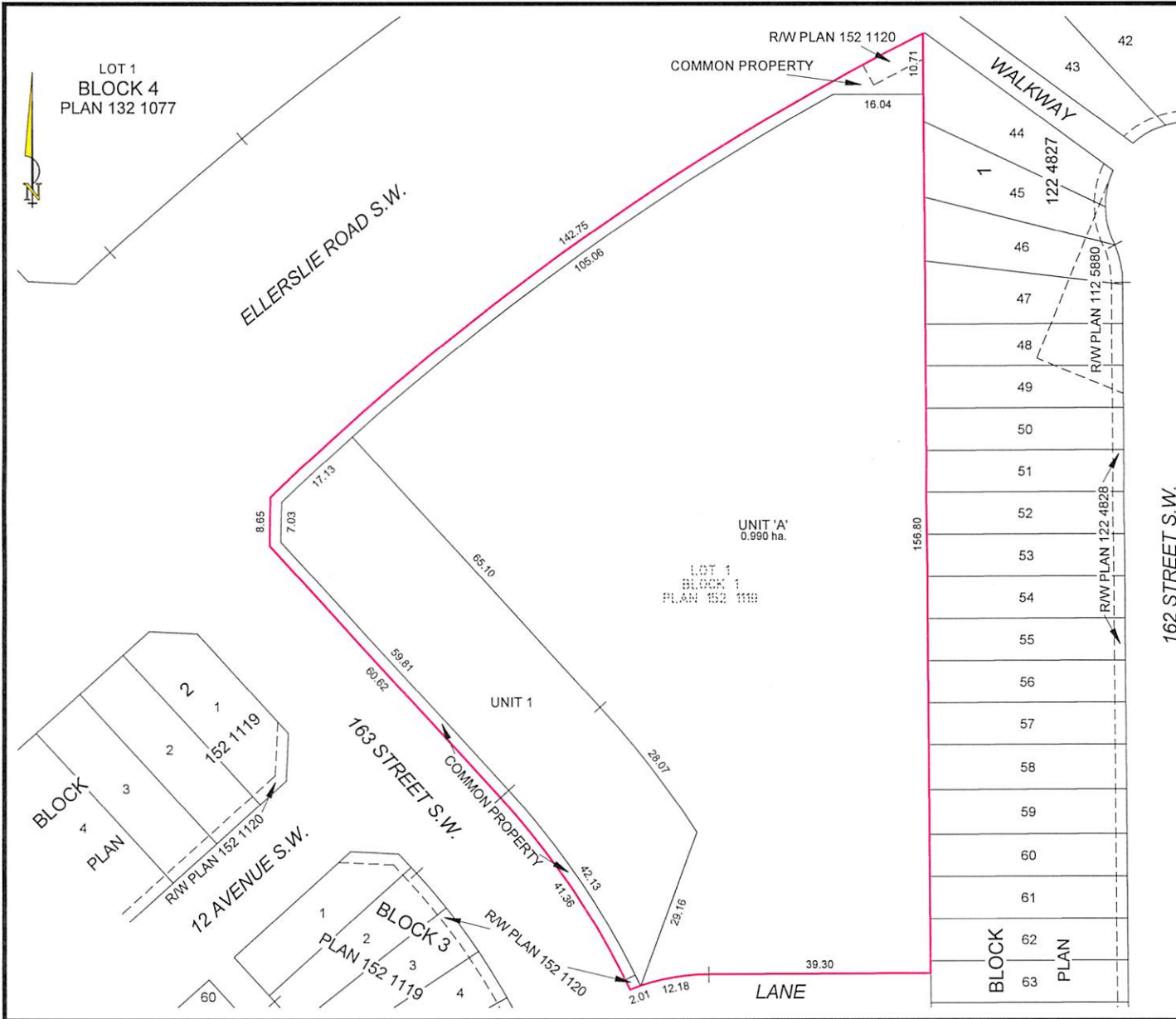
Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #235673189-001

Enclosure(s)



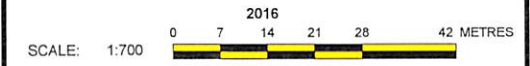
STREETSIDE DEVELOPMENTS

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS RA7.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 1.27 ha.



REV. NO.	DATE	ITEM	BY
0	NOV. 22/18	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

ALTIUS GLENRIDDING
TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
OF
LOT 1, BLOCK 1, PLAN 152 1119
WITHIN THE
N.W. 1/4 SEC. 22 - TWP. 51 - 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. 11600241T	DRAFTED BY ME	CHECKED BY JM
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January 26, 2017

File NO. LDA16-0555

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

ATTENTION: Glendon Chen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 1A, Plan 642KS, located east of 159 Street NW and south of 109 Avenue NW; **MAYFIELD**

The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (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 7.15 m east of the west property 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 (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 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #236332192-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

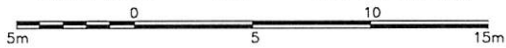
LOT 3, BLOCK 1A, PLAN 642 K.S.

IN THE

N.E.1/4 SEC.3-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, 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: RTP

CALC'D. BY: RTP

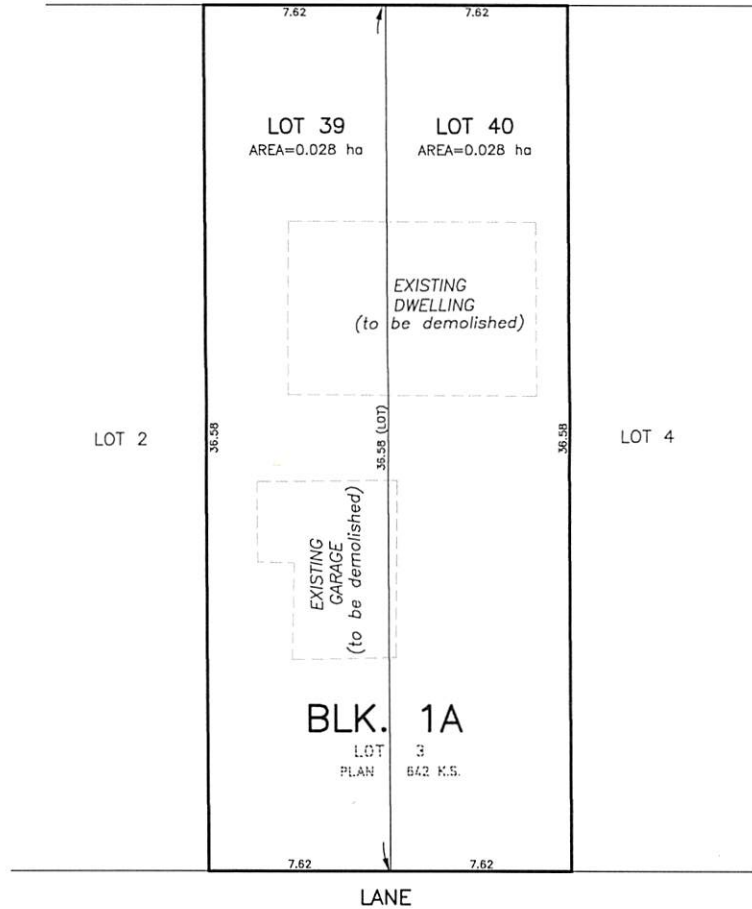
DATE: November 28, 2016
REVISED: -

FILE NO. 16S0954

DWG.NO. 16S0954T

← TO 159th STREET

109th AVENUE





January 26, 2017

File NO. LDA16-0589

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 7, Block 5, Plan RN39A located south of 112 Avenue NW and west of 125 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (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 10.9 m north of the south property line of Lot 7. 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 780-496-6068 or stuart.carlyle@edmonton.ca.

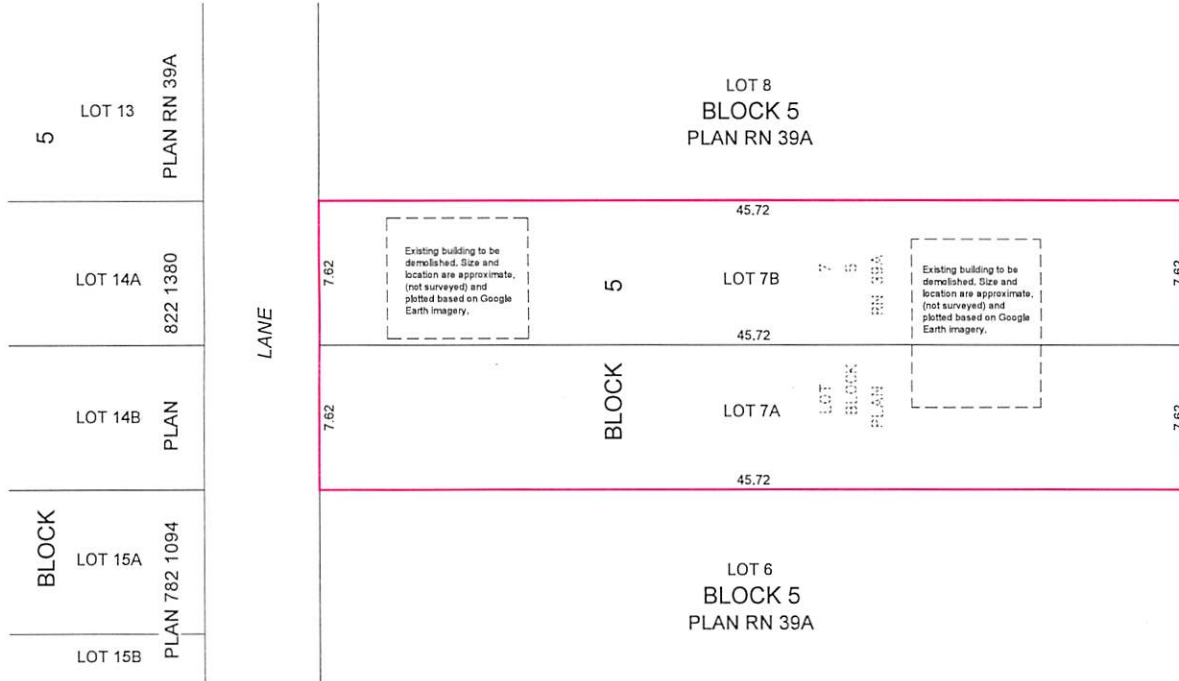
Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #237379889-001

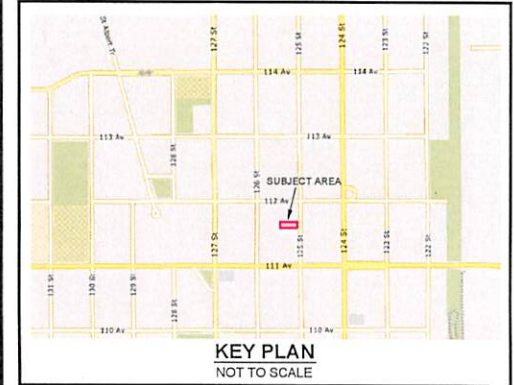
Enclosure(s)



ACCENT INFILLS

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 RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.070 ha.



REV. NO.	DATE	ITEM	BY
0	DEC.12/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

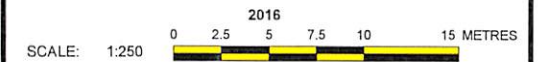
OF

LOT 7, BLOCK 5, PLAN RN 39A (XXXIXA)

WITHIN THE

S.W. 1/4 SEC. 7 - 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. 616000477 DRAFTED BY: JF CHECKED BY: BM



January 26, 2017

File NO. LDA17-0008

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0581 to accommodate a change of housing type (between semi-detached housing and zero lot line housing) from the SW 13-51-25-W4M, located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the approved subdivision LDA14-0581 (Stage 3) be registered concurrent with this application; 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 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;
2. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
3. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/sc/Posse #23856700-001

Enclosure(s)



MDR

Natural Area
LDA15-0144

Stage 1

School/Park Site
3.89 ha

MDR
LDA15-0313

Stage 2

Stage 3

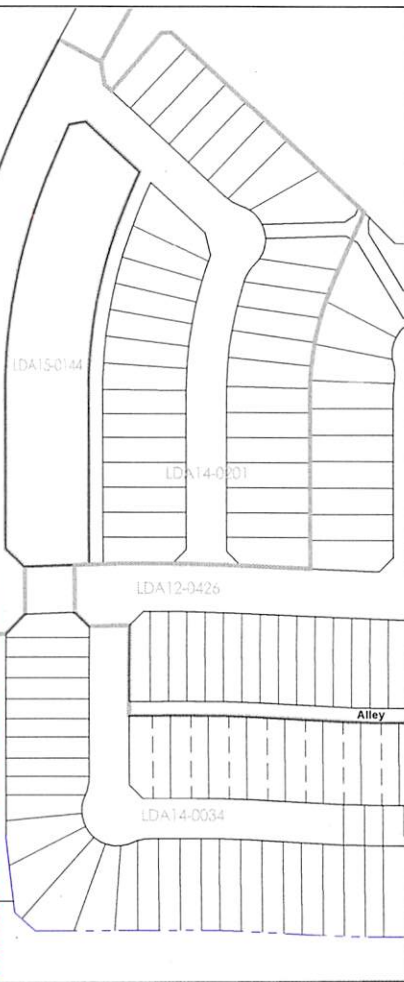
Arterial dedication 0.62 ha

S.W. 1/4 Sec. 13-51-25-4

Mixed Use - Commercial/Residential

119 Street S.W.

41 Avenue S.W. City Boundary




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

Copyright Reserved

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

Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus  and contains approximately 9.06 hectares, including 88 residential lots

Zero Lot Line dwelling location indicated thus 

Revision _____ By _____

Client/Project
HV NINE LTD.
HERITAGE VALLEY SCDB
SW 1/4 Sec.13-51-25-4

Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Desrochers Stage 13

Project No. 1161 07868
February 24, 2015
Scale 1:2000



V:\1161\arch\11107868\drawing\subdivision\stage 13\used\arterial\stage13_d01ec2016.dwg

ORIGINAL SHEET - ANSI B



January 26, 2017

File NO. LDA17-0023

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to revise conditionally approved LDA15-0638 by adding two (2) semi-detached residential lots from the West ½ of the SE 7-52-25 W4M, located north of Edgemont Boulevard NW and west of 199 Street NW; **EDGEMONT**

The Subdivision by Plan is APPROVED on January 26, 2017, subject to the following conditions:

1. that the approved subdivision LDA15-0638 be registered concurrent with this subdivision; 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 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 (\$1298.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
3. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #238944102-001

Enclosure(s)



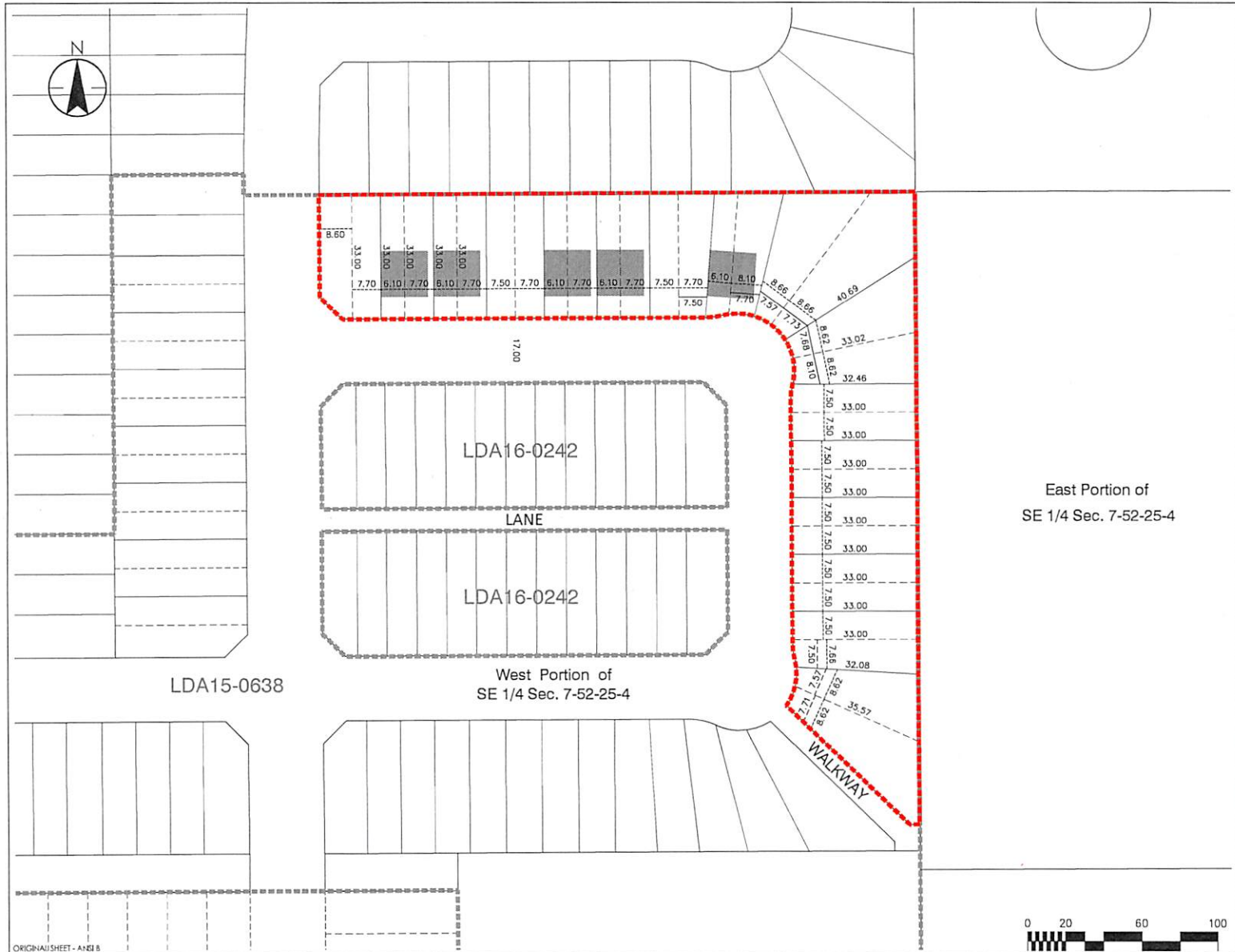
10160-112 Street
 Edmonton, AB T5K 2L6
 Tel. 780.917.7000
 www.stantec.com

Copyright Reserved

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

Notes

All distances are expressed in metres and decimals thereof.
 Area to be subdivided outlined thus and contains approximately 0.91 hectares, including 32 residential lots.
 Zero-lot property line shown thus . This represents the zero-lot line only, and does not represent the building size or location.



East Portion of
 SE 1/4 Sec. 7-52-25-4

Revision	By	YYMMDD

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

Title
 LOTTING PLAN
 EDGEMONT - STAGE 15

Project No. 1161 105020 KC
 Scale 1:1000
 January 9, 2017

V:\1161\active\1161105020\drawing\planning\edgemont\stage15\01plan2017.dwg

ORIGINAL SHEET - ANZ 8