

Thursday, March 2, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 09

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 2, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 23, 2017 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA16-0168
188983172-001 | Tentative plan of subdivision to create one (1) single detached residential lot, 44 semi-detached residential lots and 34 row housing lots, from Lot N, Block 99, Plan 152 2816, the west half of the SE 15-51-25-W4M and the east half of the SE 15-51-25-W4M located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
| 2. | LDA16-0463
231369783-001 | Tentative plan of subdivision to create five (5) single detached residential lots and 24 semi-detached residential lots, from the SE 13-51-25-4 located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS AREA |
| 3. | LDA16-0471
232028254-001 | Tentative plan of subdivision to create 114 single detached residential lots and 72 row housing lots from a portion of the of SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Promenade NW; SECORD |
| 4. | LDA16-0527
232763063-001 | Tentative plan of subdivision to create 32 semi-detached residential lots from the NW 20-53-25-W4M located south of 137 Avenue NW and east of 199 Street NW; STARLING |
| 5. | LDA16-0533
234438385-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1 and the east half of Lot 2, Block 99, Plan RN 3 located north of 85 Avenue NW and west of 105 Street NW; STRATHCONA |
| 6. | LDA17-0001
237849339-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7, Plan 8661 T located north of 130 Avenue NW and east of 122 Street NW; CALDER |
| 7. | LDA17-0009
238561220-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 19 and OT, Block 6A, Plan 5966 HW located north of 90 Avenue NW and west of 150 Street NW; JASPER PARK |

8.	LDA17-0016 238876904-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 26, Plan 3458 HW located north of 69 Avenue NW and east of 97 Street NW; HAZELDEAN
9.	LDA17-0022 238718225-001	Tentative plan of subdivision to create one (1) blockshell for the purposes of consolidation with the future commercial lot to the south, from the SE 6-52-25 W4M, located north of 23 Avenue NW and West of 199 Street NW; THE UPLANDS
10.	LDA17-0027 238999211-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot N, Block 17, Plan 8370ET, located north of 75 Avenue NW and west of 95 Street NW; RITCHIE
11.	LDA17-0028 238976423-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Plan 1218HW, located north of 92 Avenue NW and east of 93 Street NW; BONNIE DOON
12.	LDA17-0030 234419987-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 1, Plan 2874P, located north of 88 Avenue NW and west of 94 Street NW; BONNIE DOON
13.	LDA17-0088 241060364-001	Tentative plan of subdivision to revise conditionally approved LDA14-0271 by adding five (5) residential lots from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; HAYS RIDGE
5.	OTHER BUSINESS	



Subdivision Authority

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

March 2, 2017

File No. LDA16-0168

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create one (1) single detached residential lot, 44 semi-detached residential lots and 34 row housing lots, from Lot N, Block 99, Plan 152 2816, the west half of the SE 15-51-25-W4M and the east half of the SE 15-51-25-W4M located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 2, 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 the approved subdivision LDA15-0639 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
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 register a berm and fence restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, to protect the integrity of the berm and fence, 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 (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 constructs an enhanced hard surface connection for the full width of the emergency access alley along with wider alley crossings designed to accommodate Fire Rescue Services, to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner pays for the installation of "no parking" signage on Chappelle Way SW, for emergency vehicle access, to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I ;
9. that the engineering drawings include grading plans for 41 Avenue SW to the satisfaction of Transportation Planning and Engineering;
10. that the owner constructs a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 41 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the “Conditions of Approval” map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot N, Block 99, Plan 152 2816 was addressed by the registration of a Deferred Reserve Caveat (DRC) with LDA14-0442. The DRC will carry forward on the remainder of the title.

MR for the west half of SE 15-51-25-W4M was addressed by the registration of a DRC with SO/95-0052. The DRC will carry forward on the remainder of the title.

MR for the east half of SE 15-51-25-W4M was addressed by the registration of a DRC with SO/95-0053. The DRC will carry forward on the remainder of the 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #188983172-001

Enclosure(s)



March 2, 2017

File No. LDA16-0463

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create five (5) single detached residential lots and 24 semi-detached residential lots, from the SE 13-51-25-4 located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS AREA**

I The Subdivision by Plan is APPROVED on March 2, 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 register an easement for the full intersection construction, temporary roadway connection and watermain extension as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the dedication of the alley to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude the portion of 41 Avenue SW that is currently registered as road right-of-way, as show on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA14-0580 be registered prior to or concurrent with this application to provide logical roadway extensions;

7. that the owner register a berm and fence restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Avenue, 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 (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 constructs an offsite water main extension to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs Daniels Way and the intersection with Daniels Link, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a temporary 6 m gravel surface roadway connection 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 constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 41 Avenue SW, to the

satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the road rights of way 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 SE 13-51-24-4 was addressed with the registration of a Deferred Reserve Caveat which will carry forward on the remainder of the 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 fiona.hamilton@edmonton.ca or 780-423-7495.

Regards,

Blair McDowell
Subdivision Authority

BM/fh/Posse #231369783-001

Enclosure(s)



March 2, 2017

File No. LDA16-0471

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 114 single detached residential lots and 72 row housing lots from a portion of the of SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Promenade NW; **SECORD**

I The Subdivision by Plan is APPROVED on March 2, 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 register an easement for a watermain extension as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner register a temporary public access easement for 92 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I and II;
5. that subject to Condition I (4) above , the owner clear and level 92 Avenue NW, to the satisfaction of Transportation Planning and Engineering;
6. that the subdivision boundary be amended to include the dedication of 231 Street NW and land for two future roundabouts on 92 Avenue to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I and II;
7. that subject to Condition I (6) above , the owner clear and level 231 Street NW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;

8. that the applicant shall provide a letter from owner of the the well site east of the property confirming that the well site is abandoned, and the road can be removed and easement can discharged; and
9. 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 constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a temporary 6 m gravel surface roadway connection 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 constructs the ultimate configuration of 92 Avenue NW to an arterial roadway standard including 3 m shared use path, 1.5 m concrete sidewalk, lighting any transitional improvements, intersection improvements and right turn bay, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalks 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;

11. that the owner pay for the installation of the 4th leg of the traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If the 4th leg of the traffic signal is not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within road rights of way and walkways 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 SW 36-52-26-W4M was addressed with the registration of a DRC (092086255) with LDA11-0031. To assemble the Second school/park site a DRC in the amount of 0.72 ha will be transferred to NW 36-52-26-W4M. The remainder of the existing Deferred Reserve Caveat for the SW 36-52-26-W4M will be reduced by 0.72 ha and the balance to 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 kerry.girvan@edmonton.ca or 780-423-7472.

Regards,

Blair McDowell
Subdivision Authority

BM/kg/Posse #232028254-001

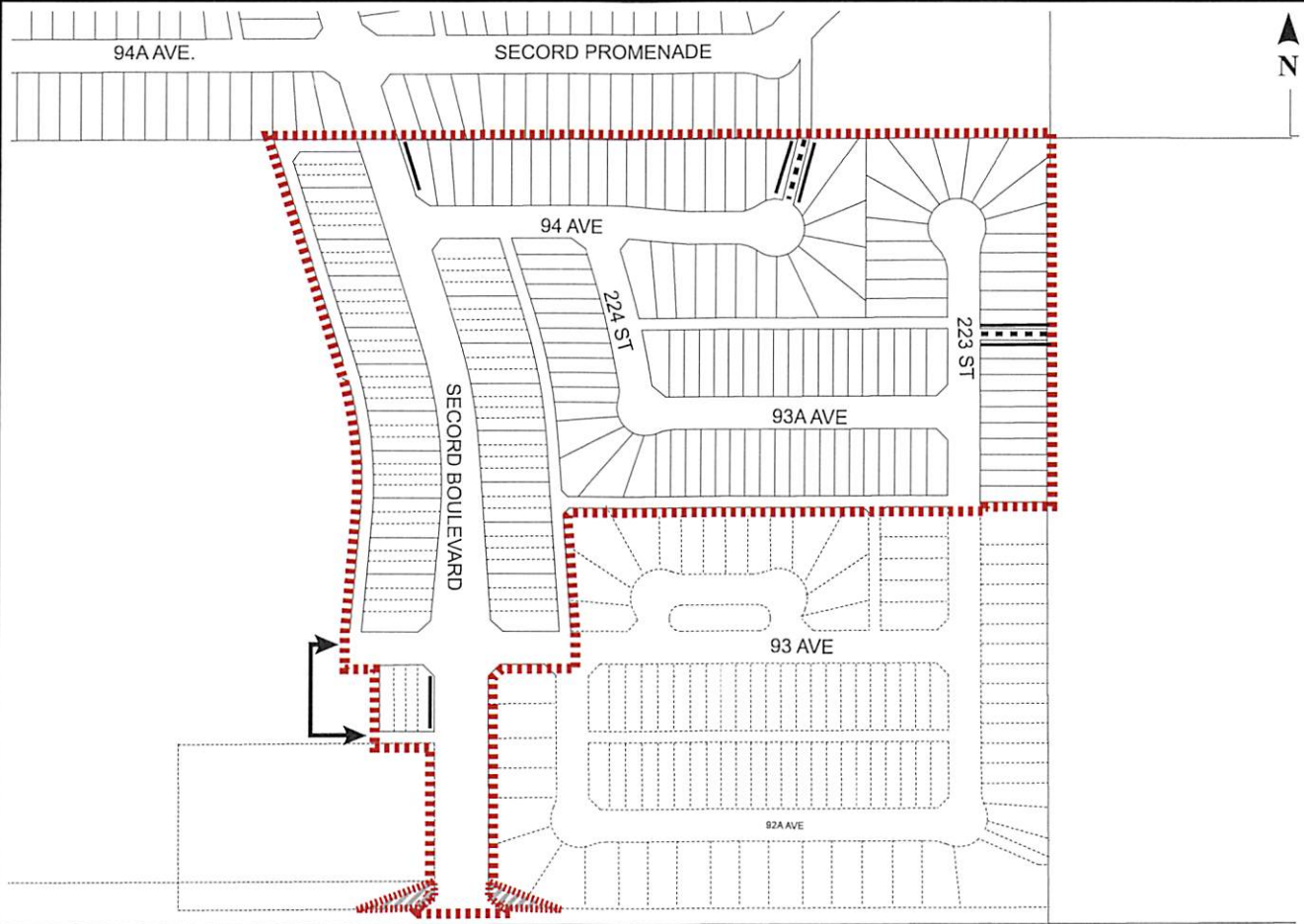
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

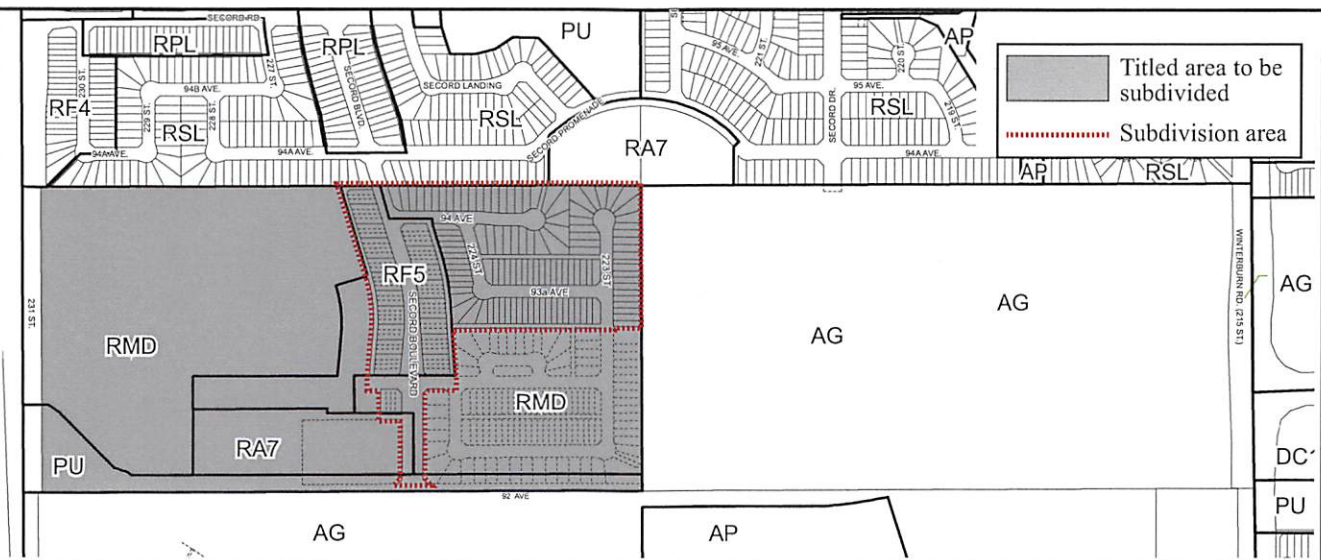
March 2, 2017

LDA16-0471

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.5 m concrete sidewalk
- Dedicate as road right of way
- Temporary 6 m roadway



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





March 2, 2017

File No. LDA16-0527

Select Engineering Consultants Ltd.
100, 17413 - 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create 32 semi-detached residential lots from the NW 20-53-25-W4M located south of 137 Avenue NW and east of 199 Street NW; **STARLING**

I The Subdivision by Plan is APPROVED on March 2, 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 LDA17-0051 to amend the Starling Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
4. that the owner register a berm and fence restrictive covenant in favour of the City of Edmonton against the lots backing onto Ray Gibbon Drive, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
5. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for NW 20-53-25-W4M was addressed by providing money in place through LDA14-0378. The Deferred Reserve Caveat was discharged in full.

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 kerry.girvan@edmonton.ca or 780-423-7472.

Regards,

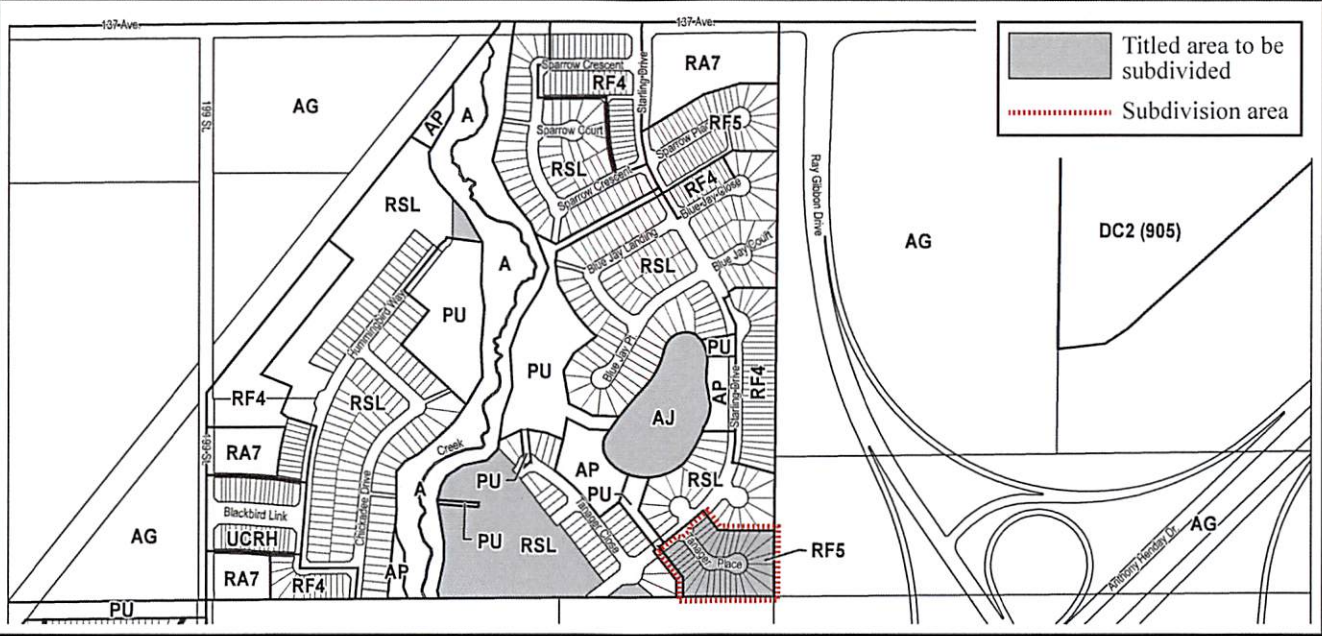
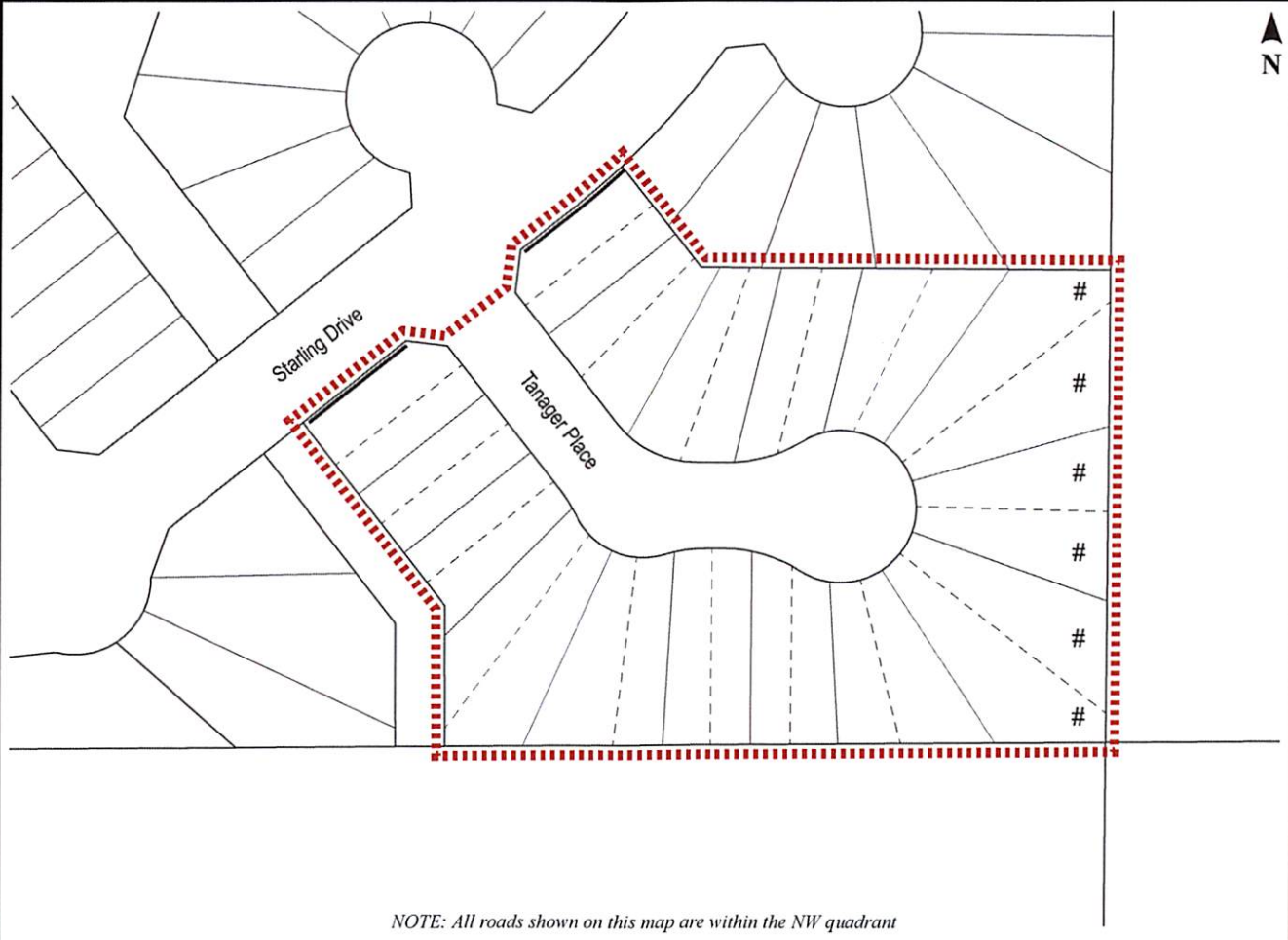
Blair McDowell
Subdivision Authority

BM/kg/Posse #232763063-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP **March 2, 2017** **LDA16-0527**

Limit of proposed subdivision # Restrictive covenant: Berm and fence
 1.8 m uniform screen fence as per Zoning Bylaw





March 2, 2017

File No. LDA16-0533

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1 and the east half of Lot 2, Block 99, Plan RN 3 located north of 85 Avenue NW and west of 105 Street NW; **STRATHCONA**

The Subdivision by Plan is **APPROVED** on March 2, 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 each half of the semi-detached dwelling; 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 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 (\$649.00) 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 gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #234438385-001

Enclosure(s)

TENTATIVE PLAN

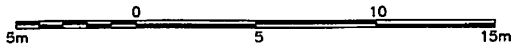
SHOWING SUBDIVISION OF

LOT 1 & E.1/2 OF LOT 2
BLOCK 99, PLAN RN3 (III)

IN
RIVER LOT 11, EDMONTON SETTLEMENT
THEO. TWP.52 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.

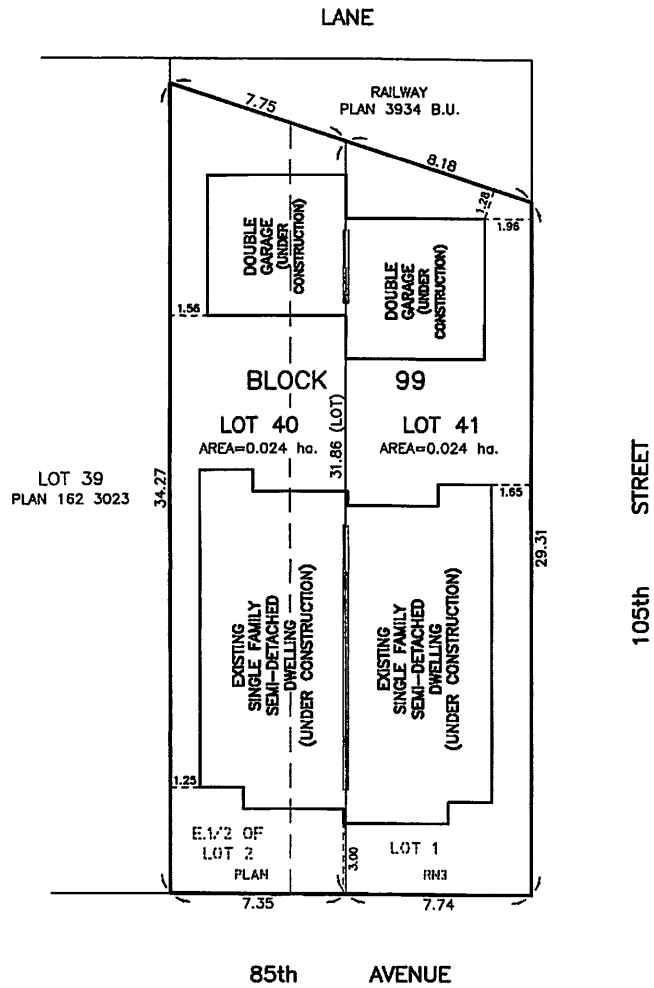
CALC'D. BY: J.V.

DATE: November 2, 2016

REVISED: -

FILE NO. 16S0912

DWG.NO. 16S0912T





March 2, 2017

File No. LDA17-0001

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

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7, Plan 8661 T located north of 130 Avenue NW and east of 122 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on March 2, 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 9.7 m north of the south property line of Lot 17. The existing storm service enters the proposed subdivision approximately 7.32 m north of the south 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 (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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #237849339-001

Enclosure(s)

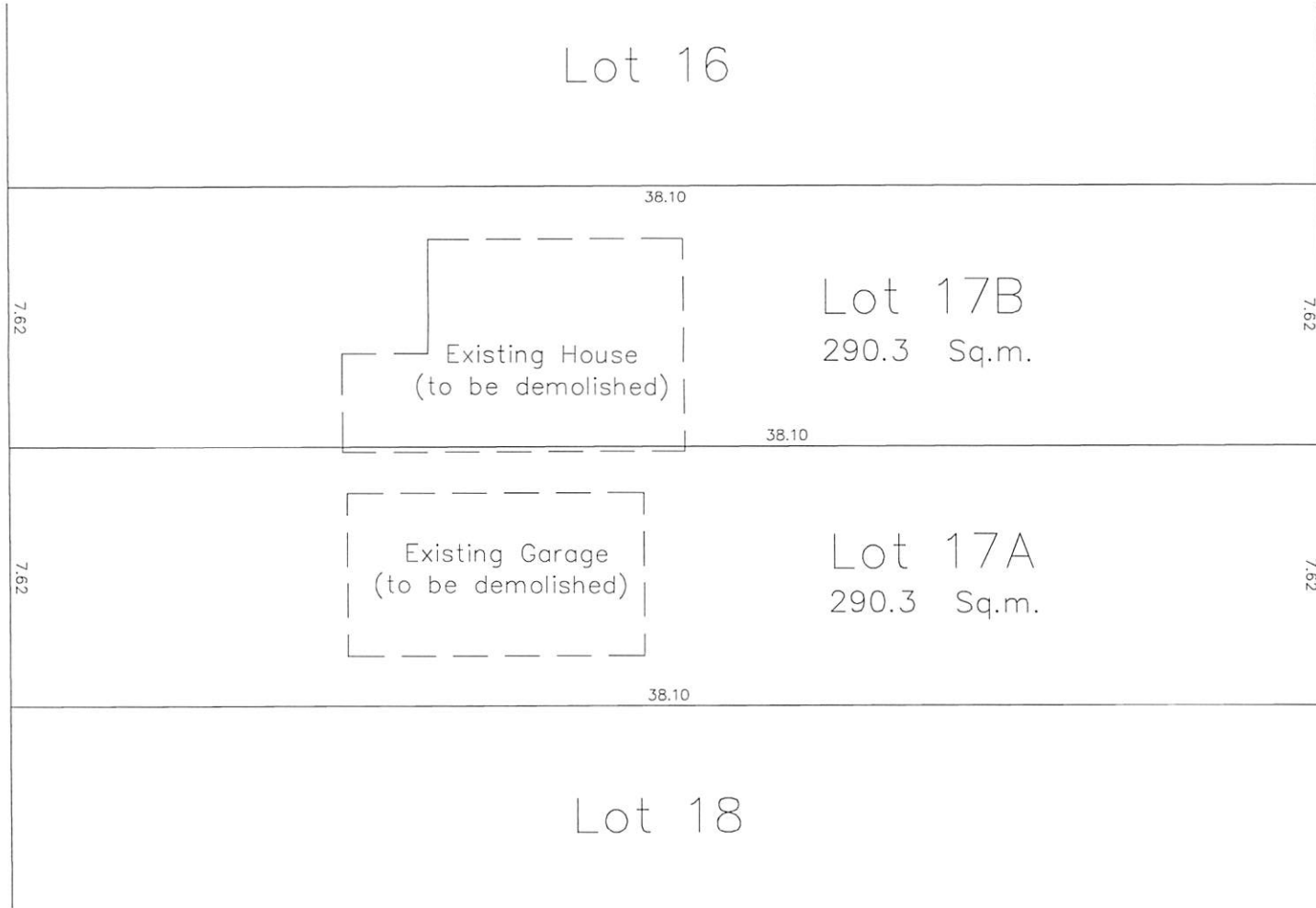
Plan Showing Proposed Subdivision

Lot 17, Block 7, Plan 8661 T



122nd Street

Lane



Client: Colesium Builders

Neighbourhood: Calder

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2016

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:200

File: 1649 Planning App



March 2, 2017

File No. LDA17-0009

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 19 and OT, Block 6A, Plan 5966 HW located north of 90 Avenue NW and west of 150 Street NW;
JASPER PARK

The Subdivision by Plan is APPROVED on March 2, 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 4.9 m south of the north property line of Lot 19. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #238561220-001

Enclosure(s)



Subdivision Authority

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

March 2, 2017

File No. LDA17-0016

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 26, Plan 3458 HW located north of 69 Avenue NW and east of 97 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on March 2, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (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 43.2 m east of the east property line of 97 Street NW. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #238876904-001

Enclosure(s)

TENTATIVE PLAN

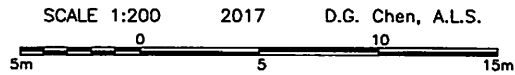
SHOWING SUBDIVISION OF

LOT 23, BLOCK 26, PLAN 3458 H.W.

IN THE
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

LANE



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.

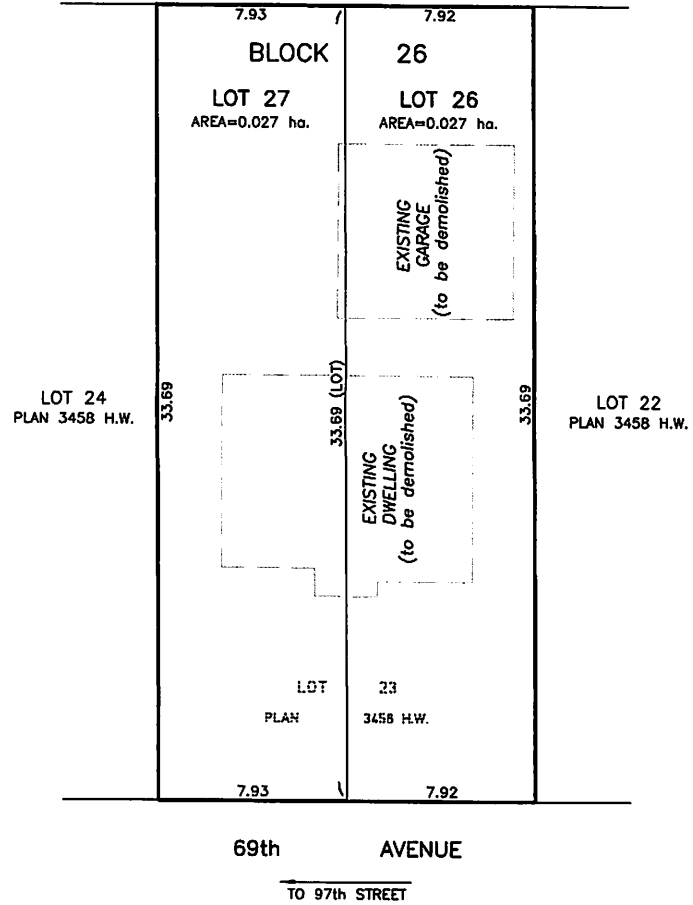
CALC'D. BY: J.V.

DATE: December 22, 2016

REVISED: -

FILE NO. 16S1009

DWG.NO. 16S1009T





Subdivision Authority

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

March 2, 2017

File No. LDA17-0022

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

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create one (1) blockshell for the purposes of consolidation with the future commercial lot to the south, from the SE 6-52-25 W4M, located north of 23 Avenue NW and West of 199 Street NW; **THE UPLANDS**

The Subdivision by Plan is APPROVED on March 2, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of Arterial Roadway Assessments and Drainage Assessments applicable to 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 (\$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.

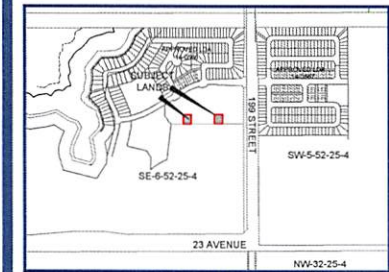
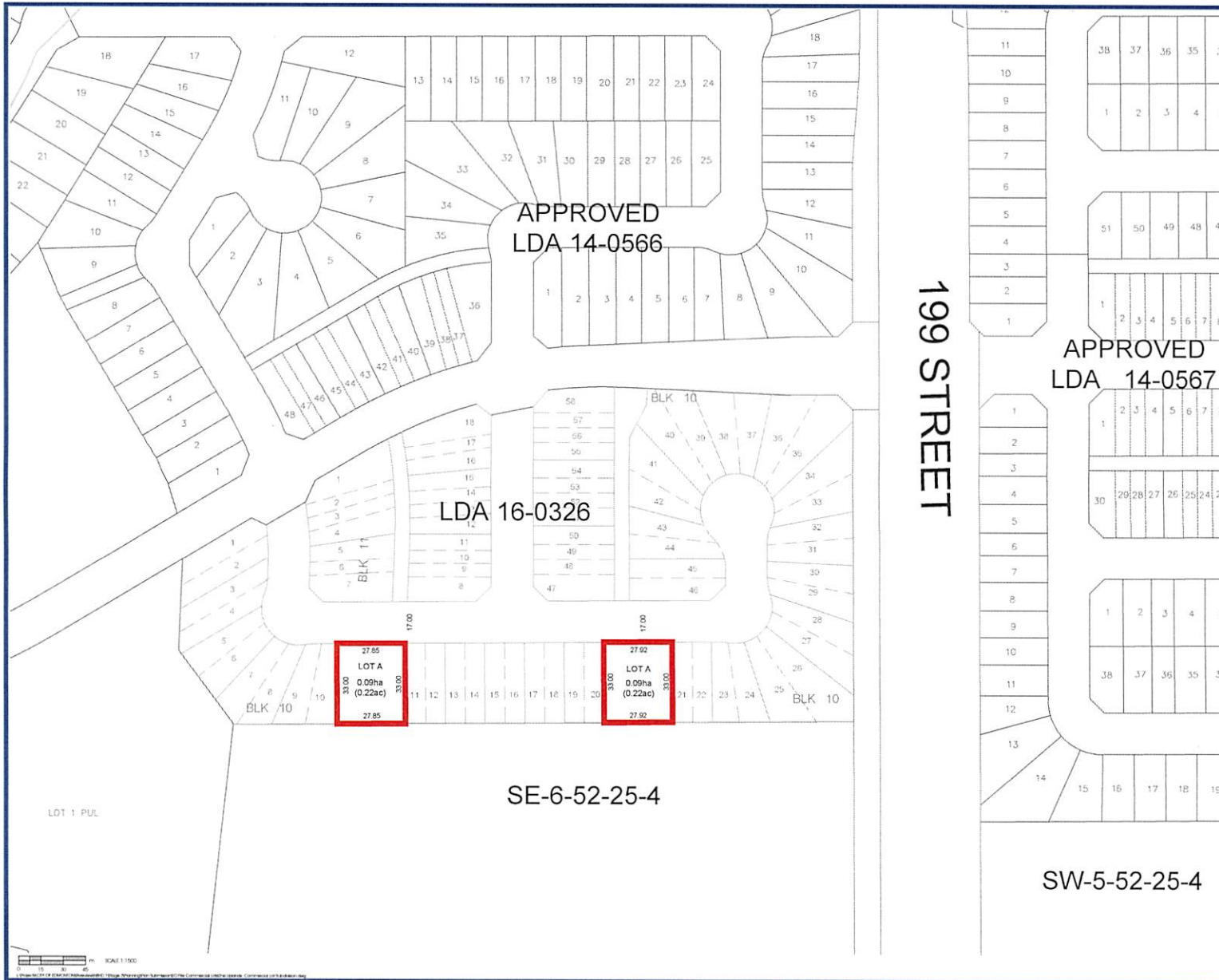
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #238718225-001

Enclosure(s)



KEY PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF
S.E. 1/4 SEC. 6 - TWP. 52 - RGE. 25 - W. 4th MER.
ALL WITHIN THE
S.E. 1/4 SEC. 6 - TWP. 52 - RGE. 25 - W. 4th MER.

NOTES:

ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS

AND CONTAINS: 0.18 ha.

ARTERIAL ROADS	= 0.0 ha.
TOP OF BANK	= 0.0 ha.
ENVIRONMENTAL RESERVE	= 0.0 ha.
INTERNAL ROADS & WALKWAYS	= 0.0 ha.
REMNANT LOTS	= 0.18 ha.
PUBLIC UTILITY LOT	= 0.0 ha.
TOTAL:	= 0.18 ha.


TENTATIVE PLAN
 THE UPLANDS

EDMONTON - ALBERTA
December 28, 2016

QUALICO[®]
communities

SCALE 1:1000

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Subdivision Authority

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

March 2, 2017

File No. LDA17-0027

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot N, Block 17, Plan 8370ET, located north of 75 Avenue NW and west of 95 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on March 2, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed western lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water) enter the proposed subdivision approximately 3.6 m west of the east property line of Lot N. Sanitary services exists 51.0 m west of Manhole #229875 (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 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 Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #238999211-001

Enclosure(s)

TENTATIVE PLAN

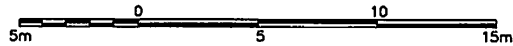
SHOWING SUBDIVISION OF

LOT N, BLOCK 17, PLAN 8370 E.T.

IN THE
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



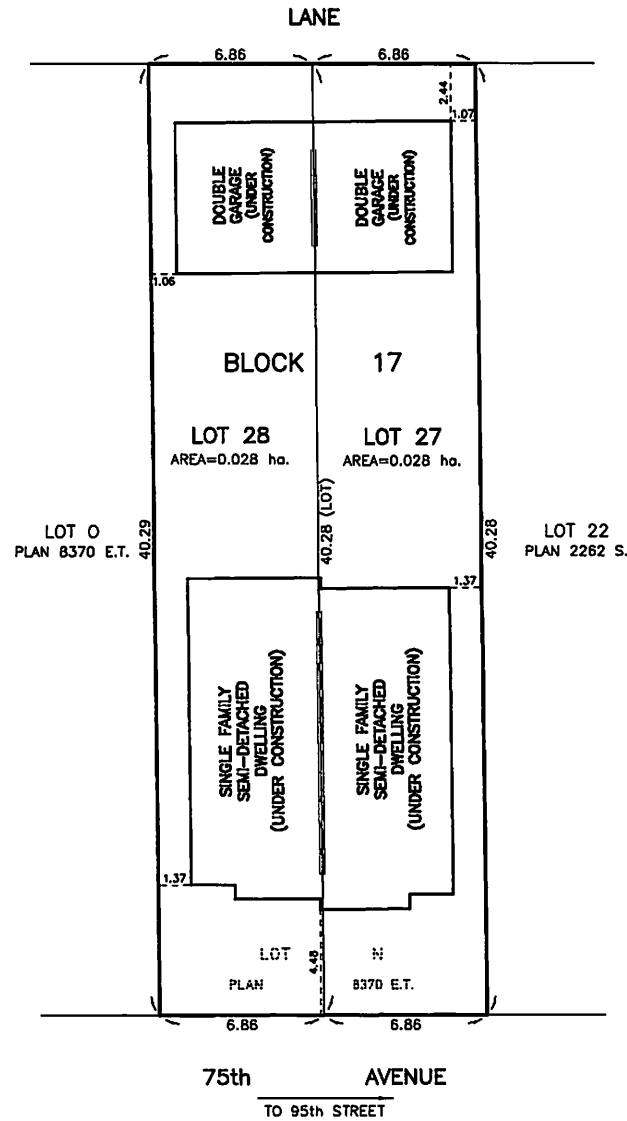
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 11, 2017
REVISED: -

FILE NO. 16C0599

DWG.NO. 16C0599T





Subdivision Authority

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

March 2, 2017

File No. LDA17-0028

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Plan 1218HW, located north of 92 Avenue NW and east of 93 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on **March 2, 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 southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 49.0 m north of the north property line of 92 Avenue (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 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 Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #238976423-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT A, PLAN 1218 H.W.

IN

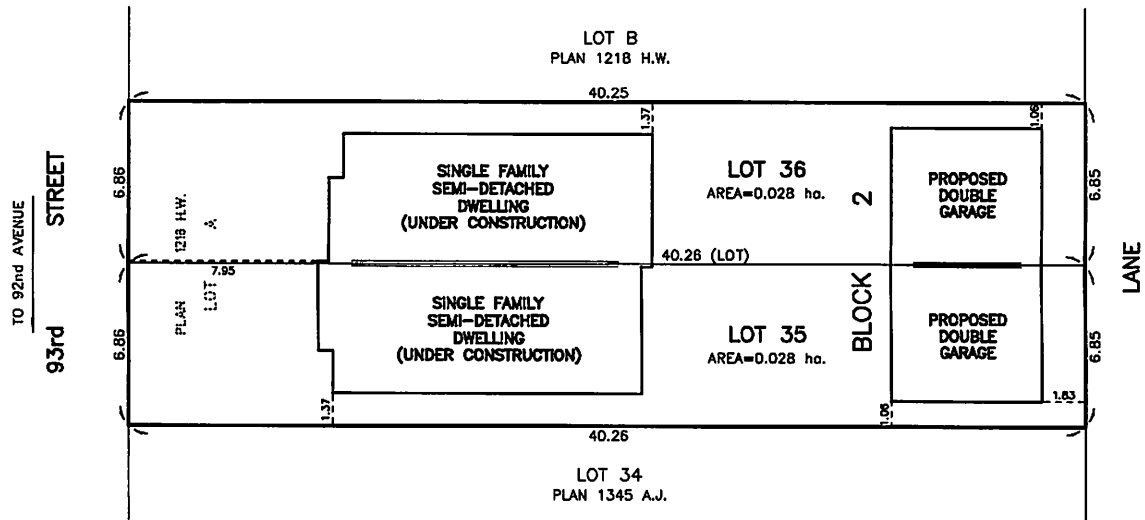
RIVER LOT 21, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2017 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: J.V.

CALC'D. BY: J.V.

DATE: January 10, 2017

REVISED: -

FILE NO. 16C0632

DWG.NO. 16C0632T



March 2, 2017

File No. LDA17-0030

Prisma Living West Group Ltd.
1067 - McKinney Green NW
Edmonton, AB T6R 3S5

ATTENTION: Bernardo Morgensztern

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 1, Plan 2874P, located north of 88 Avenue NW and west of 94 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on March 2, 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;
2. 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 lead water line that provides service to Lot 22 (contact Water and Sewer Servicing at 780-496-5444); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.5 m north of the south property line of Lot 22 (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;
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 Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

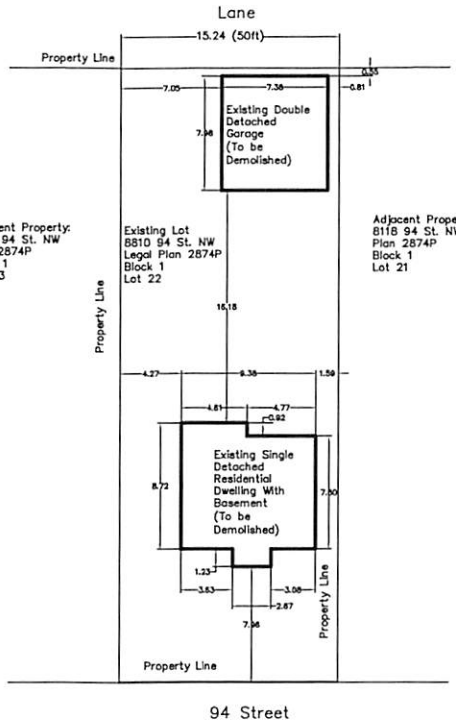
BM/dk/Posse #234419987-001

Enclosure(s)

EXISTING LOT:

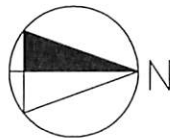
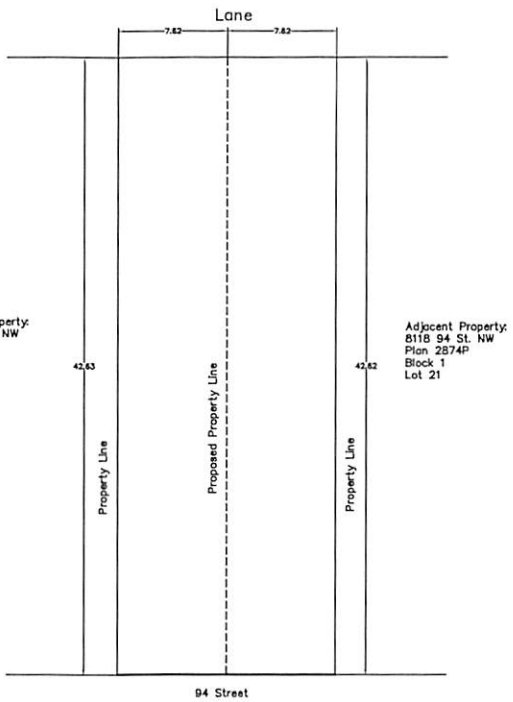
MUNICIPAL ADDRESS:
8810 94^N St. NW in Edmonton
 LEGAL DESCRIPTION:
 Legal Plan: 2874P
 Block: 1
 Lot: 22

Total Area: 650.684 sqm.
 CURRENT ZONING: RF3
 (Small Scale Infill
 Development Zone)



PROPOSED SUBDIVISION

Into two large lots as shown
in adjacent diagram





Subdivision Authority

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

March 2, 2017

File No. LDA17-0088

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

ATTENTION: Scott Carnall

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0271 by adding five (5) residential lots from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; **HAYS RIDGE**

The Subdivision by Plan is APPROVED on March 2, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the 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 (\$3,245.00) 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;
2. 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
3. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

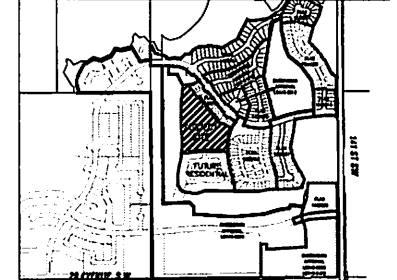
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority
BM/sc/Posse #241060364-001
Enclosure(s)

DRAFT

AREA TO BE
SUBDIVIDED CONTAINS
± 4.05 ha
55 RSL LOTS
TOTAL 55 LOTS



CONTEXT PLAN

LAND USE SUMMARY

GROSS HECTARES*	68.90 ha
TITLE 152 387 078 (PLAN 1322811)	68.90 ha
EXCEPTING THEREOUT TOTAL	45.88 ha
EXCEPTING THEREOUT (ON TITLE)	33.03 ha
PLAN 1322814	1.09 ha
PLAN 1324082	3.46 ha
PLAN 1325161	3.40 ha
PLAN 1422580	2.21 ha
PLAN 1422587	1.70 ha
PLAN 1424573	2.15 ha
PLAN 1425414	5.26 ha
PLAN 1425761	5.55 ha
PLAN 1524560	6.34 ha
PLAN 1525272	1.67 ha
EXCEPTING THEREOUT (SUBMITTED)	12.95 ha
SUBDIVISION APPROVAL LDA12-0296	5.20 ha
SUBDIVISION APPROVAL LDA13-0509	3.59 ha
SUBDIVISION APPROVAL LDA13-0290	2.70 ha
SUBDIVISION APPROVAL LDA13-0312	1.03 ha
SUBDIVISION APPROVAL LDA15-0124	0.43 ha
GROSS DEVELOPABLE AREA	22.92 ha
PROPOSED APPLICATION	4.05 ha
RESIDENTIAL	3.04 ha
55 (RSL) RESIDENTIAL SMALL LOT ZONE	3.04 ha
CIRCULATION	1.01 ha
LOCAL ROADS	1.01 ha
REMNANT	18.87 ha

* FROM TITLE SEARCHES DATED FEBRUARY 9, 2017
ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



IBI GROUP PROFESSIONAL SERVICES (CANADA) INC
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

CITY OF EDMONTON
Proposed Subdivision Application PLAN 132 2811 BLOCK 1 LOT A
Jagare Ridge - Stage 14

NO.	DATE	DESCRIPTION	BY
1		SUBDIVISION SUBMITTED TO CITY OF EDMONTON	SC
2			
3			
4			

DATE: February 10, 2017
DESIGNED BY: MM
DRAWN BY: SC
CHECKED BY: MM/BD
SCALE: 1:1500
JOB NUMBER: 15045



Thursday, February 23, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 23, 2017 meeting be adopted as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 16, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0045
183580033-001
Tentative plan of subdivision to reconfigure the lot lines for Lot 26, Block 1, Plan 082 7777, Lot 10, Block 1, Plan 4077 KS and Lot 9, Block 1, Plan 4077 KS, located north of 100 Avenue NW and east of 184 Street NW; **PLACE LA RUE**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0590
237035847-001
Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 51, Block 43, Plan 152 4445, located south of 96 Avenue NW and west of Lewis Greens Drive NW; **WEBBER GREENS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0610 237777867-001	Tentative plan of subdivision to create one (1) commercial strata lot from Lot 93, Block 10, Plan 142 3779, located south of 98 Avenue NW and east of 111 Street NW; OLIVER
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0611 237961605-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 55, Plan 2442 KS located south of 109B Avenue NW and east of 65A Street NW; CAPILANO
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0612 238076868-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 25, Plan 2058 HW located south of 106 Avenue NW and east of 38 Street NW; BEVERLY HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0613 238056985-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 16 and 17, Block 1, Plan 2368 Q located south of 85 Avenue NW and east of 97 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0007 238453329-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 94, Plan 6334 HW located north of 95 Avenue NW and east of 144 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0090 240941698-001	Tentative plan of subdivision to revise conditionally approved LDA14-0394 (changing housing product resulting in an overall reduction of one (1) residential lot) within Lot 1, 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; EDGEMONT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURMENT

The meeting adjourned at 10:20 a.m.