

Thursday, March 8, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 8, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 1, 2018 meetings be adopted.	
3.	OLD BUSINESS	
1..	LDA17-0468 260037969-001	Tentative plan of subdivision to create one (1) additional industrial lot from the SW 21-53-25-W4M located north of Yellowhead Drive NW and west of 170 Street NW; KINOKAMAU PLAINS
4.	NEW BUSINESS	
1.	LDA17-0587 264457271-001	Tentative plan of subdivision to create 100 single detached residential lots, 28 semi-detached lots, and one (1) Public Utility lot from the NE, NW of 15-51-24-W4M (Title #172 310 320 +3) located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
2.	LDA13-0280 139965987-001	REVISION of conditionally approved tentative plan of subdivision to create seven (7) single detached residential lots and 62 semi-detached residential lots, from the SE 31-52-25-W4M located north of Webber Greens Drive NW and east of 199 Street NW; WEBBER GREENS
3.	LDA17-0498 261004418-001	REVISION of conditionally approved tentative plan of subdivision to create 32 single detached residential lots, one (1) Public Utility lot and one (1) Municipal Reserve lot from the SE 31-51-23-W4M located south of 16 Avenue NW and west of 17 Street NW; LAUREL
4.	LDA17-0691 243358515-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 4, Block 26, Plan 1389 HW located south of 83 Avenue NW and west of 87 Street NW; BONNIE DOON
5.	LDA18-0025 271661219-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 5, Plan 3334 HW, located north of 76 Avenue NW and west of 119 Street NW; BELGRAVIA
6.	LDA18-0042 271590349-001	Tentative plan to subdivide the easterly 0.243 ha from Lot 6, Block 6, Plan 822 0320 and to consolidate that portion with adjacent Lot 2, Block 6, Plan 822 0320, located south of Roper Road NW and west of 54 Street NW; ROPER INDUSTRIAL

7.	LDA18-0052 270140089-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 22, Plan 3875 P, located north of 108 Avenue NW and west of 129 Street NW; WESTMOUNT
8.	LDA18-0069 261317883-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 25 and 26, Block 17, Plan 2262 S, located north of 75 Avenue NW and east of 96 Street NW; RITCHIE
5.	OTHER BUSINESS	



March 8, 2018

File No. LDA17-0468

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

ATTENTION: Scott Carnall

RE: Tentative plan of subdivision to create one (1) additional industrial lot from the SW
21-53-25-W4M located north of Yellowhead Drive NW and west of 170 Street NW; **KINOKAMAU
PLAINS**

I The Subdivision by Plan is APPROVED on March 8, 2018, 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 provide money in place of Municipal Reserve (MR), in the amount of \$1,466,068.50 representing 2.638 ha pursuant to Section 666 and Section 667 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., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner 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;
5. 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;
6. that the owner remove the existing turnaround and construct 129 Avenue to an industrial standard including sidewalk, curb, gutter and boulevard to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner reconstruct the commercial access to the adjacent site (Lot 5, Block 2, Plan 1125637) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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.

MR for the SW 21-53-25-W4M in the amount of \$1,466,068.50, representing 2.638 ha, is being provided by money in place with this subdivision.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) 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 #260037969-001

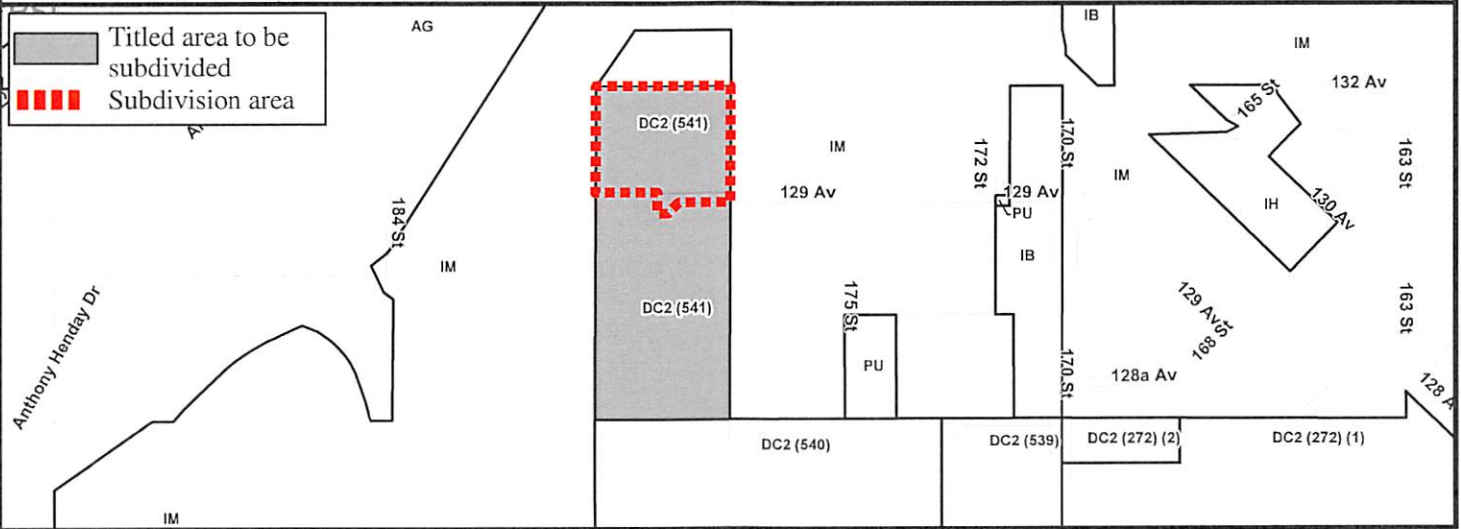
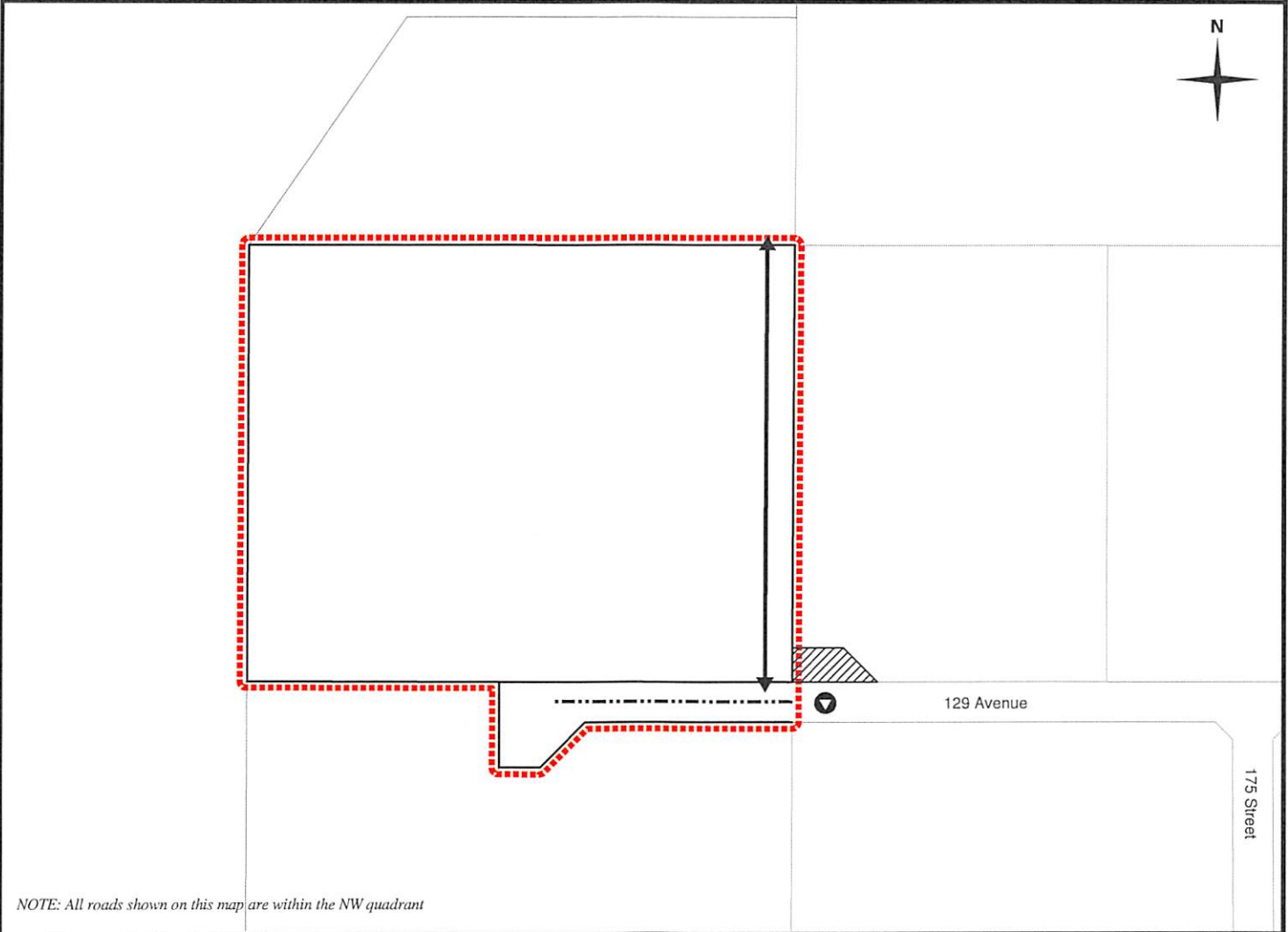
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2018

LDA 17-0468

- Limit of proposed subdivision
- Construct roadway
- Reconstruct access
- Cross lot access easement
- Remove turnaround





Subdivision Authority

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

March 8, 2018

File No. LDA17-0587

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 100 single detached residential lots, 28 semi-detached lots, and one (1) Public Utility lot from the NE, NW of 15-51-24-W4M (Title #172 310 320 +3) located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on March 8, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA16-0049 (Phase 1) be registered prior to or concurrent with Phase 3 of this application for required water main extensions;
5. that the approved subdivision LDA17-0118 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
6. that the owner dedicate the Public Utility lot in Phase 3 as road right of way, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services and Subdivision and Development Coordination, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; 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 temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., 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 Subdivision and Development Coordination, 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 Public Utility lot and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves for the NE, NW of 15-51-24-W4M were addressed by dedication with LDA14-0525.

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 seven (7) 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












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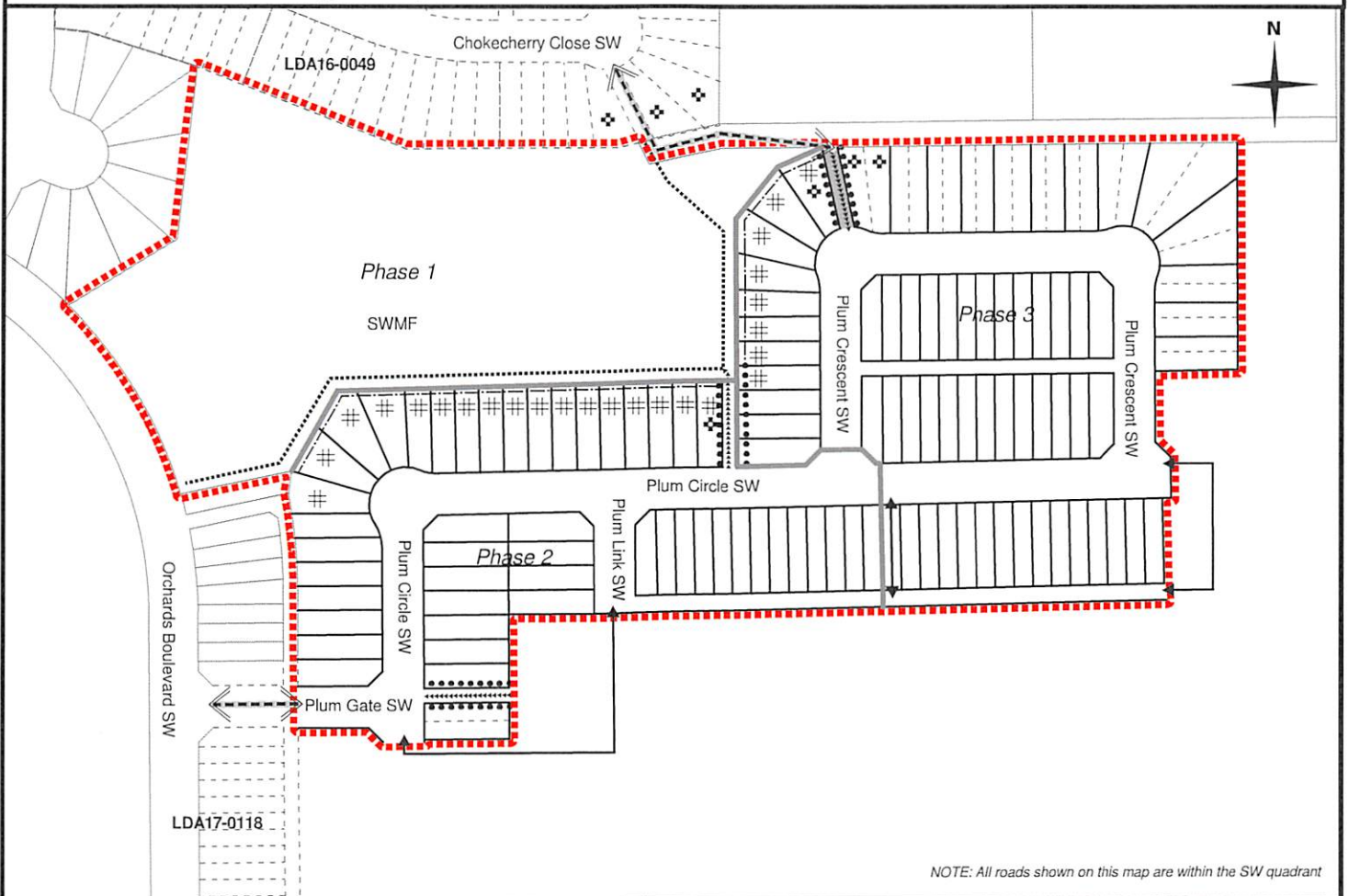
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

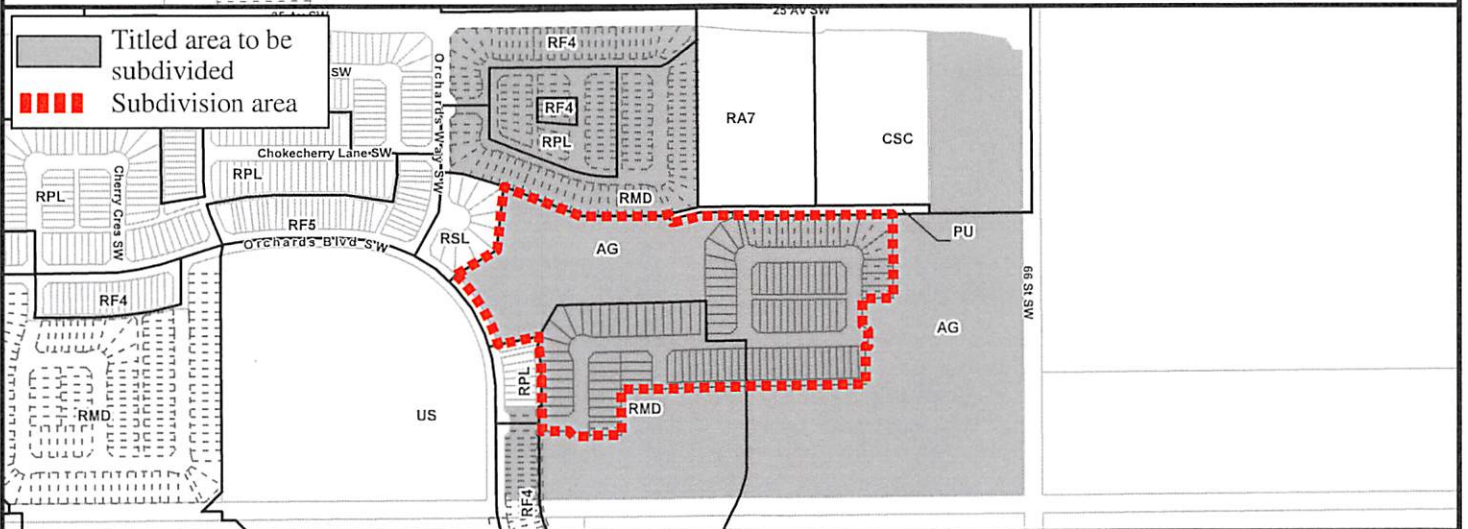
March 8, 2018



LDA17-0587

- | | | | |
|---|------------------------------------|---|--|
|  | Limit of proposed subdivision |  | 1.5 m concrete sidewalk |
|  | Temporary 6 m roadway |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Phasing line |  | 1.2 m uniform fence |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: Disturbed Soil |
|  | Restrictive covenant re: Freeboard |  | Watermain extension |
|  | Dedicate as road right of way | | |



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



- | | |
|---|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area |



March 8, 2018

File No. LDA13-0280

Select Engineering Consultants Ltd.
201 - 17220 Stony Plain Road NW
Edmonton, AB T5S 1K6

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create seven (7) single detached residential lots and 62 semi-detached residential lots, from the SE 31-52-25-W4M located north of Webber Greens Drive NW and east of 199 Street NW; **WEBBER GREENS**

Fifteen single detached residential lots have been registered under Plan 162 3718. This application increases the number of semi-detached lots from 60 to 62.

I The Subdivision by Plan is APPROVED on March 8, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 proposed Public Utility lots be dedicated as road right-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the local road be designed to provide adequate road right-of-way for waste management vehicles to manoeuvre in both directions while ensuring that adequate sight lines are observed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.5 m concrete sidewalk, with lighting, and bollards to the satisfaction of Subdivision and Development Coordination , 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 Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way and walkway, 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 for the titled area has been addressed through previous 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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Carman Yeung at carman.yeung@edmonton.ca or 780-944-0456.

Regards,

Blair McDowell
Subdivision Authority






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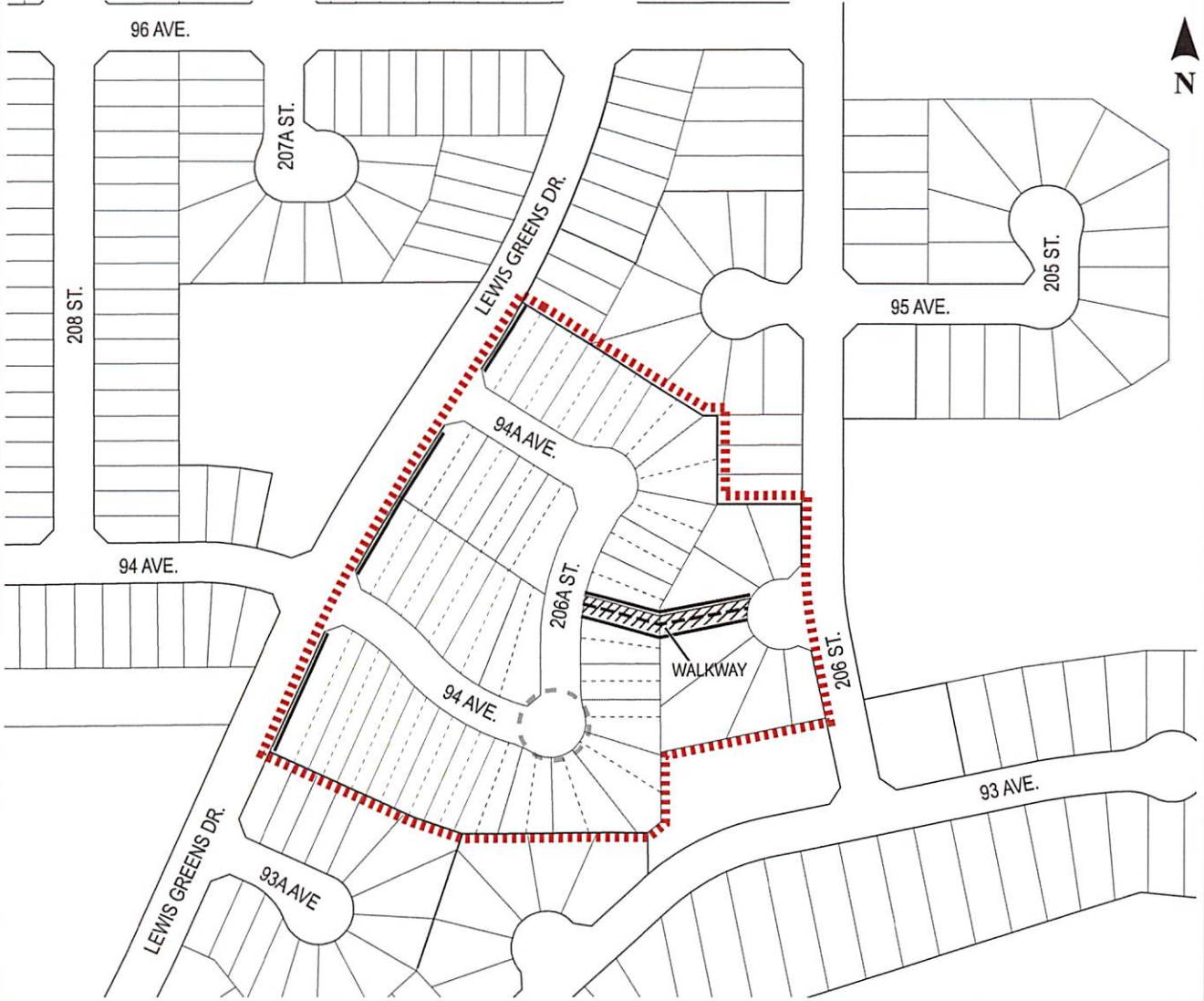
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 8, 2018

LDA13-0280

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.5 m concrete sidewalk
-  Dedicate as road right-of-way
-  Design to provide adequate road right-of-way





March 8, 2018

File No. LDA17-0498

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

ATTENTION: Reanna Feniak

RE: REVISION of conditionally approved tentative plan of subdivision to create 32 single detached residential lots, one (1) Public Utility lot and one (1) Municipal Reserve lot from the SE 31-51-23-W4M located south of 16 Avenue NW and west of 17 Street NW; **LAUREL**

The application has revised the number of single detached residential lots from 36 to 32 and adjusts the subdivision boundary in the northeast corner to include a portion of 14A Avenue NW.

I The Subdivision by Plan is APPROVED on March 8, 2018 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.39 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned land and/or Municipal Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Public Utility lot and the Reserve lot to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication the existing Deferred Reserve Caveat (DRC) for the SE of 31-51-23-W4M will be reduced accordingly, with the balance to 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 seven (7) 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.

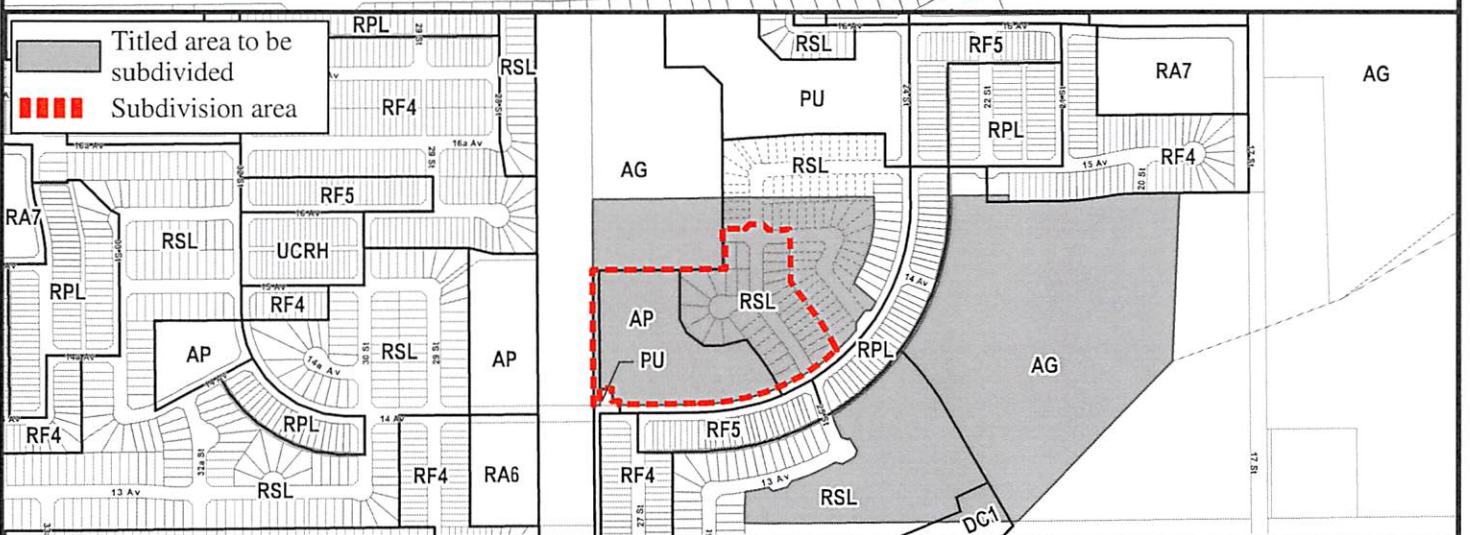
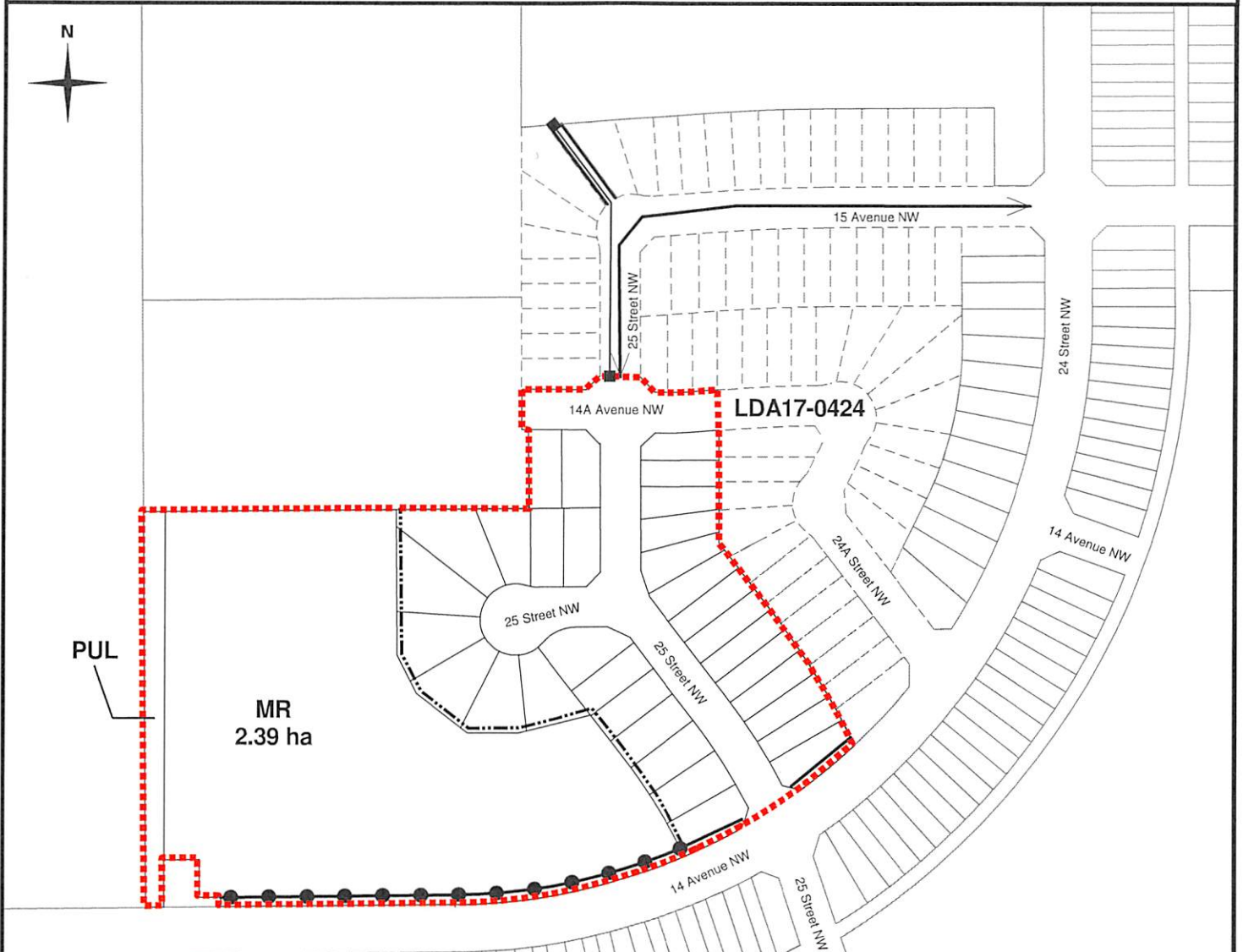
Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #261004418-001

Enclosure

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Storm sewer extension
- 1.8 m uniform fence
- Temporary 4 m emergency access
- Post and rail fence





Subdivision Authority

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

March 8, 2018

File No. LDA17-0691

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 4, Block 26, Plan 1389 HW located south of 83 Avenue NW and west of 87 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on March 8, 2018, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) 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 #243358515-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

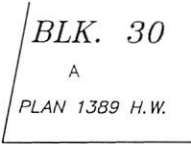
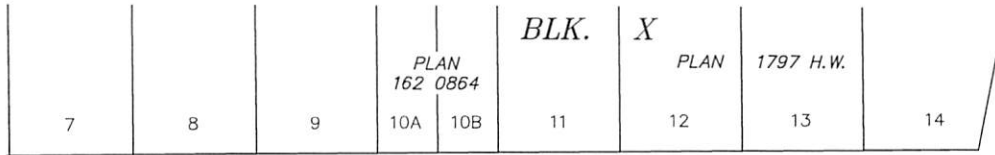
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 83 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

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Client
HAYNES HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
 LOT 4, BLOCK 26, PLAN 1389 H.W.
 WITHIN THE
 S.W. 1/4 SEC. 27, TWP. 52, RGE. 24, W. 4 MER.

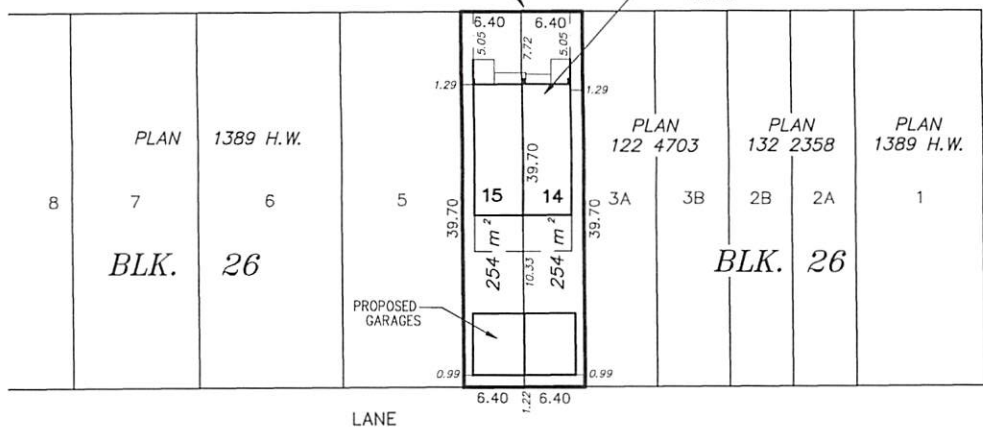
BONNIE DOON

SCALE 1 : 500
MARCH 2017
 REV DS 05/03/17
 REV DS 12/05/17

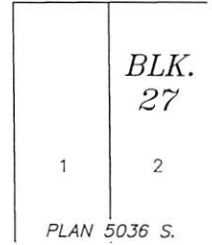
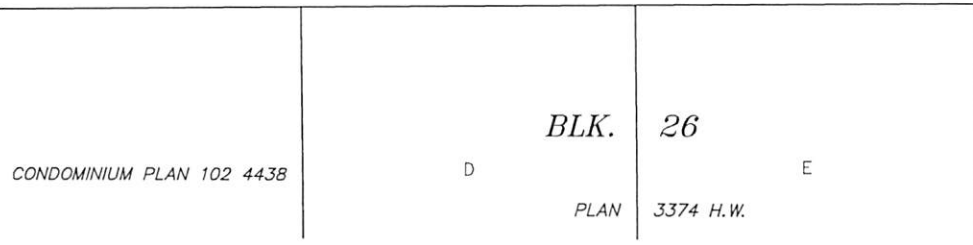
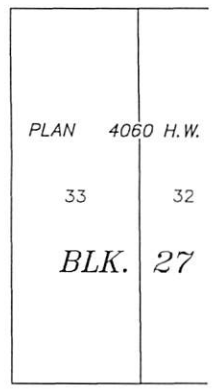
NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.051 Hectares, including 1 residential lot.

83 AVENUE



87 STREET





Subdivision Authority

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

March 8, 2018

File No. LDA18-0025

Hagen Surveys Ltd.
8929 20 ST NW
Edmonton AB T6P 1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 5, Plan 3334 HW, located north of 76 Avenue NW and west of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on March 8, 2018, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Carman Yeung at carman.yeung@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell
Subdivision Authority

BM/cy/Posse #271661219-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- The Belgravia neighbourhood is on the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2018.

Building / Site

- 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.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 15.2 m north of the south property line of Lot 1 off the lane. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955)
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

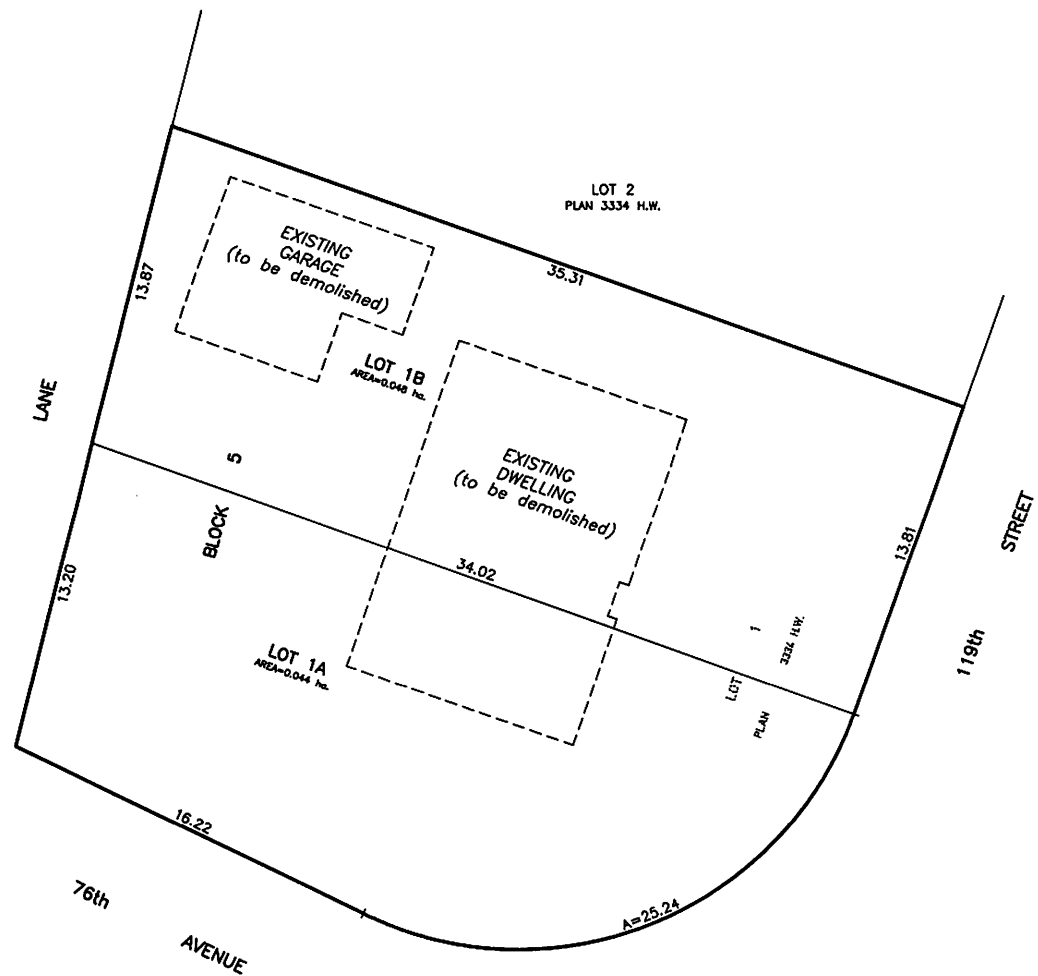
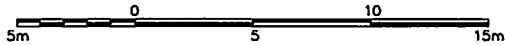
SHOWING SUBDIVISION OF

LOT 1, BLOCK 5, PLAN 3334 H.W.

IN THE
S.W.1/4 SEC.30-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 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: J.V.

CALC'D. BY: J.V.

DATE: Jan 08, 2018

REVISED: -

FILE NO. 17S0666

DWG.NO. 17S0666T



Subdivision Authority

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

March 8, 2018

File No. LDA18-0042

DGE Civil Engineering Consultants
221 - 9223 28 Avenue NW
Edmonton, AB T6N 1N1

ATTENTION: Martin Gillett

RE: Tentative plan to subdivide the easterly 0.243 ha from Lot 6, Block 6, Plan 822 0320 and to consolidate that portion with adjacent Lot 2, Block 6, Plan 822 0320, located south of Roper Road NW and west of 54 Street NW; **ROPER INDUSTRIAL**

The Subdivision by Plan is **APPROVED** on **March 8, 2018**, 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); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #271590349-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

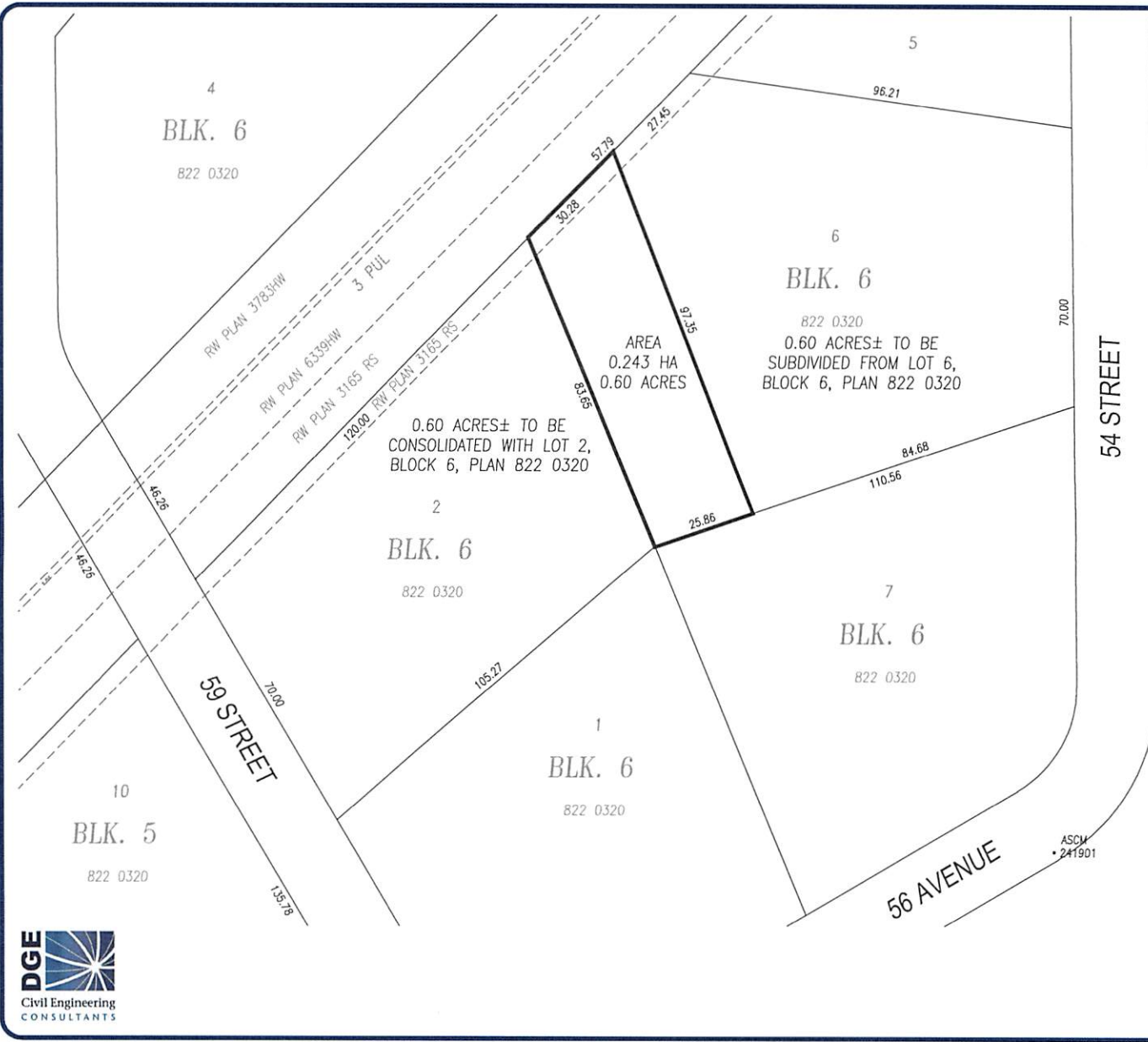
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- 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.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter Lot 2 approximately 28.3 m north of the south property line off of 59 Street NW. The existing services (water and sanitary) enter Lot 6 approximately 26.4 m north of the south property line off of 54 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection on a portion of the site fronting 59 Street NW. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



**RITE-WAY FENCING
(2000) INC.**

TENTATIVE PLAN

SHOWING
**PROPOSED SUBDIVISION /
 CONSOLIDATION
 OF
 LOT 6, BLK. 6, PLAN 822 0320
 WITH
 LOT 2, BLOCK 6, PLAN 822 0320
 IN THE
 N.E.1/4 SEC.14-52-24-W4M
 EDMONTON, ALBERTA**

NOTE:

- THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY. THIS WILL BE REGISTERED AT LAND TITLES AS A DESCRIPTIVE PLAN OF SUBDIVISION.

STATISTICAL PROFILE:

LAND USE

INDUSTRIAL	0.243 HA (6.0 ACRES) SUBDIVIDED FROM LOT 6
TOTAL	0.243 HA (6.0 ACRES) TO BE CONSOLIDATED WITH LOT 2

NOTES:

- AREA TO BE SUBDIVIDED/CONSOLIDATED IS OUTLINED THUS
- PLAN SUBJECT TO CITY APPROVAL.
- ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE CONFIRMED BY LEGAL SURVEYOR.
- ALL DIMENSIONS ARE IN METERS AND DECIMALS THEREOF.

SCALE 1:1000 JAN. 8, 2018





Subdivision Authority

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

March 8, 2018

File No. LDA18-0052

Sundeep Randhawa
926 Hollingsworth Bend
Edmonton, AB T6R 3L3

ATTENTION: Sundeep Randhawa

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 22, Plan 3875 P, located north of 108 Avenue NW and west of 129 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on Date March 8, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) days from the date the decision is mailed.

If you have further questions, please contact Carman Yeung at carman.yeung@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell
Subdivision Authority

BM/cy/Posse #270140089-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

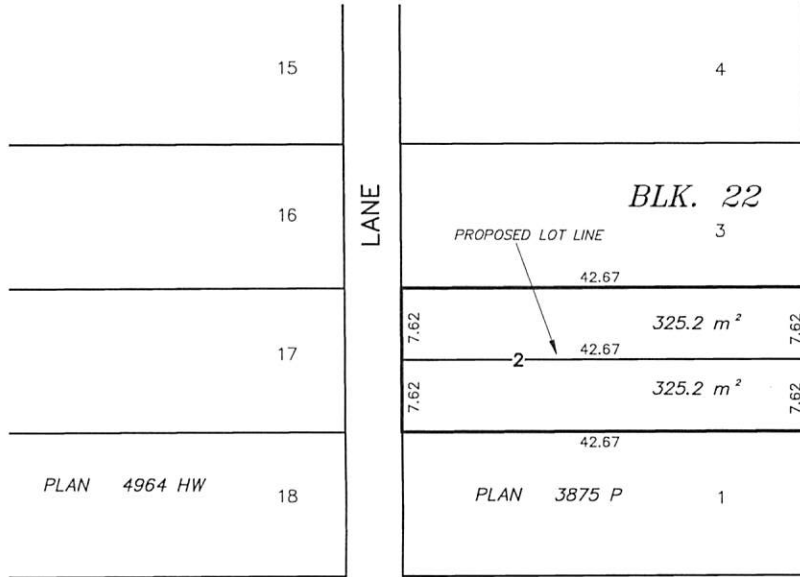
- There are existing boulevard trees adjacent to the site on 129 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

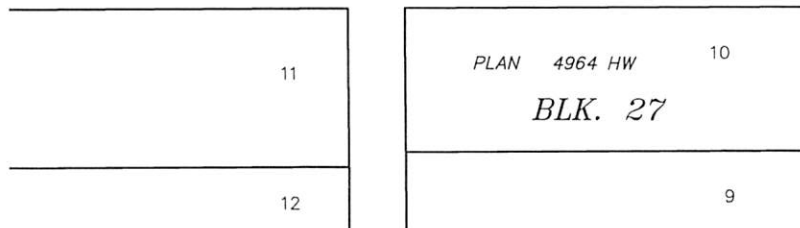
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

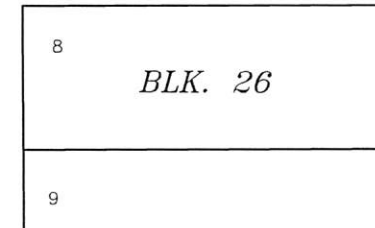
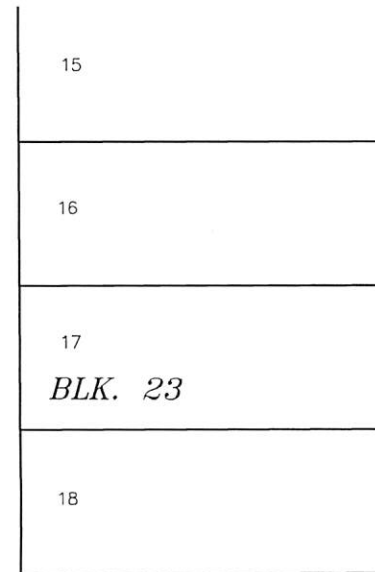
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.2 m north of the south property line of Lot 2 off 129 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



108 AVENUE NW



129 STREET NW



Stantec Geomatics Ltd.
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
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 Geomatics Ltd. without delay.
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client
NORCAP HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
LOT 2, BLOCK 22, PLAN 3875P
WITHIN THE
N.E. 1/4 SEC. 1, TWP. 53, RGE. 25, W. 4 MER.

WESTMOUNT

SCALE 1 : 500

JANUARY 2018

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.065 Hectares, including 1 residential lot.



Subdivision Authority

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

March 8, 2018

File No. LDA18-0069

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 25 and 26, Block 17, Plan 2262 S, located north of 75 Avenue NW and east of 96 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on March 8, 2018, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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 seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #261317883-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- 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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

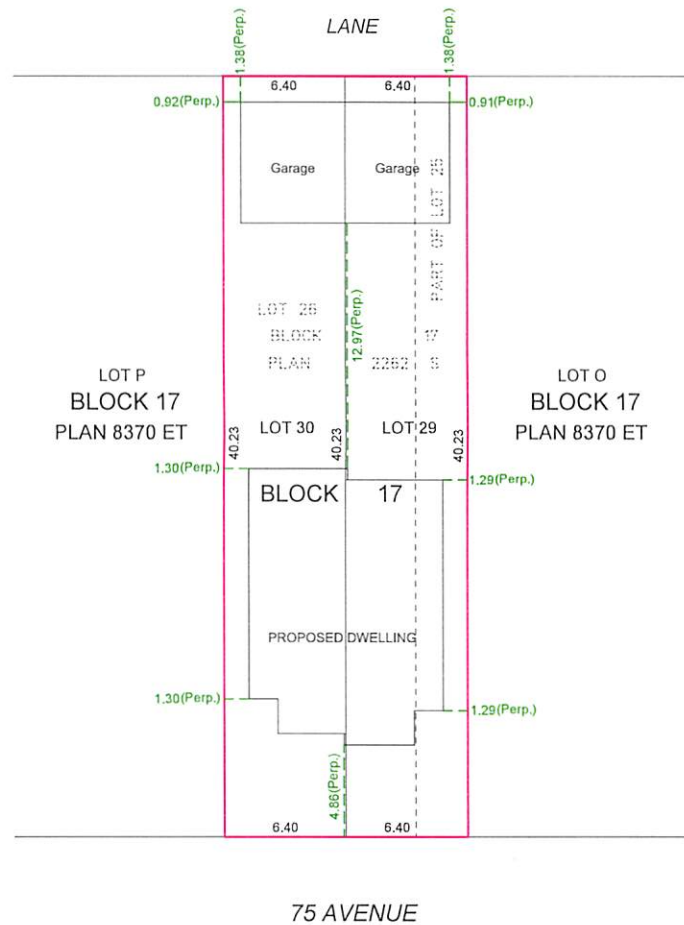
- There are existing boulevard trees adjacent to the site on 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

Building / Site

- 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.

Servicing

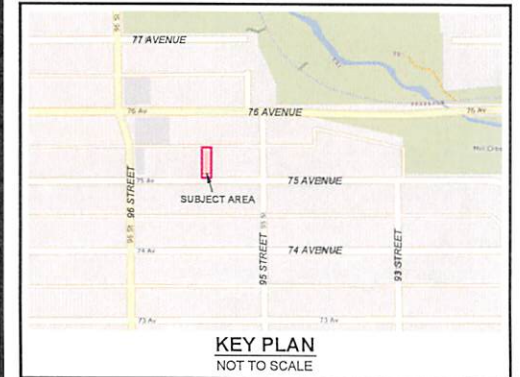
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 of survey (contact EPCOR Land Administration Group at 780-412-3252).



GANNET HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.052 ha.



REV. NO.	DATE	ITEM	BY
1	SEP. 1, 2017	ADD PROPOSED DWELLING	AN
0	AUG.28, 2017	ORIGINAL PLAN COMPLETED	JF

REVISIONS

RITCHIE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

PART OF LOT 25 AND LOT 26, BLOCK 17, PLAN 2262 S
WITHIN THE

N.E. 1/4 SEC. 21 - TWP. 52 - 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.	61700066T	DRAFTED BY:	JF	CHECKED BY:	MK
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Thursday, March 1, 2018
11:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 1, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the February 22, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0468 260037969-001	Tentative plan of subdivision to create one (1) additional industrial lot from the SW 21-53-25-W4M located north of Yellowhead Drive NW and west of 170 Street NW; KINOKAMAU PLAINS
MOVED	Blair McDowell	
	That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA17-0572 264313569-001	Tentative plan of subdivision to create 57 single detached residential lots, 28 semi-detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA14-0468 161927306-001	REVISION of conditionally approved plan of subdivision to create 122 single detached residential lots, 10 semi-detached residential lots, 60 row housing lots, and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS & HERITAGE VALLEY TOWN CENTRE

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0494 260311238-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 13, Plan 142 0502 located north of Maple Road NW and west of Tamarack Way NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0726 270402984-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 4, Block F, Plan 2214 HW located east of 50 Street NW and south of 74 Avenue NW; WEIR INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0041 271335036-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 55, Plan 3875 P and Lot J, Block 55, Plan 3804 ET, located north of Stony Plain Road NW and west of 127 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0045 271136407-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17-18, Block 57, Plan 1990 AJ, located south of 99 Avenue NW and east of 151 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 11:15 a.m.	