

Thursday, July 11, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 27

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 11, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 4, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0233 314204067-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 5, Block 9, Plan 192 0716 located south of Wonnacott Way SW and west of Watt Drive SW; WALKER
2.	LDA19-0246 313825394-001	Tentative plan of subdivision to adjust the property lines of Lots 17 through 22 and Lots 29 through 32, Block 30, and Lots 6-9, Block 31, Plan 1823300, located south of Chivers Loop and west of Chappelle Way; CHAPPELLE
5.	OTHER BUSINESS	



Subdivision Authority

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

July 11, 2019

File No. LDA19-0233

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 5, Block 9, Plan 192 0716 located south of Wonnacott Way SW and west of Watt Drive SW; **WALKER**

The Subdivision by Phased Condominium is APPROVED on July 11, 2019, 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 #314204067-001

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 (\$2,974.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

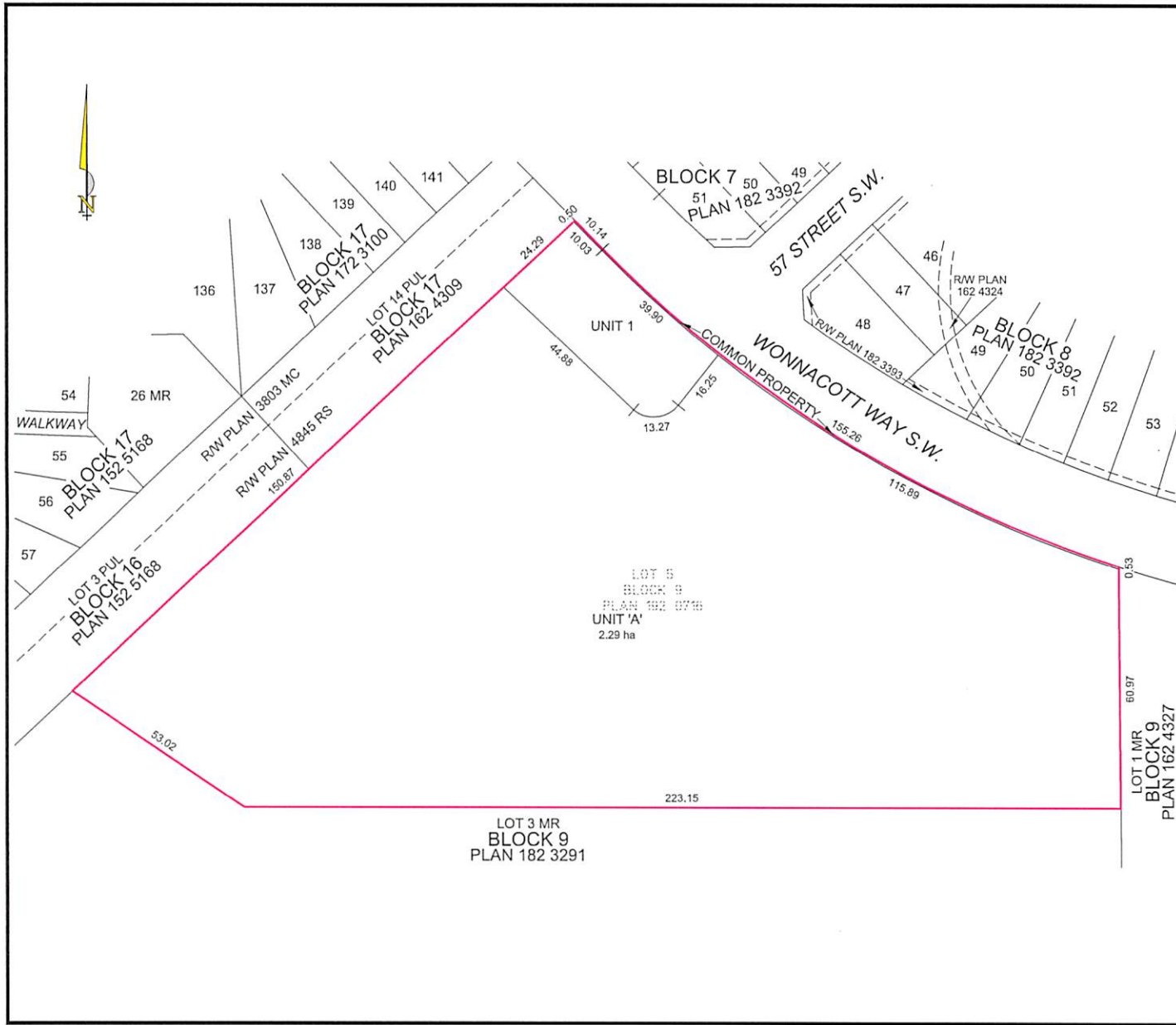
Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

MATTAMY HOMES

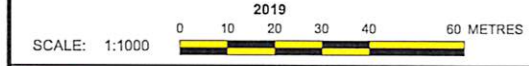
NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFB.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 2.43 ha



REV. NO.	DATE	ITEM	BY
0	MAY 10/19	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

AURORA
 TENTATIVE PLAN SHOWING
PHASED CONDOMINIUM DEVELOPMENT
 OF
 LOT 5, BLOCK 9, PLAN 192 0716
 WITHIN THE
 S.W. 1/4 SEC. 23 - TWP. 51 - 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.	11800445T	DRAFTED BY:	ME	CHECKED BY:	**
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

July 11, 2019

File No. LDA19-0246

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to adjust the property lines of Lots 17 through 22 and Lots 29 through 32, Block 30, and Lots 6-9, Block 31, Plan 1823300, located south of Chivers Loop and west of Chappelle Way; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 11, 2019, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
2. that the owner submit a detailed lot grading plan in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision identifying major conditions 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 Craig Walker at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #313825394-001
Enclosure

Thursday, July 4, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 4, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 27, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1.

LDA19-0165
309666557-001

Tentative plan of subdivision to create 8 semi-detached residential lots from the NW 36-52-26-W4M, located east of 231 Street NW and south of 97 Avenue NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1.

LDA19-0180
310978813-001

Tentative plan of subdivision to create one (1) additional lot from Lot 4, Plan 952 5104, located north of 104 Avenue NW and east of 101 Street NW; **DOWNTOWN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA19-0229 313933672-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 12 and the south half of Lot 11, Block 11, Plan 4600 R located south of 123 Avenue NW and west of 103 Street NW; WESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA19-0234 313892269-001	Tentative plan of subdivision to create one (1) multiple family condominium unit in two parts and one (1) remnant unit by Phased Condominium from Lot 1, Block 1, Plan 122 4595, located north of Crystallina Nera Way NW and east of 82 Street NW; CRYSTALLINA NERA WEST
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0236 314373529-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 66A, Plan 4677 HW located north of 106 Avenue NW and west of 138 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0237 312405424-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 34, Plan 5978 KS, located south of 78 Avenue NW and east of 139 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0247 315281020-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 51, Plan 3341 HW, located north of 92 Avenue NW and east of 151 Street NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	