

Thursday, July 11, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the July 11, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the July 4, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
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; <b>WALKER</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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; <b>CHAPPELLE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>	
	The meeting adjourned at 10:05 a.m.	



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**

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**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](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

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

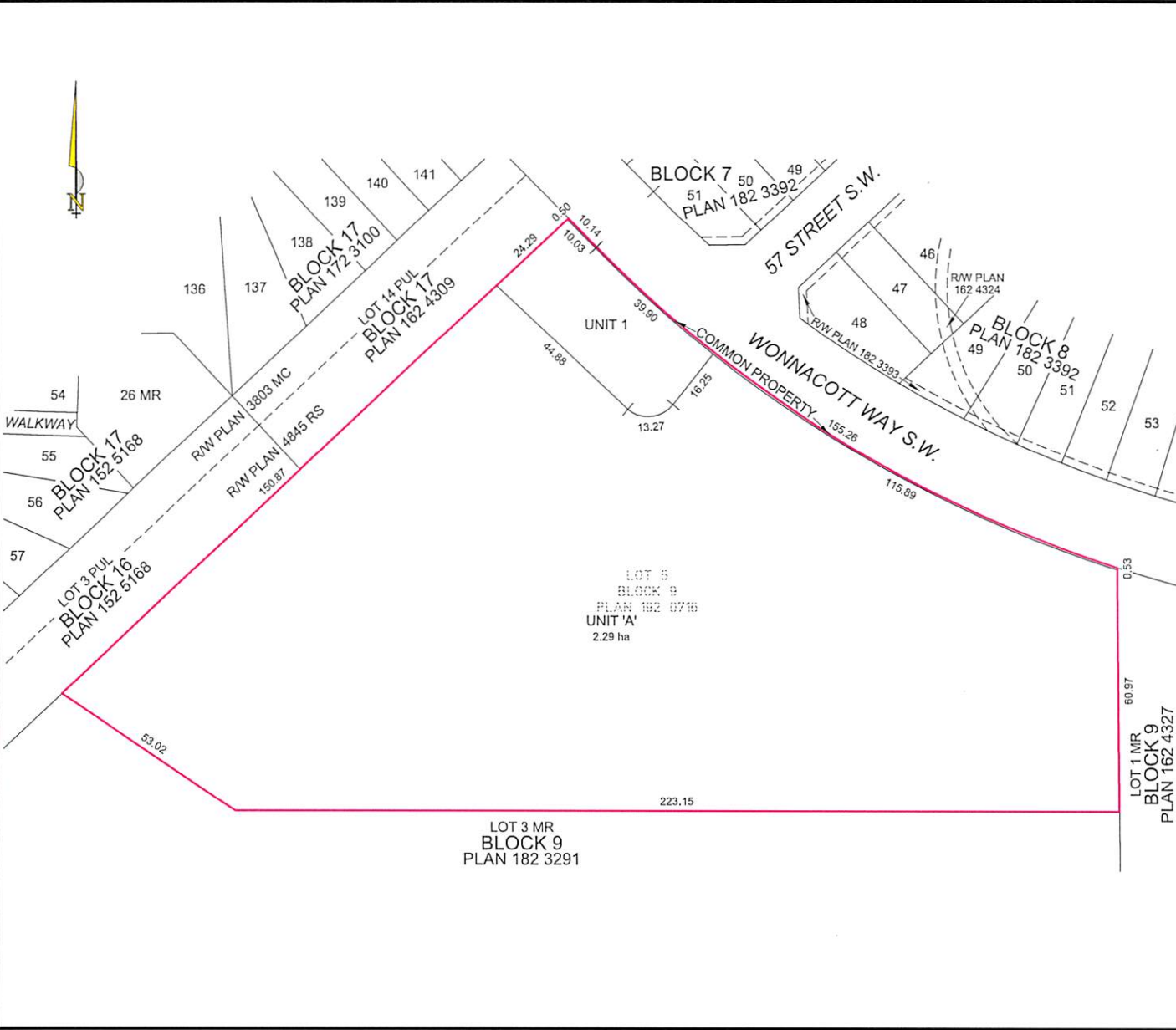
- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building 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.

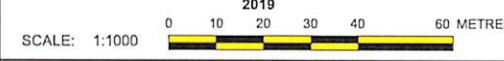
MATTAMY HOMES

- 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 RFE.
  - 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

**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:	**
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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**

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**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 Services;
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](mailto:craig.walker@edmonton.ca) or 780-442-4852.

Regards,

Blair McDowell  
Subdivision Authority

BM/cw/Posse #313825394-001  
Enclosure

