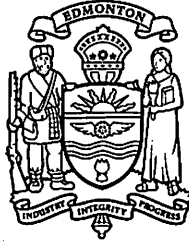


Thursday, September 27, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 39

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 27, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 20, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0221
245632449-001

REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 16, Plan 182 0075 located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0450
287769534-001

Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; **LAUREL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0452 288857370-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 49, Block 13, Plan 4978 HW, located north of 107A Avenue and west of 139 Street NW; NORTH GLENORA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		



September 27, 2018

File No. LDA17-0221

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 16, Plan 182 0075 located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

The application has changed the subdivision boundary to include the full titled area. The original approval dated January 11, 2018 only included a portion of the titled area.

I The Subdivision by Plan is APPROVED on September 27, 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 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;
4. that the subdivision boundary be amended to include the dedication of 170 Street SW to conform to an approved Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, 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 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; and
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.

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

Municipal Reserve for Lot 1, Block 16, Plan 182 0075 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0056 and reduced through subsequent applications. The DRC (172 076 299) is registered against the NE 21-51-25-W4M.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



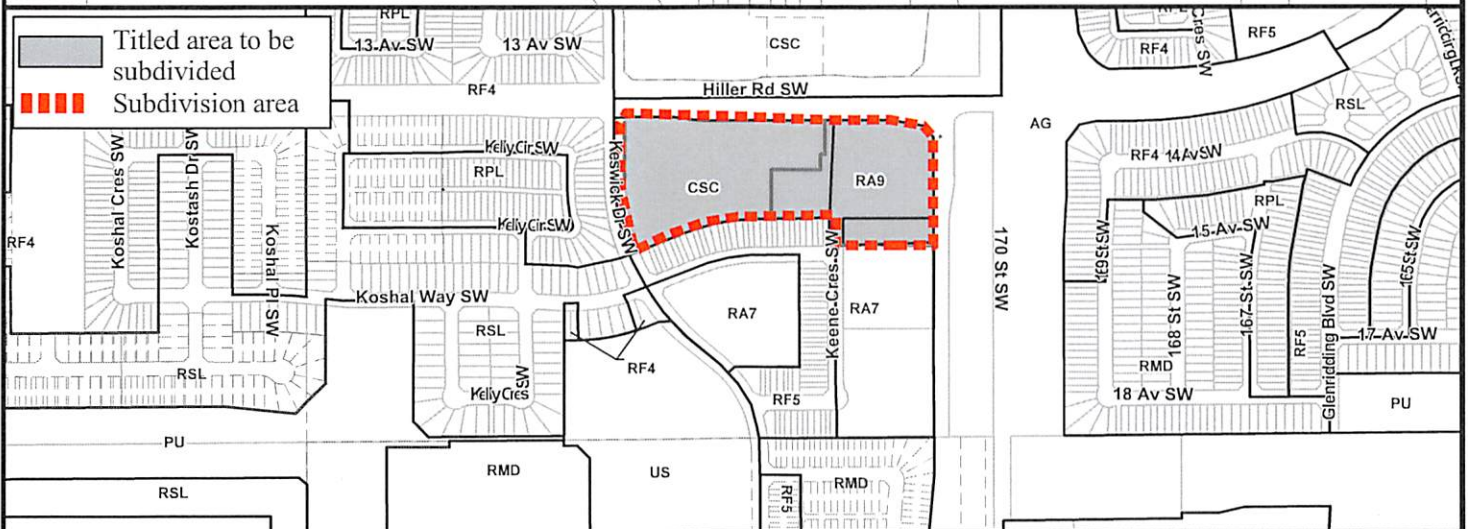
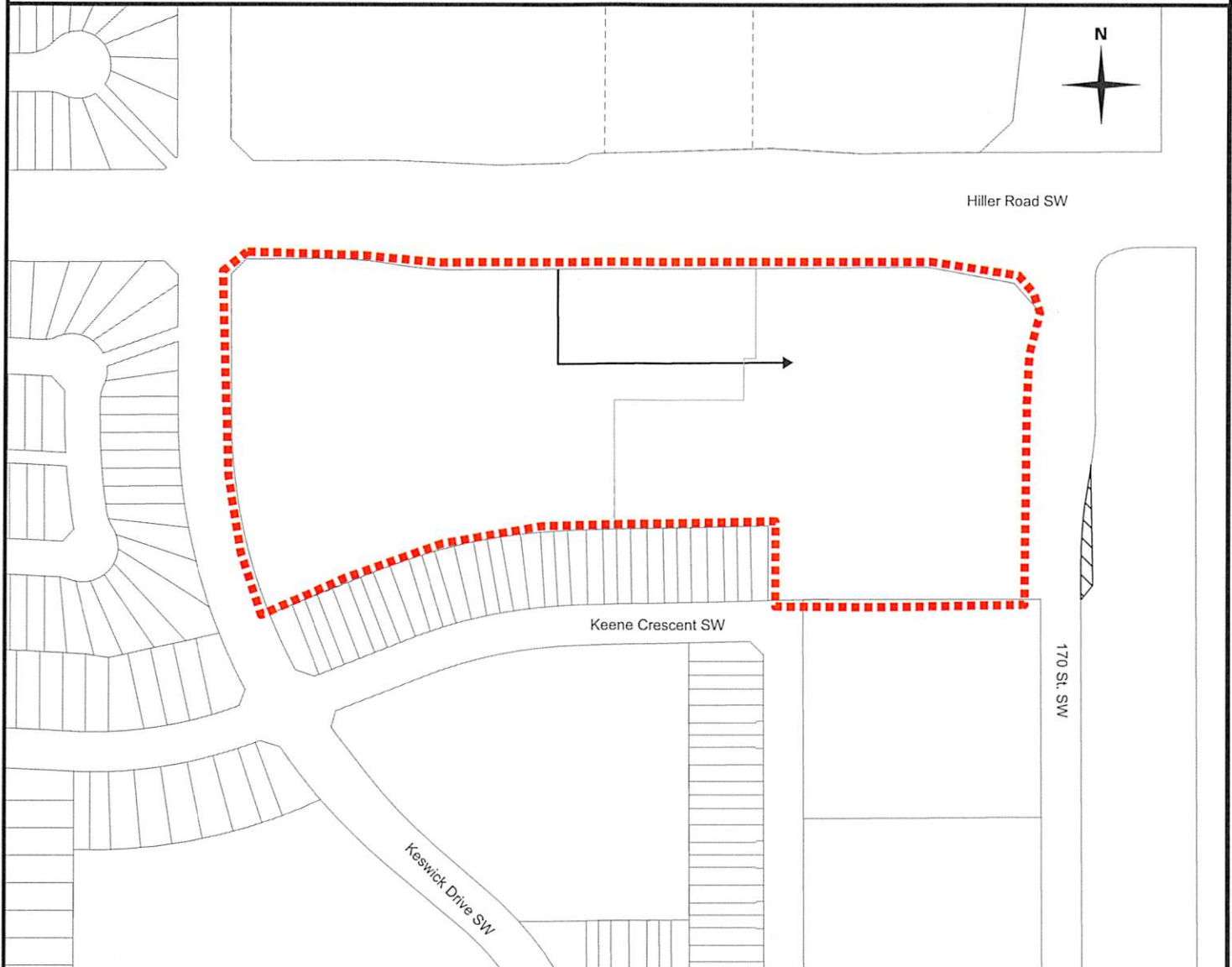
Blair McDowell
Subdivision Authority

BM/mb/Posse #245632449-001

Enclosure

- Limit of proposed subdivision
- Dedicate as road right of way

Register cross lot access easement





Subdivision Authority

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

September 27, 2018

File No. LDA18-0450

Meridian Surveys
101 - 1627 51 Avenue
Lloydminster, AB T9V 3A4

ATTENTION: Bob MacDormand

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; **LAUREL**

The Subdivision by Phased Condominium is APPROVED on September 27, 2018, subject to the following condition:

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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #287769534-001

Enclosures

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 (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

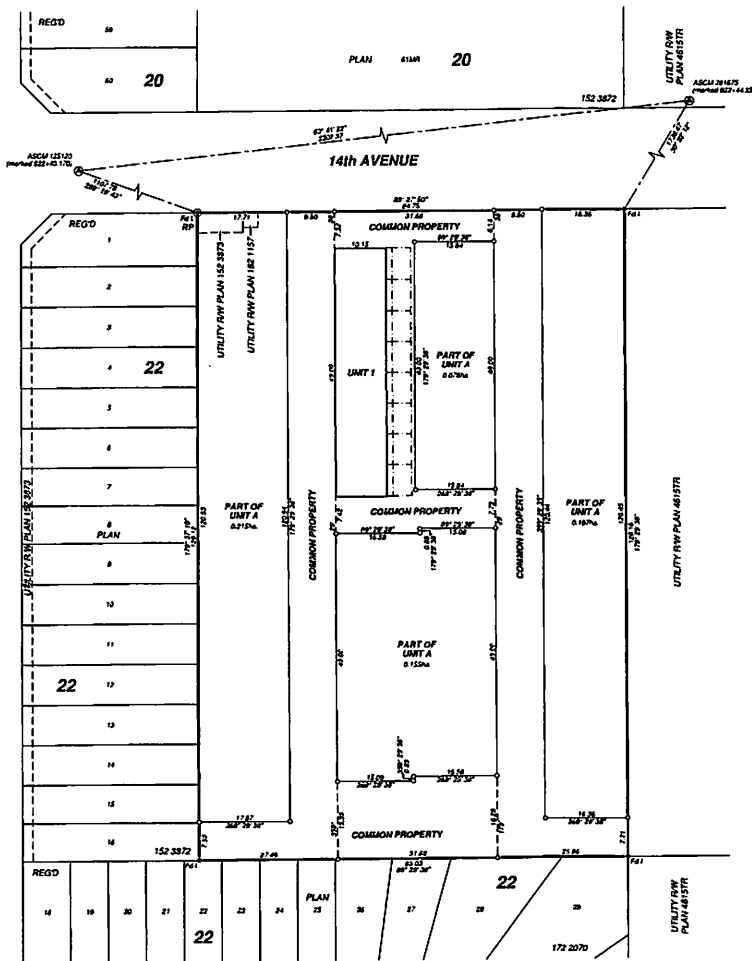
Building / Site

- 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 applications. For further information regarding development and building permits, please contact 311.
- Any changes to the proposed phased condominium unit or remnant units 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.
- All municipal services must enter the site through Common Property.

29th STREET



PHASE 1 SHEET 1 OF 1
LAND TITLES OFFICE
PLAN No.
ENTERED AND REGISTERED ON
INSTRUMENT No. _____
A.D. REGISTRAR
M.A.L.R.D.

LANDRA ROW HOUSING
PROPOSED PLAN OF SURVEY
SHOWING
PHASED CONDOMINIUM DEVELOPMENT
OF PART OF
LOT 17, BLOCK 22, REG'D PLAN 152 3872
WITHIN
S.W. 1/4 SEC. 31-TWP. 51-RGE. 23-W. 4M.
CITY OF EDMONTON
BOB MACDORMAND, A.L.S.
2018
SCALE 1:500

LEGEND
STATUTORY SURVEY MONUMENTS FOUND SHOWN THIS 0
STATUTORY RIGHT SURVEY POSTS PLANTED SHOWN THIS 0
CALCULATED POINTS LEFT AND RIGHT SHOWN THIS 0
ALBERTA SURVEY CONTROL MARKERS FOUND SHOWN THIS 0
AND REFERENCED POINT SHOWN THIS 0
DISTANCES ARE METERS AND DECIMALS THEREOF
FROM SURVEY POSTS PLANTED AND MARKED WITH PERMIT NO. P123
BEARINGS ARE MEASURED FROM GRID AND DERIVED FROM A LINE BETWEEN
ASCM 152 183 AND ASCM 29 1675
DISTANCES SHOWN ARE GROUND (G.S.) AND
LAZERS (CALC.) WITH THIS PLAN (REG'D) THIS
AND CONTAINS WITHIN LOT 17, BLOCK 22, REG'D PLAN 152 3872 - 1 (2018) (P. 18/20/20)

L	STATUTORY FROM POST	SEC	SECTION
M	ROUND	TWP	TOWNSHIP
R	PLACED	RGE	RANGE
1/4	FROM BAR	1/4	QUARTER
M	MARKER POST	REGD	REGISTERED
EN	ESTABLISHED	BLK	BLOCK
EN	RE ESTABLISHED	MD	MUNICIPAL DISTRICT
P	POINT	C. of T.	CERTIFICATE OF TITLE
EN	CHECK MEASURED	ER	ENVIRONMENTAL RESERVE
N	NORTH	MR	MUNICIPAL RESERVE
S	SOUTH	SR	SCHOOL RESERVE
E	EAST	PL	PUBLIC UTILITY LOT
W	WEST	COVY	GOVERNMENT
R	RETRACT	ALS	ALBERTA LAND SURVEYING
ACM	ALBERTA SURVEY CONTROL MARKER	ATS	ALBERTA TOWNSHIP SYSTEM
ACM	ALBERTA SURVEY CONTROL MARKER	MA02	NORTH AMERICAN DATUM 1983
EN	REFERENCED POINT	STM	3-D GEOMETRIC TRANSVERSE MERCATOR
EN	OLD/NEW MAPPING SYSTEM	UTM	UNIVERSAL TRANSVERSE MERCATOR

SURVEYOR
NAME: BOB MACDORMAND, A.L.S.
DATE OF SURVEY: SURVEY PERFORMED BY ME IN THE DATES OF 2018 AND 2019
MADE IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEY ACT.

NOTE
THE BOUNDARY OF ANY UNIT IS THE UNDECORATED INTERIOR SURFACE OF THE FLOOR, WALL OR CEILING AND IS ILLUSTRATED THIS
ALL UNIT DRAWINGS AND FLOOR AREAS ARE MEASURED ALONG UNIT BOUNDARIES
ALL BUILDING LOCATIONS (DIMENSIONS AND FIT) FOR BUILDING CONSTRUCTION ARE TO THE EXTERIOR OF THE CONCRETE FOUNDATION WALLS AS SHOWN ON THE SURVEY PLAN
ALL BUILDING LOCATIONS (DIMENSIONS AND FIT) FOR BUILDING CONSTRUCTION ARE TO THE EXTERIOR OF THE CONCRETE FOUNDATION WALLS AS SHOWN ON THE SURVEY PLAN (UNLESS OTHERWISE SHOWN)
EXCLUSIVE USE AREAS ARE COMMON PROPERTY AND DELINEATED THIS
PLOTS DESIGNATED P1, etc. RESPECTIVELY ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED TO THE OWNER OF A COMMERCIAL UNIT PURSUANT TO SECTION 50 OF THE CONDOMINIUM PROPERTY ACT
PLOTS DESIGNATED P1, etc. RESPECTIVELY ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED TO THE OWNER OF A COMMERCIAL UNIT PURSUANT TO SECTION 50 OF THE CONDOMINIUM PROPERTY ACT
PARKING SPACES DESIGNATED VPH, etc. RESPECTIVELY ARE FOR VISITOR PARKING ONLY
THIS PLAN IS ACCOMPANIED BY A CERTIFICATE INCLUDING POST-TENSIONED CABLES
AND SIGNED BY _____ NAME OF ENGINEER OR ARCHITECT
STATING THE NAME AND POST-TENSIONED CABLES LOCATED THEREON ON OR WITHIN THE BUILDINGS OR THE PROPERTY ON WHICH THE BUILDINGS ARE LOCATED
THE GEO-REFERENCED POINT IS THE NW CORNER OF UNIT A CALCULATED FROM MCDORMAND REFERENCE MCDORMAND 141W 802222.000 # 68827.200 # COMBINED SCALE FACTOR 0.999913 GRID BEARINGS ARE DERIVED FROM PUBLISHED ABCM COORDINATES FROM ABCM 152 183 TO ABCM 29 1675

REGISTERED OWNERS BERRY HOMES LTD	SUBDIVISION AUTHORITY NAME: CITY OF EDMONTON FILE NO. _____
CONDOMINIUM CORPORATION ADDRESS 881 MCDORMAND BOULEVARD EDMONTON AB T5Y 2N4	DEVELOPERS ADDRESS 881 MCDORMAND BOULEVARD EDMONTON AB T5Y 2N4

Meridian surveys (Alta.) Ltd.
805 1034 LLOYDAMBER ALBERTA T5P 3M4
403-780-75-1440 Fax: 780-75-8113
DWG FILE NO. L158143.PNC.dwg
DRAFTED BY: MFLN CLIENT: BERRY HOMES
CHECKED BY: RSM FILE NO. L158143



Subdivision Authority

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

September 27, 2018

File No. LDA18-0452

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 49, Block 13, Plan 4978 HW, located north of 107A Avenue and west of 139 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on September 27, 2018, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. 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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue circular stamp.

Blair McDowell
Subdivision Authority

BM/sm/Posse #288857370-001

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 107A 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).
- 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.

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, sanitary and storm) enter the proposed subdivision approximately 7.9 m west of the east property line of Lot 49 off 107A Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

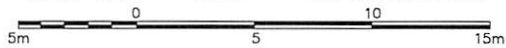
SHOWING SUBDIVISION OF

LOT 49, BLOCK 13, PLAN 4978 H.W.

IN THE
N.W.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2018 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: E.S.D.

CALC'D. BY: -

DATE: JULY 30, 2018
REVISED: -

FILE NO. 18S0607

DWG.NO. 18S0607T

