

Thursday, October 25, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 43

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the October 25, 2018 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 18, 2018 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA18-0062
273472490-001 | Tentative plan of subdivision to create 31 single detached residential lots and one (1) Municipal Reserve lot from a portion of roadway to be closed, Block C, Plan 892 2649, and the NE 22-51-25-W4M located south of Rabbit Hill Road SW and west of 156 Street SW; GLENRIDGING RAVINE |
| 2. | LDA16-0553
235598460-001 | REVISION of conditionally approved tentative plan of subdivision to create 252 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST |
| 3. | LDA18-0249
281961839-001 | Tentative plan of subdivision to create one (1) other lot, from Parcel A, Plan 4399 KS and Lot 43A, Block 6, Plan 882 1788 located south of Fairway Drive NW and west of 119 Street NW; WESTBROOK ESTATES |
| 4. | LDA18-0425
287875965-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 46, Plan 5229 AD located north of 96 Avenue NW and east of 152 Street NW; WEST JASPER PLACE |
| 5. | LDA18-0504
289937715-001 | Tentative plan of subdivision to adjust the property line boundary between Lots 1-3, Block 11, Plan 600U and Lots 4-5, Block 11, Plan 600U, located north of 112 Avenue NW and east of 68 Street NW; BELLEVUE |
| 6. | LDA18-0510
291850305-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 100, Plan 4386 KS located north of 86 Avenue NW and west of 105 Street NW; STRATHCONA |

7.	LDA18-0519 291976185-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 35, Plan 4722 NY located south of 54 Avenue NW and west of 109 Street NW; PLEASANTVIEW
8.	LDA18-0543 292964118-001	Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 3, Block 49, Plan 1843 KS, located north of 107 Avenue NW and east of 69 Street NW; CAPILANO
9.	LDA18-0548 292916033-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 53, Plan RN 39B, located north of 109A Avenue NW and east of 123 Street NW; WESTMOUNT
5.	OTHER BUSINESS	



Subdivision Authority

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

October 25, 2018

File No. LDA18-0062

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 31 single detached residential lots and one (1) Municipal Reserve lot from a portion of roadway to be closed, Block C, Plan 892 2649, and the NE 22-51-25-W4M located south of Rabbit Hill Road SW and west of 156 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on October 25, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.35 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;
4. that the property lines of the residential lots, adjacent to and in the proximity of, the emergency access walkway, be modified should it be deemed necessary through the review of detailed engineering drawings to accommodate the design, function and operation of the emergency access walkway, to the satisfaction of Fire Rescue Services and Subdivision and Development Coordination, as shown on Enclosure I;
5. that LDA17-0430 to close 156 Street SW shall be approved prior to the endorsement of this plan of survey; and
6. 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 156 Street SW to a local road standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs 16 Avenue SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path within Glenridding Ravine Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m concrete emergency access with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner constructs underground utilities including the storm sewer main extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

15. that the engineering drawings include grading plans to accommodate a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands and Municipal Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way to the satisfaction of City Departments and affected utility agencies.

Enclosure I and Enclosure II are maps of the subdivision identifying major conditions of this approval.

MR for the NE 22-51-25-W4M in the amount of 2.35 ha is being provided by dedication with this subdivision. Subsequent to MR dedication, and the addition of land from the road closure area, the existing Deferred Reserve Caveat (DRC) for the NE 22-51-25-W4M will be adjusted accordingly, with the balance to carry forward on the remainder of the title.

MR for Block C, Plan 892 2649, was addressed by DRC with LDA11-0247. 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 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













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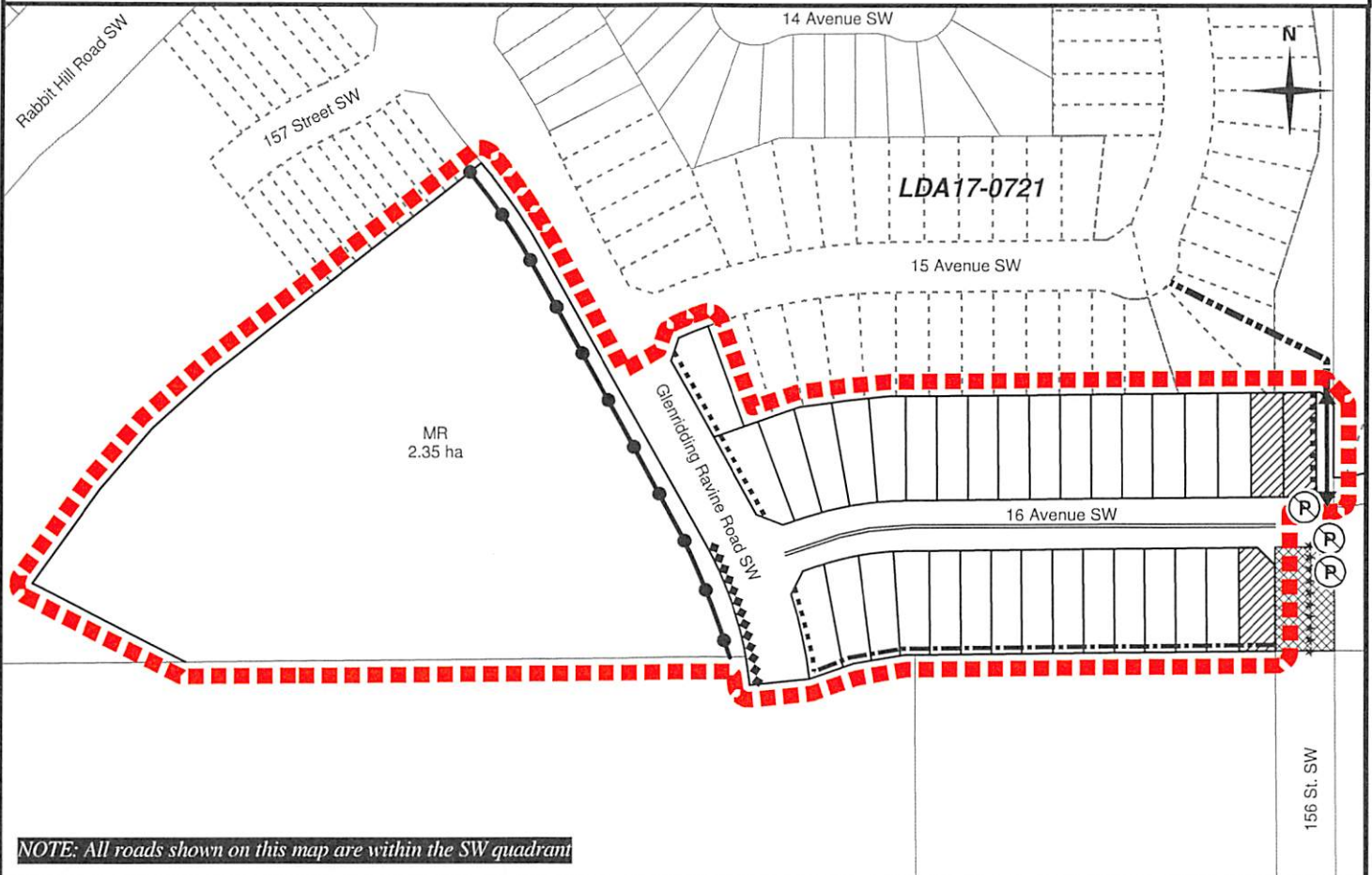
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

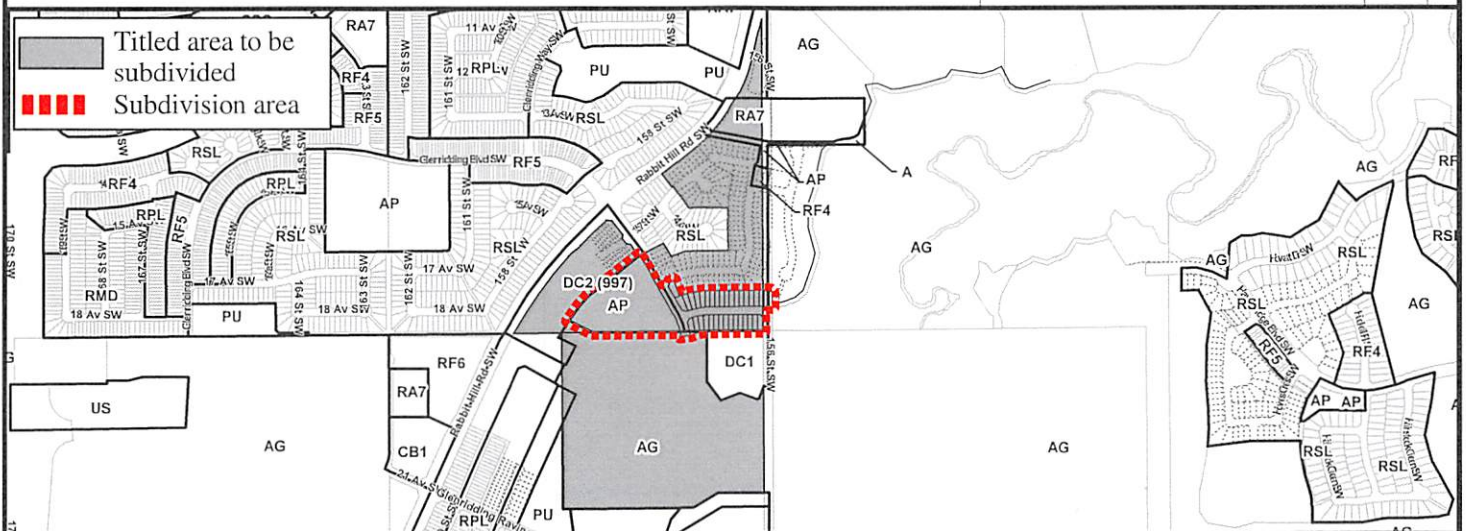
October 25, 2018

LDA18-0062

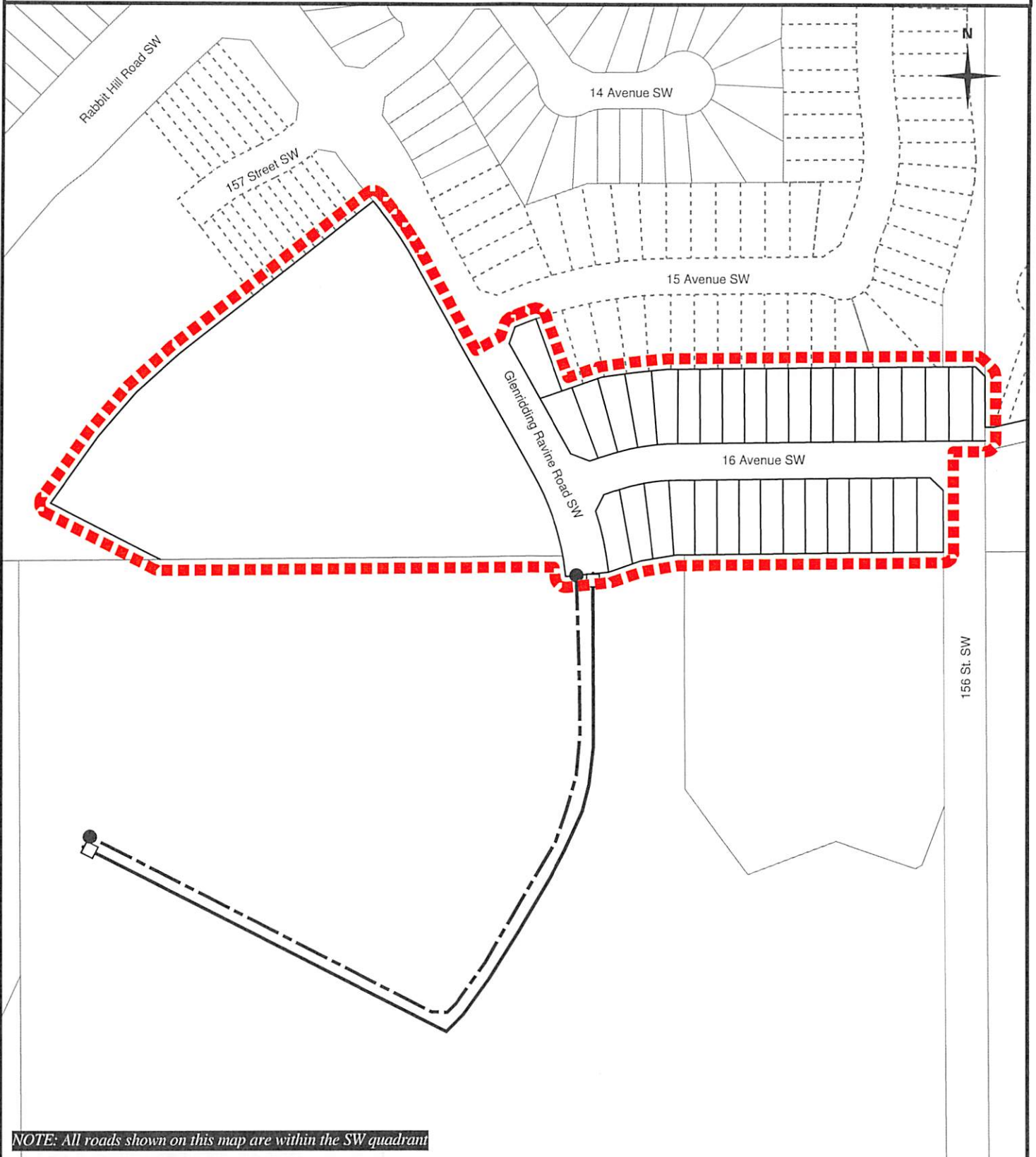
- | | | | |
|---|---|---|---|
|  | Limit of proposed subdivision |  | 3 m concrete emergency access |
|  | 3 m hard surface shared use path |  | Temporary 4 m emergency access |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Post and rail fence |
|  | Complete streets design and cross section |  | No parking signage |
|  | 1.2 m uniform fence |  | Construct to a local road standard |
|  | Property line may be modified as per swept path analysis review |  | Engineering drawings include grading plans for 3m shared use path |



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



-  Limit of proposed subdivision
-  Storm sewer extension
-  Major drainage infrastructure





October 25, 2018

File No. LDA16-0553

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 252 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST**

LDA16-0553 subdivision was originally approved on February 15, 2018. This is the first proposed revision to the file. The application decreased the total number of residential lots from 282 to 278 and increased the number of commercial lots from 1 to 2. This application changed the product type by replacing all semi-detached housing product with single detached housing. This application removed a laneway between 70A Street NW and 70 Street NW. Lastly, this application included a revised phasing plan that would allow residential development on the west side to occur sooner and to split the commercial site into two phases.

I The Subdivision by Plan is APPROVED on October 25, 2018 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 1.92 ha and a 0.26 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 4.265 ha by a Deferred Reserve Caveat registered against Lot 3, Block 1, Plan 172 0306 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a public access easement in favour of the City of Edmonton for the 3 m shared use path within the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner register a sewer easement in favour of EPCOR Drainage Services from the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the lots identified be withheld from registration until the temporary 6 m roadway connections and the temporary 3 m shared use path are no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the approved subdivision LDA15-0362 be registered prior to or concurrent with Phases 2 and 7 of this application for the local roadway and alley connections, as shown on the "Conditions of Approval" map, Enclosure I;
11. that LDA18-0454 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
12. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
13. that the proposed Public Utility lot in Phase 5 be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 (3) 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 6 m gravel surface roadway connection with Phases 1 and 6 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 construct a roundabout at the intersection of 178 Avenue NW and 70 Street NW (south) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs 178 Avenue NW to an urban collector standard from the existing terminus to 66 Street with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a right-in/right-out access to the commercial site, located a minimum of 40 m from 66 Street, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a right-in/right-out/left-in curb return access to the commercial site, located a minimum of 30 m west of the right-in/right-out commercial access, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 2.5 m hard surface shared use path along the west side of 66 Street in Phase 3, from 178 Avenue to the existing 2.5 m shared use path north of the subdivision boundary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a temporary 3 m hard surface shared use path with bollards and a fence in Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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;

17. that the owner constructs a 2 m mono-walk with straight faced curb and gutter in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner provide curb extensions at the shared use path crossing on the collector roadway in Phase 5, to the satisfaction of Subdivision and Development Coordination;
21. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets control structures and pipe, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
23. that the owner submits a Bird Hazard Assessment to Subdivision and Development Coordination, according to the Edmonton Garrison Heliport Zoning Regulations and incorporates the recommendations of the study in the design and construction of the SWMF, prior to the approval of the engineering drawings;
24. 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
25. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, 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 Lot 3, Block 1, Plan 172 0306 in the amount of 1.92 ha and 0.26 ha is being provided by dedication with this subdivision. MR for Lot 3, Block 1, Plan 172 0306 in the amount of 4.265 ha is also being provided by a DRC with this subdivision.

MR for the SE 10-54-24-W4M was addressed by DRC and purchase with LDA15-0362.

MR for Lot 1, Block 1, Plan 112 3855 was addressed by DRC and dedication with LDA13-0553.

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























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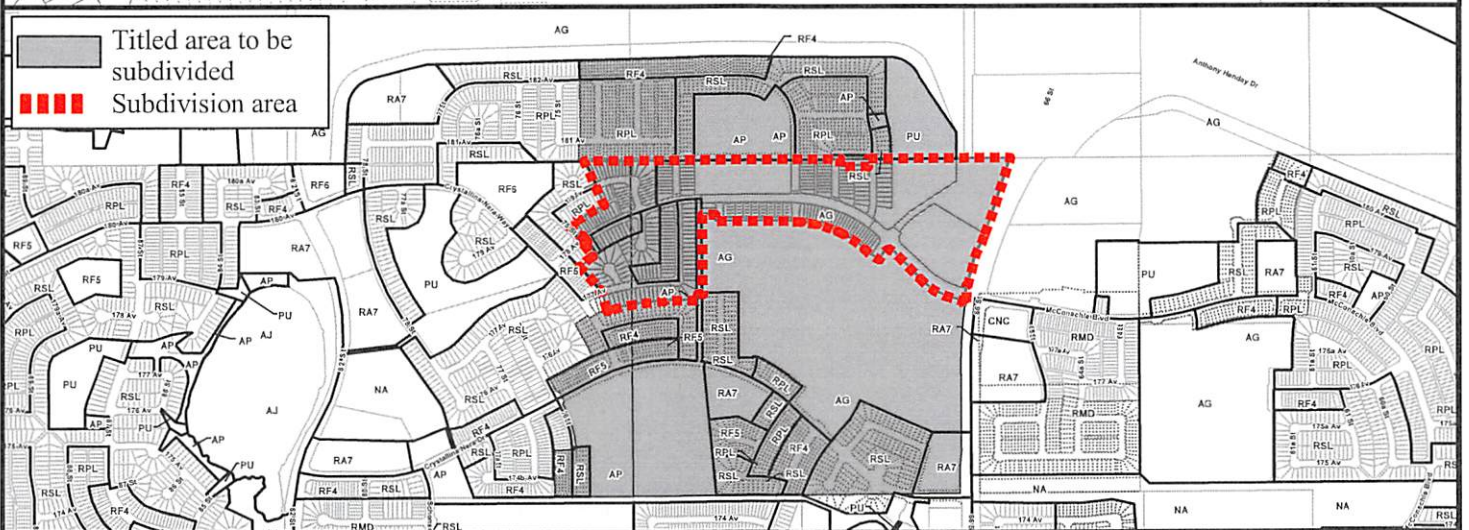
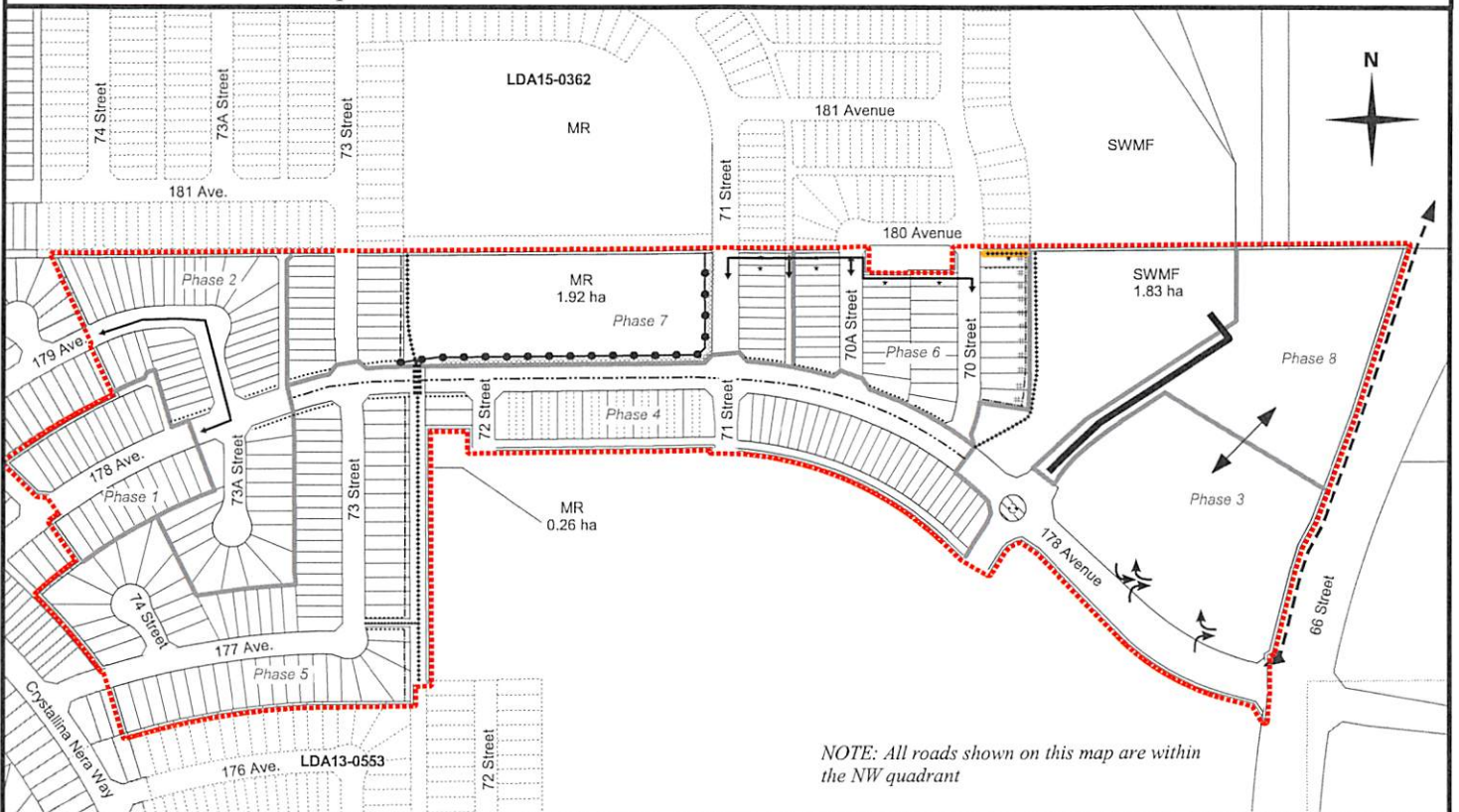
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 25, 2018

LDA16-0553

- | | | | | | |
|---|---|---|--|---|---------------------------------------|
|  | Limit of proposed subdivision |  | Zebra marked crosswalk |  | 1.5 m concrete sidewalk |
|  | Right-in/right-out access |  | Temporary 6 m roadway with Phase 1 and 6 |  | 2 m mono-walk |
|  | Right-in/right-out/left-in curb return access |  | Construct roundabout |  | Restrictive covenant re: Freeboard |
|  | Withhold lots from registration |  | 1.8 m uniform fence |  | Phasing line |
|  | Temporary 3 m hard surface shared use path |  | 1.2 m uniform fence |  | Post and rail fence |
|  | 3 m hard surface shared use path |  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Dedicate additional road right-of-way |
|  | 2.5 m Shared use path |  | Construct collector roadway with Phase 3 |  | Sewer Easement |
| | |  | Cross Lot Access Easement | | |





Subdivision Authority

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

October 25, 2018

File No. LDA18-0249

Pario Plan
Address 202-1234 101 ST NW
Edmonton, AB T5J 1V9

ATTENTION: Heather Chisholm

RE: Tentative plan of subdivision to create one (1) other lot, from Parcel A, Plan 4399 KS and Lot 43A, Block 6, Plan 882 1788 located south of Fairway Drive NW and west of 119 Street NW;
WESTBROOK ESTATES

I The Subdivision by Plan is APPROVED on October 25, 2018, subject to the following conditions:

1. 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;
2. that LDA18-0244 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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.

Municipal Reserve for Block A, Plan 4399 KS, and Lot 43A, Block 6, Plan 882 1788 was addressed by money in place with file 86-X-107-S.

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.

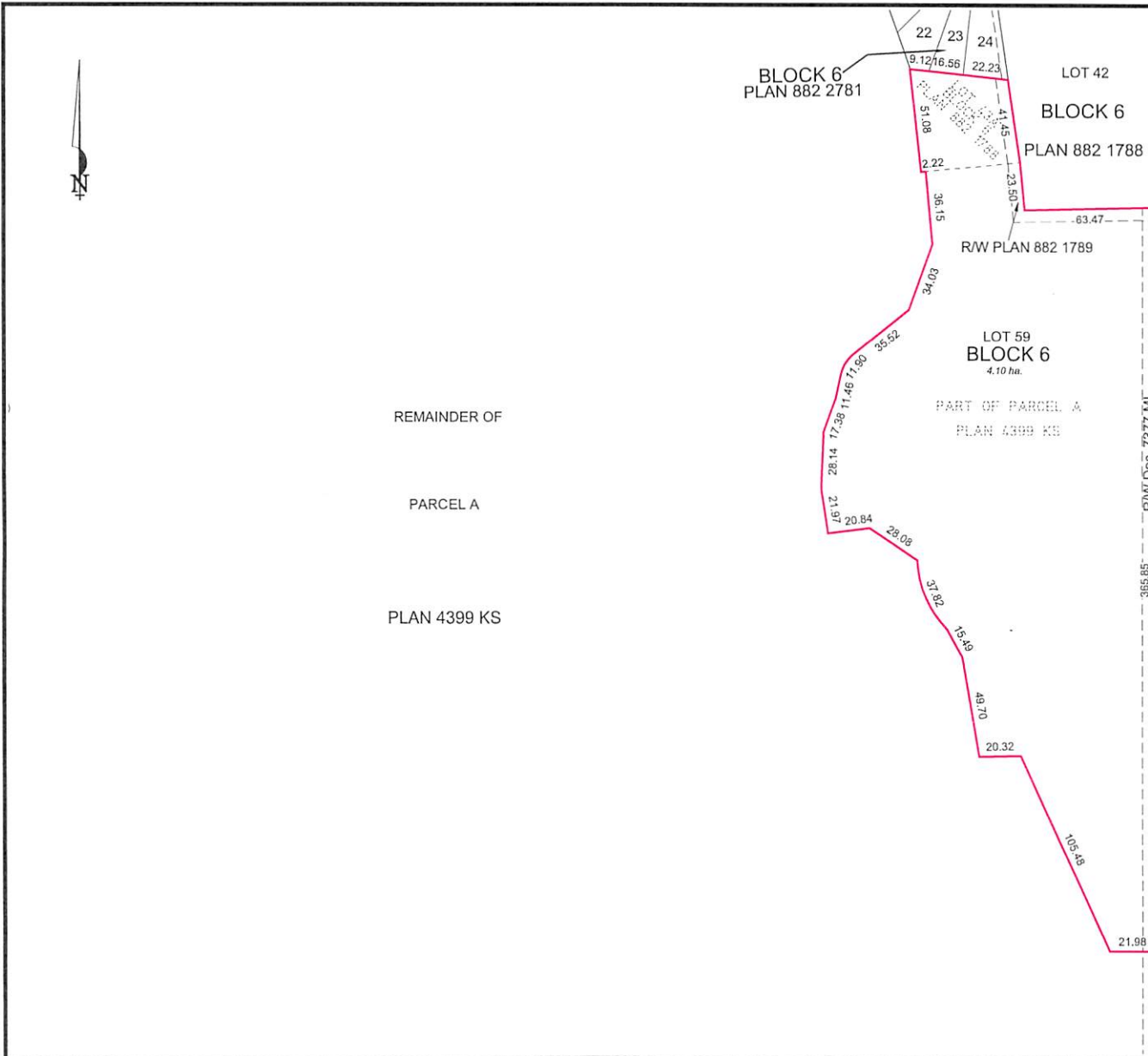
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

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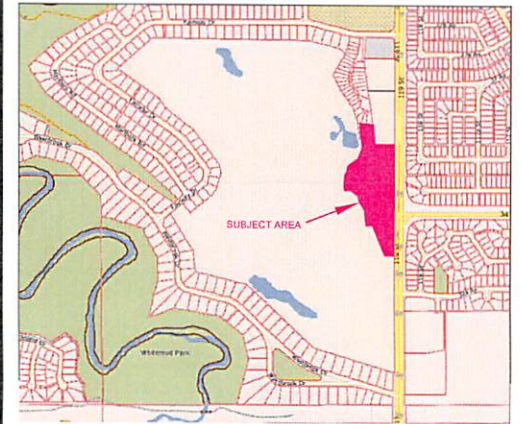
Enclosure



DERRICK GOLF AND WINTER CLUB

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 DC2 AND A.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 4.10 ha.



KEY PLAN
NOT TO SCALE

0	APRIL 26, 2018	ORIGINAL PLAN COMPLETED	TP
REV. NO.	DATE	ITEM	BY

REVISIONS

WESTBROOK ESTATES
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION AND CONSOOLIDATION

OF PART OF
 PARCEL A, PLAN 4399KS
 AND
 LOT 43A, BLOCK 6, PLAN 882 1788
 ALL WITHIN THE
 N.W.1/4 SEC.6 - TWP.52 - RGE.24 - W.4TH MER.
 AND
 S.W.1/4 SEC.7 - TWP.52 - RGE.24 - W.4TH MER.

EDMONTON - ALBERTA
 2018
 SCALE: 1:1000

Pals Geomatics
 Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	11800089T	DRAFTED BY:	TP	CHECKED BY:	RB
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Subdivision Authority

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

October 25, 2018

File No. LDA18-0425

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 from Lot 15, Block 46, Plan 5229 AD located north of 96 Avenue NW and east of 152 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on October 25, 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 #287875965-001

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 (\$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 152 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).

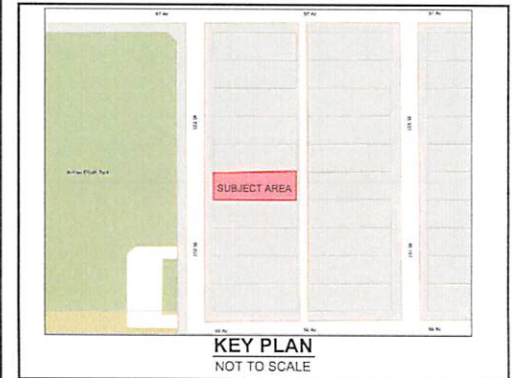
Servicing

- 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).
- 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).

CEJAY VENTURES LTD.

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 R4.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
0	JULY 17, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

WEST JASPER PLACE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 15, BLOCK 46, PLAN 5229 AD
WITHIN THE RIVER LOT 2 - EDMONTON SETTLEMENT
N.W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Corp
Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	81800115T	DRAFTED BY:	AN	CHECKED BY:	DS
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LOT 16
BLOCK 46
PLAN 5229 AD

LOT 15B
BLOCK 46

LOT 15
BLOCK 46
PLAN 5229 AD

EXISTING
BUILDING

EXISTING
GARAGE

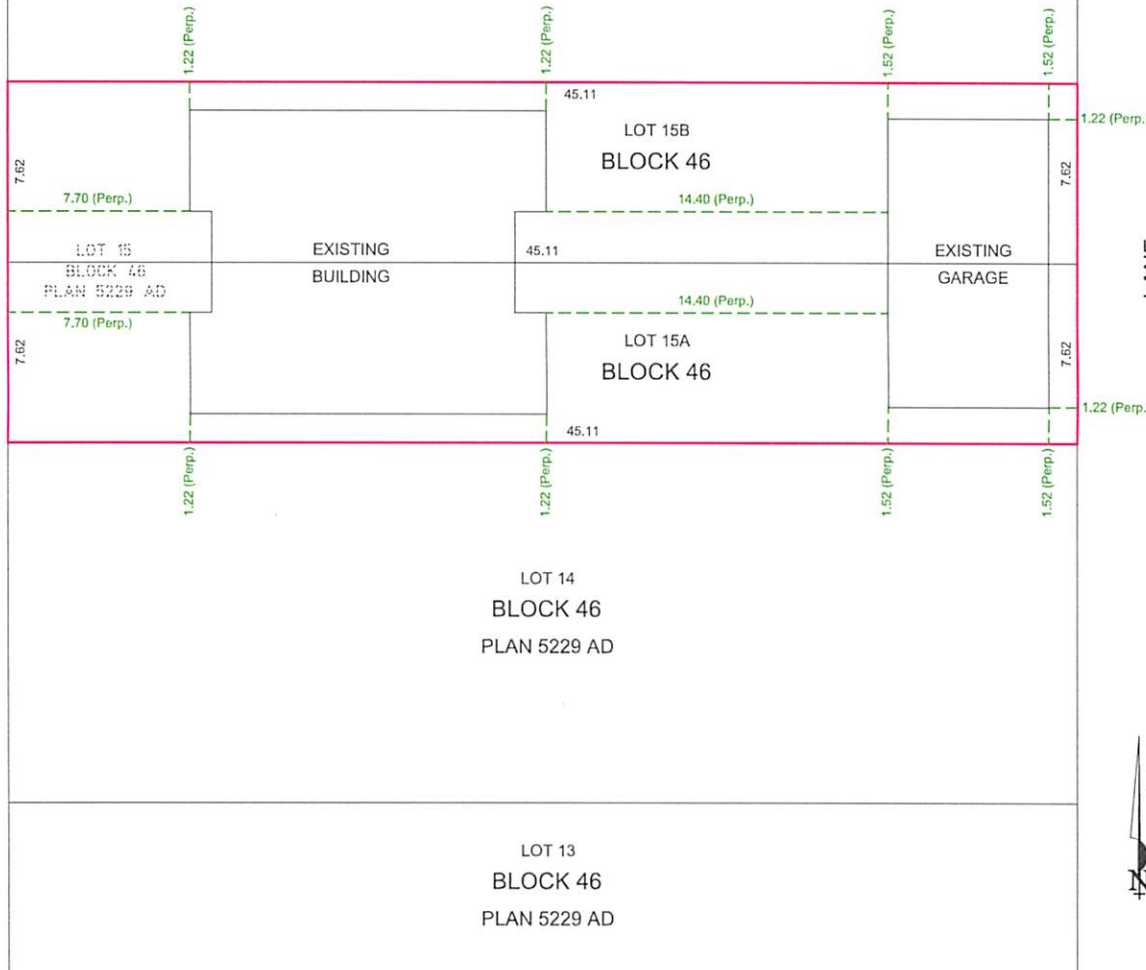
LOT 15A
BLOCK 46

LOT 14
BLOCK 46
PLAN 5229 AD

LOT 13
BLOCK 46
PLAN 5229 AD

152 STREET

LANE





Subdivision Authority

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

October 25, 2018

File No. LDA18-0504

Navland Geomatics
10722 181 Street NW
Edmonton, AB T5S 1K8

ATTENTION: Jim Harland

RE: Tentative plan of subdivision to adjust the property line boundary between Lots 1-3, Block 11, Plan 600U and Lots 4-5, Block 11, Plan 600U, located north of 112 Avenue NW and east of 68 Street NW; **BELLEVUE**

The Subdivision by Plan is APPROVED on October 25, 2018, subject to the following conditions:

1. that Charter Bylaw 18619 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 #289937715-001

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 (\$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.
- Access will not be permitted to 112 Avenue NW as it is an arterial roadway. Access will be limited to the rear alley only.

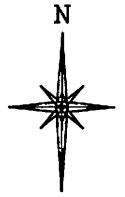
Building / Site

- 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 the proposed subdivision approximately 17.98 m and 40.23 m north of the north property line of 112 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.
- 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).

11 6
PLAN 600 U



Part of Lot 5

Part of Lot 5

LOT 2B
(0.06 Hectares)

LOT 1B
(0.12 Hectares)

68th STREET

112th AVENUE

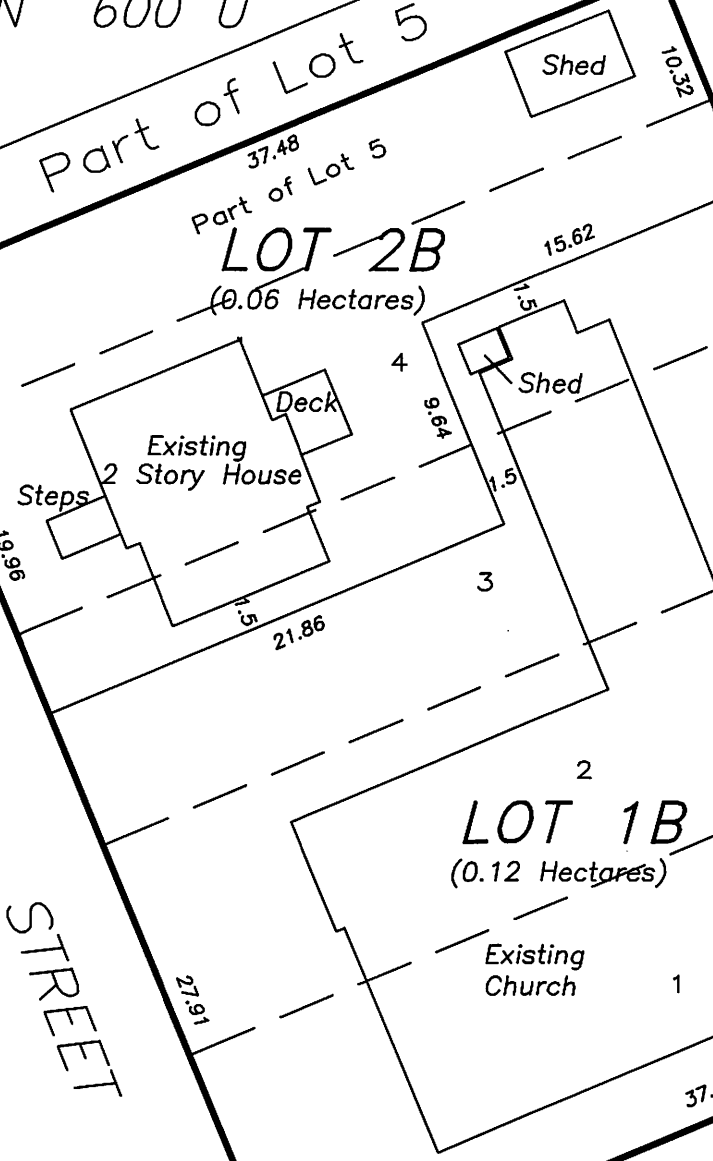
28

29

30

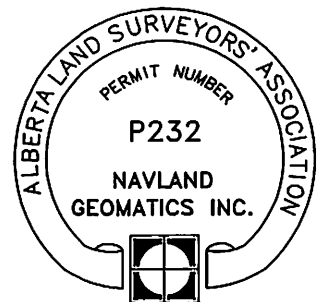
31

Lane



NOTES:

1. AREA REFERRED TO SHOWN THUS AND CONTAINS 0.18 Ha.
2. ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF.



PLAN SHOWING PROPOSED SUBDIVISION
LOTS 1, 2, 3, 4 & PART OF LOT 5,
BLOCK 11, PLAN 600U
EDMONTON, ALBERTA
SCALE: 1:300

SCALE 1:300

DATE: AUG. 14/18

DRAWN: J.H.

DWG NO: 2700/18-01

NAVLAND GEOMATICS INC.
10722 - 181st STREET, EDMONTON, ALBERTA
File No. 2700/18



Subdivision Authority

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

October 25, 2018

File No. LDA18-0510

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3,
Block 100, Plan 4386 KS located north of 86 Avenue NW and west of 105 Street NW;
STRATHCONA

The Subdivision by Plan is APPROVED on October 25, 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 #291850305-001

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 (\$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).
- 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 3, BLOCK 100, PLAN 4386 K.S.

IN THE

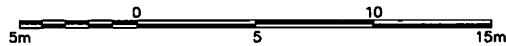
RIVER LOT 11, EDMONTON SETTLEMENT

WITHIN THE

(THEO. N.E.1/4 SEC.29, TWP.52, RGE.24, W.4 M.)

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.

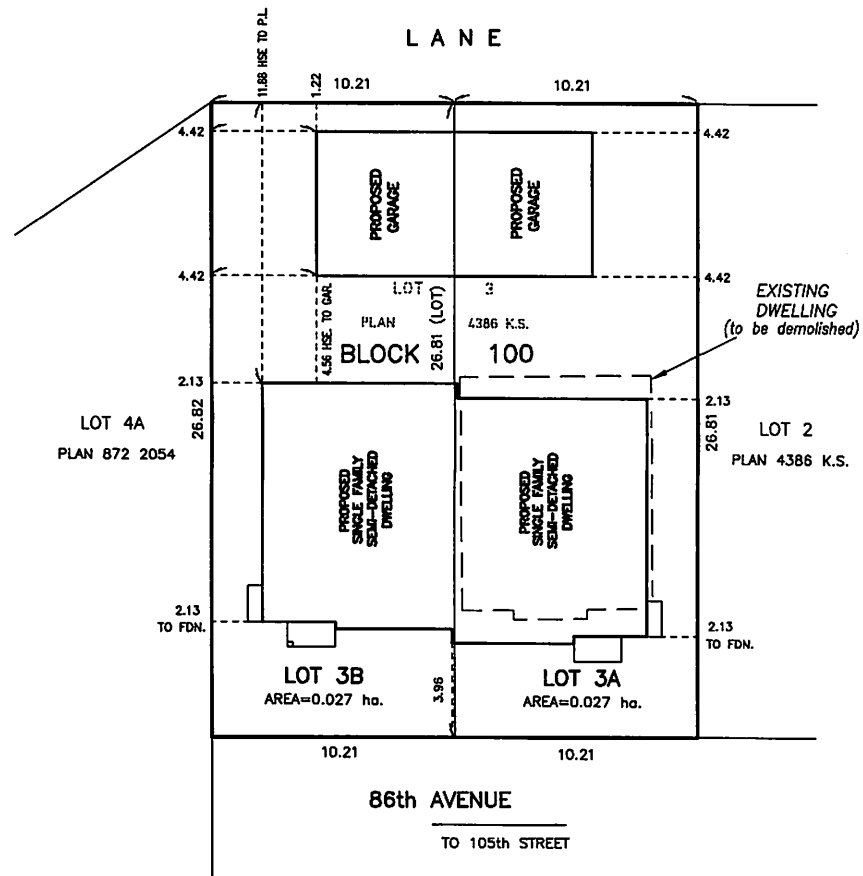
CALC'D. BY: -

DATE: AUGUST 29, 2018

REVISED: -

FILE NO. 18C0055

DWG.NO. 18C0055T





Subdivision Authority

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

October 25, 2018

File No. LDA18-0519

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 7, Block 35, Plan 4722 NY located south of 54 Avenue NW and west of 109 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on October 25, 2018, subject to the following conditions:

1. prior to endorsement, the owner must dig and locate the existing sanitary service at the property line to the satisfaction of EPCOR Drainage Services;
2. that the owner obtain a permit to demolish the existing dwelling 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #291976185-001
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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 109 Street. Upon redevelopment of proposed Lot 7A, the existing residential access to 109 Street can be utilized. Should the driveway be relocated, the existing access must be removed. The owner/applicant will be required to obtain a permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 – 104 Avenue.
- Upon redevelopment of the proposed site, the existing retaining wall must be removed if it encroaches onto the road right of way.

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 water service enters the proposed subdivision approximately 9.5 m south of the north property line of Lot 7 off 109 Street NW. The location of the existing sanitary service is unknown. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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

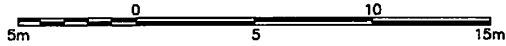
LOT 7, BLOCK 35, PLAN 4722 N.Y.

IN THE

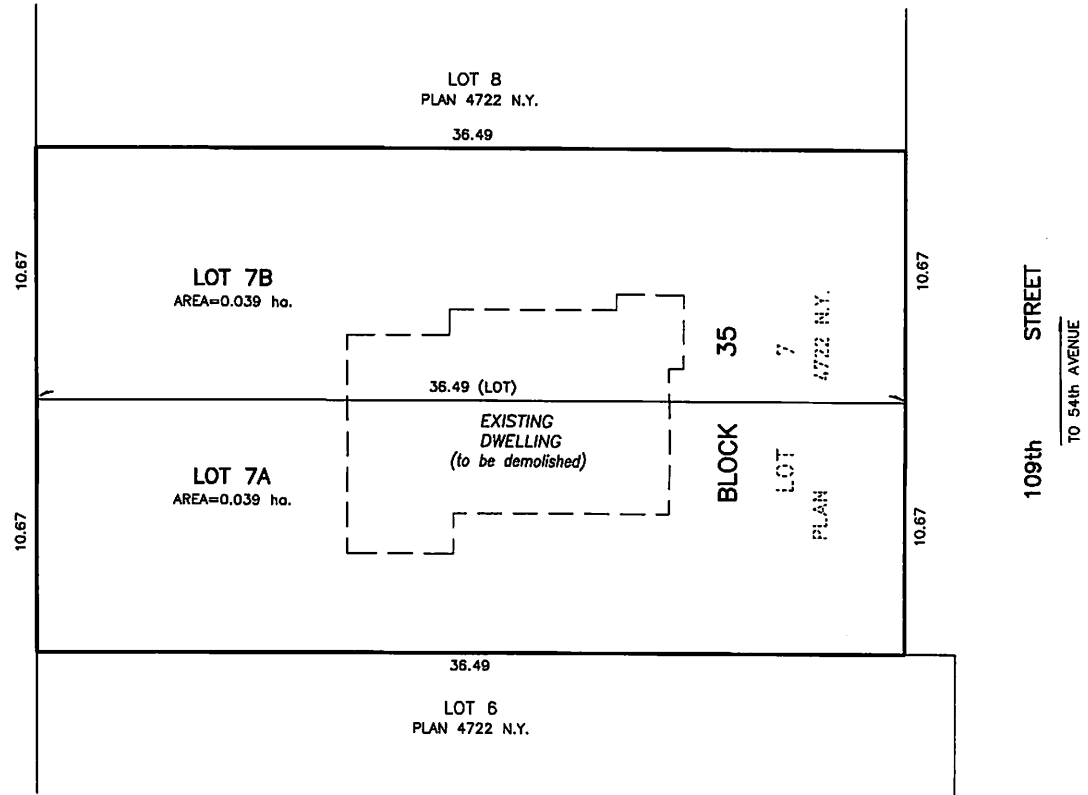
W.1/2 SEC.17-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



CONDOMINIUM
PLAN 072 2258



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: AUGUST 30, 2018

REVISED: -

FILE NO. 18S0715

DWG.NO. 18S0715T



Subdivision Authority

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

October 25, 2018

File No. LDA18-0543

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 3, Block 49, Plan 1843 KS, located north of 107 Avenue NW and east of 69 Street NW; **CAPILANO**

The Subdivision by Plan is APPROVED on October 25, 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #292964118-001

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 (\$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.
- There is an existing access to 69 Street NW. Upon redevelopment of proposed Lot 3B, the existing residential access to 69 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.
- There are existing retaining walls that encroach onto the 69 Street NW road right-of-way. The applicant is advised that due to the proximity of the encroaching feature to the back of the sidewalk, the existing retaining walls will not be authorized by an encroachment agreement and must be removed with development of the lots.

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 the proposed subdivision approximately 5.2 m north of the south property line of Lot 3 off of the lane. The existing storm service enters the proposed subdivision approximately 6.6 m north of the south property line of Lot 3 off of 69 Street 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 3, BLOCK 49, PLAN 1843 K.S.

RIVER LOT 33 AND 35, EDMONTON SETTLEMENT

WITHIN THE

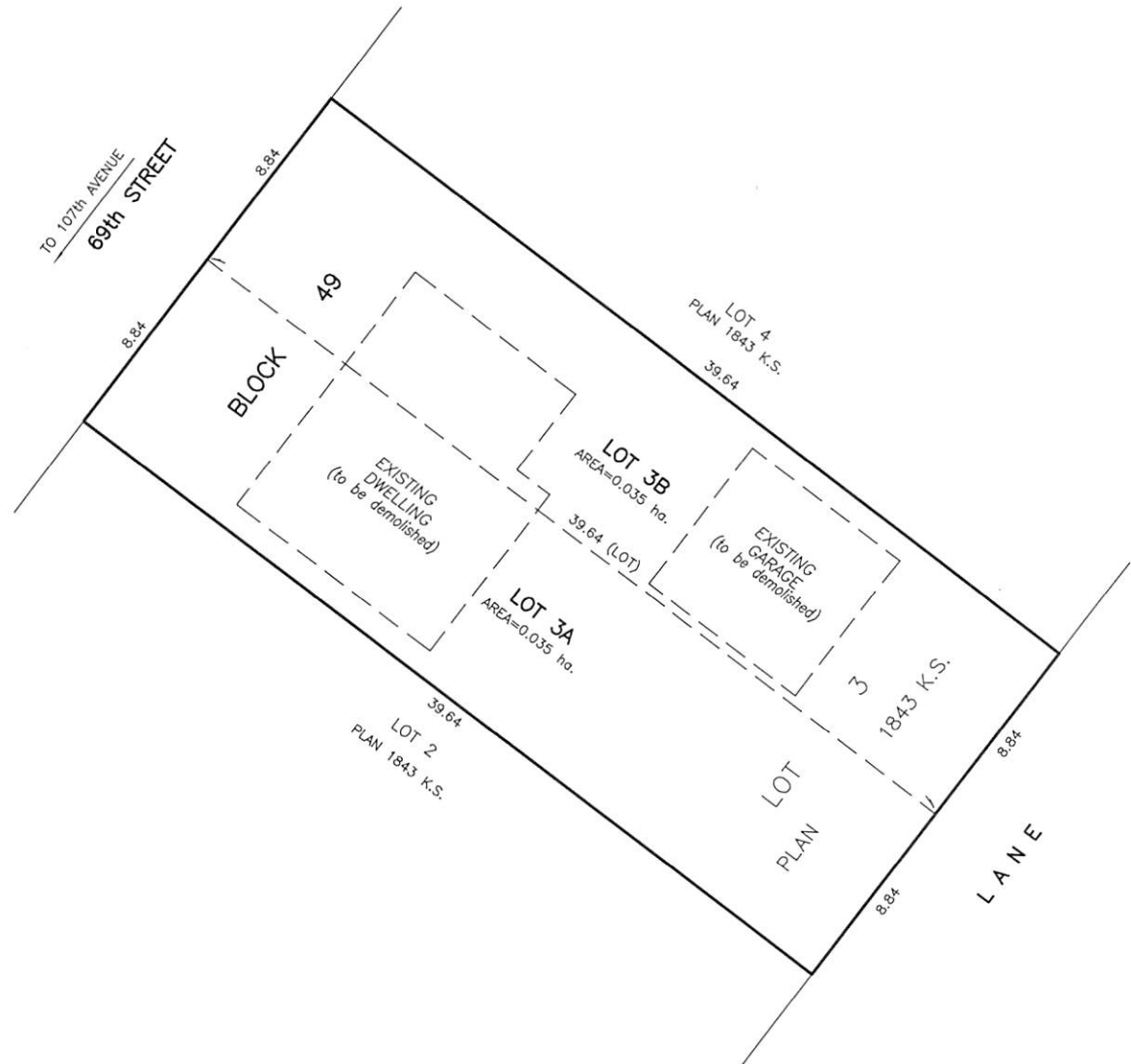
(THEO. TWP.52, RGE.24, W.4 M.)

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: SEPTEMBER 18, 2018

REVISED: -

FILE NO. 18S0765

DWG.NO. 18S0765T



Subdivision Authority

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

October 25, 2018

File No. LDA18-0548

Habitat Studio & Workshop Ltd.
11130 105 Avenue NW
Edmonton AB, T5H 0L5

ATTENTION: Stacey Parker

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 53, Plan RN 39B, located north of 109A Avenue NW and east of 123 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on October 25, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services 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.

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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #292916033-001

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

Transportation

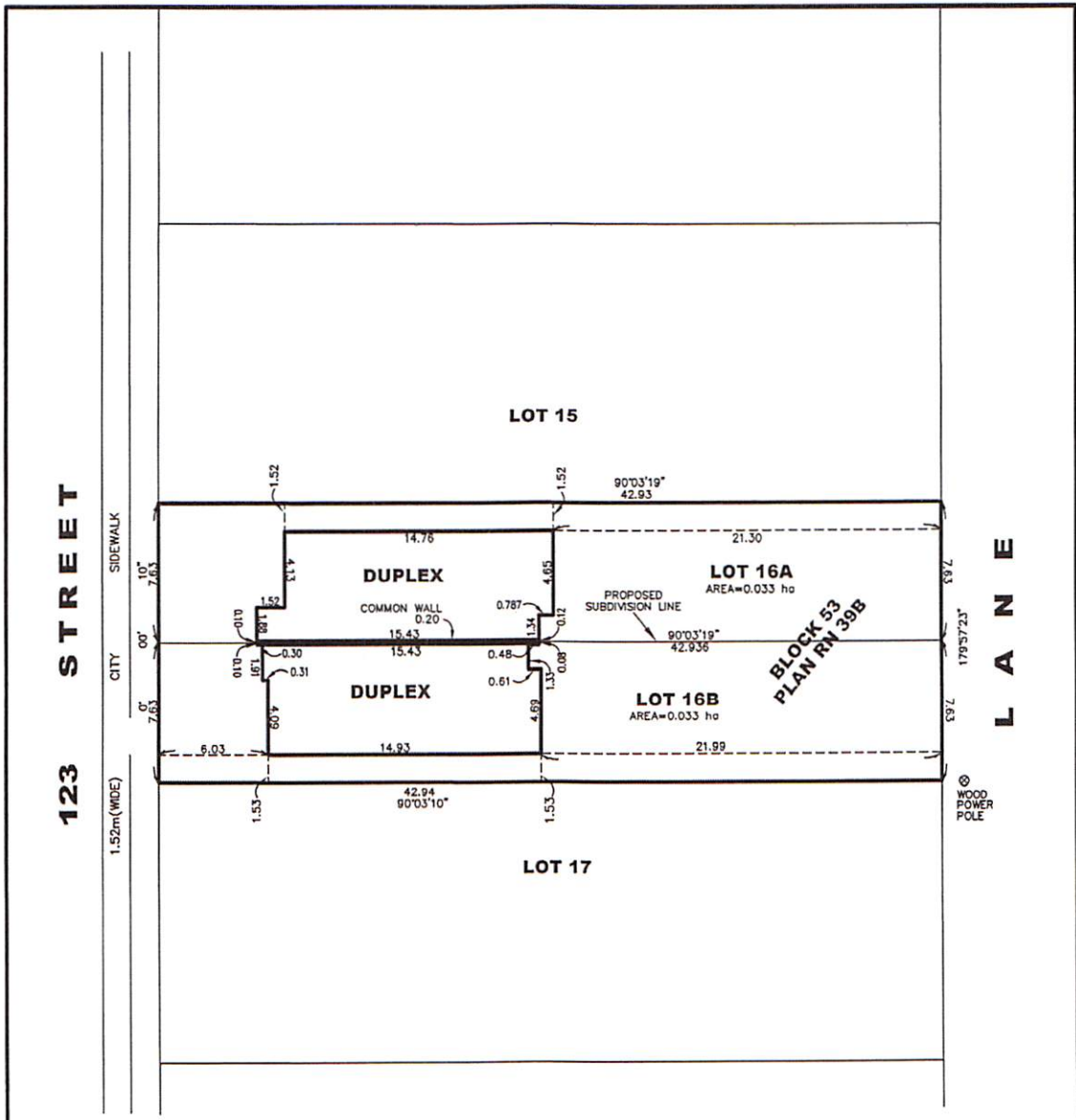
- There are existing boulevard trees adjacent to the site on 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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 existing services (water and sanitary) enter the proposed subdivision approximately 12.0 m north of the south property line of Lot 16 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, 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).



CERTIFIED CORRECT
 SEPTEMBER 18th, 2018

ALL DISTANCES ARE IN METERS AND DECIMALS OF A METRE
 AREA DEALT WITH BY THIS PLAN BOUNDED THUS

Duncan C. Gillmore
DUNCAN C. GILLMORE ALS.

TENTATIVE PLAN OF SUBDIVISION

<p>LEGAL DESCRIPTION LOT 16 BLOCK 53 PLAN RN 39B EDMONTON, ALBERTA OWNER : MARICA M JOHNSON AND EDWARD WIEBE C. OF T. NO: 172 155 458 DATE : SEPTEMBER 17th, 2018</p>	<p>BUILDER OR OWNER: HABITAT STUDIO 11130-105 AVENUE NW EDMONTON, ALBERTA</p> <p>CIVIC ADDRESS: 10979-123 STREET EDMONTON, ALBERTA</p>	
<p>GILLMORE SURVEYS (ARCTIC) LTD. 7322 - 101 AVENUE EDMONTON - ALBERTA T6A 0J2 PH. (780) 465-0096 Fax (780) 468-7072</p>	<p>DATE: AUGUST 20th, 2018 SCALE: 1: 300 GSAL: 2076-44 WS: 18-0274</p>	

Drwg: **18-0274T**

Thursday, October 18, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 18, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 11, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA14-0316
157144797-001

REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots, from the east half of the SE 15-51-25-W4M located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA18-0350
285897494-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from West Half of Lot 24 and Lot 25, Block 13, Plan 2262 S, located north of 74 Avenue NW and west of 93 Street NW; **RITCHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA18-0469 288945450-001	Tentative plan of subdivision to create one (1) Urban Services unit from Unit 3, Plan 102 6278, located north of 121 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.	LDA18-0474 290384994-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 3, Plan 1884 KS located north of 85 Avenue NW and east of 147 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0481 289236408-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 5, Plan Plan 959 KS, located south of 74 Avenue NW and west of 85 Street NW; AVONMORE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0483 289676183-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 40, Block 4, Plan 2528 HW, located south of Strathearn Drive NW and west of 86 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0490 290821896-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 10, Plan 2938 HW located south of 74 Avenue NW and west of 118A Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0523 292219816-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 4, Plan 3458 HW, located north of 69 Avenue NW and west of 93 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA18-0524 292260474-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 31 and East Half of Lot 32, Block 13, Plan 2262 S, located north of 74 Avenue NW and east of 95 Street NW; RITCHIE	
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.		