

Thursday, June 22, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 25

| | | |
|-----------|---|---|
| 1. | ADOPTION OF AGENDA | |
| | RECOMMENDATION | |
| | That the Subdivision Authority Agenda for the June 22, 2017 meeting be adopted. | |
| 2. | ADOPTION OF MINUTES | |
| | RECOMMENDATION | |
| | That the Subdivision Authority Minutes for the June 15, 2017 meetings be adopted. | |
| 3. | OLD BUSINESS | |
| 1. | LDA14-0276 155551630-001 | Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; MCCONACHIE |
| 2. | LDA16-0574 236493297-001 | Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; CHARLESWORTH |
| 3. | LDA16-0132 187323213-001 | REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |
| 4. | NEW BUSINESS | |
| 1. | LDA17-0131 242534791-001 | Tentative plan of subdivision to create one (1) additional multiple family lot, from Lot 25, Block 101, Plan 132 0993, located north of Stony Plain Road NW and east of 142 Street NW; GLENORA |
| 2. | LDA17-0161 241299069-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 9, Plan 1928 TR located north of 58 Avenue NW and west of 107 Street NW; PLEASANTVIEW |
| 3. | LDA17-0266 244576319-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 50, Plan RN 22B, located north of 105 Avenue NW and east of 127 Street NW; WESTMOUNT |
| 4. | LDA17-0280 252067994-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 5682 HW, located north of 73 Avenue NW and west of 91 Street NW; RITCHIE |
| 5. | OTHER BUSINESS | |



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 22, 2017

File No. LDA14-0276

Stantec Consulting Ltd.
10106 – 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

I The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,033,942.00 representing 1.82 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA15-0362 be registered prior to or concurrent with this application for underground utilities;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 an offsite watermain extension, with Phase 2 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner grade and landscape within the Natural Area, with Phase I of the plan of subdivision, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of Drainage Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I. The extent of the grading would be determined at the engineering drawing review;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area with the connection to 66 Street NW, with Phase I of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within Phase 1 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within Phase 2 of the plan of subdivision, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 66 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

14. that the owner is responsible for the landscape design and construction within the walkways, and Natural Area lot to the satisfaction of City Departments and affected utility agencies.

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

MR for NW 2-54-24-W4M in the amount of \$1,033,942.00, representing 1.82 ha, is being provided by money in place with this subdivision. MR is to be used for the assembly of the McConachie District Park. The Natural Area is to be purchased by the City of Edmonton.

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 five (5) 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 #155551630-001

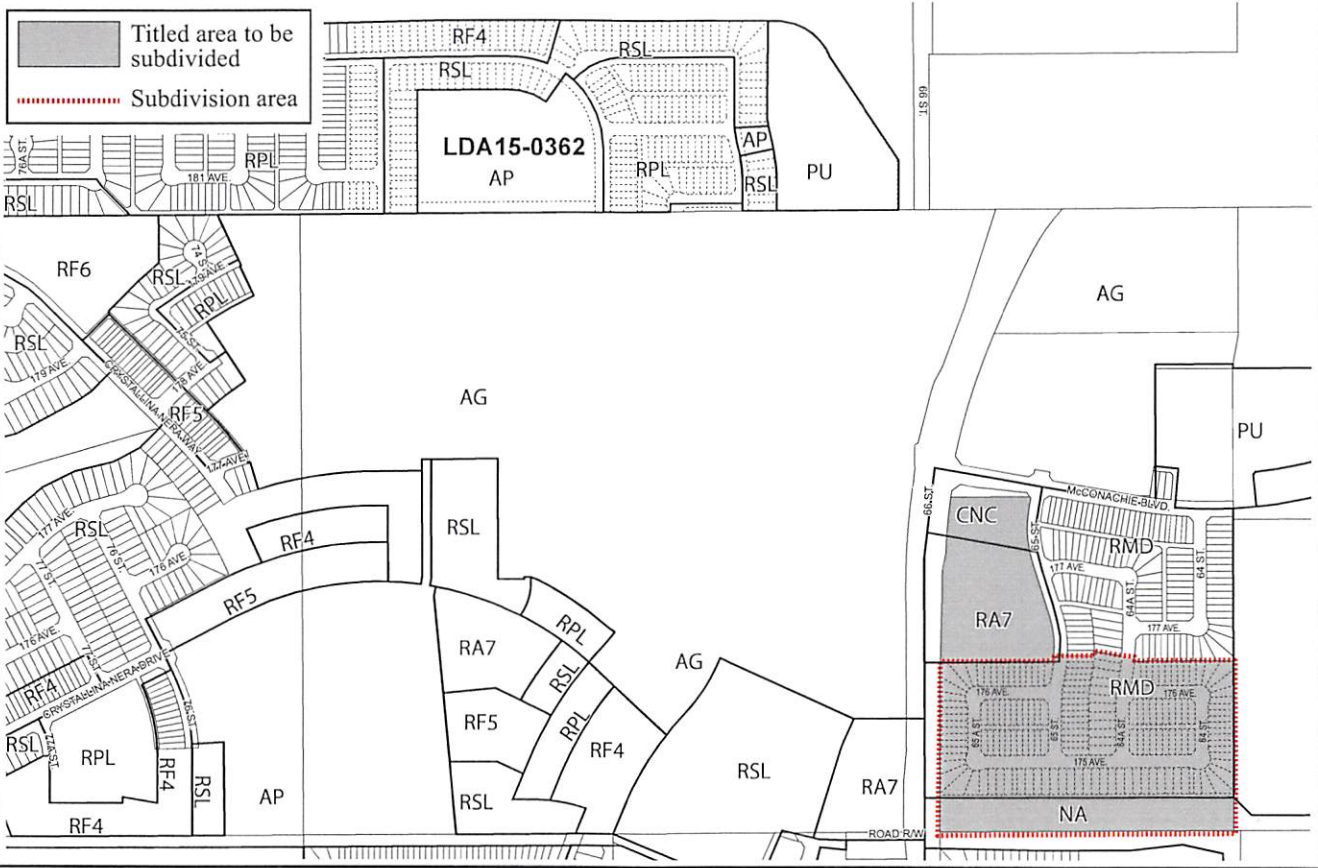
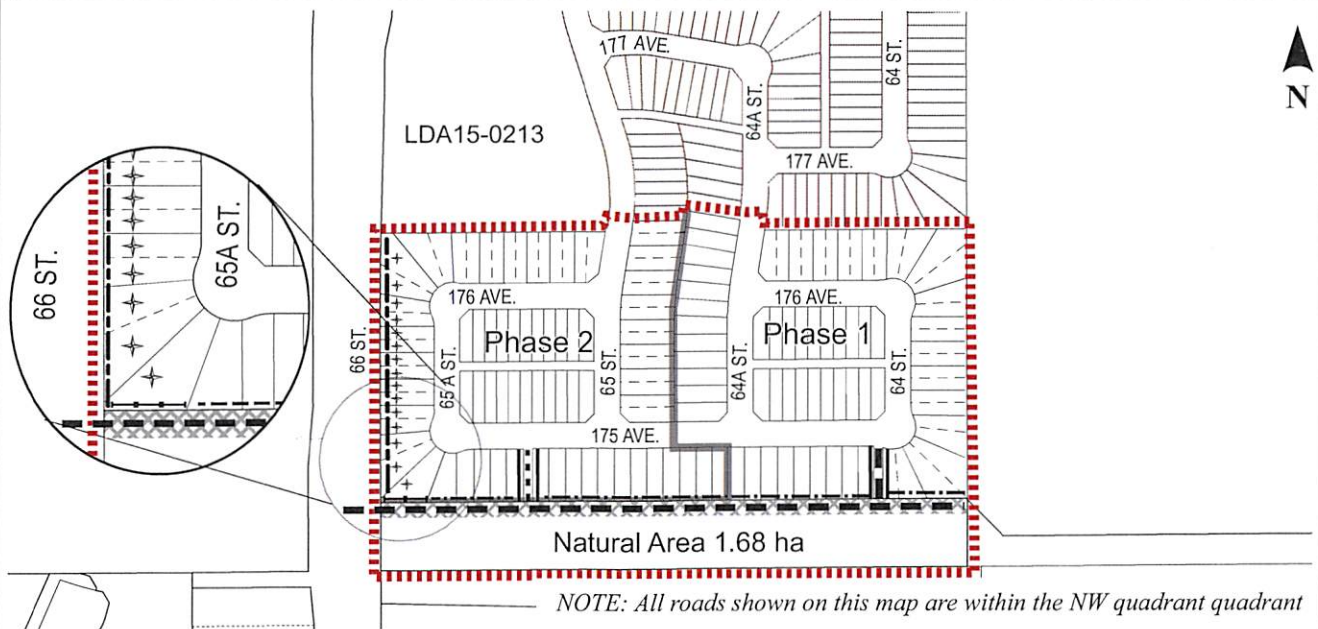
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

LDA14-0276

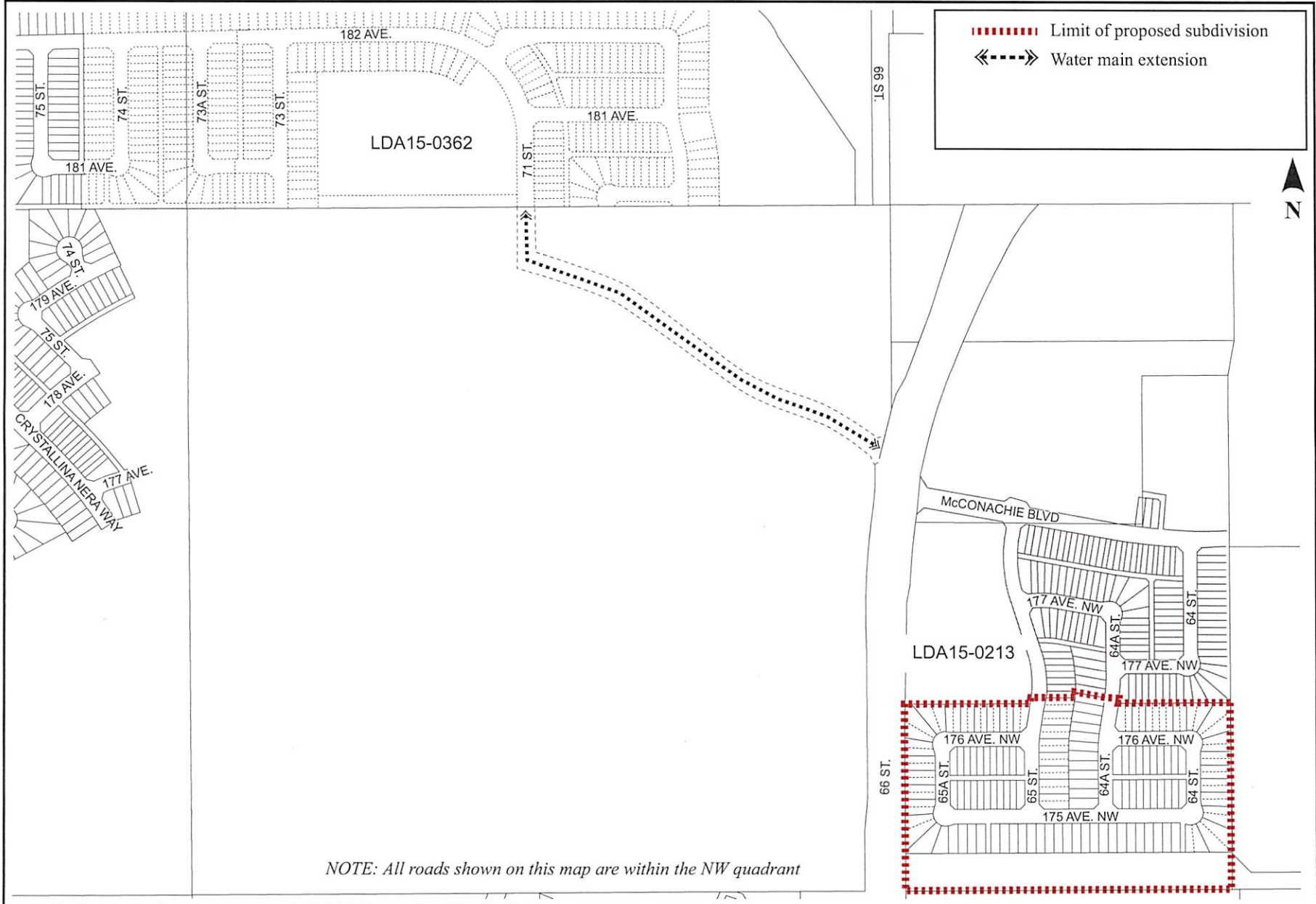
- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Berm and noise attenuation fence
- Noise attenuation fence
- 1.5 m concrete sidewalk
- 3 m hard surface shared use path
- Grading and landscaping
- Restrictive covenant re: berm and fence



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

LDA14-0276



- Limit of proposed subdivision
- ←---→ Water main extension

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



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 22, 2017

File No. LDA16-0574

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on June 22, 2017, 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., and EPCOR Water Services Inc., 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 easements for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner constructs an offsite 300 mm watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves (MR) for Lot B, Block 22, Plan 112 2045 was addressed by Deferred Reserve Caveat (DRC) through LDA09-0078. LDA12-0026 reduced said DRC by the dedication of a 1.84 ha MR parcel (Natural Area), and the remaining 0.23 ha was provided by money in place of reserves.

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 five (5) 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 #236493297-001

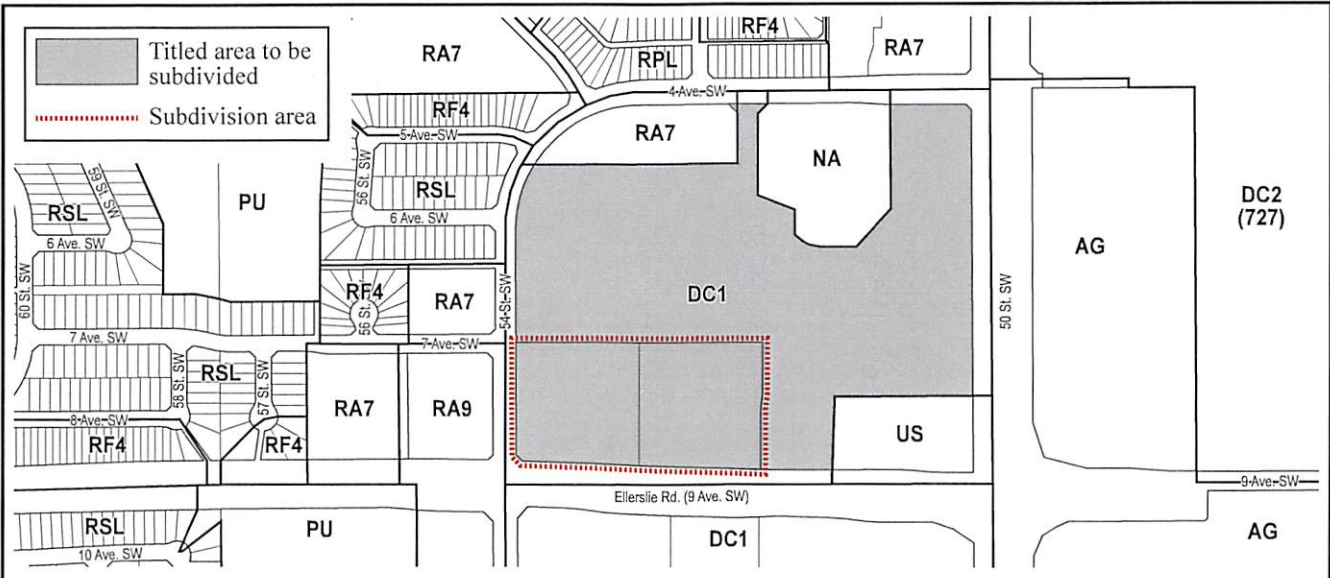
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

LDA16-0574

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬ Register easement
- * Mutual access easement
- ◀- - - -> 300 mm water main extension





June 22, 2017

File No. LDA16-0132

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

ATTENTION: Mark Michniak

RE: REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

The application has revised Phase 2 so that it contains 5 less lots overall. The amount of single detached residential lots has increased by 23 and the number of semi-detached lots has decreased by 28. Phase 1 of this subdivision has been registered.

I The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:

1. That the owner provide Municipal Reserve (MR) in the amount of 2.393 ha by Deferred Reserve Caveat (DRC) registered against lot N, Block 99, Plan 152 2816 pursuant to Section 669 of the Municipal Government Act;
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., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA16-0123 to close a portion of Chappelle Road SW shall be approved prior to the endorsement of this plan of survey;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto and flanking 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; 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 engineering drawings include the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including shared use path, concrete sidewalk, channelization, access, intersections, lighting, landscaping and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Planning and Engineering;
8. that the owner reconstruct the south leg of the intersection of Chappelle Road SW and Cardinal Way SW to match the north leg of the intersection, to the satisfaction of Transportation Planning and Engineering;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto and flanking 41 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 14-51-25-W4M in the amount of 2.393 ha was addressed by DRC through LDA14-0160. The DRC amount will be transferred to Lot N, Block 99, Plan 152 2816.

Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original 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 five (5) 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 #187323213-001

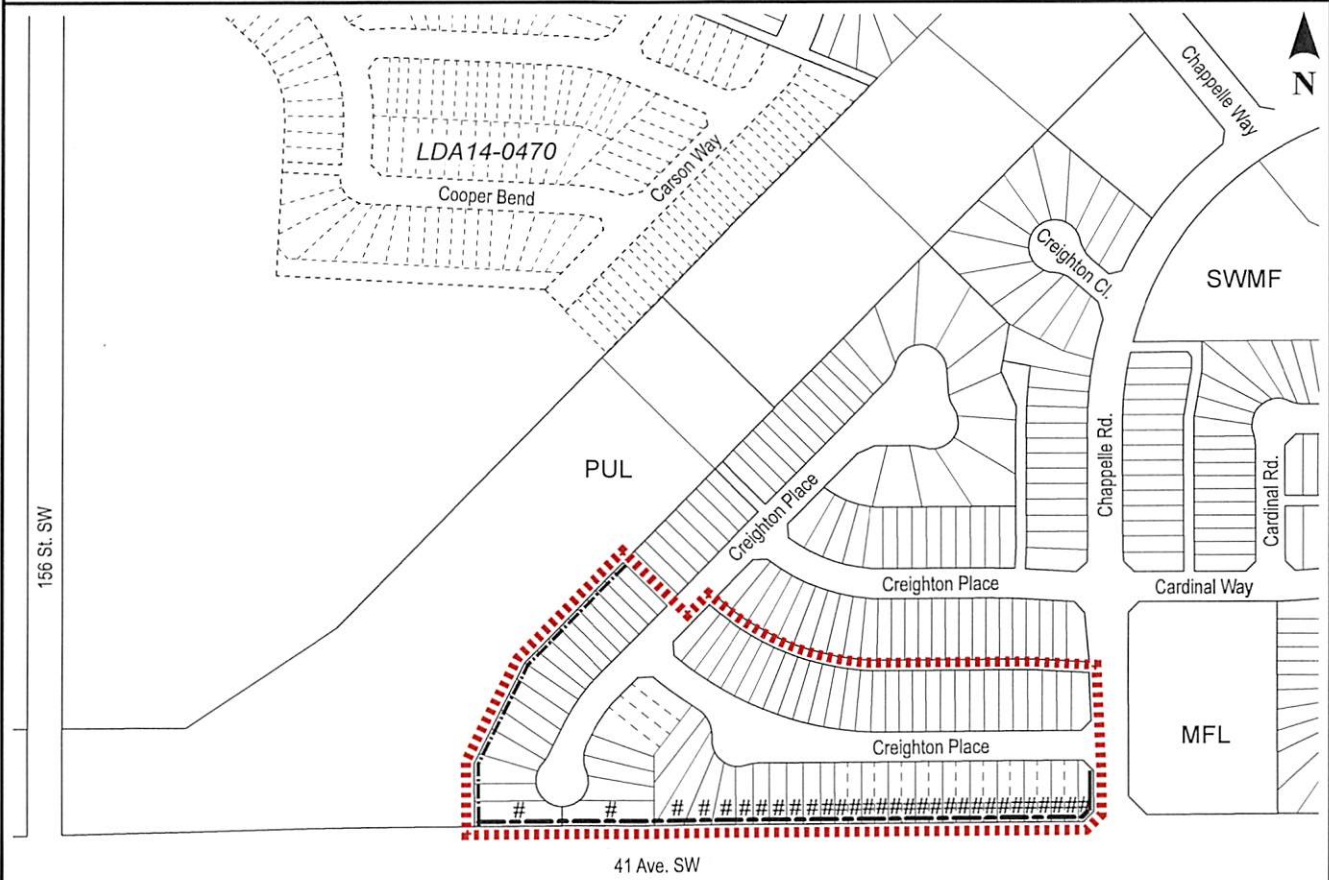
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 22, 2017

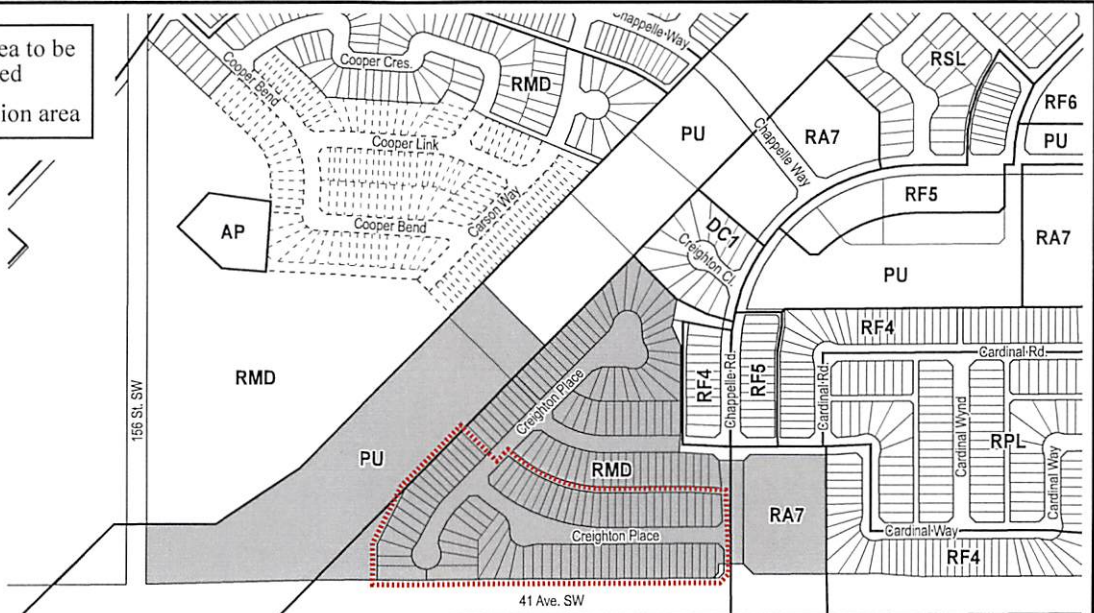
LDA16-0132

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Berm and noise attenuation fence
- # Restrictive Covenant re: Berm



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

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 22, 2017

File No. LDA17-0131

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) additional multiple family lot, from Lot 25, Block 101, Plan 132 0993, located north of Stony Plain Road NW and east of 142 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on June 22, 2017, 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, to address the interim cross-lot servicing (contact Michael Schroder at 780-442-4309);
2. that the owner complete the water infrastructure construction planned under the EPCOR New Water Distribution Main Program, to the satisfaction of EPCOR Water Services Inc., as shown on the attached Enclosure; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that 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 Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 54.5m South of the South Property Line of 103 Avenue and 21.1m South of the South Property Line of 103 Avenue. Numerous other sewer services exist, status of these sewer services is unknown. If more detailed information is required, please contact Water and Sewer Servicing (780-496-5444).
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);

4. that 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;
5. that 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 (\$2869.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #242534791-001

Enclosure(s)

REGISTRAR
 LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR _____

WEST BLOCK EDMONTON, ALBERTA

PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF
 LOT 26, BLOCK 101, PLAN 172 _____
 ALL WITHIN THE
 S.W. 1/4 SEC. 1, TWP. 53, RGE. 25, W. 4 MER.

SCALE 1:500 2017 JOHN M. BYRNE, A.L.S.
 0 5 10 15 20 25 50 75 METRES

- NOTES:
1. STATUTORY IRON SURVEY POST FOUND SHOWN THUS: ○
 2. STATUTORY IRON SURVEY POST, STAMPED P223, PLACED SHOWN THUS: ○
 3. ALBERTA SURVEY CONTROL MARKER (ASCM) SHOWN THUS: ●
 4. THE GEO-REFERENCED POINT IS A F.D.I. AT THE <DESCRIPTION> AND SHOWN THUS: ○
 5. THE GEO-REFERENCED POINT GRID COORDINATES ARE ####M N. AND ####M E. AND ARE DERIVED FROM ALBERTA SURVEY CONTROL MARKERS SHOWN ON THE PLAN. (NAD83 ORIGINAL, 3TM PROJECTION, REFERENCE MERIDIAN 116°, COMBINED FACTOR 0.999###).
 6. BEARINGS ARE GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
 7. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 8. ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 9. ALL CORNER CUTOFFS ARE 6.00 UNLESS OTHERWISE NOTED.
 10. TEMPORARY TRAVERSE LINES SHOWN THUS: - - - - -
 11. AREA REGISTERED SHOWN OUTLINED THUS: - - - - - AND CONTAINS WITHIN: 0.676 HA.

LEGEND:

| | | | |
|----------|------------------------------------|----------|---------------------------|
| 3TM | 3 DEGREE TRANSVERSE MERCATOR | NAD83 | NORTH AMERICAN DATUM 1983 |
| A.L.S. | ALBERTA LAND SURVEYOR | PL. | PLANTED |
| A.S.C.M. | ALBERTA SURVEY CONTROL MONUMENT | POS. | POSITION |
| C.A. | CENTRAL ANGLE | P.U.L.L. | PUBLIC UTILITY LOT |
| CS. | COUNTER SINK | R | RADIUS |
| E | EAST | (R) | RADIAL |
| E.R. | ENVIRONMENTAL RESERVE ESTABLISHED | REF. | REFERENCE |
| EST. | ESTABLISHED | RE-EST. | RE-ESTABLISHED |
| Fd. | FOUND | RES. | RESTORED |
| G.N.S.S. | GLOBAL NAVIGATION SATELLITE SYSTEM | RGE. | RANGE |
| HA. | HECTARES | RP | REFERENCE POINT |
| I. | STATUTORY IRON POST | R/W | RIGHT OF WAY |
| M | METER | SQ.M | SQUARE METRES |
| MER. | MERIDIAN | S. | SOUTH |
| Mk. | MARK | SEC. | SECTION |
| Mk'D. | MARKED | TWP. | TOWNSHIP |
| MP. | MARKER POST | UTIL. | UTILITIES |
| M.R. | MUNICIPAL RESERVE | U.T.P. | UNABLE TO POST |
| N. | NORTH | W. | WEST |



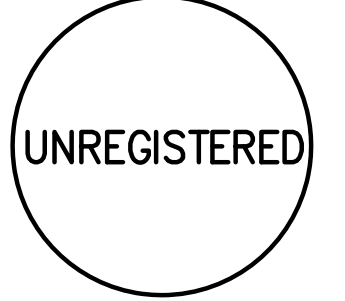
SURVEYOR:
 JOHN M. BYRNE, A.L.S.

IN ACCORDANCE WITH THE PROVISIONS
 OF THE SURVEYS ACT.

REGISTERED OWNER
 INHOUSE GLENORA G.P. LTD.

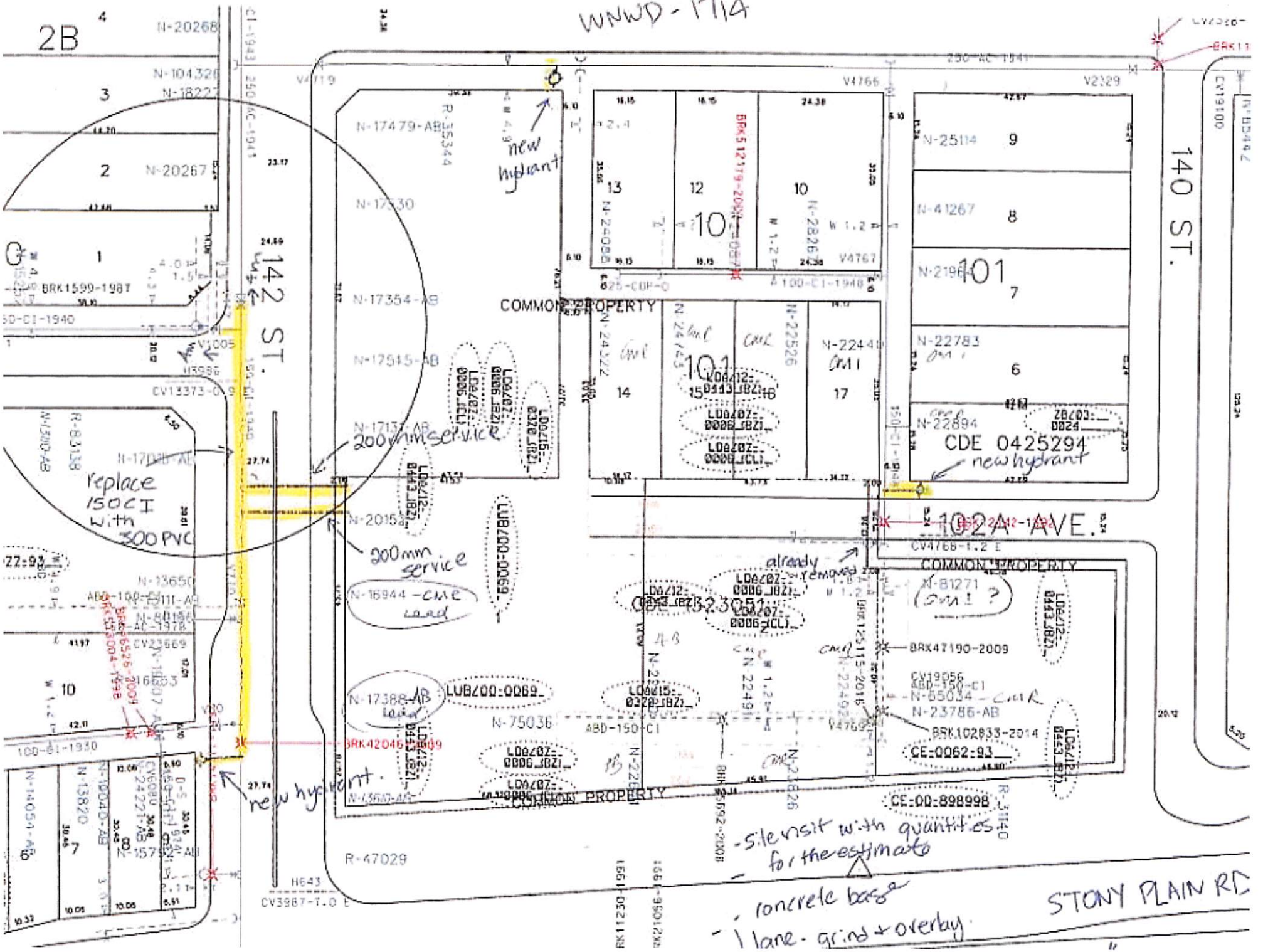
FILE NO.: 397852
 CHECKED BY: ##

IBI GROUP GEOMATICS (CANADA) INC.
 SUITE 300 10830 JASPER AVENUE
 EDMONTON, ALBERTA, T5J 2B5



C:\Drawings\2020\19178 WEST BLOCK 101\19178.dwg

WNWD-1714



- silensit with quantities for the estimate
 - concrete base
 - 1 lane - grind + overlay

STONY PLAIN RD



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 22, 2017

File No. LDA17-0161

Ken Caron
11207 - 57 Avenue NW
Edmonton, AB T6H 0Z7

ATTENTION: Ken Caron

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 9, Plan 1928 TR located north of 58 Avenue NW and west of 107 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on June 22, 2017, 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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m west of the east property line of Lot 3A. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
4. that 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;

5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) 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 #241299069-001

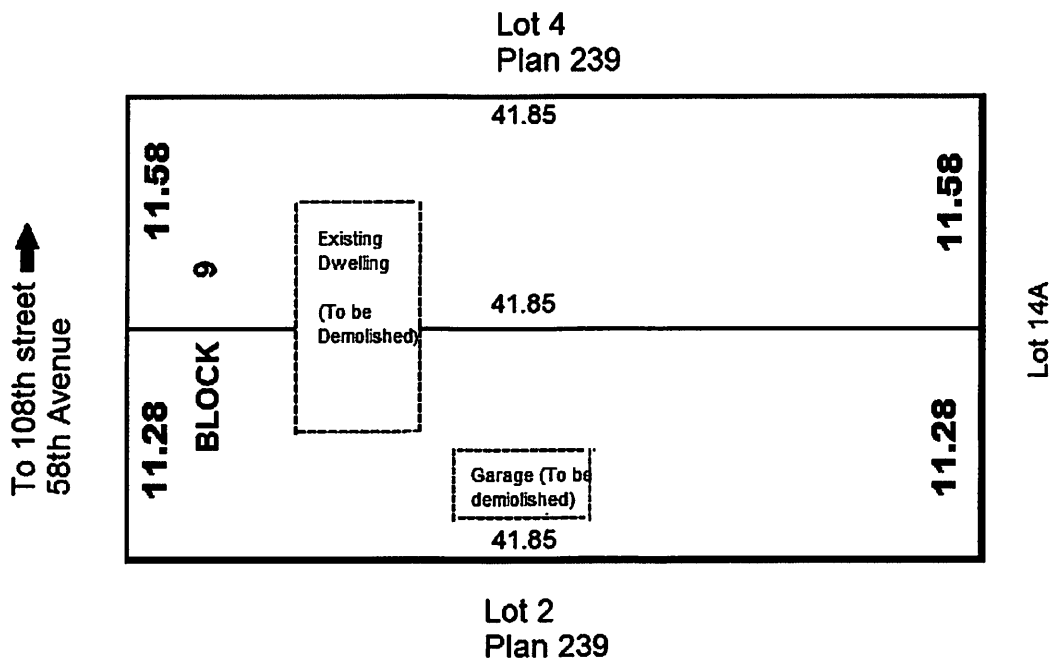
Enclosure(s)

TENTATIVE PLAN
SHOWING SUBDIVISION OF

LOT 3, BLOCK 9, PLAN 239 In the

N.W. ¼ Sec. 17-TP.52 – R.24-W.4th ME

EDMONTON ALBERTA





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 22, 2017

File No. LDA17-0266

Deanna Kwong
10513 - 127 Street NW
Edmonton, AB T5N 1V8

ATTENTION: Deanna Kwong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 50, Plan RN 22B, located north of 105 Avenue NW and east of 127 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. 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; and

6. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

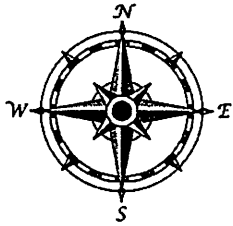
BM/at/Posse #244576319-001

Enclosure(s)

TENTATIVE PLAN
SHOWING SUBDIVISION OF
LOT 8, BLOCK 50, PLAN RN 22B

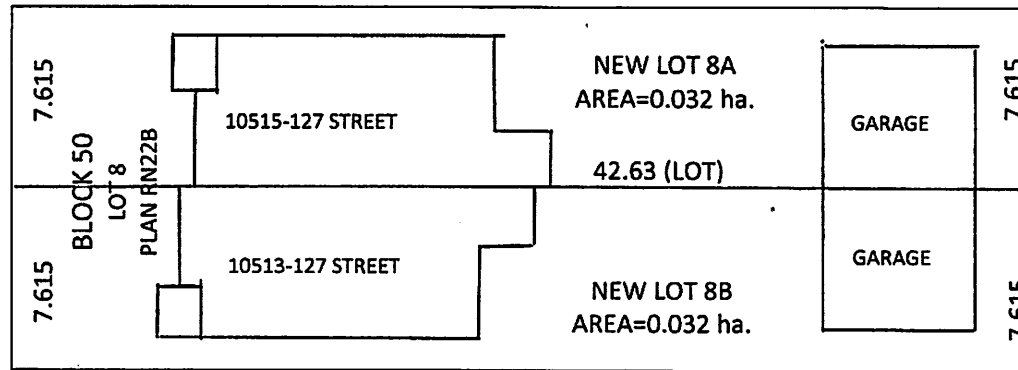
EDMONTON, ALBERTA

SCALE 1:300



LOT 7B
BLOCK 50, PLAN 7823406

↑ TO 107 AVENUE
127 STREET
SIDEWALK



2 SEMI DETACHED LOT
BLOCK 4, PLAN 8922624



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J5

June 22, 2017

File No. LDA17-0280

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 5682 HW, located north of 73 Avenue NW and west of 91 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on June 22, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
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.

Please be advised of the following:

1. that 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m west of the east property line of Lot 8. The existing storm service enters the proposed subdivision approximately 7.25 m west of the east property line of Lot 8. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that 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 (contact EPCOR Land and Administration Group at 780-412-3252);

4. that 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;
5. that 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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. 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; and
8. that the owner may lodge an appeal in accordance with 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 five (5) days from the date the decision is mailed.

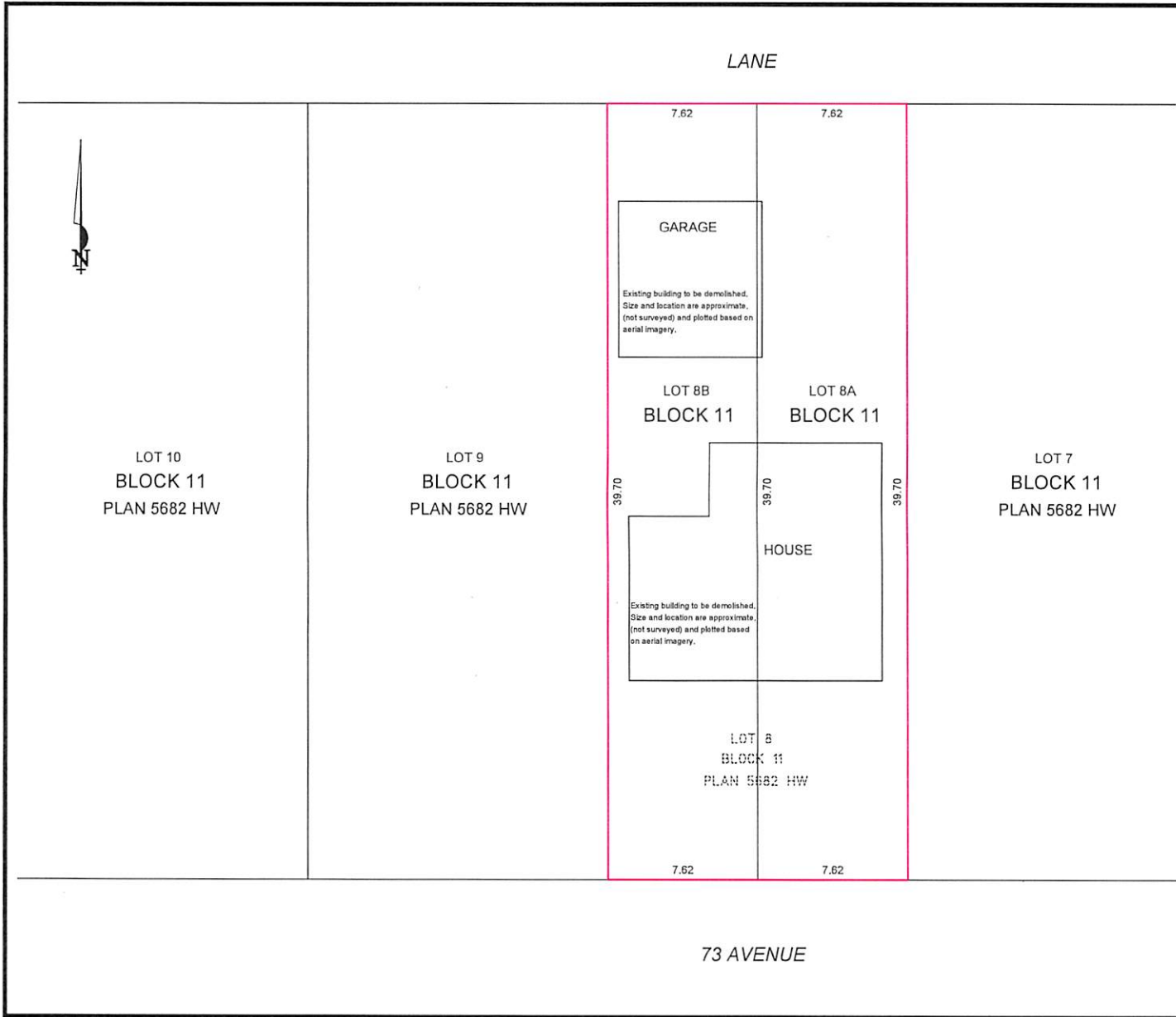
If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #252067994-001

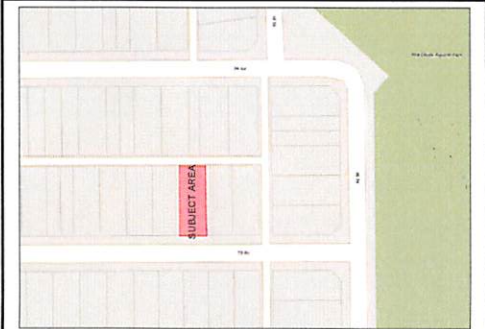
Enclosure(s)



PAT KELLY

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.060 ha.

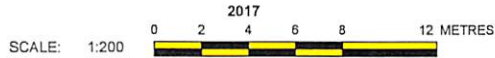


KEY PLAN
NOT TO SCALE

| REV. NO. | DATE | ITEM | BY |
|----------|--------------|-------------------------|----|
| 0 | MAY 17, 2017 | ORIGINAL PLAN COMPLETED | AN |

REVISIONS

RITCHIE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 8, BLOCK 11, PLAN 5682 HW
WITHIN THE
N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA



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

| | | |
|--------------------|----------------|----------------|
| FILE NO. 61700034T | DRAFTED BY: AN | CHECKED BY: BM |
|--------------------|----------------|----------------|

Thursday, June 15, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 15, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 8, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0574
236493297-001

Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0126
185949135-001

Tentative plan of subdivision to create 48 single detached residential lots and one (1) Environmental Reserve lot from Lot 3, Block 1, Plan 022 7056, located north of 30 Avenue SW east of Cavanagh Boulevard SW (currently 111 Street SW); **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

| | | |
|----------------|-----------------------------|--|
| 3. | LDA17-0129 242611955-001 | Tentative plan of subdivision to create nine (9) single detached residential lots from Lot A, Block 1, Plan 132 2811 located north of 28 Avenue SW and west of 141 Street SW; HAYS RIDGE |
| MOVED. | | Blair McDowell That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 4. | LDA15-0144 169345110-001 | REVISION of tentative plan of subdivision to create 26 row housing lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lots and one (1) Public Utility lot, from the SW 13-51-25 W4M and the SE 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS and HERITAGE VALLEY TOWN CENTRE |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | LDA15-0269 172465630-001 | REVISION of tentative plan of subdivision to create 82 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; CAVANAGH |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 6. | LDA16-0132 187323213-001 | REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |
| MOVED | | Blair McDowell That the application for subdivision be Tabled. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 7. | LDA17-0117 241950840-001 | Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 15, Block 15, Plan 112 2473 located north of Kerr Road NW and east of Gault Boulevard NW; GRIESBACH |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 8. | LDA17-0176 244273604-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 17, Plan 2600 KS located north of Laurier Drive NW and west of 142A Street NW; LAURIER HEIGHTS |

| | | |
|----------------|-----------------------------|---|
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 9. | LDA17-0203 245189116-001 | Tentative plan of subdivision to create 44 bare land condominium units from the SW 18-52-25-W4M, located north of Hope Road NW and east of Winterburn Road NW; THE HAMPTONS |
| MOVED | | Blair McDowell That the application for subdivision be Approved as Amended. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 10. | LDA17-0244 264071233-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 3, Plan 5972 KS located north of 63 Avenue NW and east of 132 Street NW; GRANDVIEW HEIGHTS |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 11. | LDA17-0272 251494648-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4978 HW, located north of 108 Avenue and east of 140 Street; NORTH GLENORA |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 12. | LDA17-0273 251556675-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 32, Plan 8300 ET, located south of 61 Avenue NW and west of 106 Street NW; PLEASANTVIEW |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 13. | LDA17-0274 251554388-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 5, Plan RN60 located north of 113 Avenue NW and west of 127 Street NW; INGLEWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 14. | LDA17-0275 251382533-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 21, Plan 2655 HW, located east of 96 Street NW and south of 72 avenue NW; HAZELDEAN |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |

| | | | |
|----------------|---|---|----------------|
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 15. | LDA17-0277 251379088-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 24, Plan 3958HW, located south of 103 Avenue NW and west of 79 Street NW; FOREST HEIGHTS | |
| MOVED | | Blair McDowell That the application for subdivision be Approved. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 16. | LDA17-0278 251874938-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 24, Plan 715HW, located south of 89 Avenue NW and east of 118 Street; WINDSOR PARK | |
| MOVED | | Blair McDowell That the application for subdivision be Approved. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 17. | LDA17-0284 252080640-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 12, Plan RN 60, located north of 110 Avenue and west of 129 Street; WESTMOUNT | |
| MOVED | | Blair McDowell That the application for subdivision be Approved. | |
| FOR THE MOTION | | Blair McDowell | CARRIED |
| 5. | ADJOURNMENT The meeting adjourned at 10:25 a.m. | | |