

Thursday, December 1, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT April Gallays, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

April Gallays

That the Subdivision Authority Agenda for the December 1, 2016 meeting be adopted.

FOR THE MOTION

April Gallays

CARRIED

2. ADOPTION OF MINUTES

MOVED

April Gallays

That the Subdivision Authority Minutes for the November 24, 2016 meeting be adopted.

FOR THE MOTION

April Gallays

CARRIED

3. OLD BUSINESS

1. LDA15-0554
181881382-001

Tentative plan of subdivision to create five (5) commercial lots from SE 20-51-24-W4M located west of 101 Street SW and north of 41 Avenue SW; **ELLERSLIE INDUSTRIAL**

MOVED

April Gallays

That the application for subdivision be Approved as Amended.

FOR THE MOTION

April Gallays

CARRIED

4. NEW BUSINESS

1. LDA16-0053
179555900-001

Tentative plan of subdivision to create 145 single detached residential lots and one (1) Public Utility lot, from the east half of the SE 5-52-25-W4M, the west half of the SE 5-52-25-W4M and the SW 5-52-25-4, located north of 23 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

MOVED

April Gallays

That the application for subdivision be Approved as Amended.

FOR THE MOTION

April Gallays

CARRIED

2.	LDA16-0056 179560426-001	Tentative plan of subdivision to create 114 single detached residential lots, 8 row housing lots, one (1) commercial lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot, from the east half of the SE 5-52-25-W4M, the west half of the SE 5-52-25-W4M and the SW 5-52-25-W4M, located north of 23 Avenue NW and west of 184 Street NW; RIVER'S EDGE
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
3.	LDA16-0442 230422706-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 9, Plan 4014 HW, located south of 90 Avenue NW and east of 76 Street NW; IDYLWYLDE
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
4.	LDA16-0454 231142481-001	Tentative plan of subdivision to create one (1) additional industrial lot from a portion of the SW 27-53-25-W4M located north of 137 Avenue NW and east of 170 Street NW; MISTATIM INDUSTRIAL
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED
5.	LDA16-0482 232058424-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 49, Plan 1815 AW, located north of 93 Avenue NW and east of 152 Street NW; SHERWOOD
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
6.	LDA16-0485 232150623-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW; BELGRAVIA
MOVED		April Gallays That the application for subdivision be Approved.
FOR THE MOTION		April Gallays CARRIED
7.	LDA16-0490 232320281-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block D, Plan 4983 KS located south of 128 Avenue NW and east of 80 Street NW; BALWIN
MOVED		April Gallays That the application for subdivision be Approved as Amended.
FOR THE MOTION		April Gallays CARRIED

8.	LDA16-0496 232431094-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 2, Plan RN24A, located north of 109 Avenue NW and west of 129 Street NW; WESTMOUNT	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
9.	LDA16-0497 232564456-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 600 MC, located south of 63 Avenue NW and east of 128 Street NW; GRANDVIEW HEIGHTS	
MOVED		April Gallays That the application for subdivision be Approved.	
FOR THE MOTION		April Gallays	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA15-0554

Invistec Consulting Ltd.
4th Floor, 10235 – 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Ryan Eidick

RE: Tentative plan of subdivision to create five (5) commercial lots from SE 20-51-24-W4M located west of 101 Street SW and north of 41 Avenue SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on December 1, 2016, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$342,342.00 representing 1.05 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 register an easement for the Stormwater Management Facility (SWMF) and storm sewers connections as shown on the "Conditions of Approval" map, Enclosure I;
5. that Bylaw 17757 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision; 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 upgrades to 101 Street to an urban industrial local roadway standard, to the satisfaction of Transportation Planning & Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include the 300mm offsite water main extension to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the construction of on-street hydrants to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the complete design and construction of the interim or ultimate Storm Water Management Facility (SWMF) providing required capacity for the subdivision, including inlet and outlet, and grading for the future 3 m shared use path, to the satisfaction of Drainage Planning and Engineering and Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include the complete design and construction of the required storm and sanitary main extensions to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that CCC for storm and sanitary sewers will not be issued for the proposed development until such time as all required downstream storm and sanitary sewer systems are completed to the satisfaction of Drainage Planning and Engineering; and
13. that the owner is responsible for the landscape design and construction within the road rights of way, walkways, & SWMF 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 SE-20-51-24-W4M, is addressed with this subdivision by money in place representing 1.05 ha in the amount of \$342,342.00.

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 Sean Conway at 780-496-5809 or sean.conway@edmonton.ca.

Regards,



For

Blair McDowell
Subdivision Authority









BM/sc/Posse #181881382-001

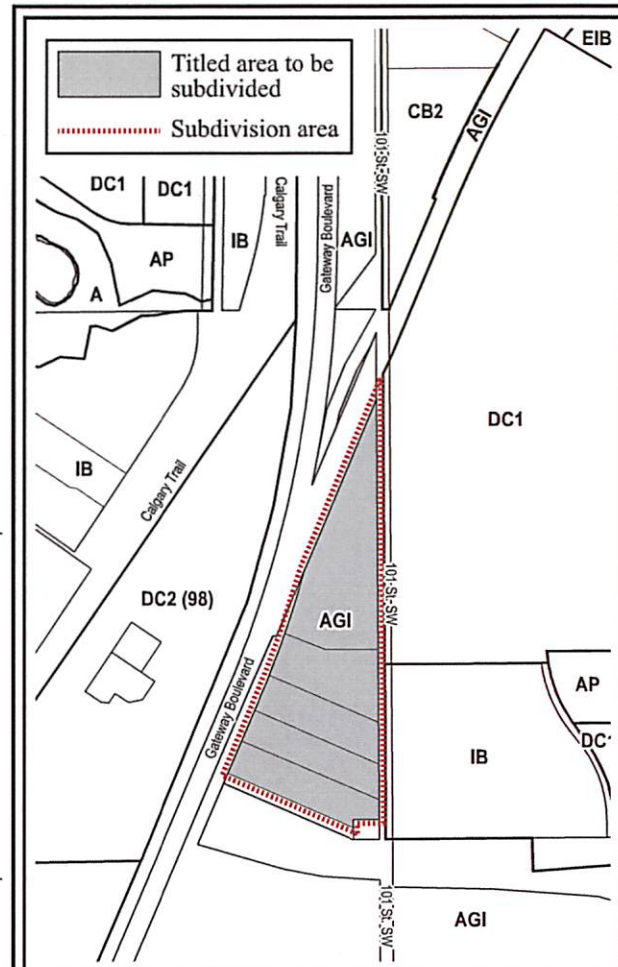
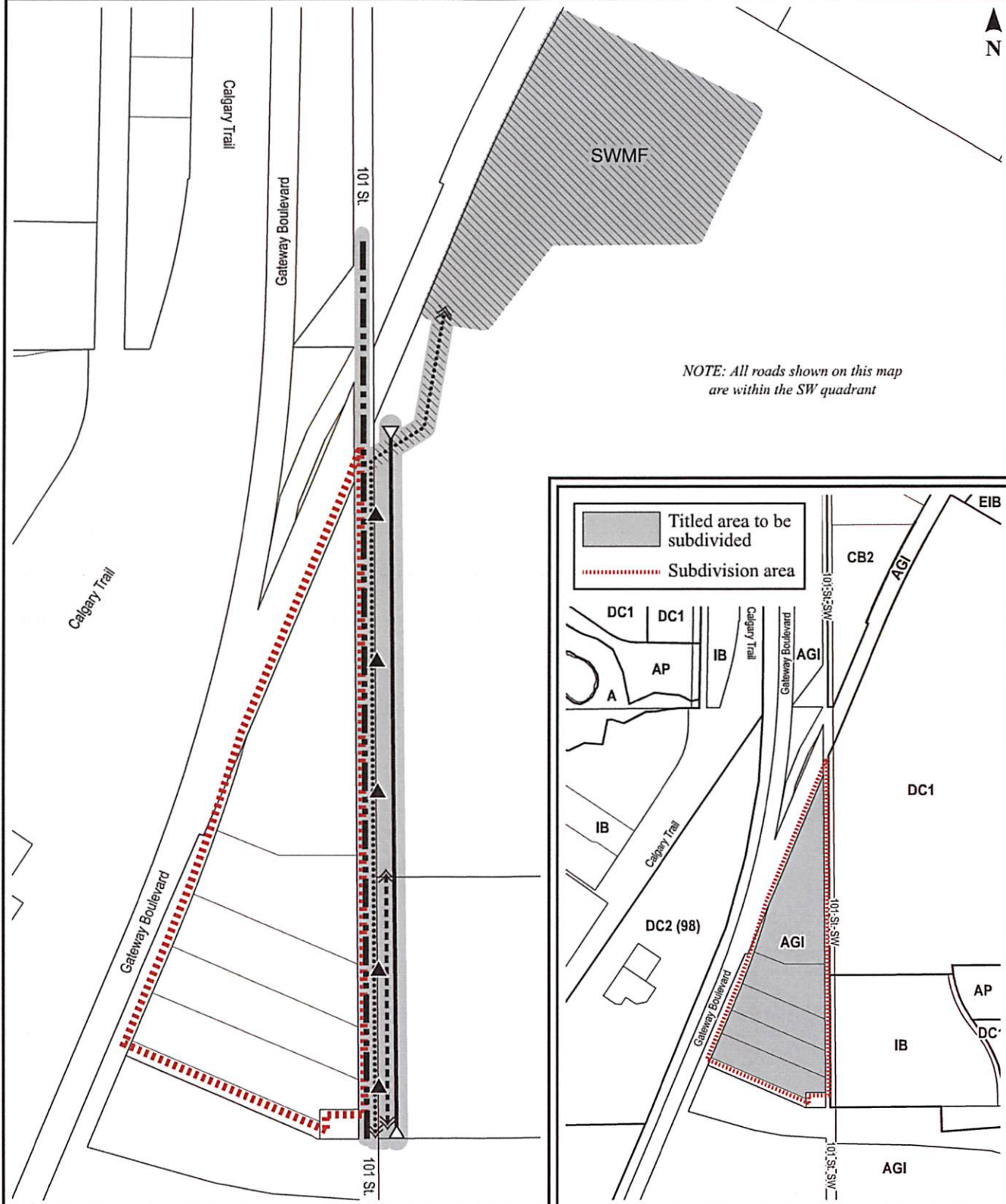
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 1, 2016

LDA15-0554

- | | |
|---|---|
|  Limit of proposed subdivision |  Storm extension |
|  Register easement |  Construct on-street fire hydrants |
|  Upgrade to urban industrial local roadway |  Sanitary main extension |
|  Water main extension |  Include in engineering drawings |





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File No. LDA16-0053

Qualico Communities
280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 145 single detached residential lots and one (1) Public Utility lot, from the east half of the SE 5-52-25-W4M, the west half of the SE 5-52-25-W4M and the SW 5-52-25-4, located north of 23 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on December 1, 2016, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.04 ha by a Deferred Reserve Caveat (DRC) registered against the east half of the SE 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 3.04 ha by a DRC registered against the west half of the SE 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide MR in the amount of 6.03 ha by a DRC registered against the SW 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register easements for the permanent storm outfall, permanent sanitary infrastructure, temporary lift station, temporary forcemain and Maskekosihk Trail (future 23 Avenue NW), as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner dedicate sufficient right of way for 21 Avenue NW, to a 21 m width, to accommodate a shared use path on one side, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the subdivision boundary be amended to include the dedication of Maskekosihk Trail (future 23 Avenue NW) and Riverview Boulevard NW to conform to approved Concept Plans, or to the satisfaction of Transportation Planning and Engineering and Integrated Infrastructure Services, as shown on the "Conditions of Approval" maps, Enclosures I and II;
9. that subject to Condition I (8) above, the owner clear and level Maskekosihk Trail (future 23 Avenue NW) and Riverview Boulevard NW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;
10. that the subdivision boundary be amended to extend the dedication of the southern portion of 192 Street NW to connect to the shared use path, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosures I and II;
11. that the approved subdivisions LDA14-0566 and LDA14-0567 be registered prior to or concurrent with this application, for the allocation of drainage infrastructure and logical watermain extensions;
12. that LDA16-0053 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
13. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Maskekosihk Trail (future 23 Avenue NW), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 (4) 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 and the owner construct underground utilities including 250 mm, 300 mm and 400 mm water main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. that the engineering drawings include the temporary sanitary forcemain and temporary lift station (CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
10. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Drainage Planning and Engineering;
11. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, and to the satisfaction of Drainage Planning and Engineering;
12. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the sanitary forcemain and lift station with storage component, until such time the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Drainage Planning and Engineering;
13. That the owner is responsible, at their cost, for the disposal of any sewage generated from the proposed development, until such time that the temporary sanitary pump station, temporary forcemain and offsite sanitary sewers are completed and operational to the satisfaction of Drainage Planning and Engineering;

14. that the owner design and construct the temporary sanitary storage component to the satisfaction of Drainage Planning and Engineering, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhoods;
15. that the owner shall, through consultation and collaboration with the City evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station;
16. That the engineering drawings include and the owner construct SWMF 11 and SWMF 12 including all inlets and outlets to the ultimate standard (CCC for storm sewers will not be issued until such time as the ultimate SWMFs, including all inlets and outlets and storm outfall, are completed and operational), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosures I and II;
17. that the engineering drawings include the ultimate storm outfall to the North Saskatchewan River (CCC for the storm sewers will not be issued until such time as the ultimate storm outfall is completed and operational), to the satisfaction of Drainage Planning and Engineering and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the engineering drawings include and the owner construct major drainage and storm and sanitary sewers to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner construct the first (2) two lanes of Maskekosihk Trail (future 23 Avenue NW) to an arterial roadway standard including 3.0 m shared use path, 1.5 m connector sidewalk to the bus pad, lighting, 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 Maskekosihk Trail (future 23 Avenue NW), prior to the approval of engineering drawings for arterial roads and subdivision, to the satisfaction of Transportation Planning and Engineering;
20. that the owner construct the first two lanes of Riverview Boulevard NW to an arterial roadway standard including 3.0 m shared use paths on both sides of Riverview Boulevard NW, lighting, 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 I. Preliminary plans are required to be approved for Riverview

Boulevard NW, prior to the approval of engineering drawings for arterial roads and subdivision, to the satisfaction of Transportation Planning and Engineering;

21. that the engineering drawings include and the owner construct a 2 m mono-walk with straight faced curb and gutter, within 192 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner constructs the 192 Street NW collector roadway to an approved Complete Streets cross-section, to the satisfaction of Transportation Planning and Engineering. Any proposed changes to the cross-section will be reviewed with detailed engineering drawings;
24. that the owner construct a 3 m hard surface shared use path, on 21 Avenue NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct a 3 m hard surface shared use path with lighting, within SWMF 11 and SWMF 12, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosures I and II;
26. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto Maskekosihk Trail (future 23 Avenue NW), to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto Riverview Boulevard NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
29. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Ministerial Consent is required for the construction of 23 Avenue NW within the Transportation Utility Corridor (TUC) and the application for Ministerial Consent is made by the owner.

MR for the east half of the SE 5-52-25-4 is being provided by the registration of a DRC on the remainder of the title in the amount of 3.04 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

MR for the west half of the SE 5-52-25-4 is being provided by the registration of a DRC on the remainder of the title in the amount of 3.04 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

MR for the SW 5-52-25-4 is being provided by the registration of a DRC on the remainder of the title in the amount of 6.03 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Regards,



for Blair McDowell
Subdivision Authority

BM/kg/Posse #179555900-001

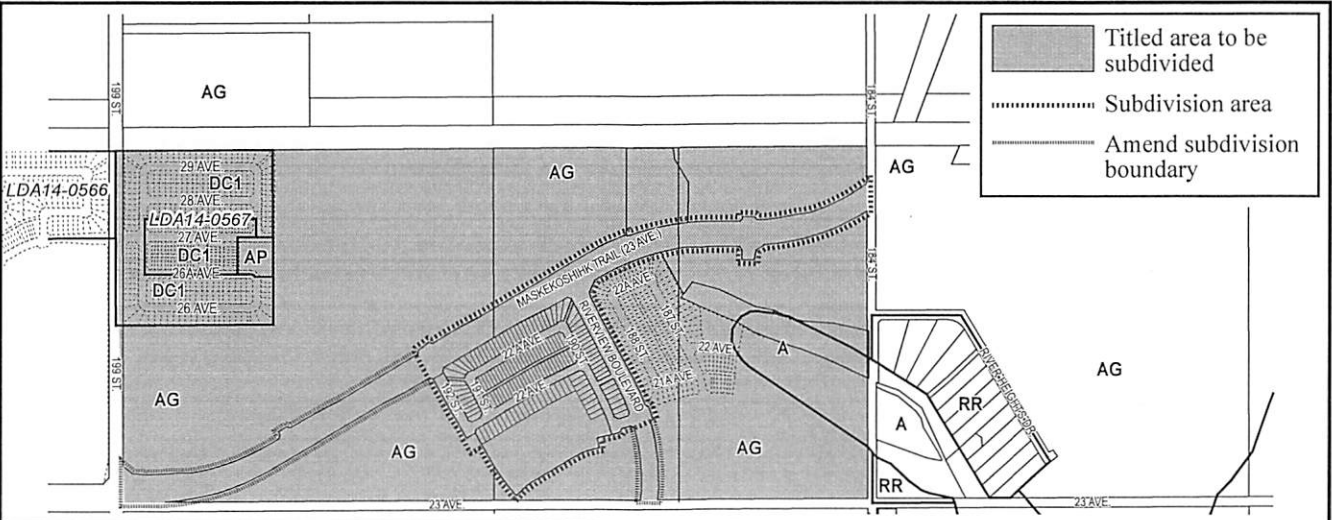
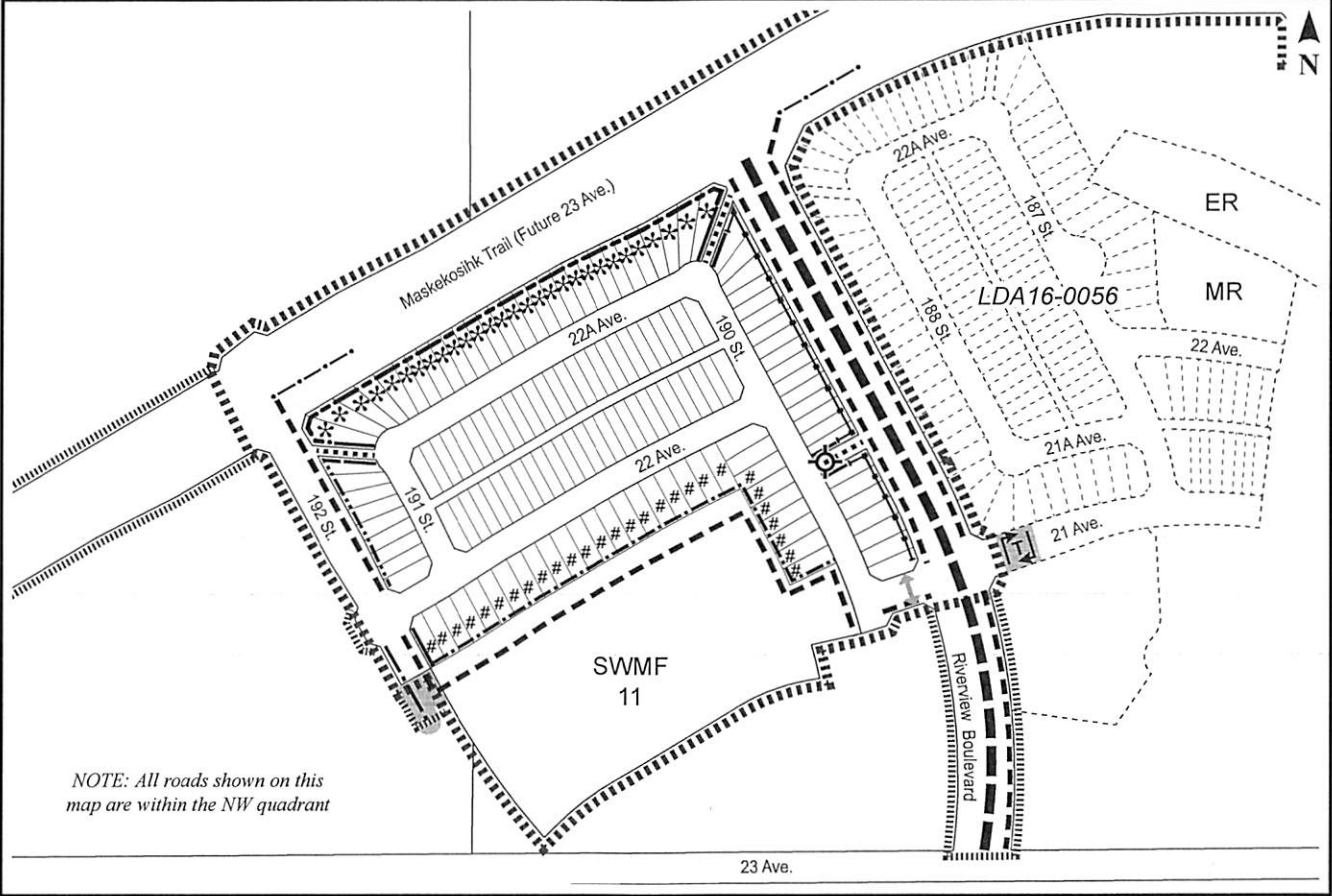
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

December 1, 2016

LDA16-0053

- | | |
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| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬ Amend subdivision boundary ▬ 1.8 m uniform screen fence as per Zoning Bylaw - - - - - 1.8 m uniform screen fence - · - · - · 1.2m uniform fence - · - · - · Noise attenuation fence - · - · - · Berm and noise attenuation fence · · · · · 1.5 m concrete sidewalk ⊙ Abandoned well site | <ul style="list-style-type: none"> - · - · - · 2 m mono-walk - - - - - 3 m hard surface shared use path ↔ Widen local road to 21 m - · - · - · 1.5 m temporary connector sidewalk ▬▬▬▬ Construct first two lanes to an arterial roadway standard ⌈ T ⌋ Temporary 17 m radius transit turnaround # Restrictive covenant re: freeboard * Restrictive covenant re: berm ▭ Include in engineering drawings |
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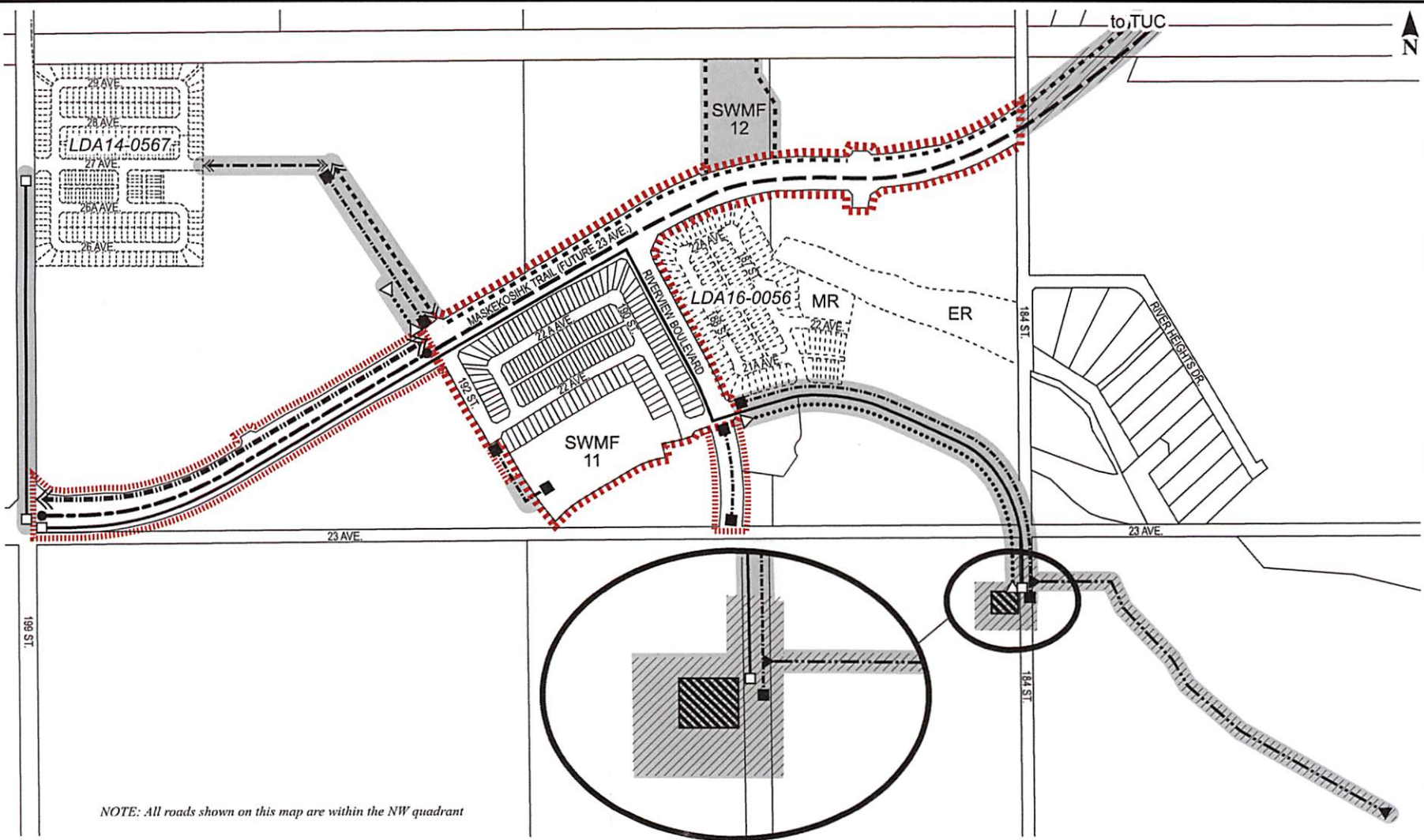


SUBDIVISION CONDITIONS OF APPROVAL

December 1, 2016

LDA16-0053

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Amend subdivision boundary ----- 3 m hard surface shared use path Register easement Construct first two lanes to an arterial roadway standard | <ul style="list-style-type: none"> 250 mm water main extension 300mm water main extension 400 mm water main extension Storm outfall Storm sewer | <ul style="list-style-type: none"> Sanitary sewer Major drainage infrastructure Temporary forcemain Temporary lift station Include in engineering drawings |
|---|--|---|



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



December 1, 2016

File No. LDA16-0056

Qualico Communities
280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 114 single detached residential lots, 8 row housing lots, one (1) commercial lot, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot, from the east half of the SE 5-52-25-W4M, the west half of the SE 5-52-25-W4M and the SW 5-52-25-W4M, located north of 23 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on December 1, 2016, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.38 ha lot pursuant to Section 664 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.5 ha lot pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide MR in the amount of 2.30 ha by a Deferred Reserve Caveat (DRC) registered against the east half of the SE 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide MR in the amount of 3.04 ha by a DRC registered against the west half of the SE 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide MR in the amount of 6.03 ha by a DRC registered against the SW 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
6. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
7. 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;

8. that the owner register easements for Stormwater Management Facility (SWMF) 14, permanent storm outfall, permanent sanitary infrastructure, temporary lift station, temporary forcemain and Maskekosiik Trail (future 23 Avenue NW), as shown on the "Conditions of Approval" map, Enclosure II;
9. that the subdivision boundary be amended to include the dedication of Maskekosiik Trail (future 23 Avenue NW) and Riverview Boulevard NW to conform to approved Concept Plans, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosures I and II;
10. that subject to Condition I (9) above , the owner clear and level Maskekosiik Trail (future 23 Avenue NW) and Riverview Boulevard NW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;
11. that the approved subdivisions LDA14-0566 and LDA14-0567 be registered prior to or concurrent with this application, for the allocation of drainage infrastructure and logical watermain extensions;
12. that LDA16-0056 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of this subdivision;
13. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical reports (File Nos: Hoggan File #6004-32, March 2014; JRP File #3179-358, February 2016; Hoggan File #6004-32, February 2014; JRP File #3179-360, February 2016), as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lots as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto Maskekosiik Trail (future 23 Avenue NW), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
16. 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 (6) 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 and the owner construct underground utilities including a 250 mm, 300 mm and 400 mm water main extensions, to the satisfaction of EPCOR Water Services Inc. and Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the engineering drawings include a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. that the engineering drawings include a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
10. that the engineering drawings include a 3 m hard surface shared use path with lighting, within SWMF 12 and SWMF 14, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the engineering drawings include the temporary sanitary forcemain and temporary lift station (CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
12. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Drainage Planning and Engineering;

13. that the owner, at their cost, is responsible for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, and to the satisfaction of Drainage Planning and Engineering;
14. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the sanitary forcemain and lift station with storage component, until such time the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Drainage Planning and Engineering;
15. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the temporary sanitary pump station, temporary forcemain and offsite sanitary sewers are completed and operational to the satisfaction of Drainage Planning and Engineering;
16. that the owner design and construct the temporary sanitary storage component to the satisfaction of Drainage Planning and Engineering, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhoods;
17. that the owner shall, through consultation and collaboration with the City evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station. That the owners shall ensure that the development within the Edgemont neighbourhood shall not be impeded by the temporary servicing of the Riverview neighbourhood;
18. that the engineering drawings include and the owner construct the ultimate western portion of SWMF 14, interconnecting pipe, outlet structure and connection to storm outfall, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. CCC will not be issued until such time that the storm outfall is completed and operational to the satisfaction of Drainage Planning and Engineering;
19. that the engineering drawings include and the owner construct SWMF 12 including all inlets and outlets to the ultimate standard (CCC for storm sewers will not be issued until such time as the ultimate SWMF, including all inlets and outlets and storm outfall, are completed and operational), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
20. that the engineering drawings include the ultimate storm outfall to the North Saskatchewan River (CCC for the storm sewers will not be issued until such time as the ultimate storm outfall is completed and operational), to the satisfaction of Drainage Planning and

Engineering and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure II;

21. that the engineering drawings include and the owner construct major drainage and storm and sanitary sewers to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct the first (2) two lanes of Maskekosiik Trail (future 23 Avenue) to an arterial roadway standard including 3.0 m shared use path, 1.5 m connector sidewalk to the bus pad, lighting, 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 Maskekosiik Trail (future 23 Avenue), prior to the approval of engineering drawings for arterial roads and subdivision, to the satisfaction of Transportation Planning and Engineering;
24. that the owner construct the first two lanes of Riverview Boulevard NW to an arterial roadway standard including 3.0 m shared use paths on both sides of Riverview Boulevard NW, lighting, 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 I. Preliminary plans are required to be approved for Riverview Boulevard NW, prior to the approval of engineering drawings for arterial roads and subdivision, to the satisfaction of Transportation Planning and Engineering;
25. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto Maskekosiik Trail Avenue (future 23 Avenue), to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto Riverview Boulevard NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

28. that the owner construct all fences wholly on privately-owned land and Municipal Reserve lots, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
29. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Ministerial Consent is required for the construction of 23 Avenue NW within the Transportation Utility Corridor (TUC) and the application for Ministerial Consent is made by the owner.

Reserves for the east half of the SE 5-52-25-W4M are provided with this subdivision by dedication of ER in the amount of 2.38 ha and dedication of MR in the amount of 0.5 ha. A DRC will be registered on the remainder of the title in the amount 2.30 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

MR for the west half of the SE 5-52-25-W4M is being provided by the registration of a DRC on the remainder of the title in the amount of 3.04 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

MR for the SW 5-52-25-W4M is being provided by the registration of a DRC on the remainder of the title in the amount of 6.03 ha. The amount of the DRC will be adjusted based on arterial roadway dedication at the time of endorsement.

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 Kerry Girvan at 780-423-7472 or kerry.girvan@edmonton.ca.

Regards,



For Blair McDowell
Subdivision Authority

BM/kg/Posse #179560426-001

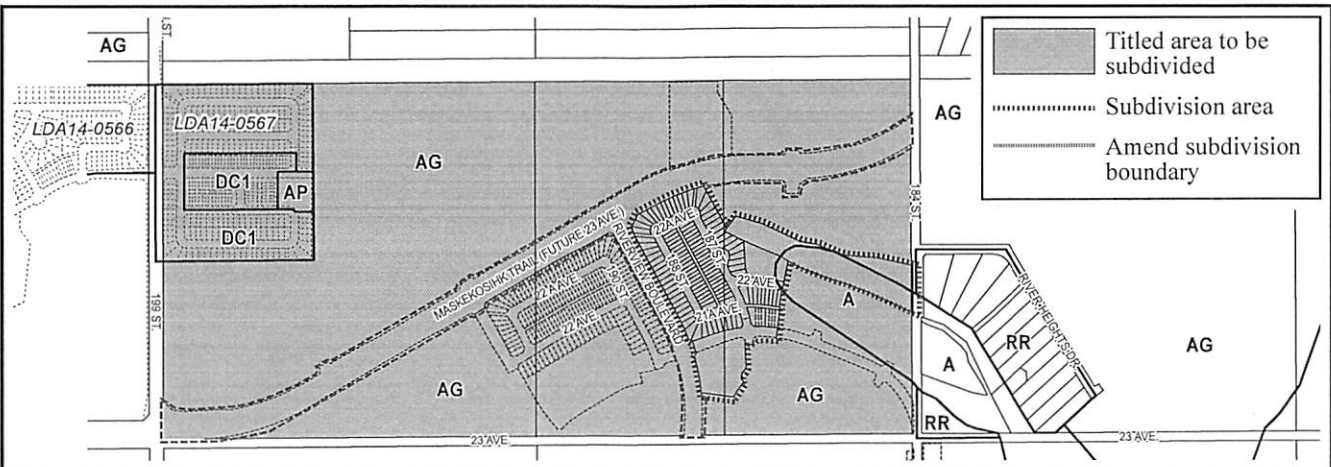
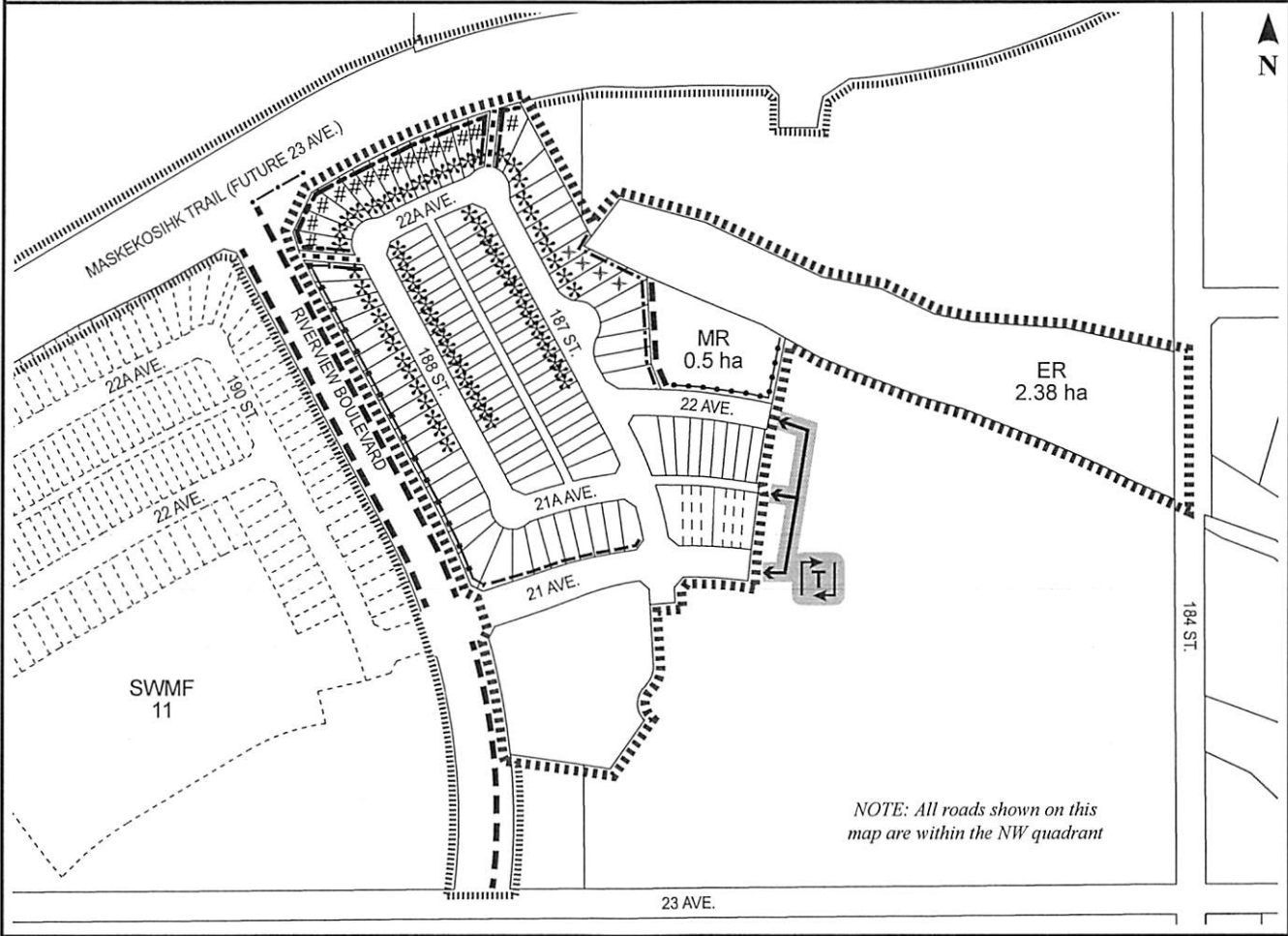
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 1, 2016

LDA16-0056

- | | |
|---|--|
| <ul style="list-style-type: none"> ■■■■■■ Limit of proposed subdivision ▤▤▤▤ Amend subdivision boundary ———— 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.8 m uniform screen fence - · - · - 1.2 m uniform screen fence — · — · — Post and rail fence — · — · — Noise attenuation fence — · — · — Berm and noise attenuation fence · · · · · 1.5 m concrete sidewalk | <ul style="list-style-type: none"> - · - · - 1.5 m temporary connector sidewalk — — — 3 m hard surface shared use path # Restrictive covenant re: berm + Restrictive covenant re: Top of Bank * Restrictive covenant re: disturbed soil ⊞ Temporary 17 m radius transit turnaround ↔ Temporary 6 m roadway ■ Include in engineering drawings |
|---|--|

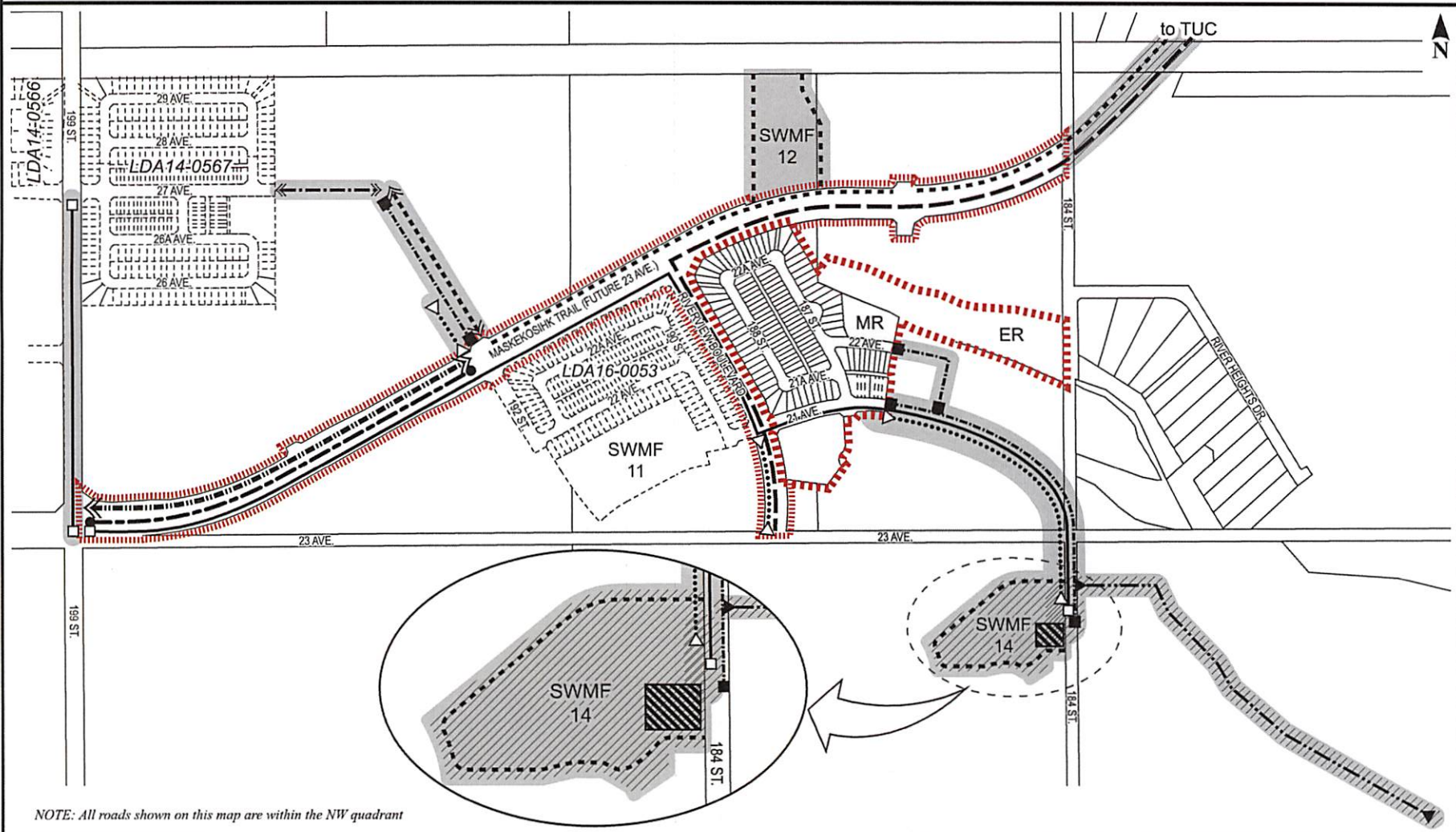


SUBDIVISION CONDITIONS OF APPROVAL

December 1, 2016

LDA16-0056

- | | | |
|--|--|---|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Amend subdivision boundary ----- 3 m hard surface shared use path ----- Construct first two lanes to an arterial roadway standard ----- 250 mm water main extension ----- 300 mm water main extension | <ul style="list-style-type: none"> ←-----→ 400 mm water main extension ----- Register easement ----- Major drainage infrastructure ----- Temporary forcemain ----- Storm Outfall ----- Storm sewer | <ul style="list-style-type: none"> ----- Sanitary sewer ----- Temporary lift station ----- Include in engineering drawings |
|--|--|---|





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA16-0442

Ramanpreet Brar
240, 52327 Range Road 233
Sherwood Park, AB T8B 1C6

ATTENTION: Ramanpreet Brar

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 9, Plan 4014 HW, located south of 90 Avenue NW and east of 76 Street NW;
IDYLWYLDE

The Subdivision by Plan is APPROVED on December 1, 2016, 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; and
2. 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. (Residential and Business 780-423-2500), 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 8.8 m south of the north property line of Lot 21. 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 (\$636.00) 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 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



for Blair McDowell
Subdivision Authority

BM/sc/Posse #230422706-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF PART OF

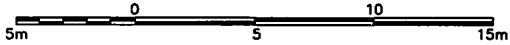
LOT 21, BLOCK 9, PLAN 4014 H.W.

IN THE

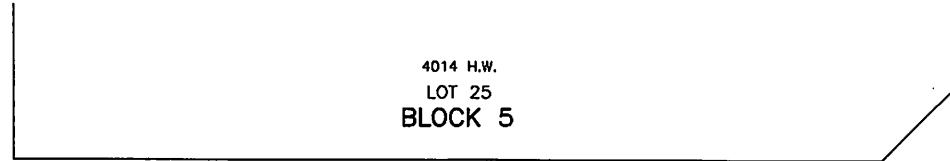
N.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

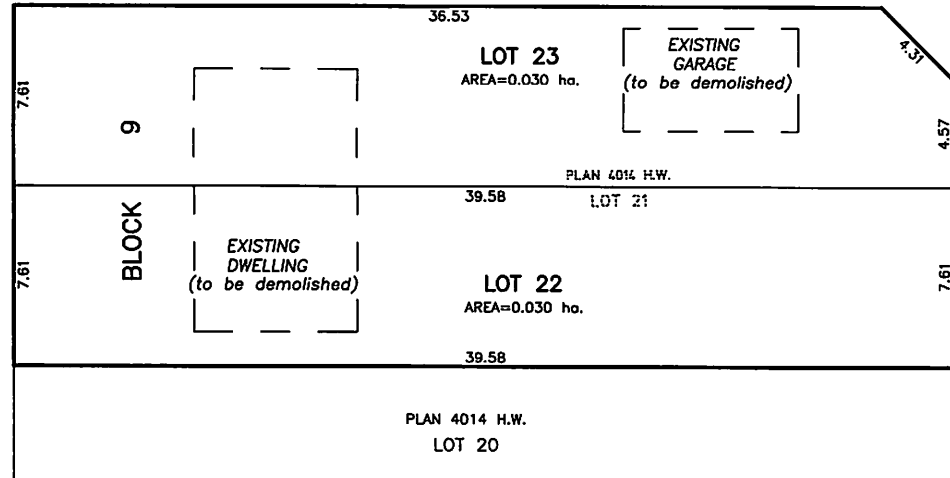
SCALE 1:200 2016 N.R. RONSKO, A.L.S.



TO 89th AVENUE
76th STREET



LANE



75th STREET

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: RTP

CALC'D. BY: RTP

DATE: September 22, 2016
REVISED: -

FILE NO. 16S0788

DWG.NO. 16S0788T

PLAN 4014 H.W.
LOT 20



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA16-0454

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to revise conditionally approved LDA15-0325 by adding one (1) additional lot from the SW 27-53-25-W4M located north of 137 Avenue NW and east of 170 Street NW; **MISTATIM INDUSTRIAL**

The Subdivision by Plan is **APPROVED** on December 1, 2016, subject to the following conditions:

1. that the approved subdivision LDA15-0325 stage 3 be registered prior to or concurrent with this application; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,

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

For Blair McDowell
Subdivision Authority

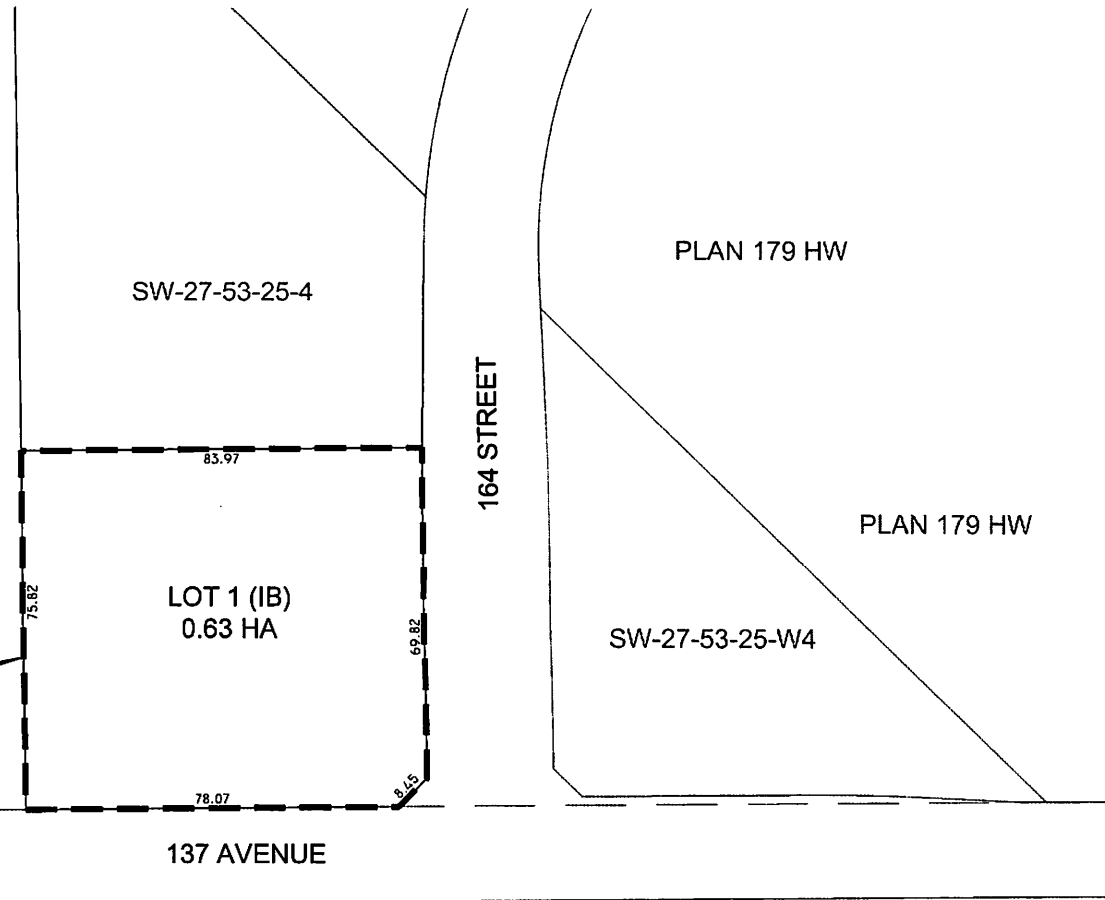
BM/gq/Posse #231142481-001

Enclosure(s)

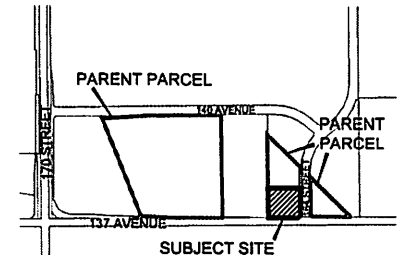
DRAFT

Thursday, October 06, 2016 10:18 AM

\\103287\share\muh\1413\Drawings\160401\160401_01_13_16.dwg



AREA TO BE SUBDIVIDED CONTAINS ± 0.63 ha CONTAINING 1 IB LOT



CONTEXT PLAN

LAND USE SUMMARY

GROSS HECTARES*	13.04 ha
SW-27-53-25-4	13.04 ha
EXCEPTING THEREOUT TOTAL	3.55 ha
PLAN 1221883	0.03 ha
PLAN 1425752	3.52 ha
GROSS DEVELOPABLE AREA	9.49 ha
PROPOSED APPLICATION	0.83 ha
INDUSTRIAL	0.83 ha
1 (IB) INDUSTRIAL BUSINESS ZONE	0.83 ha
REMNANT	8.88 ha

* FROM TITLE SEARCHES DATED SEPTEMBER 14, 2016
ALL AREAS AND DIMENSIONS HAVE BEEN FOUND.
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN

IBI

IBI GROUP PROFESSIONAL SERVICES (CANADA) INC
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 428 3258
ibigroup.com

CITY OF EDMONTON

Proposed Subdivision Application SW-27-53-25-4

Mistatim Industrial

NO.	DATE	DESCRIPTION	BY	APPROV
1	05 SEPT 2016	SUBMISSION SUBMITTED TO CITY OF EDMONTON	JMH	BD
2	04 OCT 2016	REVISION SUBMITTED TO CITY OF EDMONTON	JMH	BD

DATE: October 6, 2016
DESIGNED BY: MM
DRAWN BY: MM
CHECKED BY: BD
SCALE: 1:1000
JOB NUMBER: 103057





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA16-0482

Hagen Surveys Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 49, Plan 1815 AW, located north of 93 Avenue NW and east of 152 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on December 1, 2016, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 6.72 m north of the south property line of Lot 13. 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 (\$636.00 – 2016 fees) 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 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



BM Blair McDowell
Subdivision Authority

BM/sc/Posse #232058424-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 13, BLK. 49, PLAN 1815AW

IN THE

W.1/2 SEC.35-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2016 D.G. CHEN, 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: D.G.C.

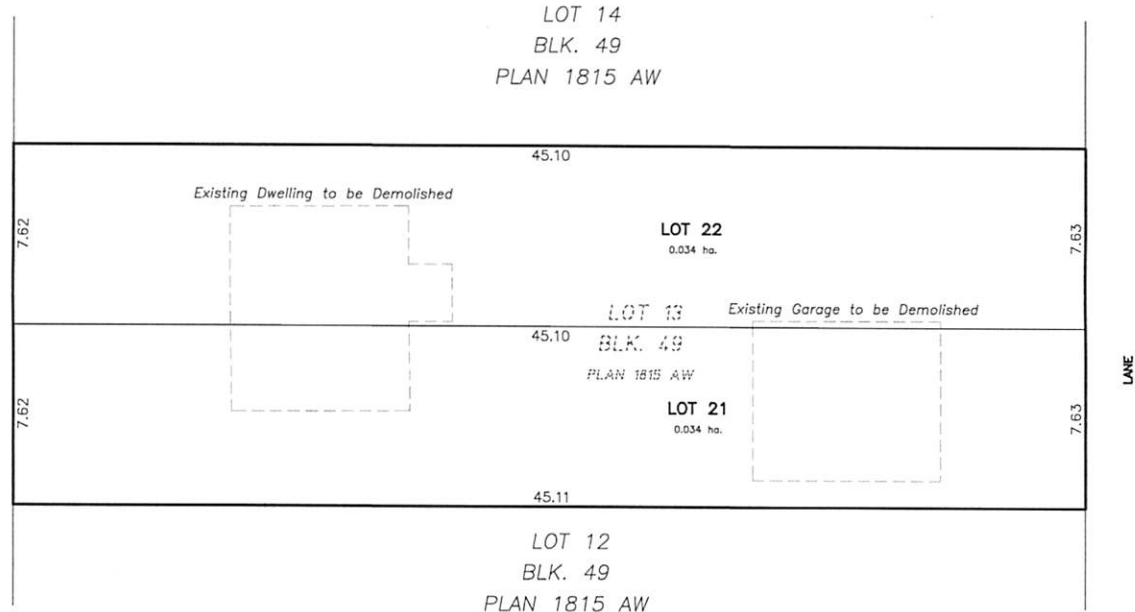
CALC'D. BY: D.G.C.

DATE: OCT 04 2016
REVISED: -

FILE NO. 16S0847

DWG.NO. 16S0847

152nd STREET
to 93rd Avenue





December 1, 2016

File NO. LDA16-0485

Graham Beck
7736 – 156 Street NW
Edmonton, AB T5R 1X7

ATTENTION: Graham Beck

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on December 1, 2016, 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; and
2. 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. (Residential and Business 780-423-2500), 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 5.2 m north of the south property line of Lot 17. The existing storm service enters the proposed subdivision approximately 11.5 m north of the south property line of Lot 17. 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 (\$636.00 – 2016 fees) 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 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

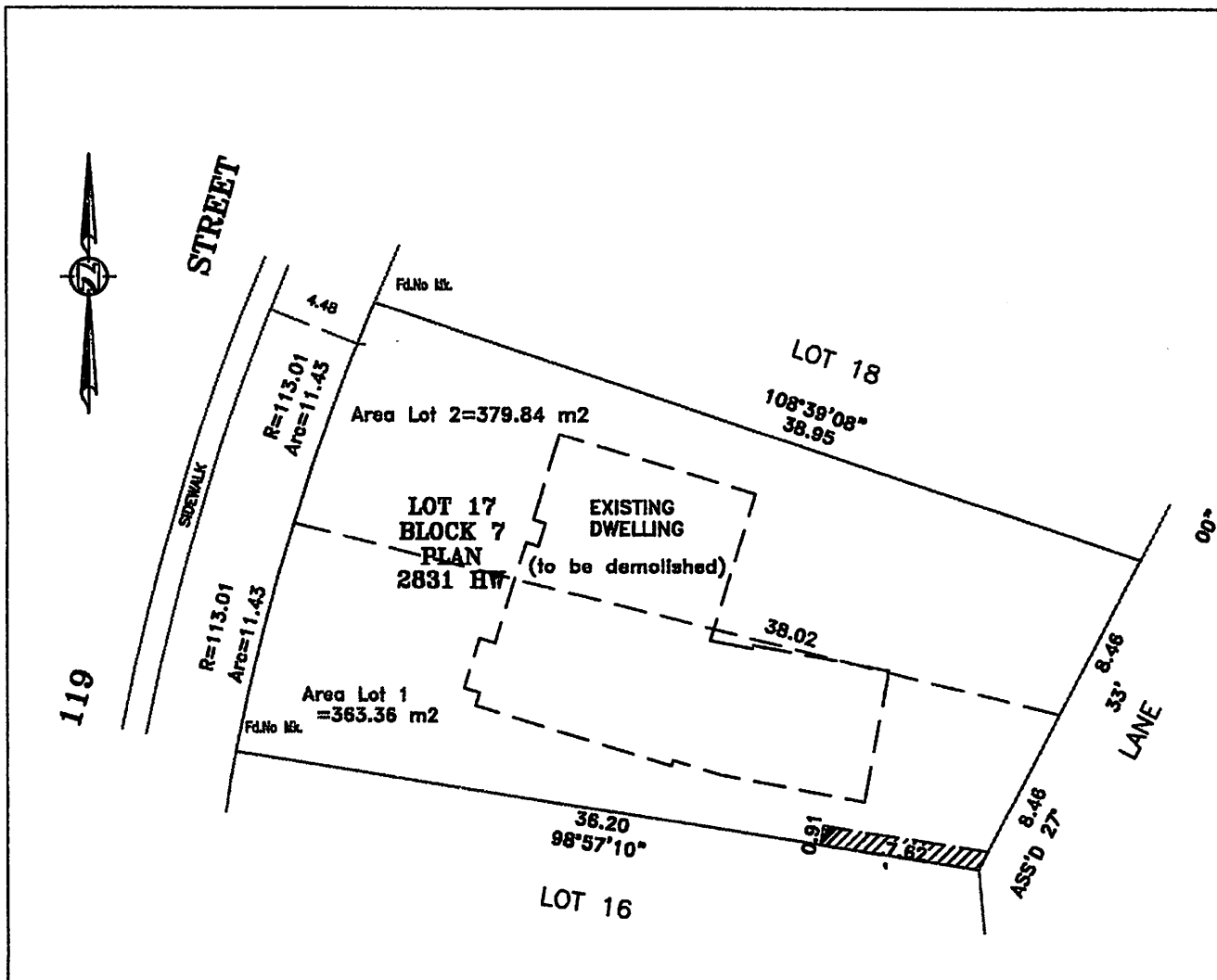


for

Blair McDowell
Subdivision Authority

BM/sc/Posse #232150623-001

Enclosure(s)



Tentative Plan of Subdivision

7411 119 Street NW

Lot 17, Block 7 Plan 2831 HW

Existing Lot 17 = 743.21 m²

New Lot 1 = 363.36 m²

New Lot 2 = 379.84 m²

Purpose:

To construct two single detached dwellings

Proposed Subdivision Boundary indicated thus: -----

Utility Right of Way
 - Grantee City of
 Edmonton 3244HV



Note:

Location of bungalow and improvements as per Geodetic Surveys & Engineering Ltd. Real Property Report June 16, 2016.

Scale: 1:400



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA16-0490

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block D, Plan 4983 KS located south of 128 Avenue NW and east of 80 Street NW; **BALWIN**

The Subdivision by Plan is APPROVED on December 1, 2016, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), 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 9.8 m south of the north property line of Lot 16. The existing storm service enters the proposed subdivision approximately 10.7 m south of the north property line of Lot 16. 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 be aware of an existing power pole in the lane that may interfere with future access to the proposed southern lot, as shown on the enclosure. Should relocation of the pole be required, all costs associated with the relocation will be borne by the owner. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information;

5. 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;
6. that the next step in the subdivision process is to have a legal instrument prepared (i.e. 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 (\$636.00 – 2016 fee schedule) and subsequently released to the applicant for registration at the Land Titles Office;
7. 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;
8. 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
9. 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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,



FOR Blair McDowell
Subdivision Authority

BM/gq/Posse #232320281-001


Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF PART OF
LOT 16, BLOCK D, PLAN 4983 K.S.

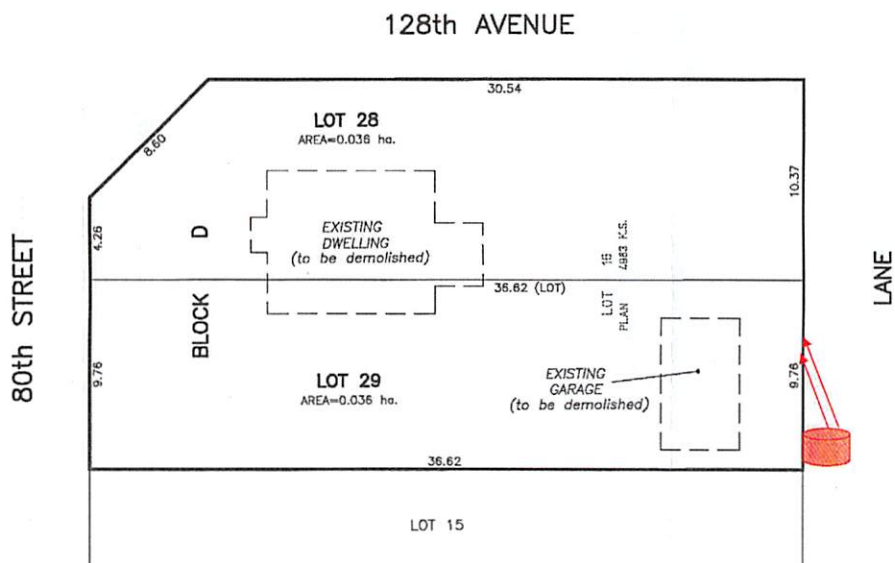
IN THE
N.W.1/4 SEC.15-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2016 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: RTP

CALC'D. BY: RTP

DATE: October 7, 2016
 REVISED: -

FILE NO. **16S0853**

DWG. NO. **16S0853T**

LEGEND



EXISTING POWER POLE AND
 GUY WIRE

ENCLOSURE

FILE: LDA16-0490
 DATE: NOVEMBER 23, 2016



Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA16-0496

Scheffer Andrew Ltd.
12204 – 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Greg McGovern

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 2, Plan RN24A, located north of 109 Avenue NW and west of 129 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on December 1, 2016, 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; and
2. 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. (Residential and Business 780-423-2500), 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 3.4 m south of the north property line of Lot 2. 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 (\$636.00) 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 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

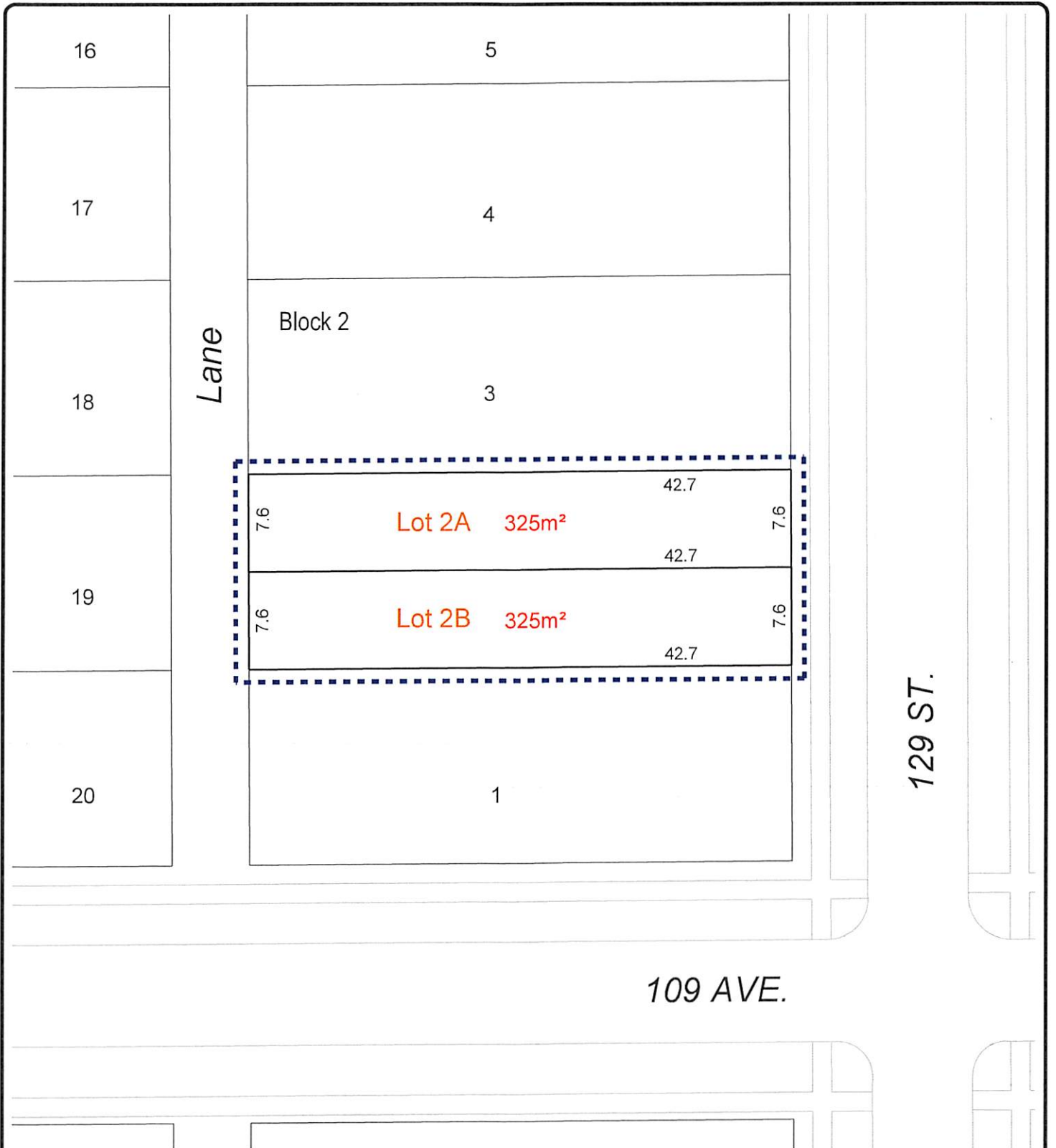


For

Blair McDowell
Subdivision Authority

BM/sc/Posse #232431094-001

Enclosure(s)



**PROPOSED SUBDIVISION
WESTMOUNT**

**LOT 2 BLOCK 2 PLAN RN24A
CITY OF EDMONTON**

SUBDIVISION BOUNDARY CONTAINING
0.065ha AND 2 RF1 LOTS





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

December 1, 2016

File NO. LDA16-0497

Hagen Surveys Ltd.
8929 – 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 600 MC, located south of 63 Avenue NW and east of 128 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on December 1, 2016, 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; and
2. 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. (Residential and Business 780-423-2500), 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 12.19 m south of north property line of Lot 1. The existing storm service enters the proposed subdivision approximately 11.13 m south of the north property line of Lot 1. 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 (\$636.00) 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 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



For Blair McDowell
Subdivision Authority

BM/sc/Posse #232564456-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

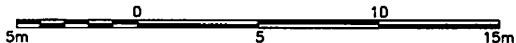
LOT 1, BLOCK 7, PLAN 600 M.C.

IN THE

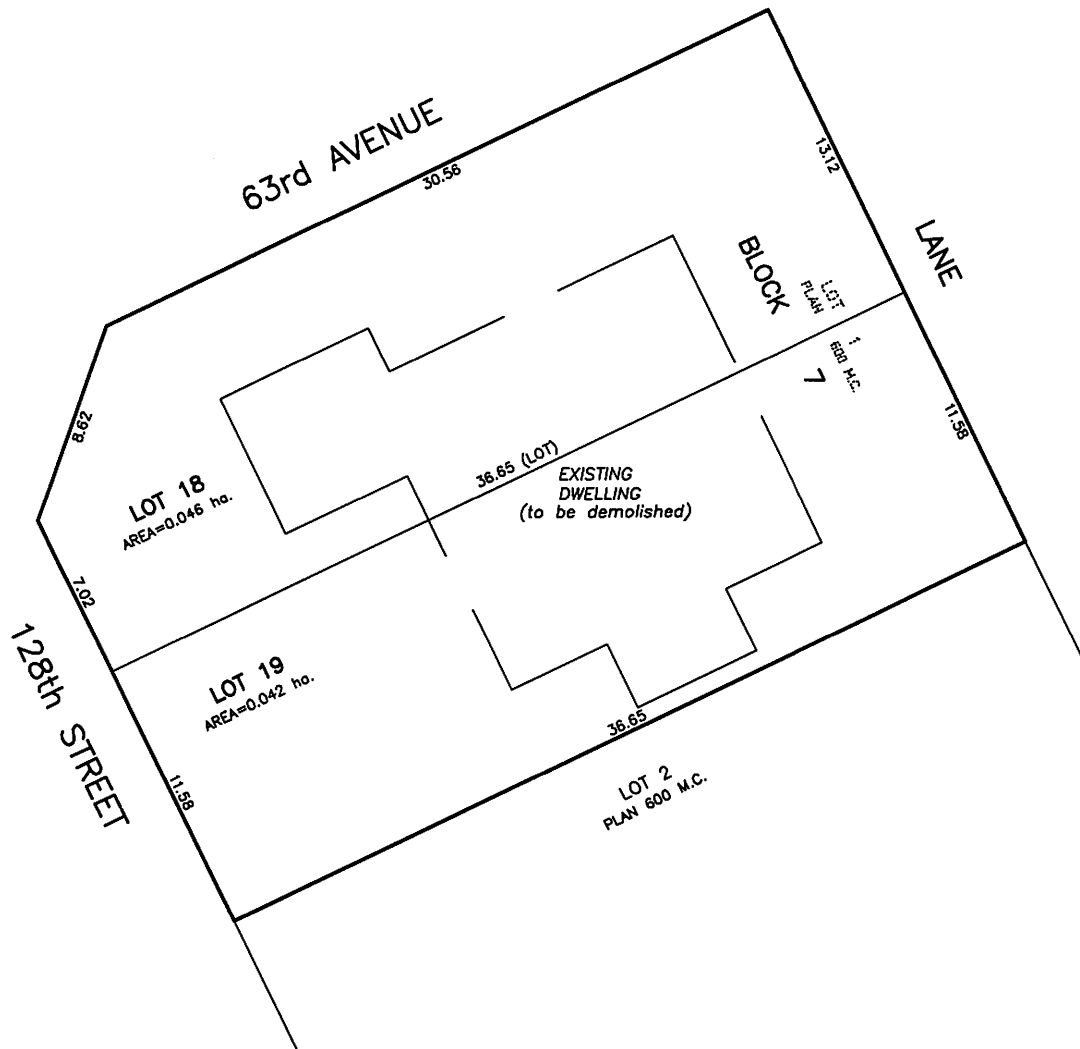
S.1/2 SEC.24-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2016 N.R. RONSKO, A.L.S.



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- AREA DEALT WITH BOUNDED THUS.



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SURVEYOR'S STAMP

DRAWN BY: RTP

CALC'D. BY: RTP

DATE: October 7, 2016

REVISED: -

FILE NO. 16S0827

DWG.NO. 16S0827T