

Thursday, February 22, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 08

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
		That the Subdivision Authority Agenda for the February 22, 2018 meeting be adopted.
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
		That the Subdivision Authority Minutes for the February 15, 2018 meetings be adopted.
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0385 255481886-001	Tentative plan of subdivision to create 35 single detached residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot from a portion of roadway to be closed and Lot 2, Block 1, Plan 172 3367 located south of Cavanagh Drive SW and west of Calgary Trail SW; CAVANAGH
2.	LDA17-0565 263356543-001	Tentative plan of subdivision to create 109 single detached residential lots, 40 semi-detached residential lots, 15 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility Lot from Lot 1, Block 1, Plan 932 3045 and the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; KESWICK
3.	LDA13-0022 130013752-001	REVISION of conditionally approved plan of subdivision to create 32 single detached residential lots, 10 semi-detached residential lots and 15 row housing lots from Lot 2, Block 1, Plan 172 3367 located south of 30 Avenue SW and west of Calgary Trail SW; CAVANAGH
4.	LDA15-0413 178542774-001	REVISION of conditionally approved plan of subdivision to create 73 single detached residential lots and 14 semi-detached residential lots from Lot 4, Block 1, Plan 172 3270, Lot 3, Block 1, Plan 152 2486 and the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK
5.	LDA17-0600 264974092-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 23U and 24, Block 12, Plan 1760 KS located south of 89 Avenue NW and west of 142 Street NW; PARKVIEW

6.	LDA17-0621 2664430449-001	Tentative plan of subdivision to create (one) 1 blockshell parcel for the development of future residential lots, one (1) Other Lot and one (1) Environmental Reserve lot from the NE 15-51-25-W4M north of Chegwin Point and west of 156 Street SW; GLENRIDGING RAVINE
7.	LDA17-0740 270775691-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 27, Plan 2474 HW, located north of 96 Avenue NW and west of 153 Street NW; WEST JASPER PLACE
8.	LDA18-0005 270845487-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 24, Plan 5392 HW, located south of 99 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
9.	LDA18-0023 270639194-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 10, Plan 4830 Q, located north of north of 128 Avenue NW and east of 88 Street NW; KILLARNEY
10	LDA18-0036 272592766-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 5191 HW, located north of 89 Avenue NW and east of 155 Street NW; JASPER PARK
11	LDA18-0039 272632276-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 3A, Plan 1066 KS, located north of 129 Avenue NW and east of 105 Street NW; LAUDERDALE
5.	OTHER BUSINESS	



February 22, 2018

File No. LDA17-0385

Stantec Consulting Ltd.
10160 112 ST NW
Edmonton AB T5K 2L6

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 35 single detached residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot from a portion of roadway to be closed and Lot 2, Block 1, Plan 172 3367 located south of Cavanagh Drive SW and west of Calgary Trail SW; **CAVANAGH**

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- I **The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:**
1. that the owner dedicate Municipal Reserve (MR) as a 1.23 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
 2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
 3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services 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 a public access easement for a temporary 3 m shared use hard surface path and withhold the residential lot from registration if or until access can be granted to the future greenway as shown on the "Conditions of Approval" map, Enclosure I;
 5. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
 6. that Phase 1 of the approved subdivision LDA13-0022 be registered prior to or concurrent with Phase 2 of this application and Phase 2 of the approved subdivision LDA13-0022 be registered prior to or concurrent with Phase 3 of this application;
 7. that LDA17-0431 to close 30 Avenue SW shall be approved prior to the endorsement of this plan of survey;
 8. 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 Slope Stability Evaluation & Set-Back Distance Determination report geotechnical report (File No. LDA12-0219), as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking and backing onto walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, bollards and lighting within the Reserve lot and Public Utility lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m asphalt shared use path with "Shared Use" signage and landscaping, within the Top of Bank setback area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a temporary 3 m hard surface shared use path with bollards within the withheld residential lot or, if an easement is granted, that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, bollards and landscaping within the future greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m concrete emergency access within the Public Utility lot with lighting, bollards or signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards, as shown on as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads of Phase 2 (or when required by Subdivision and Development Coordination);
12. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Reserve lot, Public Utility lot, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Block 1, Plan 172 3367 in the amount of 1.23 ha is being provided by dedication with this subdivision.

Subsequent to MR dedication the existing DRC for Lot 2, Block 1, Plan 172 3367 will be discharged in full.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority















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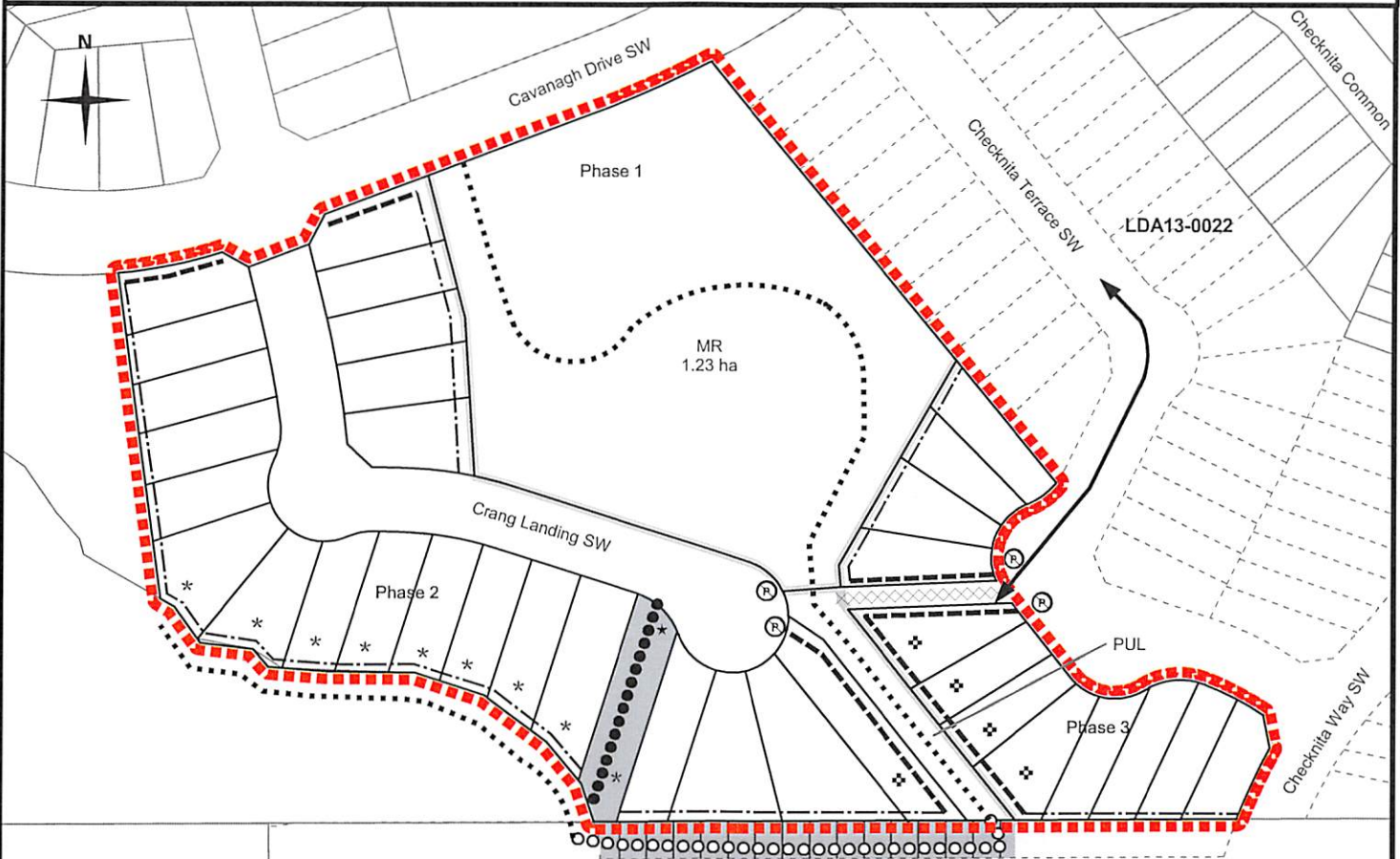
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

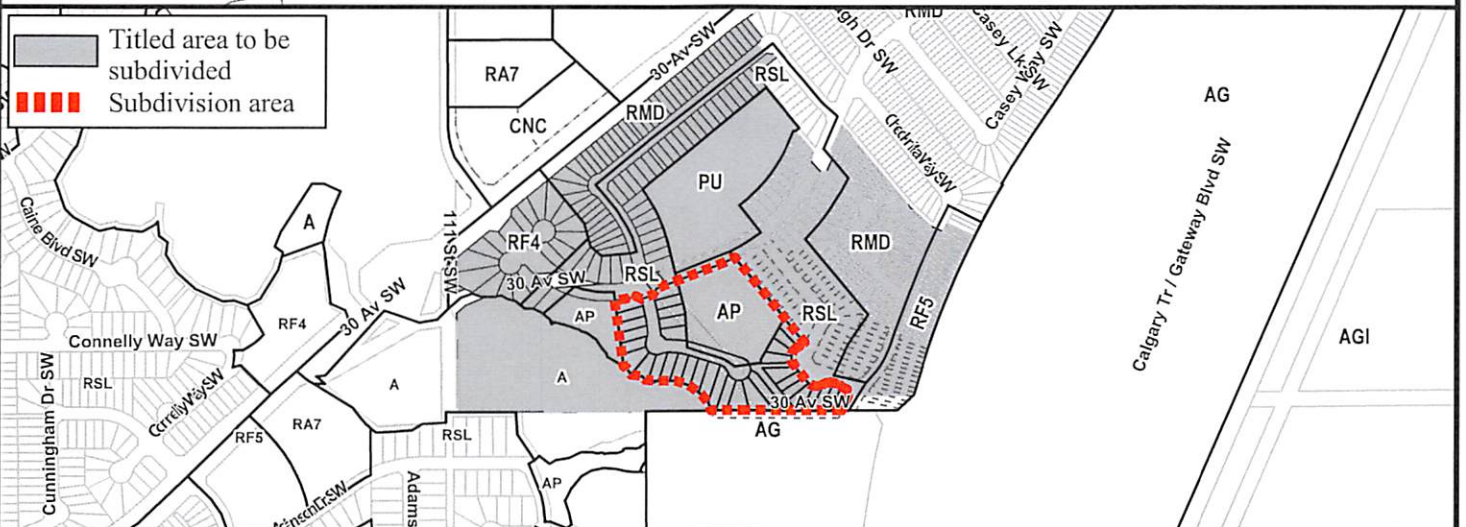
February 22, 2018

LDA17-0385

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|  | Limit of proposed subdivision |  | 3 m hard surface shared use path (if easement is granted) |
|  | Register easement (if permission not granted) |  | Temporary 3 m hard surface shared use path |
|  | Register easement (if permission granted) |  | Withhold lots from registration |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: Disturbed Soil |
|  | Temporary 4 m emergency access |  | 3 m concrete emergency access walkway |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Top of Bank |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | No parking signage and caveat |



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





February 22, 2018

File No. LDA17-0565

WSP Group Limited
1200 - 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 109 single detached residential lots, 40 semi-detached residential lots, 15 row housing lots, one (1) Municipal Reserve lot and one (1) Public Utility Lot from Lot 1, Block 1, Plan 932 3045 and the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.47 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" maps, Enclosures I and II;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services 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 property line of the residential lot, backing onto the future roundabout on 182 Street, be modified should it be deemed necessary through the review of engineering drawings to accommodate the design of the roundabout, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosures I and II;
5. that the owner register public access easements for 3 m shared use path as shown on the "Conditions of Approval" maps, Enclosures I and II. The City shall be a party to the easement;
6. that the owner dedicate a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
7. that the owner remove the corner cuts to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I and II;
8. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" maps, Enclosures I and II;
9. that Bylaw 18301 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

10. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing and flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" maps, Enclosures I and II;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots flanking Knox Loop SW, as shown on the "Conditions of Approval" maps, Enclosures I and II;
12. that the Servicing Agreement be registered by caveat on title for all lots adjacent to areas which require "no parking" signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II; and
13. 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 construct the alley to a commercial standard. The alley must include lighting and hard-surfacing for the full width of the right-of-way. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
8. that the owner constructs a temporary 4 m gravel surface emergency access with Phase 3 with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" maps, Enclosures I and II. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a temporary 6 m gravel surface roadway connection with Phases 1, 2 and 4 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II. This roadway will be required prior to

Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

10. that the owner constructs Kings Gate SW to an enhanced local roadway standard, to maintain two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
11. that the owner construct Keswick Drive SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
12. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
13. that the owner constructs a 1.5 m concrete sidewalk with lighting, within the walkway abutting the MR parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
14. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
15. that the owner pays for the installation of "no parking" signage on Koruluk Place SW and Koruluk Way SW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" maps, Enclosures I and II;
16. that the owner designs, constructs and dedicates as a Public Utility lot the ultimate Storm Water Management Facility (SWMF 5), including all inlets and outlets, with Phase 4 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
17. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
18. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I, II and III;
19. that the engineering drawings include grading plans for 182 Street SW and Keswick Drive SW adjacent to Phase 2 to the satisfaction of Subdivision and Development Coordination;
20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II; and

21. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 21-51-25-W4M in the amount of 0.47 ha is being provided by dedication with this subdivision.

MR for Lot 1, Block 1, Plan 932 3045 in the amount of 0.34 ha was provided by Deferred Reserve Caveat (DRC) with LDA16-0335. This DRC amount will be transferred to the SW 21-51-25-W4M. The existing DRC on the SW 21-51-25-W4M shall be adjusted with the dedication of the 0.47 ha MR lot and the DRC transfer from Lot 1, Block 1, Plan 932 3045.

The DRC on the SW 21-51-25-W4M shall carry forward on title.

The DRC on Lot 1, Block 1, Plan 932 3045 shall be discharged in full.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority





















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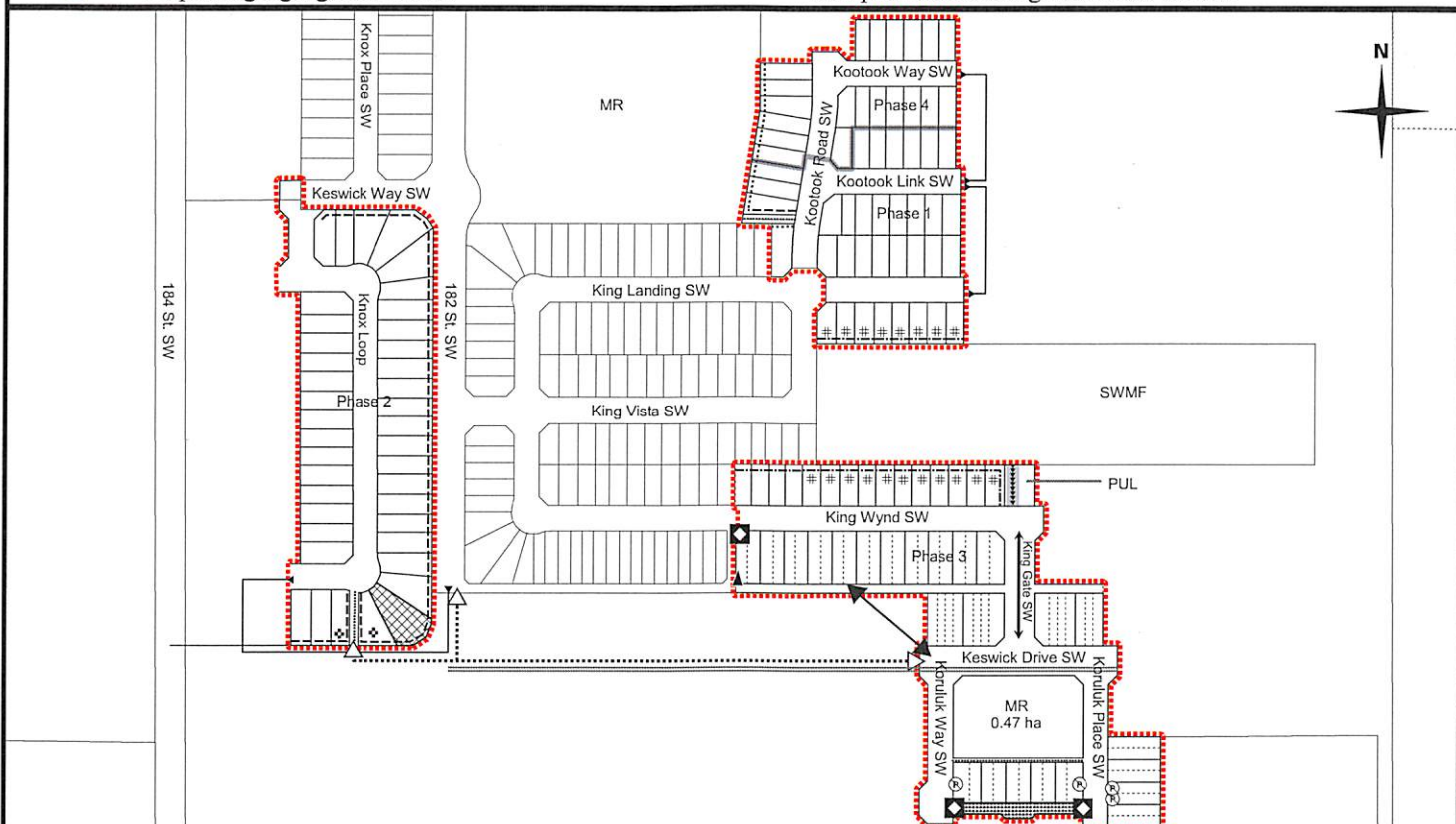
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

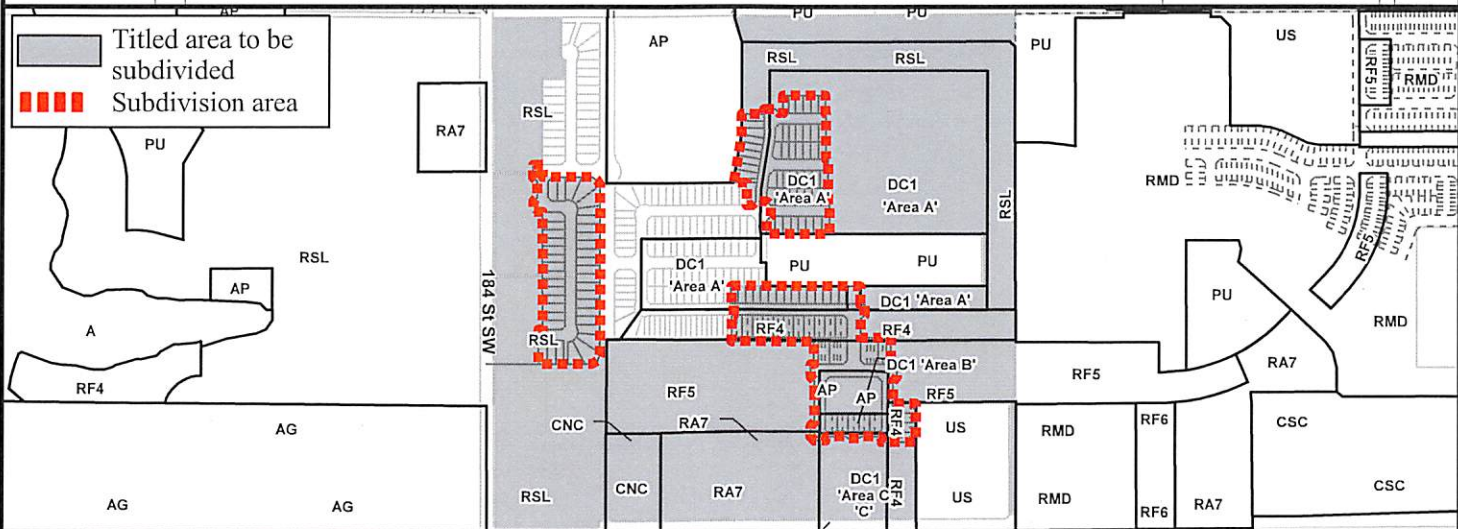
February 22, 2018

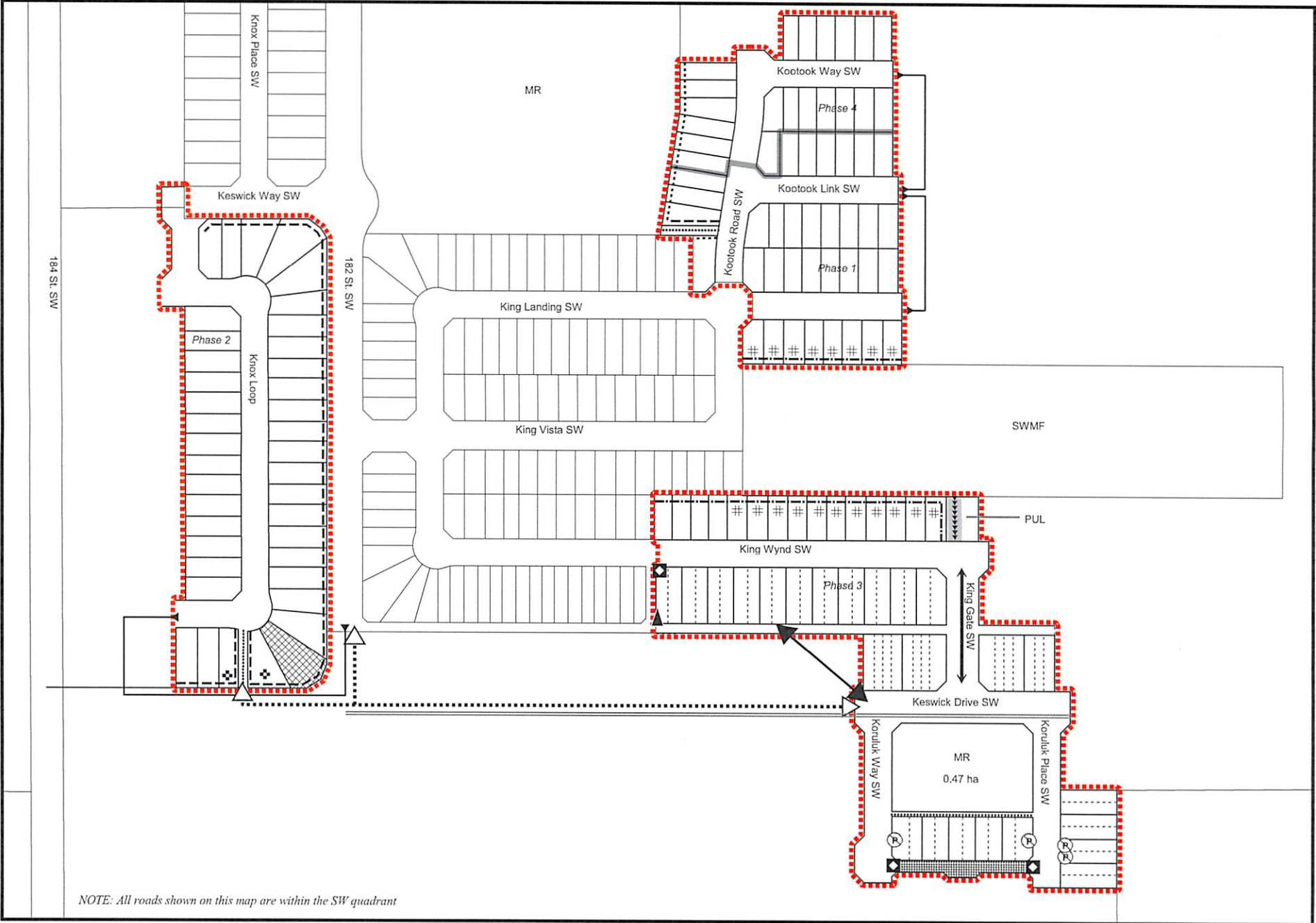
LDA17-0565

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|  | Limit of proposed subdivision |  | Register easement |
|  | Temporary 4 m emergency access |  | Temporary 6 m roadway |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: freeboard |
|  | Enhanced local roadway |  | Restrictive covenant re: disturbed soil |
|  | Construct to commercial standard |  | 1.2m uniform fence |
|  | Remove corner cut |  | Watermain extension |
|  | 3 x 3 corner cut |  | 1.8 uniform fence |
|  | 1.5m concrete sidewalk |  | 1.8m uniform screen fence as per Zoning Bylaw |
|  | Phasing lines |  | Property line may be modified as per roundabout design |
|  | No parking signage and caveat |  | Complete streets design and cross-section |

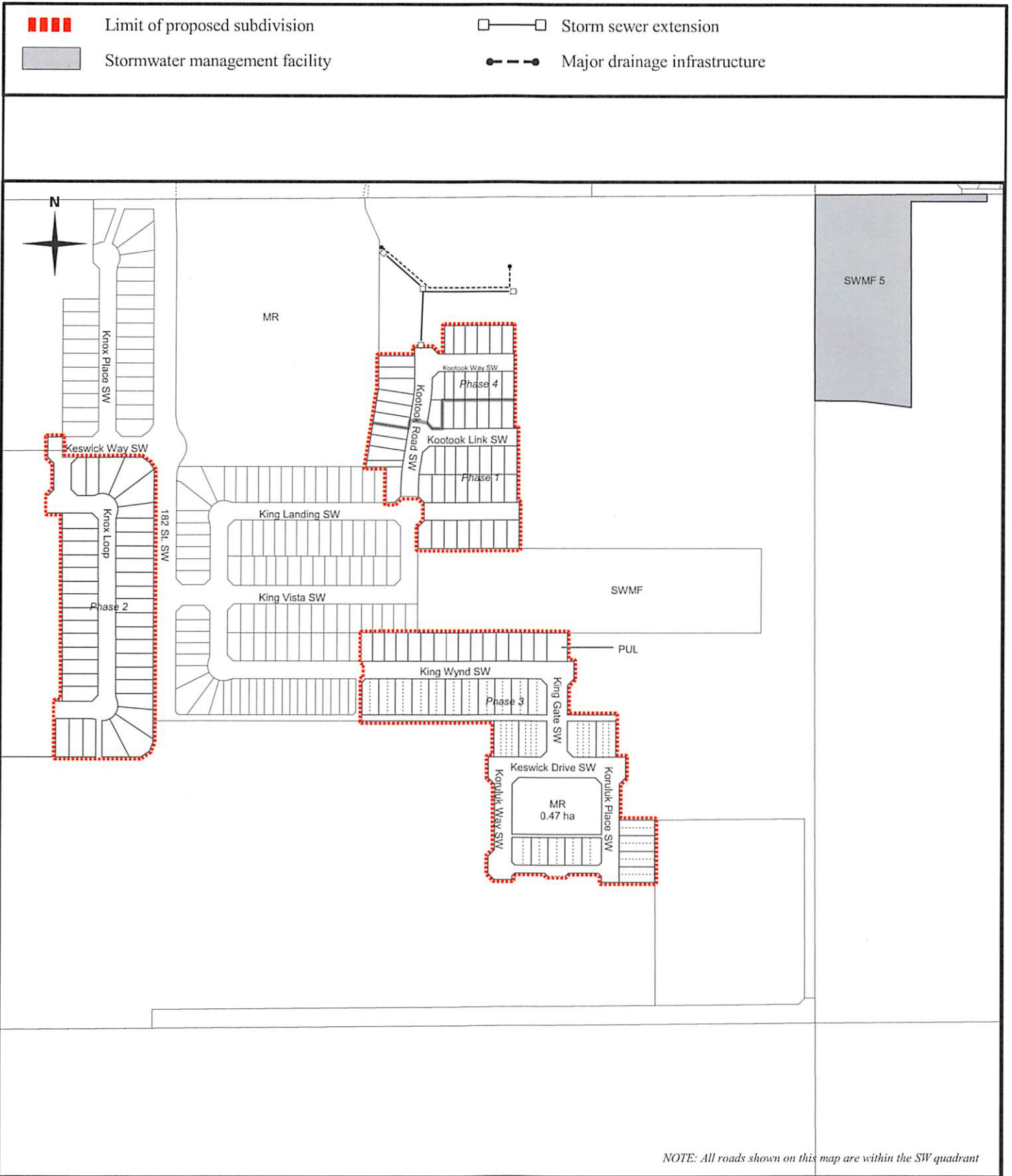


NOTE: All roads shown on this map are within the SW quadrant





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



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



February 22, 2018

File No. LDA13-0022

Stantec Consulting Ltd.
10160 112 ST NW
Edmonton AB T5K 2L6

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved plan of subdivision to create 32 single detached residential lots, 10 semi-detached residential lots and 15 row housing lots from Lot 2, Block 1, Plan 172 3367 located south of 30 Avenue SW and west of Calgary Trail SW; **CAVANAGH**

The application has revises the number of lots by adding three (3) single detached residential lots along Checknita Terrace SW and expanding the subdivision boundary to include seven (7) additional row housing lots.

I The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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 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;
4. that Bylaw 18335 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that LDA17-0431 to close 30 Avenue SW shall be approved prior to the endorsement of this plan of survey;
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 Calgary Trail SW, 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
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 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
8. 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.

The existing Deferred Reserve Caveat (DRC) for Lot 2, Block 1, Plan 172 3367 shall carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #130013752-001




Enclosure

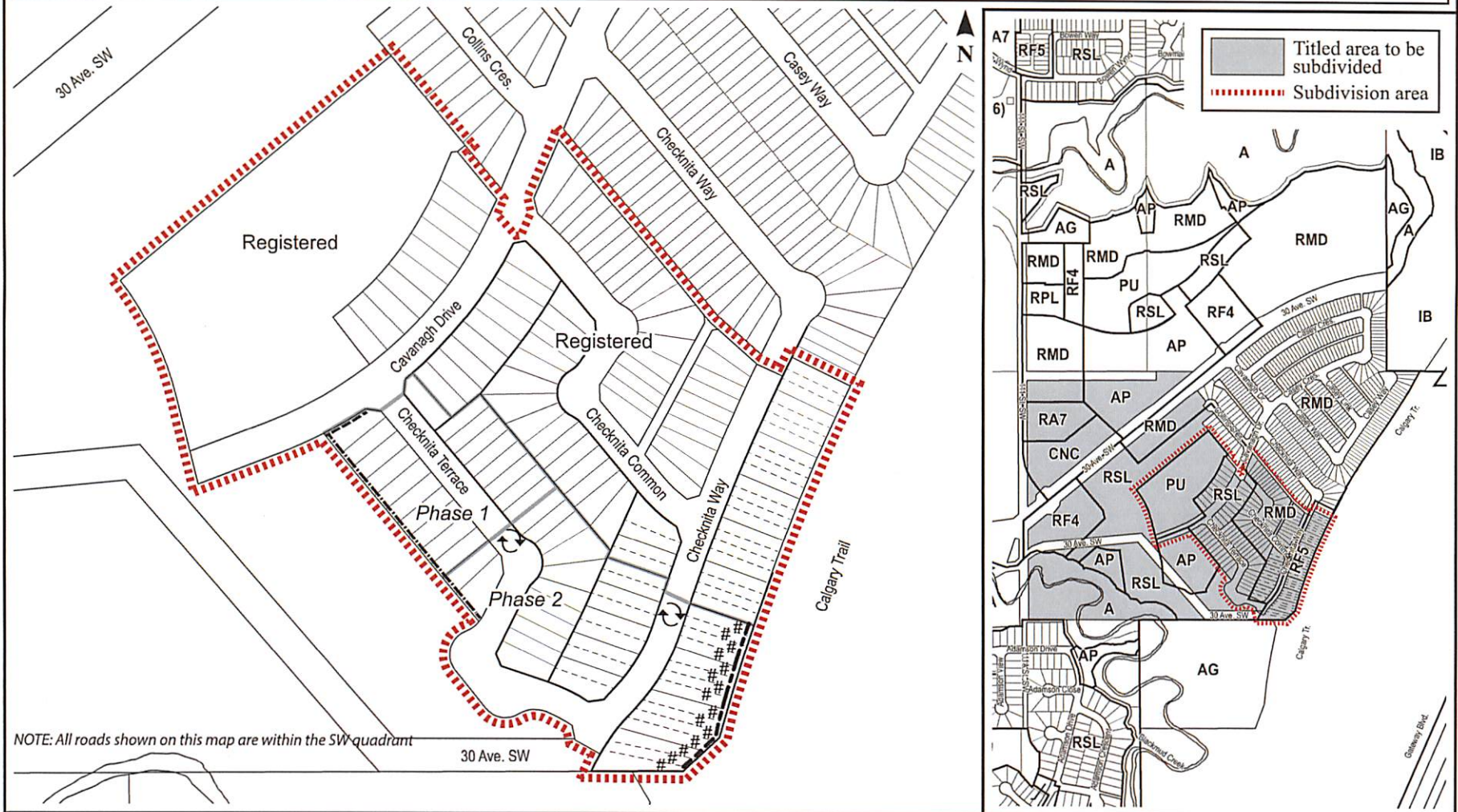
SUBDIVISION CONDITIONS OF APPROVAL

February 22, 2018

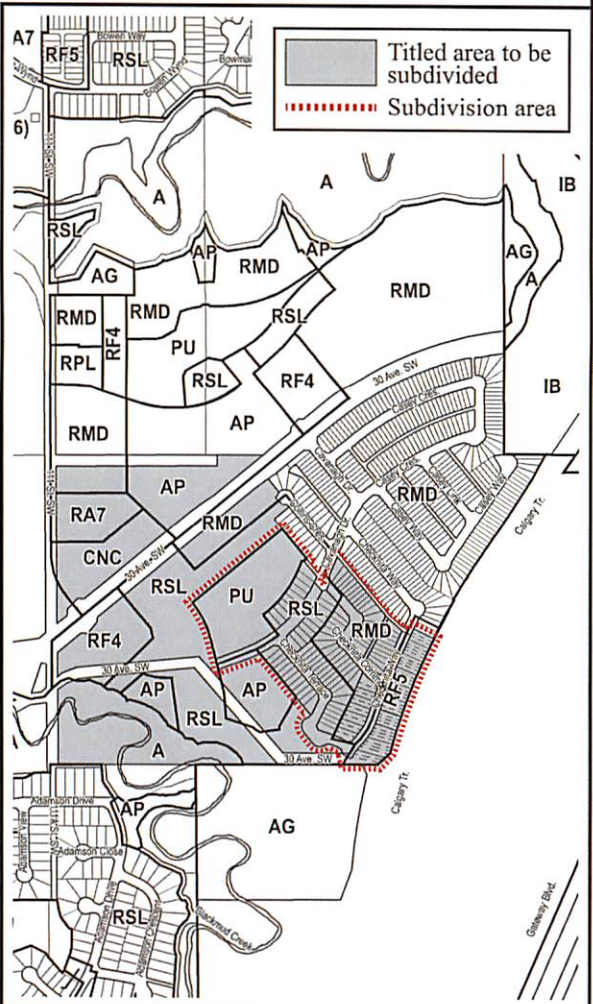
LDA13-0022

-  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 and Fence
-  Temporary 12 m radius turnaround
-  Phasing line



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





February 22, 2018

File No. LDA15-0413

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

ATTENTION: Justin Jurincic

RE: REVISION of conditionally approved plan of subdivision to create 73 single detached residential lots and 14 semi-detached residential lots from Lot 4, Block 1, Plan 172 3270, Lot 3, Block 1, Plan 152 2486 and the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW;
KESWICK

The application has added three (3) single detached residential lots to Phase 2.

I The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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 be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct Kostash Green SW to include a 9.15 m carriageway within an 18 m right of way, with Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct Kostash Green SW to include a 9 m carriageway within a 16 m right of way, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, with Phases 1 and 3, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a 3 m maintenance access with T-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. 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.

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

Municipal Reserve (MR) for Lot 2, Block 1, Plan 152 2487 was addressed by registering a Deferred Reserve Caveat (DRC) on title with LDA13-0524 and the balance shall carry forward with this application.

MR for the NE 21-51-25-W4M was addressed by registering a DRC on title with LDA11-0056 and the balance shall carry forward with this application.

No MR is owing for Lot 3, Block 1, Plan 152 2486.

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

Regards,

Blair McDowell
Subdivision Authority












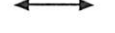
BM/mb/Posse #178542774-001

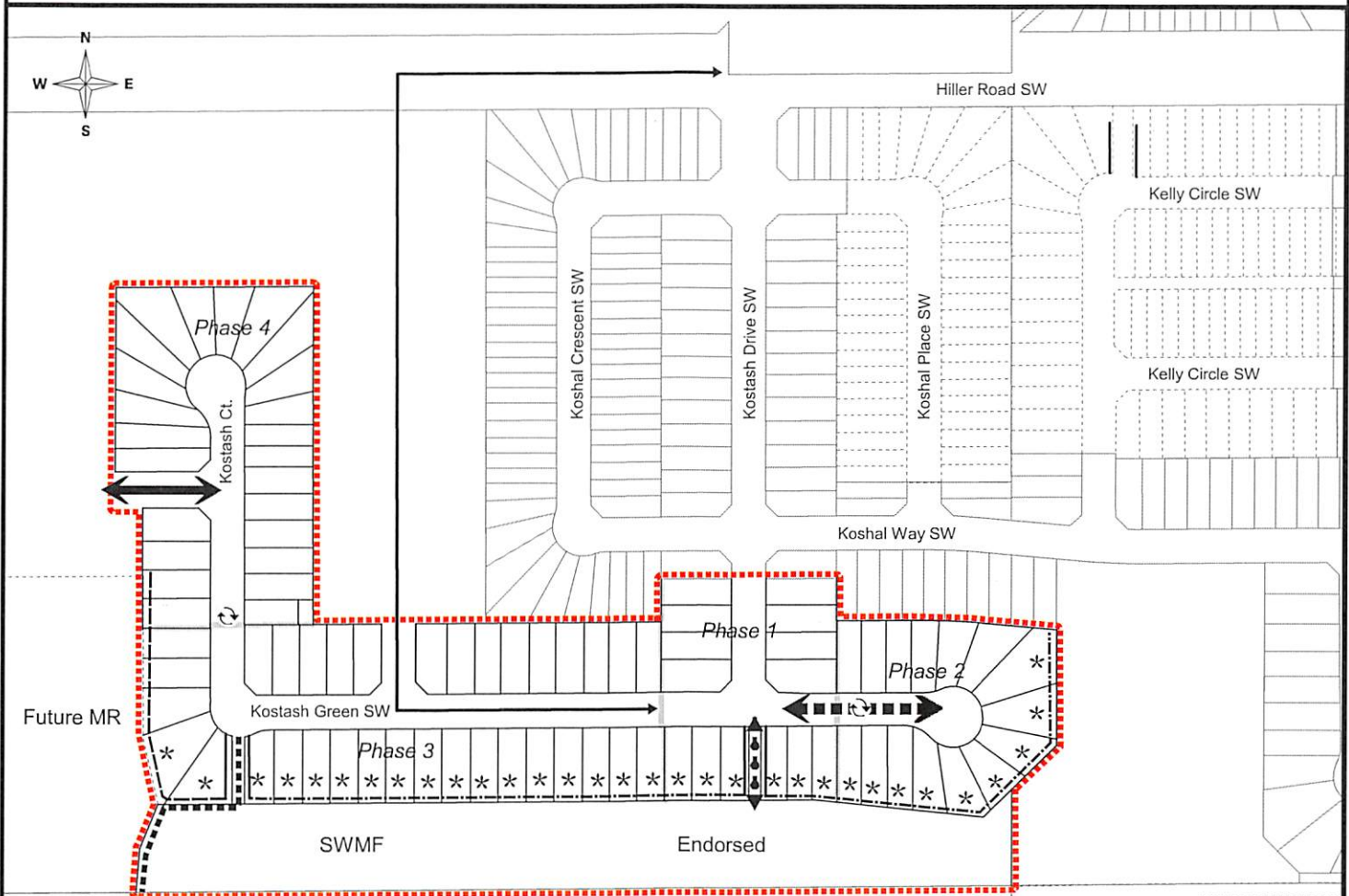
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

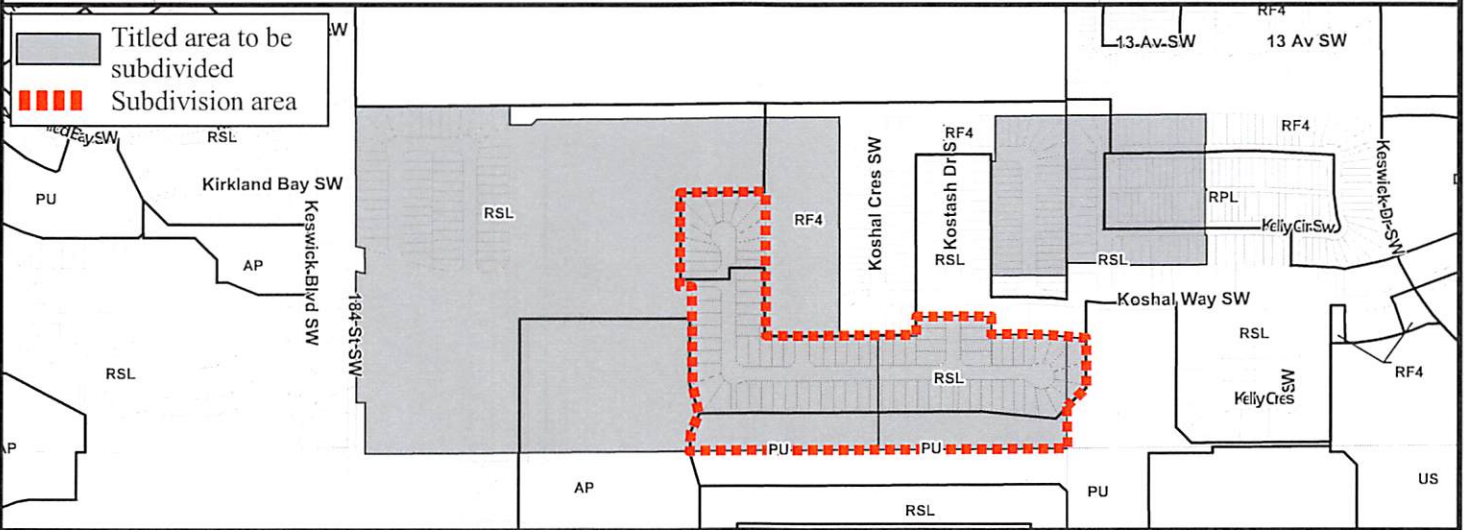
February 22, 2018

LDA 15-0413

- | | | | |
|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | 9.15 m carriageway |
|  | Phasing line |  | 9 m carriageway |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 3 m maintenance access |
|  | 1.8 m uniform fence |  | Temporary 12 m radius turnaround |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Freeboard |
|  | 3 m hard surface shared use path |  | Temporary 4 m emergency access |



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





Subdivision Authority

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

February 22, 2018

File No. LDA17-0600

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lots 23U and 24, Block 12, Plan 1760 KS located south of 89 Avenue NW and west of 142 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #264974092-001

Enclosure(s)

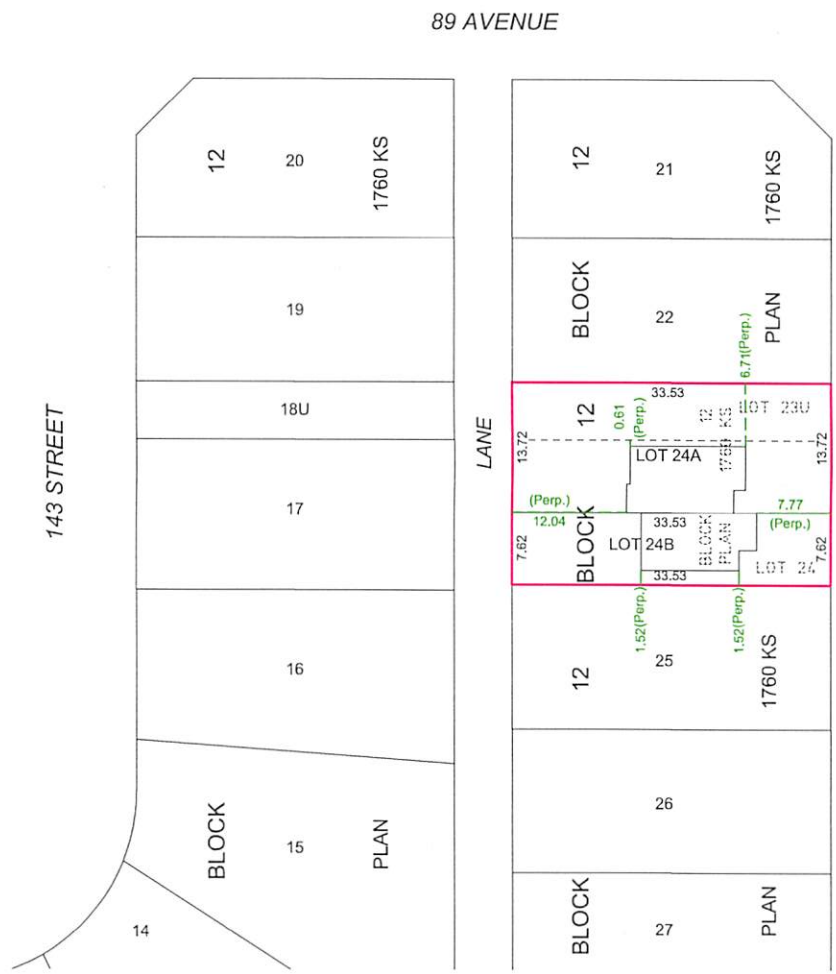
Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- There is a water main located within a utility right of way within Lot 23U. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



MARCSON HOMES

- 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 R1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.072 ha.



REV. NO.	DATE	ITEM	BY
2	JAN. 23, 2018	ADD PROPOSED BUILDING	AN
1	DEC. 18, 2017	ADJUST COMMON PROPERTY LINE	AN
0	OCT. 17, 2017	ORIGINAL PLAN COMPLETED	JF

PARKVIEW
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 23U AND LOT 24, BLOCK 12, PLAN 1760 KS
 WITHIN THE
 N.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

2017
 SCALE: 1:500

Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-178 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61700080T DRAFTED BY: JF CHECKED BY: MK



February 22, 2018

File No. LDA17-0621

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create (one) 1 blockshell parcel for the development of future residential lots, one (1) Other Lot and one (1) Environmental Reserve lot from the NE 15-51-25-W4M north of Chegwin Point and west of 156 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 15.3 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Subsequent to Environmental Reserve (ER) dedication the existing Deferred Reserve Caveat (DRC) for the NE 15-51-25-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #2664430449-001

Enclosure



Subdivision Authority

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

February 22, 2018

File No. LDA17-0740

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 27, Plan 2474 HW, located north of 96 Avenue NW and west of 153 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Carman Yeung at carman.yeung@edmonton.ca or 780-944-0459.

Regards,

Blair McDowell
Subdivision Authority

BM/cy/Posse #270775691-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 153 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m south of the north property line of Lot 5 off 153 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

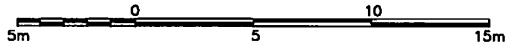
SHOWING SUBDIVISION OF

LOT 5, BLOCK 27, PLAN 2474 H.W.

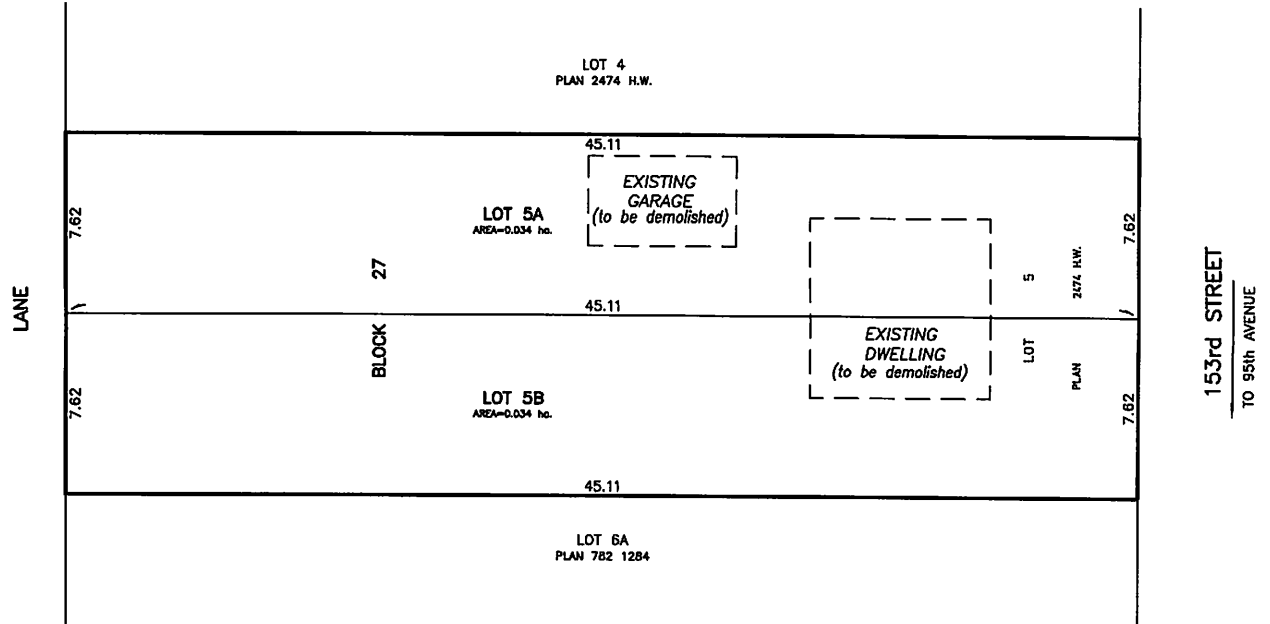
IN THE
S.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 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: J.V.

CALC'D. BY: J.V.

DATE: December 19, 2017

REVISED: -

FILE NO. 17S1156

DWG.NO. 17S1156T



Subdivision Authority

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

February 22, 2018

File No. LDA18-0005

Alberta Geomatics Inc.
201-8762 50 AVE NW
Edmonton AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 24, Plan 5392 HW, located south of 99 Avenue NW and east of 154 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Carman Yeung at carman.yeung@edmonotn.ca or 780-944-0459.

Regards,

Blair McDowell
Subdivision Authority

BM/cy/Posse #270845487-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

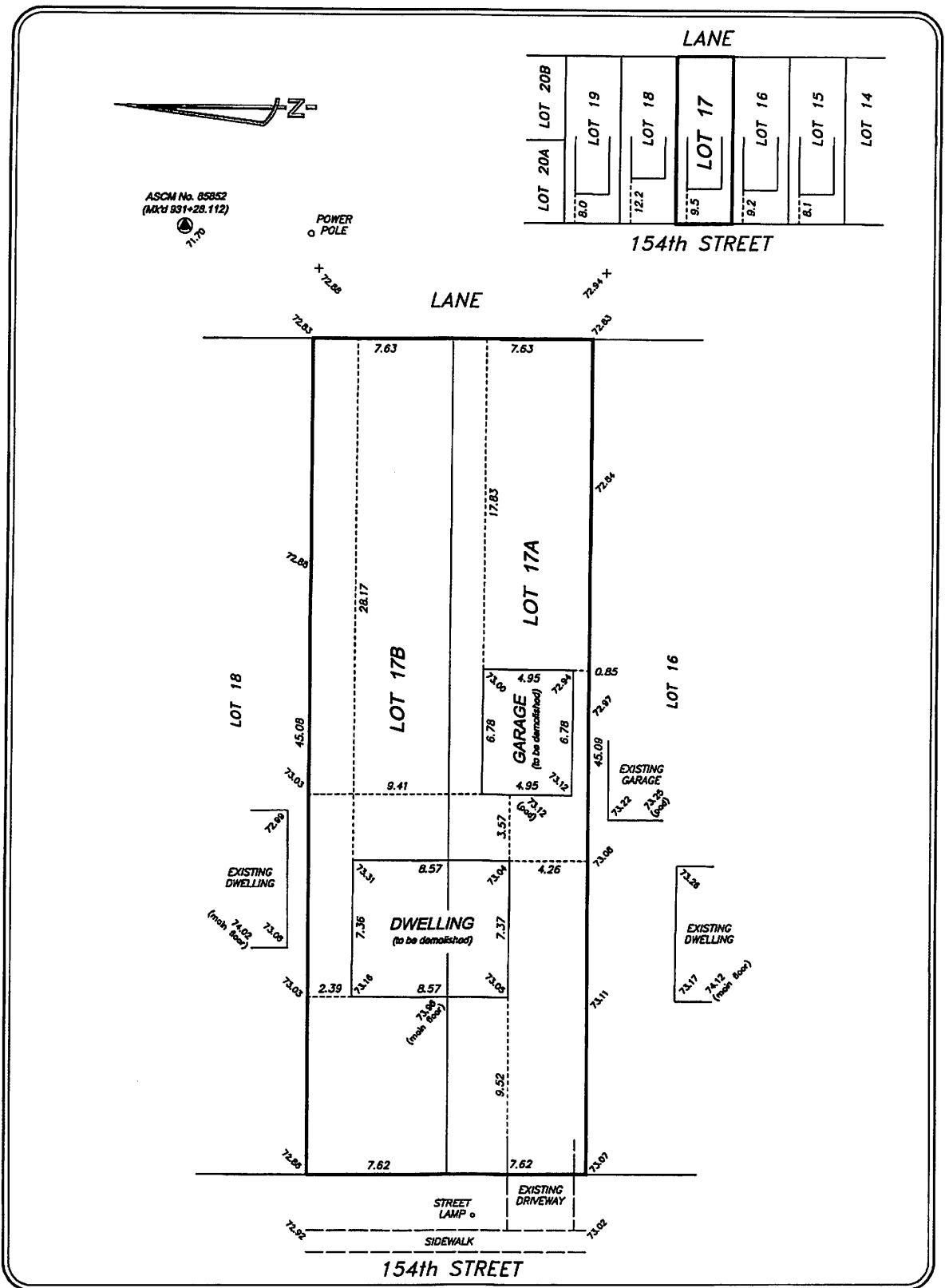
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.67 m south of the north property line of Lot 17 off 154 Street. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024				NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY	
LOT: 17 BLOCK: 24 PLAN: 5392 HW		SUBDIVISION: WEST JASPER PLACE ADDRESS: 9831-154 STREET		ZONING: RF1	
BUILDER/OWNER: LA CONCORDIA HOMES EDMONTON		FILE: E15289 LOT AREA: 0.069 ha. SCALE: 1:250		DRAWN BY: D.S. CHECKED BY: P.S. 2017-12-05	



Subdivision Authority

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

February 22, 2018

File No. LDA18-0023

Iolanda Marocco
8710 128 AVE NW
Edmonton, AB T5E 0G5

ATTENTION: Iolanda Marocco

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 10, Plan 4830 Q, located north of north of 128 Avenue NW and east of 88 Street NW;
KILLARNEY

The Subdivision by Plan is REFUSED on February 22, 2018 for the following reason:

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 150.4(2) of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the (RF4) Semi-detached Residential Zone for permitted and discretionary uses is 30.0 metres. The site depth of proposed Lot A is 22.86 metres and is therefore deficient by 7.14 metres or 23.8%. The site depth of proposed Lot B is 15.25 metres and is therefore deficient by 14.75 metres or 49.2%. This proposal will result in site depths, and ultimately lot sizes, that are uncharacteristically small when compared to properties on the adjacent block faces.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #270639194-001

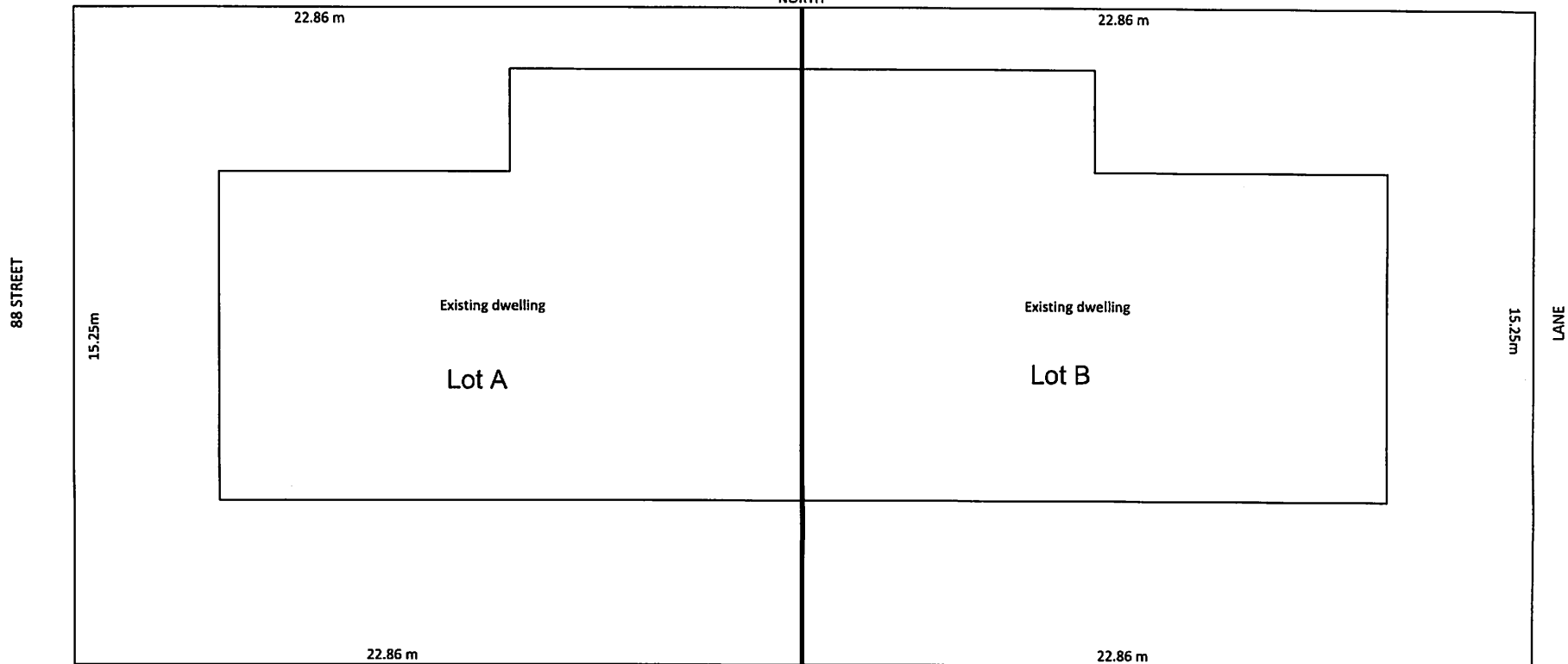
Enclosure

Adjacent Lot

Legal Description of Property
Lot 1
Block 10
Plan 4830Q



NORTH



88 STREET

15.25m

22.86 m

22.86 m

Existing dwelling

Existing dwelling

Lot A

Lot B

15.25m

LANE

22.86 m

22.86 m

128 AVENUE



Subdivision Authority

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

February 22, 2018

File No. LDA18-0036

Jan Matuska
14515 121 ST NW
Edmonton AB T5X 2S2

ATTENTION: Jan Matuska

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 7, Plan 5191 HW, located north of 89 Avenue NW and east of 155 Street NW; **JASPER PARK**

The Subdivision by Plan is APPROVED on Date February 22, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #272592766-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.9 m south of the north property line of Lot 2 off 155 Street. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

EXISTING LOT:

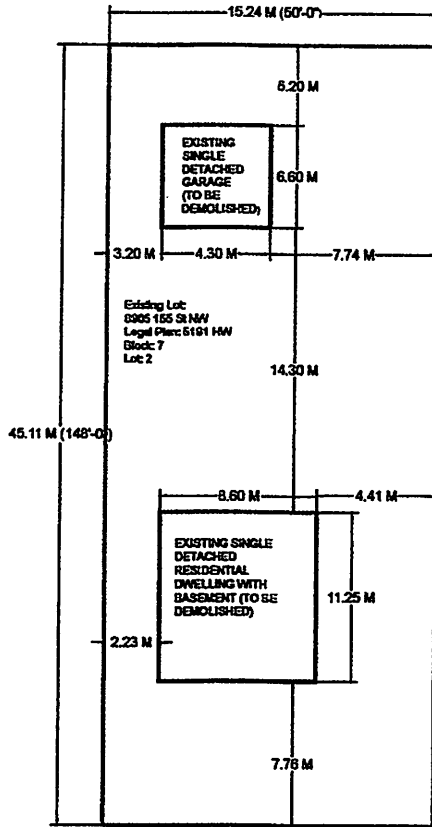
MUNICIPAL ADDRESS:
8905 155 STREET ST NW
EDMONTON AB T5R 1W3

LEGAL DESCRIPTION:
LEGAL PLAN: 5191 HW
BLOCK: 7
LOT: 2

TOTAL AREA: 687.541 M2
CURRENT ZONING: RF1
SINGLE DETACHED
RESIDENTIAL ZONE

Adjacent Property:
8911-155 Street NW
Plan: 5191 HW
Block: 7
Lot: 3:

PROPERTY LINE



PROPERTY LINE

155 STREET



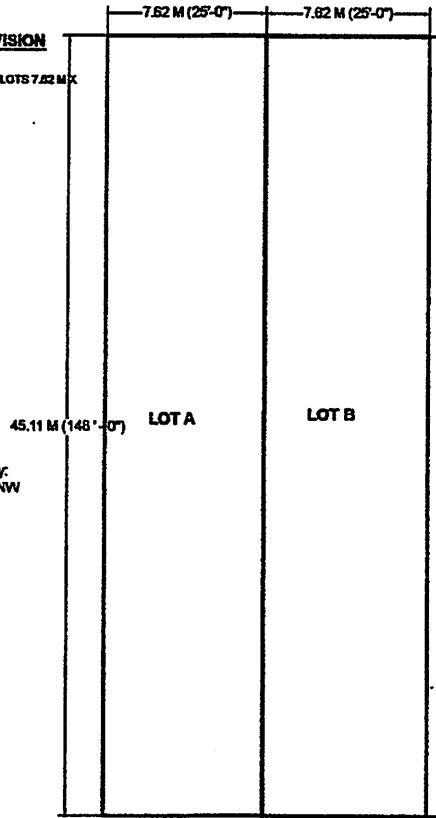
PROPOSED SUBDIVISION

INTO TWO EQUALLY LARGE LOTS 7.62 M X
45.11M

Adjacent Property:
8911-155 Street NW
Plan: 5191 HW
Block: 7
Lot: 3:

Adjacent Property:
8901-155 Street NW
Plan: 5191 HW
Block: 14
Lot: 1

PROPERTY LINE



PROPERTY LINE

155 STREET

TENTATIVE SUBDIVISION PLAN AT 8905 155 STREET NW IN EDMONTON AB T5R 1W3
LEGAL PLAN: 5191 HW BLOCK 7 LOT 2
SUBDIVISION: JASPER PARK
PREPARED BY: JAN MATUSKA PENG.
DATE: JANUARY 19TH, 2018



Subdivision Authority

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

February 22, 2018

File No. LDA18-0039

Hagen Surveys Ltd.
8929 20 ST NW
Edmonton AB T6P 1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 3A, Plan 1066 KS, located north of 129 Avenue NW and east of 105 Street NW; **LAUDERDALE**

The Subdivision by Plan is APPROVED on February 22, 2018, subject to the following conditions:

1. that the existing residential access to 105 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #272632276-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

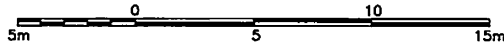
SHOWING SUBDIVISION OF

LOT 16, BLOCK 3A, PLAN 1066 K.S.

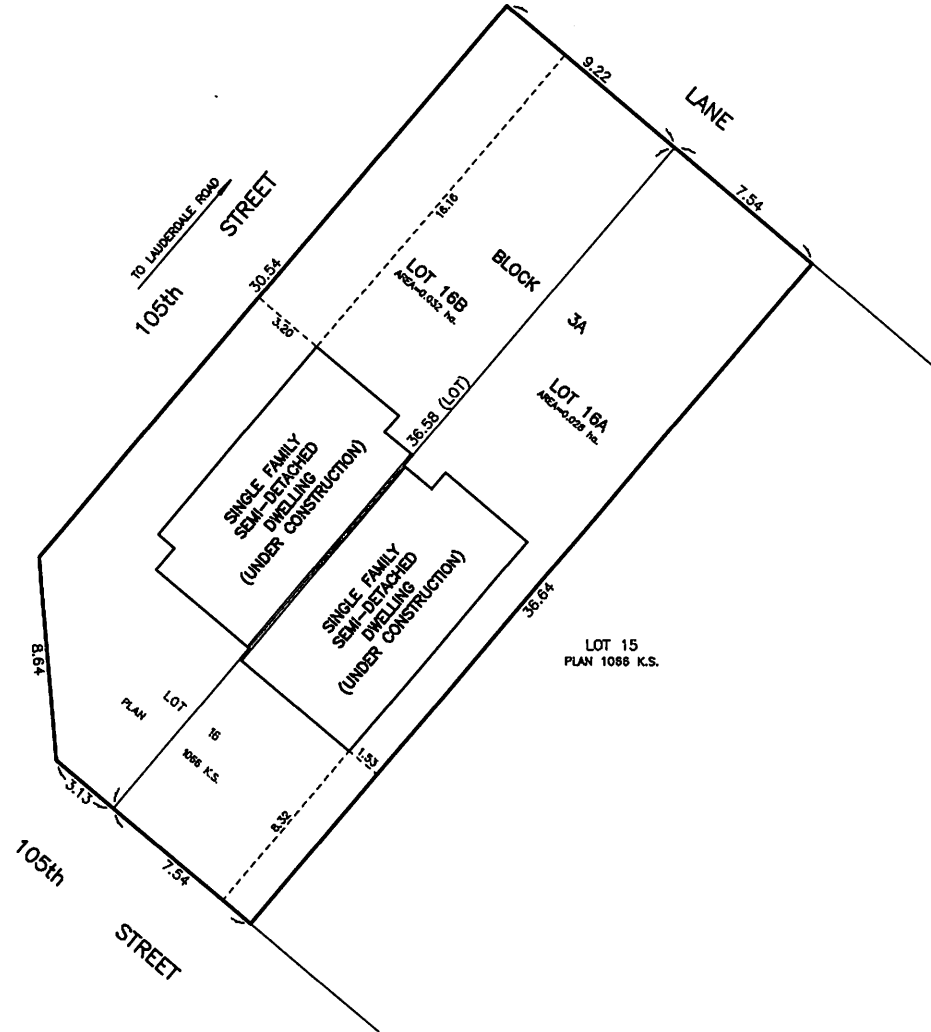
IN THE
S.E.1/4 SEC.20-53-24-4

EDMONTON ALBERTA

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



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS. _____



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 17, 2018

REVISED: -

FILE NO. 18S0033

DWG.NO. 18S0033T

Thursday, February 15, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 15, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 8, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA16-0553
235598460-001

Tentative plan of subdivision to create 213 single-detached residential lots, 46 semi-detached lots, and 23 row housing lots, one (1) commercial lot, one (1) public utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA15-0079
168069702-001

REVISION of conditionally approved plan of subdivision to create three (3) multiple family lots (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0088 241060364-001	REVISION of conditionally approved plan of subdivision to create 60 single detached residential lots, from Lot A, Block 1, Plan 132 2811 located south of Hays Ridge Boulevard NW and west of 141 Street NW; HAYS RIDGE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0612 259473570-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 52, Plan N3301 HW, located north of 80 Avenue NW and east of 79 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0700 269634793-001	Tentative plan of subdivision to create two (2) industrial lots, from Lots 1 and 2, Block 1, Plan 2546 NY, Lot 1A, Plan 932 2861, Lot 5B, Block 1, Plan 042 5438, and Lots 3 and 4, Block 1, Plan 5085 TR located north of 51 Avenue NW and east of 75 Street NW; ROPER INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0715 263570820-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 25, Plan 2107 HW located north of 61 Avenue NW and west of 106 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0717 270144244-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 23, Plan RN64, located north of 121 Avenue NW and west of 122 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0720 269923439-001	Tentative plan of subdivision to create four (4) other lots for the purposes of land transfer from Lot C, Block 3, Plan 152 1821 and Lot B, Plan 6704 MC, located south of Lessard Road NW and east of 199 Street NW; EDGEMONT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0733 270440411-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 103, Plan 3875 P, located south of 103 Avenue NW and east of 139 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0741 270816409-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 28, Plan 4592 AD, located south of 108 Avenue NW and east of 154 Street NW; HIGH PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA18-0001 270650318-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 7 and 8, Block 11, Plan 5515 AE, located south of 104 Avenue NW and east of 77 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA18-0021 261293252-001	Tentative plan of subdivision to create create separate titles for a semi-detached dwelling from Lot 13, Block 52, Plan N2227 HW, located north of 80 Avenue NW and east of 79 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA18-0029 271694251-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 2, Block 2, Plan 172 1164, located north of 137 Avenue NW and west of Mistatim Way NW; MISTATIM INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.	