

Thursday, March 9, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 9, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 2, 2017 meetings be adopted.	
3.	OLD BUSINESS	
1.	LDA14-0329 and LDA15-0398 157853256-001 and 176535174-001	Addendum to conditionally approved subdivision LDA14-0329 and LDA15-0398 to adjust phasing boundaries; KESWICK
2.	LDA15-0605 182900580-001	Addendum to conditionally approved subdivision LDA15-0605 to include phasing boundaries; ROSENTHAL
3.	LDA16-0471 230620962-001	Tentative plan of subdivision to create 114 single detached residential lots and 72 row housing lots from a portion of the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Promenade NW; SECORD
4.	NEW BUSINESS	
1.	LDA16-0567 236933287-001	Tentative plan of subdivision to create 20 semi-detached residential lots, two (2) Public Utility lots and one (1) Municipal Reserve lot from the SW 24-51-25-W4M located South of Ellerslie Road SW and east of 141 Street SW; PAISLEY
2.	LDA16-0568 236907340-001	Tentative plan of subdivision to create seven (7) single detached lots , from Block 2, Plan 6532 KS, located north of Simpson Drive NW and east of 156 Street NW; SOUTH TERWILLEGAR
3.	LDA16-0391 227873561-001	Tentative plan of subdivision to create one (1) additional multiple family residential lot from Lot 4, Block 22, Plan 152 2818 located west of 110A Street SW and south of 22 Avenue SW; HERITAGE VALLEY TOWN CENTRE AREA
4.	LDA16-0534 234933919-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22, Block 3, Plan RN 37 located north of 102 Avenue NW and east of 89 Street NW; RIVERDALE

5.	LDA16-0585 237262855-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 26, Plan RN46, located north of 115 Avenue NW and east of 123 Street NW; INGLEWOOD
6.	LDA16-0605 237427383-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 3, Plan 5178 HW located north of 78 Avenue NW and east of 93 Street NW; KING EDWARD PARK
7.	LDA17-0020 238949195-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 84, Plan 5109 HW located north of 97 Avenue NW and east of 148 Street NW; CRESTWOOD
8.	LDA17-0031 238786068-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 27, Plan 6450 KS located north of 91 Avenue NW and west of 69 Street NW; OTTEWELL
9.	LDA17-0046 239415191-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 53, Plan RN39B, located south of 110 Avenue NW and east of 123 Street NW; WESTMOUNT
10.	LDA17-0050 238196630-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 128, Plan 2078 HW located south of 102 Avenue and east of 138 Street NW; GLENORA
11.	LDA17-0096 241538974-001	Tentative plan of subdivision to revise conditionally approved LDA14-0456 by adding six (6) residential lots from Lot B, Plan 5396 NY; Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M, located south of Stony Plain Road NW and east of 231 Street NW; SECORD
12.	LDA17-0108 241920426-001	Tentative plan of subdivision to revise conditionally approved LDA12-0095 by adding sixteen residential lots from Lot 2, Block 1, Plan 122 3805, located south of Lessard Road NW and east of 199 Street NW; EDGEMONT
5.	OTHER BUSINESS	



Subdivision Authority

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

March 9, 2017

File No. LDA14-0329 and LDA15-0398

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

ATTENTION: Yolanda Lew

RE: Addendum to conditionally approved subdivision LDA14-0329 and LDA15-0398 to adjust phasing boundaries; **KESWICK**

I The Subdivision by Plan is APPROVED on March 9, 2017, subject to the additional 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 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.
3. that the owner register temporary public access easements for the 6 m temporary roadways, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the phasing boundary be amended to exclude the residential lot flanking Knight Wynd SW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the phasing boundary be amended to include that portion of roadway, as shown on the "Conditions of Approval" map, Enclosure I.

II That the Servicing Agreement required in Clause I (1) of the conditionally approved LDA14-0329 and LDA15-0398 contain, among other things, the following:

1. that the owner constructs 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).

Enclosure I is a map of the subdivision identifying the new phasing and major conditions of this addendum.

Please be advised that this addendum is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

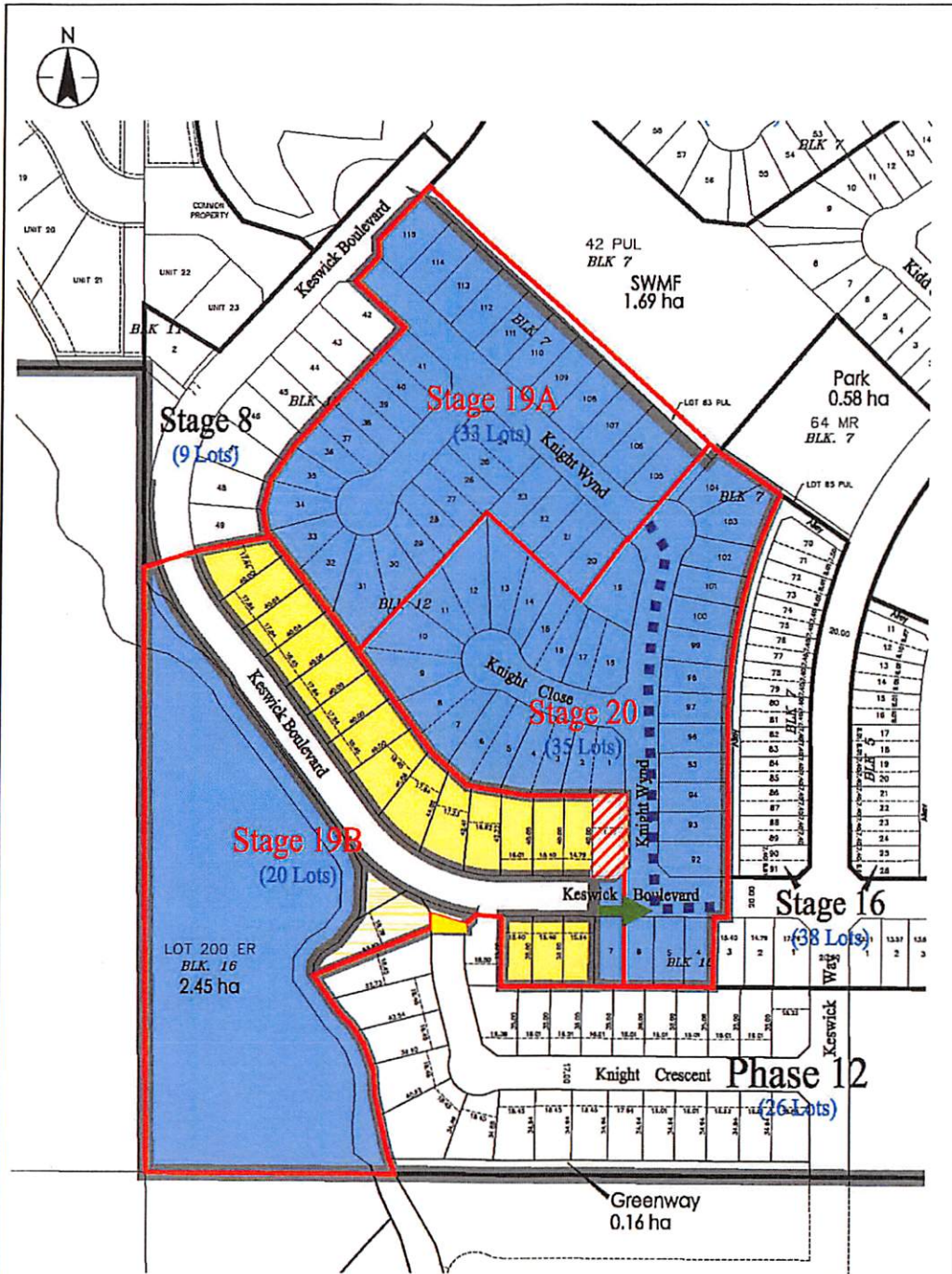
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #157853256-001 & 176535174-001

Enclosure(s)



- Legend**
- Approved Stage 10A and 10B (LDA14-0329)
 - Approved Phase 12 (LDA15-0398)
 - Revised Staging Boundaries

ENCLOSURE I:
 FILE: LDA14-0329 / LDA15-0398
 RE-PHASING APPLICATION
 DATE: FEBRUARY 28, 2017

- LEGEND:**
- AMEND STAGING BOUNDARY; RESIDENTIAL LOT TO BE EXCLUDED FROM STAGE 19B & INCLUDED IN STAGE 20
 - AMEND STAGING BOUNDARY TO INCLUDE THE PORTION OF ROAD ADJACENT TO THE RESIDENTIAL LOT TO THE WEST
 - (STAGE 19A) REGISTER A TEMPORARY PUBLIC ACCESS EASEMENT & CONSTRUCT A 6 M TEMPORARY GRAVEL ROAD
 - (STAGE 19B) REGISTER A TEMPORARY PUBLIC ACCESS EASEMENT & CONSTRUCT A 6 M TEMPORARY GRAVEL ROAD



Subdivision Authority

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

March 9, 2017

File No. LDA15-0605

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

ATTENTION: Blaydon Dibben

RE: Addendum to conditionally approved subdivision LDA15-0605 to include phasing boundaries;
ROSENTHAL

I The Subdivision by Plan is APPROVED on March 9, 2017, subject to the additional conditions:

1. 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.

Please be advised that this addendum is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton.

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at Stuart Carlyle or 780-496-6068.

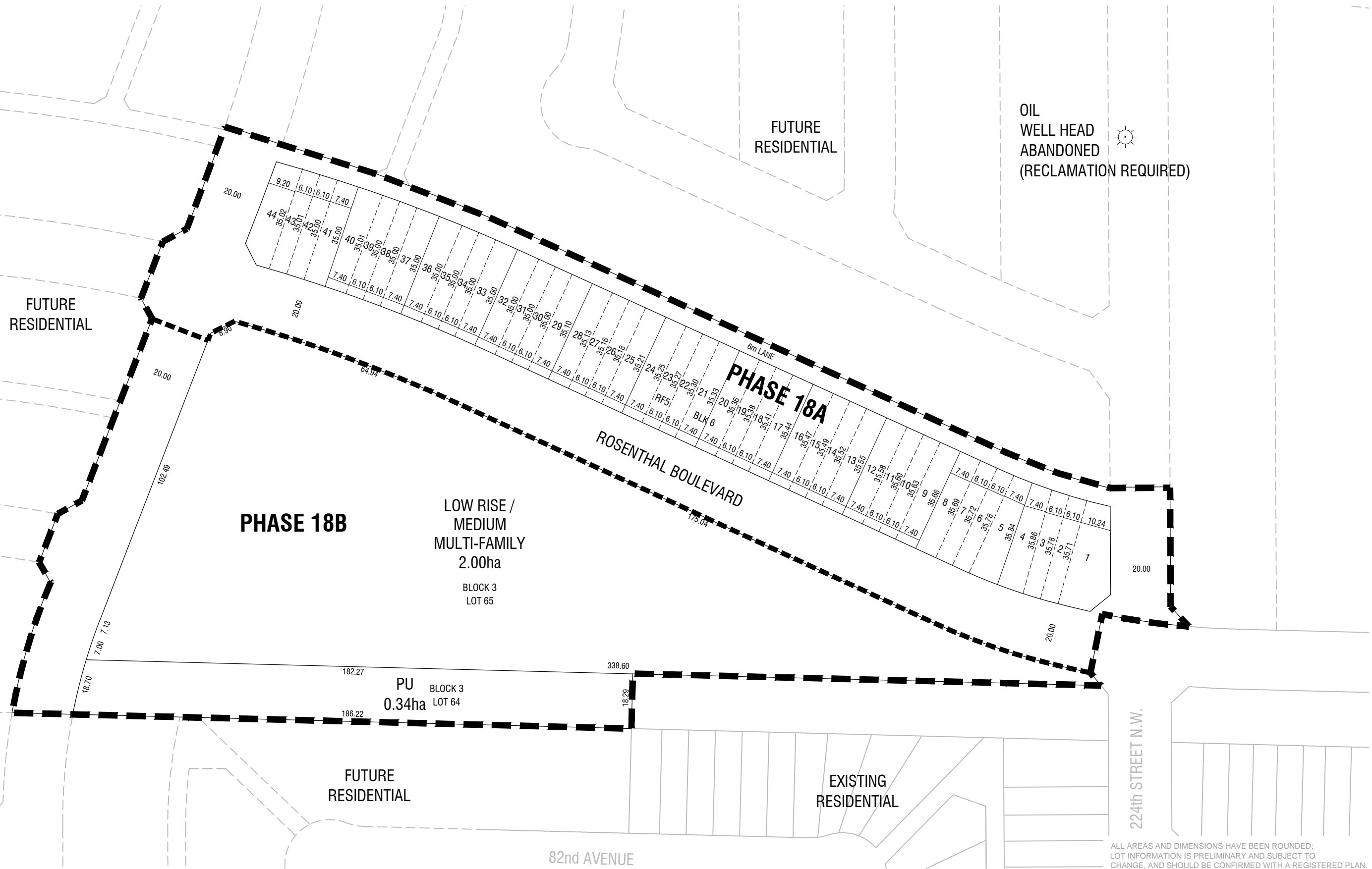
Regards,

Blair McDowell
Subdivision Authority

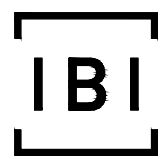
BM/sc/Posse #182900580-001

Enclosure(s)

DRAFT



ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED;
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO
CHANGE, AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.



IBI GROUP PROFESSIONAL SERVICES (CANADA) INC
 300 – 10830 Jasper Avenue
 Edmonton AB T5J 2B3 Canada
 tel 780 428 4000 fax 780 426 3256
 ibigroup.com

ROSENTHAL
 Stage 18 Rephasing Plan
 Melcor Developments Ltd.

DATE: January 5, 2017
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: BD/RD
SCALE: 1:1250
JOB NUMBER: 37836.101





March 9, 2017

File No. LDA16-0471

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 114 single detached residential lots and 72 row housing lots from a portion of the SW 36-52-26-W4M, located east of 231 Street NW and south of Second Promenade NW; **SECORD**

I The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for a watermain extension as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner register a temporary public access easement for 92 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to Condition I (4) above , the owner clear and level 92 Avenue NW, to the satisfaction of Transportation Planning and Engineering;
6. that the subdivision boundary be amended to include the dedication of 231 Street NW and land for two future roundabouts on 92 Avenue to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I and II;
7. that subject to Condition I (6) above , the owner clear and level 231 Street NW as required for road right of way dedication, to the satisfaction of Transportation Planning and Engineering;
8. that the applicant shall provide a letter from the owner of the the well site east of the property confirming that the well site is abandoned, and the road can be removed and easement discharged; and

9. 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 an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs 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);
9. that the owner constructs the ultimate configuration of 92 Avenue NW to an arterial roadway standard including 3 m shared use path, 1.5 m concrete sidewalk, lighting, any transitional improvements, intersection improvements and right turn bay, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 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;
11. that the owner pay for the installation of the 4th leg of the traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If the 4th leg of the traffic signal is not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

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 road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for SW 36-52-26-W4M was addressed with the registration of a Deferred Reserve Caveat (DRC 092086255) with LDA11-0031. To assemble the Second school/park site a DRC in the amount of 0.72 ha will be transferred to the NW 36-52-26-W4M. The remainder of the existing Deferred Reserve Caveat for the SW 36-52-26-W4M will be reduced by 0.72 ha and the balance will 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 Kerry Girvan at kerry.girvan@edmonton.ca or 780-423-7472.

Regards,

Blair McDowell
Subdivision Authority

BM/kg/Posse #230620962-001

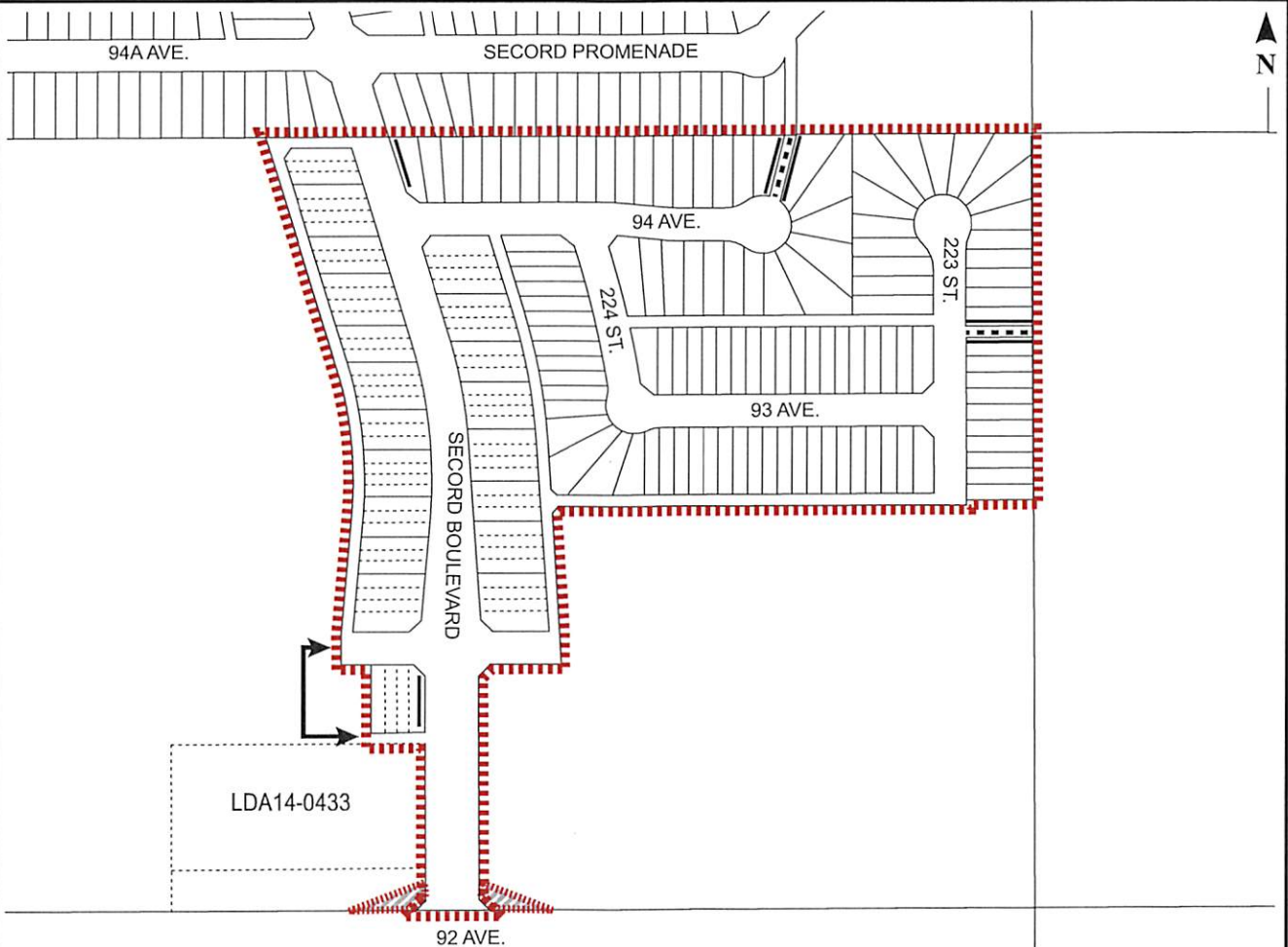
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 9, 2017

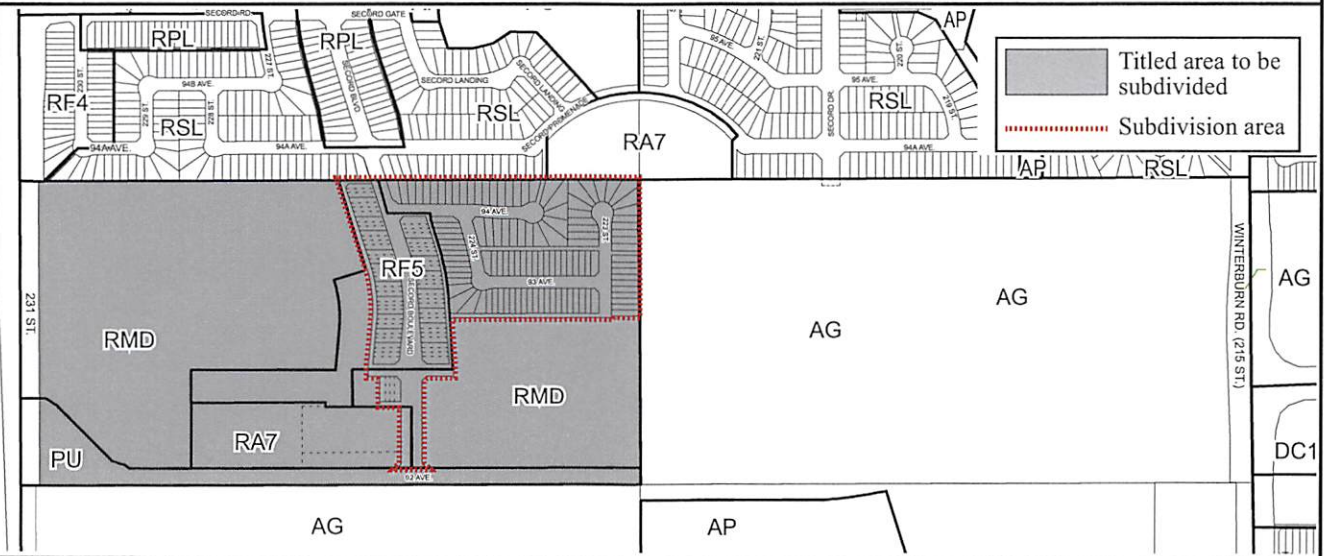
LDA16-0471

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Amend subdivision boundary
- 1.5 m concrete sidewalk
- Dedicate as road right of way
- Temporary 6 m roadway



LDA14-0433

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



Titled area to be subdivided
Subdivision area

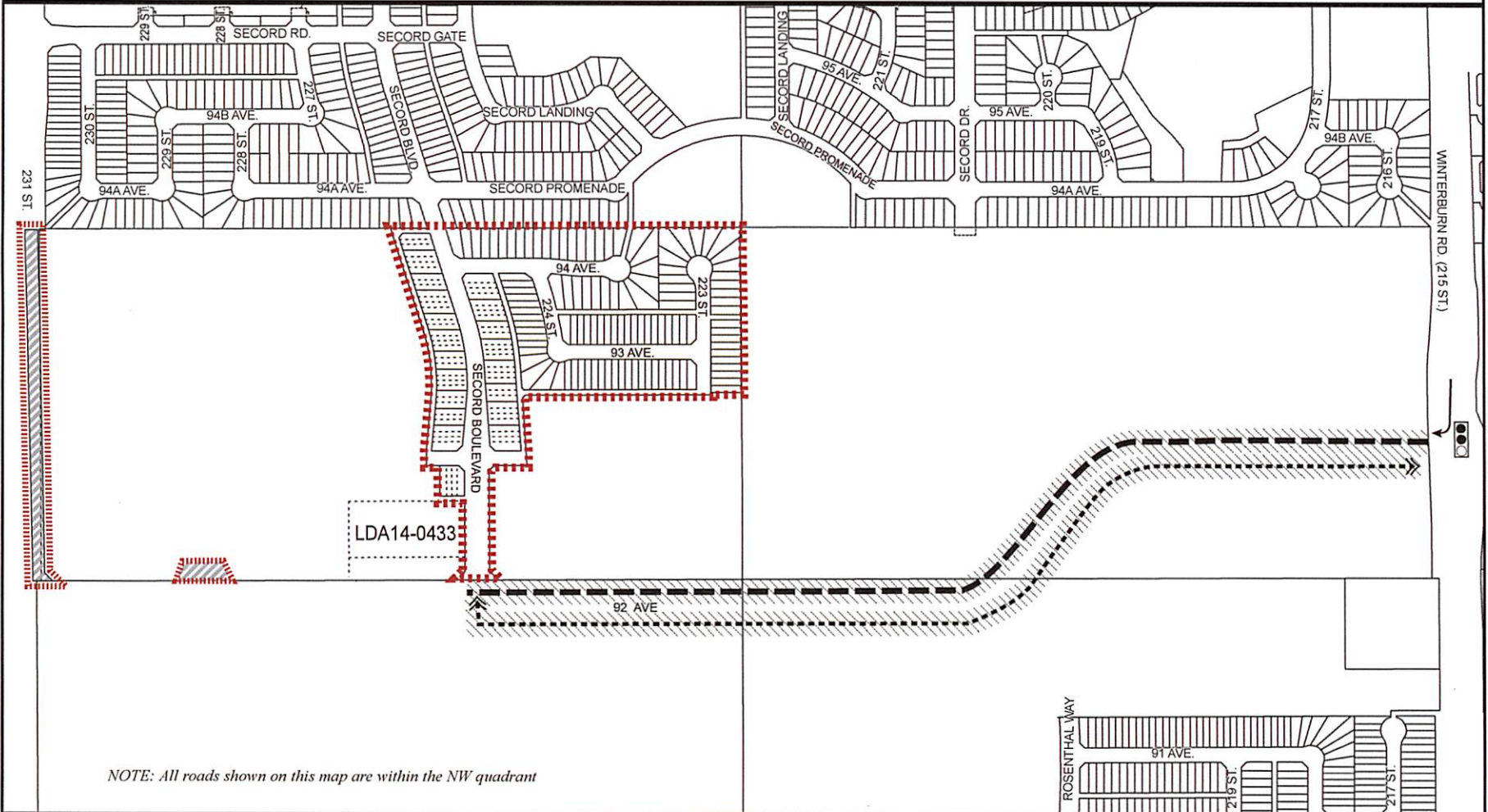
SUBDIVISION CONDITIONS OF APPROVAL

March 9, 2017

LDA16-0471

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- Traffic signal
- ↘ Right turn bay

- ▨ Register as easement
- ▩ Dedicate as right-of-way
- ⚡ Watermain extension
- ▬▬▬ Construct 92 Avenue to an arterial roadway standard



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



Subdivision Authority

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

March 9, 2017

File No. LDA16-0567

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5J 3P4

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create 20 semi-detached residential lots, two (2) Public Utility lots and one (1) Municipal Reserve lot from the SW 24-51-25-W4M located South of Ellerslie Road SW and east of 141 Street SW; **PAISLEY**

I The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.41 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., 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 dedicate a 6m x 6m corner cut to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include a portion of the Public Utility Lot (PUL) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA14-0229 be registered prior to or concurrent with this application, to provide for the logical roadway extension and underground utilities;
7. that the approved subdivision LDA16-0183 be registered prior to or concurrent with this application, for necessary watermain extensions; and

8. 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 lighting, within the PUL and the MR lot, 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 I; and
8. that the owner is responsible for the landscape design and construction within the PUL, the Reserve lot and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 24-51-25-W4M in the amount of 1.41 ha is being provided by dedication with this subdivision. Subsequent to MR dedication the existing DRC for the SW 24-51-25-W4M will be reduced accordingly, with the balance to 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 Fiona Hamilton at fiona.hamilton@edmonton.ca or 780-423-7495 .

Regards,

Blair McDowell
Subdivision Authority

BM/fh/Posse #236933287-001

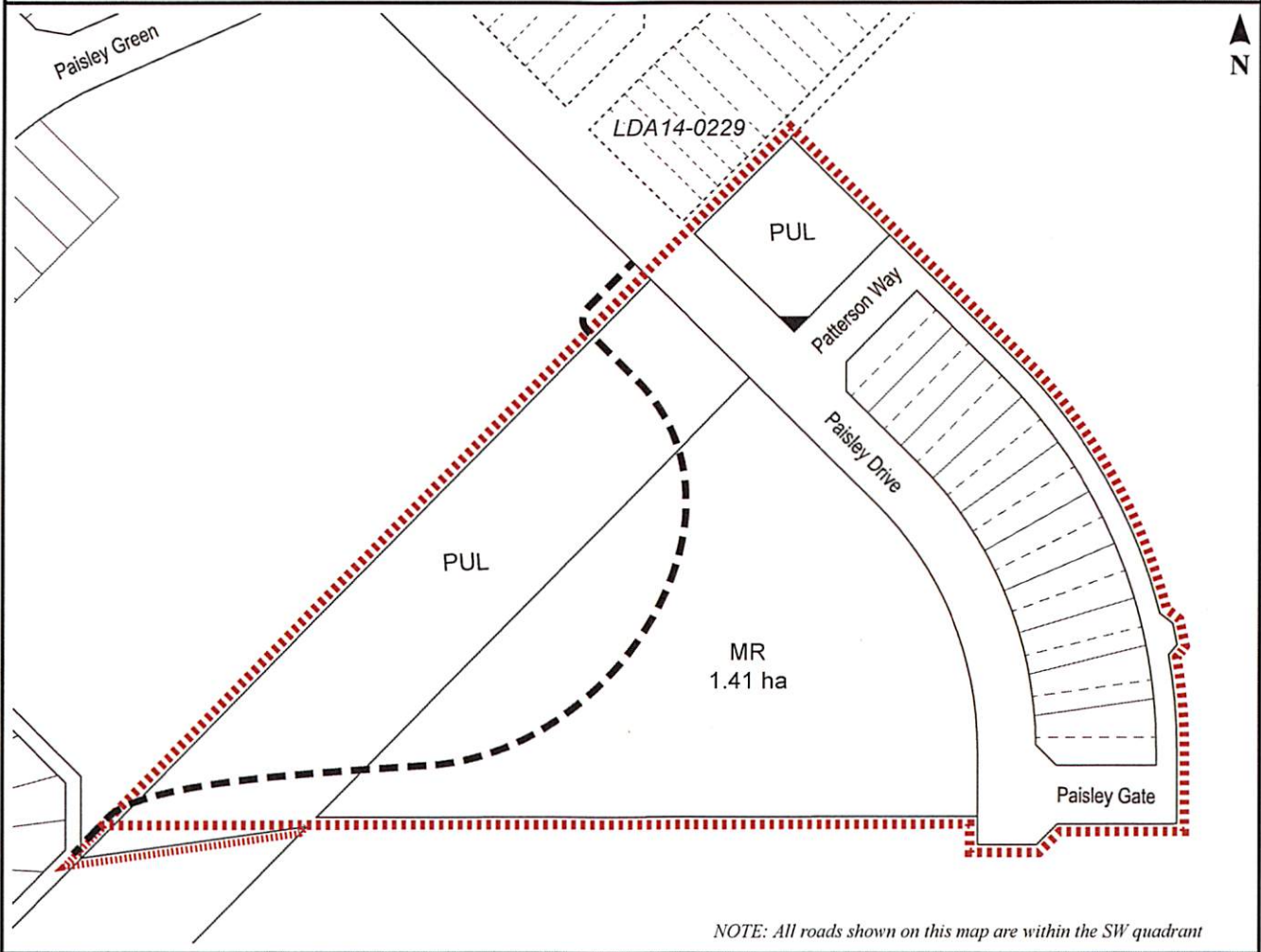
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

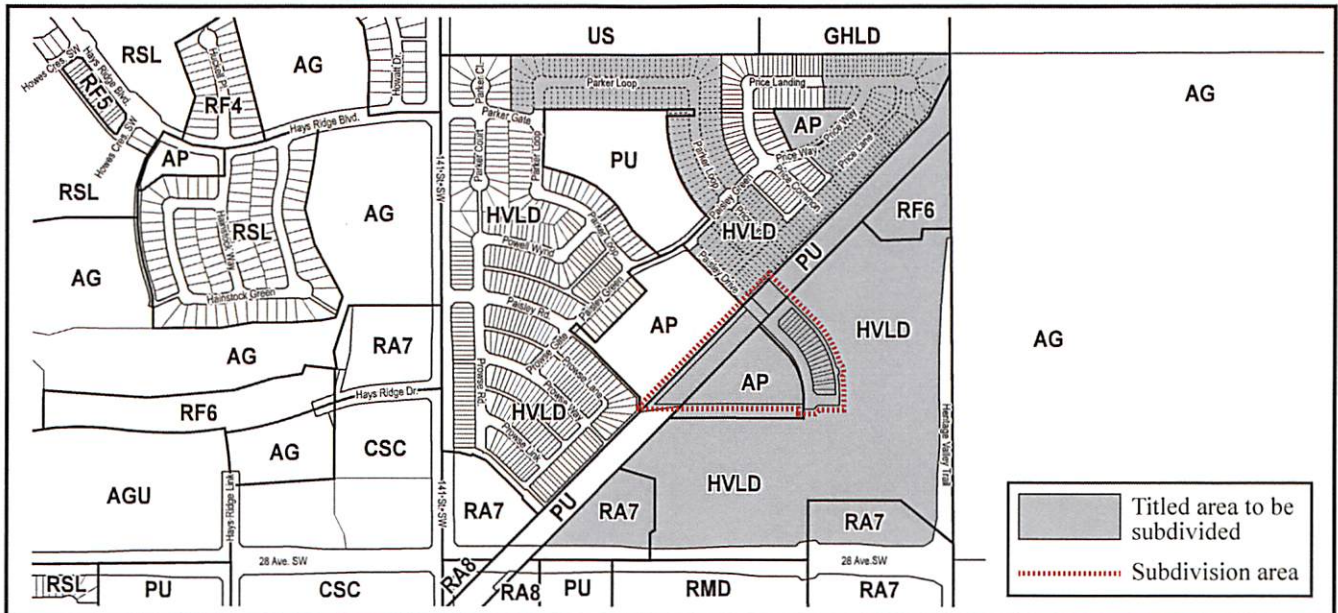
March 9, 2017

LDA16-0567

- Limit of proposed subdivision
- Amend subdivision boundary
- 3 m hard surface shared use path
- Dedicate as road right of way for 6 m x 6 m corner cut



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 0J5

March 9, 2017

File No. LDA16-0568

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create seven (7) single detached lots , from Block 2, Plan 6532 KS, located north of Simpson Drive NW and east of 156 Street NW; **SOUTH TERWILLEGAR**

I The Subdivision by Plan is APPROVED on March 9, 2017 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate, clear and level 156 Street NW and Simpson Drive NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Bylaw 17933 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner removes the existing access to Simpson Drive, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs Simpson Drive and 156 Street, to an urban collector roadway standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, and within the Transportation Utility Corridor (TUC) to the satisfaction of Transportation Planning and Engineering, Alberta Infrastructure and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road rights of ways, walkways and the TUC to the satisfaction of City Departments and affected utility agencies.

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

Ministerial Consent is required for the fence within the TUC and the application for Ministerial Consent is made by the owner.

Municipal Reserve for Plan 6532 KS, Block 2 was addressed by providing money in place with LDA10-0168.

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 Fiona Hamilton at fiona.hamilton@edmonton.ca or 780-423-7495.

Regards,

Blair McDowell
Subdivision Authority

BM/fh/Posse #236907340-001

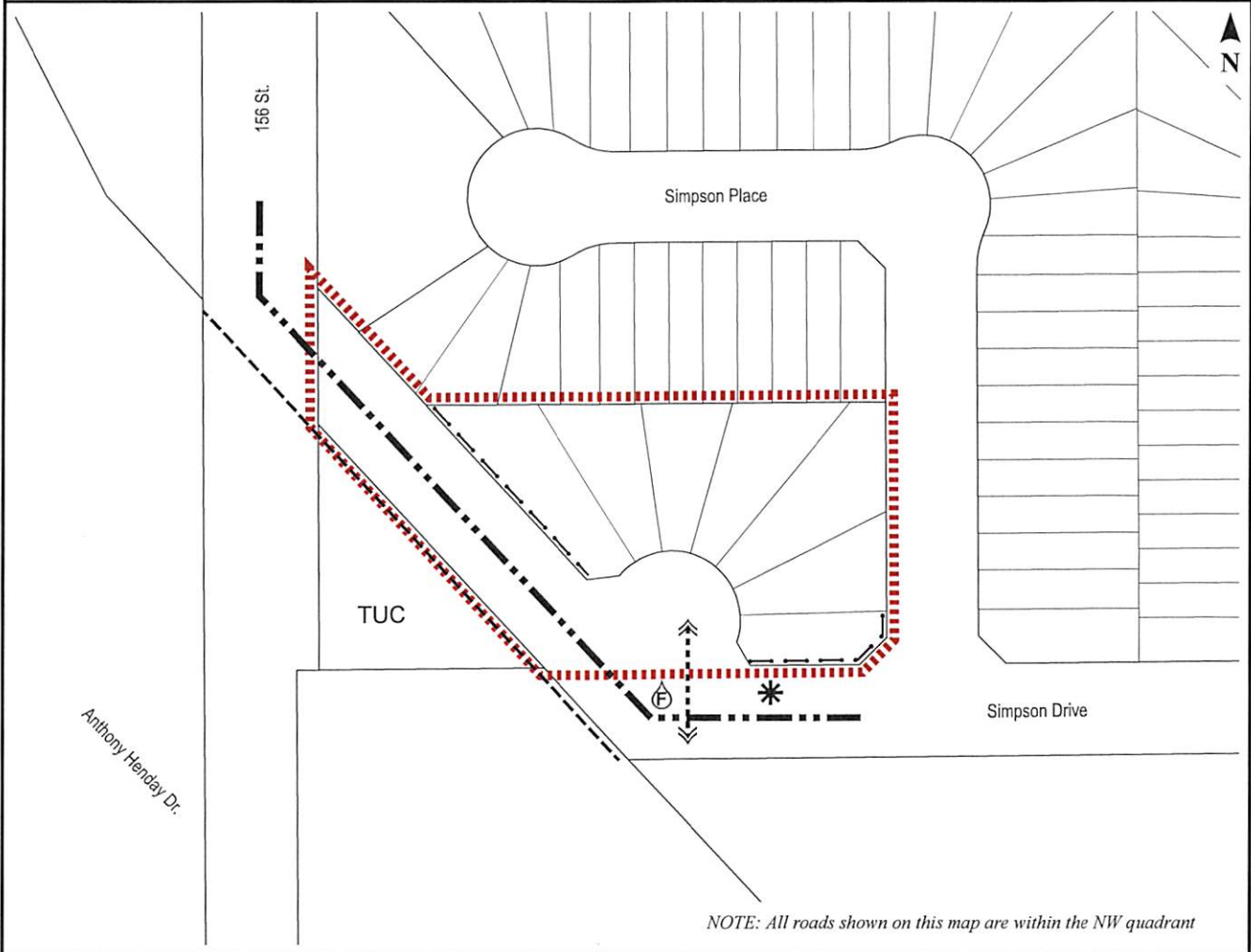
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

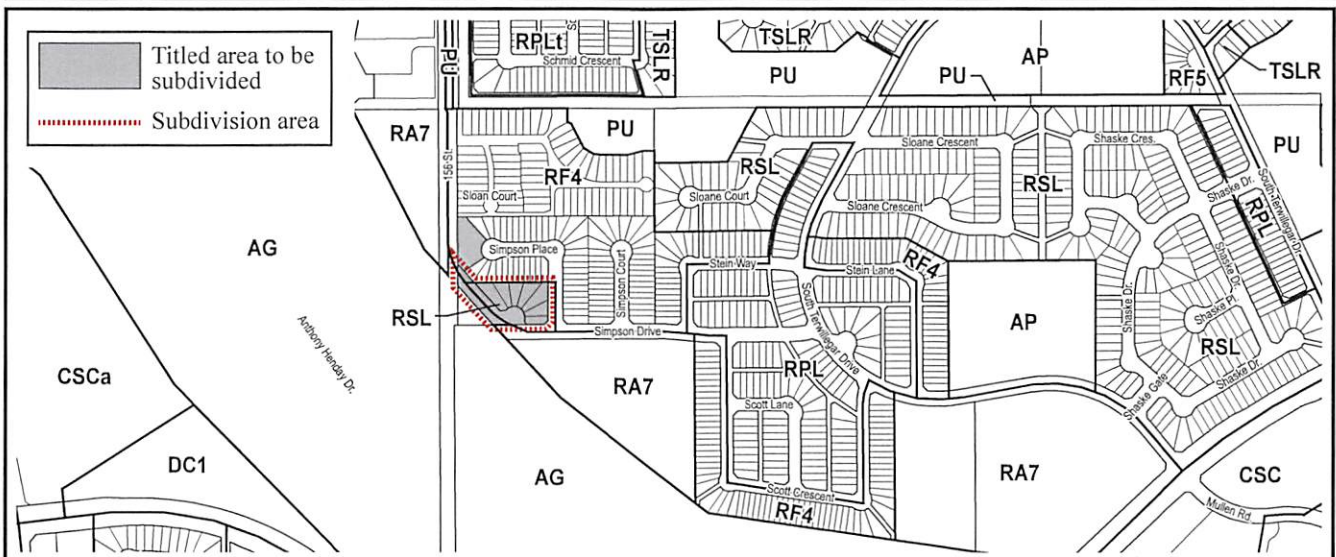
March 9, 2017

LDA16-0568

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform fence
- Construct collector roadway
- * Remove existing access
- ←- - - - -→ Watermain extension
- Ⓢ Fire hydrant



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





Subdivision Authority

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

March 9, 2017

File No. LDA16-0391

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional multiple family residential lot from Lot 4, Block 22, Plan 152 2818 located west of 110A Street SW and south of 22 Avenue SW;
HERITAGE VALLEY TOWN CENTRE AREA

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for a 200 mm sanitary main extension as shown on the attached sketch, pursuant to Section 655 of the Municipal Government Act ;
2. 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;
3. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water, sanitary and storm) enter the proposed subdivision approximately 12.6 m, 16.2 m, and 19.2 m north east of the south west property line of Lot 4 respectively. 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 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 (\$2869.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. 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;
6. 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
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

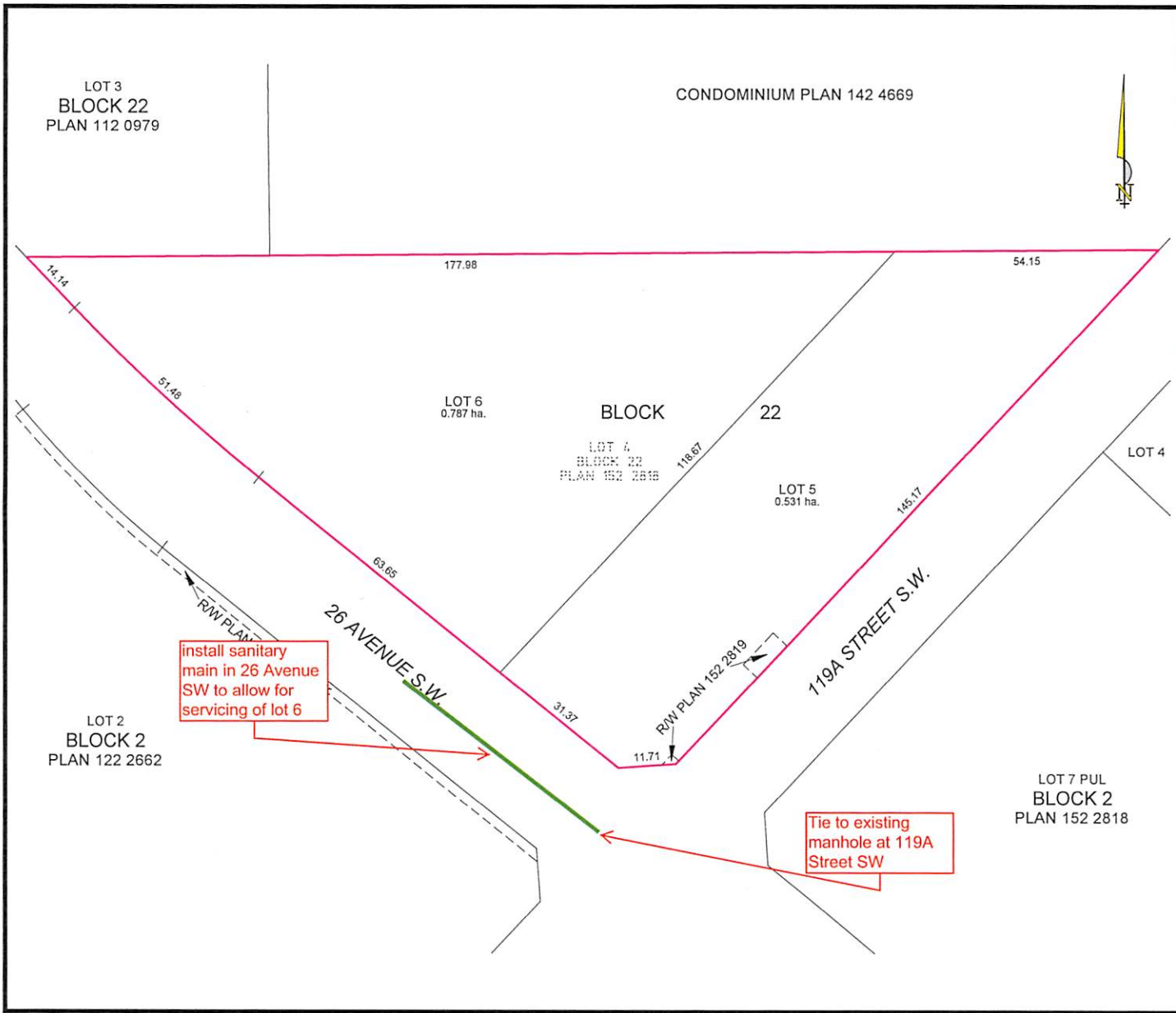
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #227873561-001

Enclosure(s)



RUTHERFORD LANDING II

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RA7.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 1.32 ha.



REV. NO.	DATE	ITEM	BY
0	AUG. 5/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

RUTHERFORD LANDING II

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

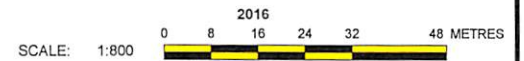
OF

LOT 4, BLOCK 22, PLAN 152 2818

WITHIN THE

N.W. 1/4 SEC. 18 - TWP. 51 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 11600238T	DRAFTED BY: ME	CHECKED BY: JW
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Subdivision Authority

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

March 9, 2017

File No. LDA16-0534

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 22, Block 3, Plan RN 37 located north of 102 Avenue NW and east of 89 Street NW; **RIVERDALE**

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions and the Expansion Assessment, pursuant to Section 655 of the Municipal Government Act (contact Alannah Webb at 780-442-2503);
2. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed lots;
3. 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
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

3. that the 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;
4. that there are existing boulevard trees adjacent to the site along 89 Street NW. The owner must contact Urban Forestry to arrange for hoarding and/or supervised root cutting prior to construction (Bonnie Fermanuik at 780-496-4960);
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

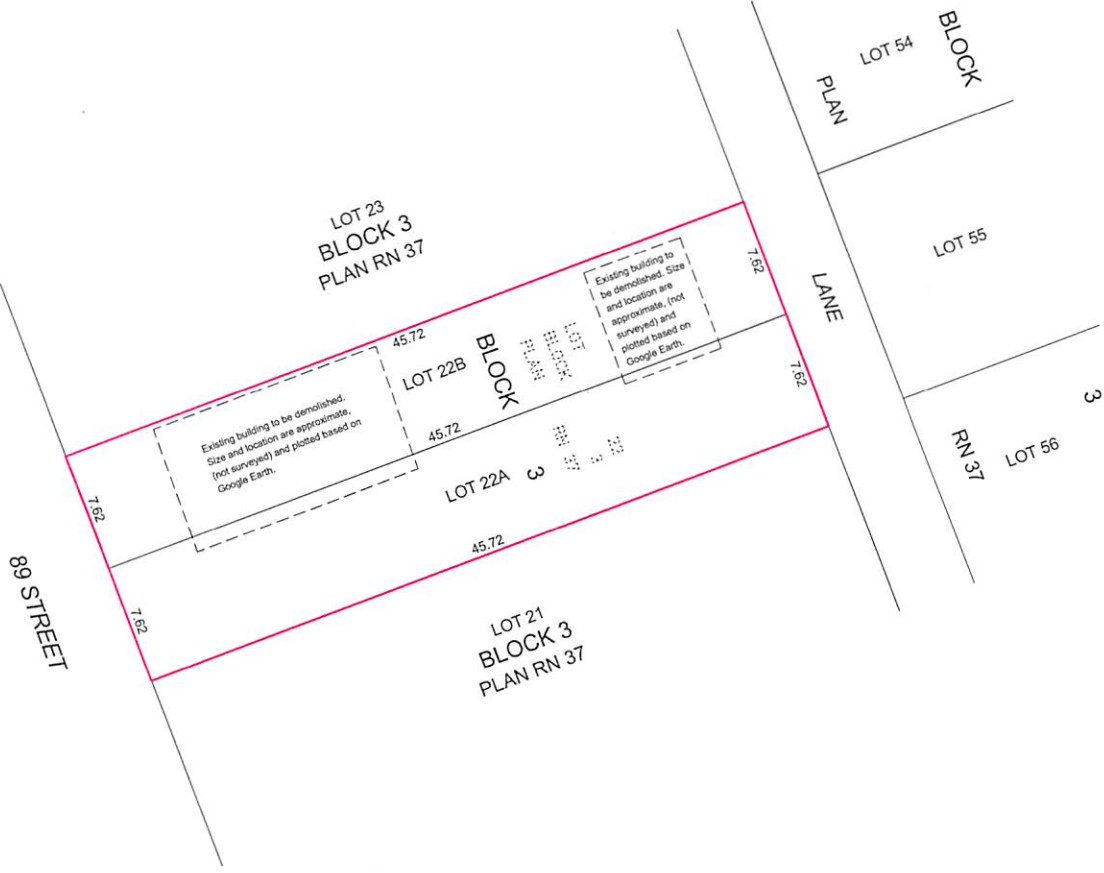
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #234933919-001

Enclosure(s)



EURO DESIGN MASTER BUILDER LTD.

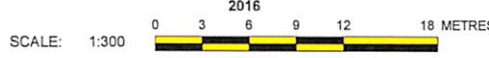
NOTES:
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
 - THE ZONING OF THIS SUBJECT AREA IS R/F2.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.070 ha.



REV. NO.	DATE	ITEM	BY
NOV.10/16		ORIGINAL PLAN COMPLETED	JF

REVISIONS

RIVERDALE
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 22, BLOCK 3, PLAN RN 37 (XXXVII)
 WITHIN
 RIVER LOT 20 - EDMONTON SETTLEMENT
 (THEO. S.E.1/4 SEC.4 - TWP.53 - RGE.24 - W. 4TH MER.)
EDMONTON - ALBERTA



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

FILE NO.	61600043T	DRAFTED BY:	JF	CHECKED BY:	JM
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Subdivision Authority

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

March 9, 2017

File No. LDA16-0585

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 26, Plan RN46, located north of 115 Avenue NW and east of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.3 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 shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then

forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

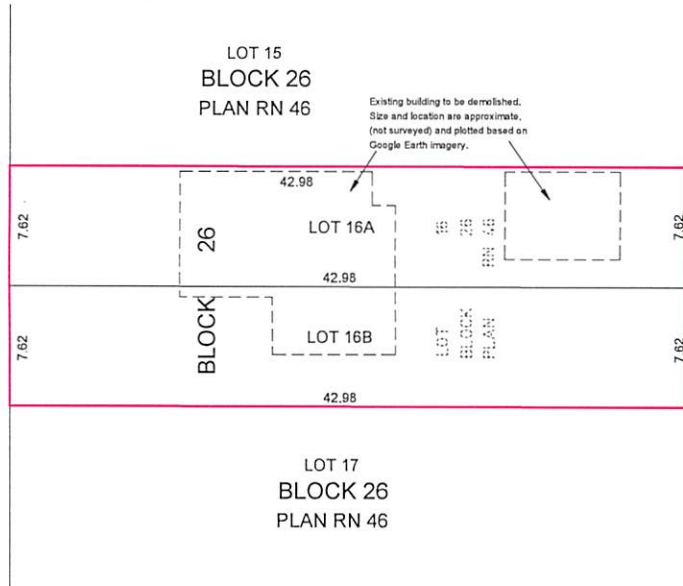
Blair McDowell
Subdivision Authority

BM/dk/Posse #237262855-001

Enclosure(s)



123 STREET



LANE

26
5A
6129 AO

5

BLOCK
4A
PLAN

4

URBANAGE

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 R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	DEC.8/16	ORIGINAL PLAN COMPLETED	JF

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 16, BLOCK 26, PLAN RN 46 (XLVI)

WITHIN THE

N.W. 1/4 SEC. 7-TWP. 53-RGE. 24-W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T3S 1G7

FILE NO.	61600045T	DRAFTED BY:	JF	CHECKED BY:	JM
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March 9, 2017

File No. LDA16-0605

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 3, Plan 5178 HW located north of 78 Avenue NW and east of 93 Street NW;
KING EDWARD PARK

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing water service enters the proposed subdivision approximately 1.0 m west of the east property line of Lot 12. The existing sanitary service enters the proposed subdivision approximately 23.0 m south of Manhole #246474. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

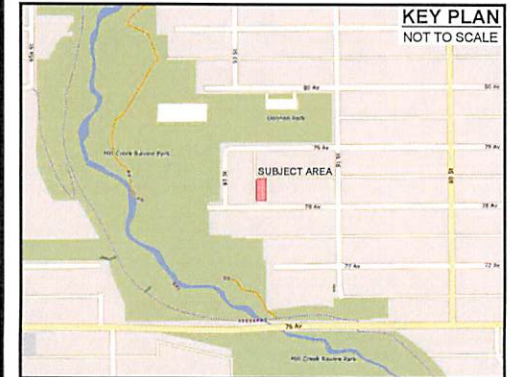
BM/gq/Posse #237427383-001

Enclosure(s)

1390586 ALBERTA LTD.

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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS: 0.067 ha.



REV. NO.	DATE	ITEM	BY
0	DEC. 13/16	ORIGINAL PLAN COMPLETED	ME

REVISIONS

KING EDWARD PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 12, BLOCK 3, PLAN 5178 HW
WITHIN THE
S.E. 1/4 SEC. 28 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 61600051T	DRAFTED BY: ME	CHECKED BY: JM
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LOT 17
BLOCK 3
PLAN 5178 HW

LOT 18
BLOCK 3
PLAN 5178 HW

LOT 19
BLOCK 3
PLAN 5178 HW

LOT 20
BLOCK 3
PLAN 5178 HW

LOT 21

LOT 16

LANE

LOT 15
BLOCK 3
PLAN 5178 HW

LANE

Existing buildings to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

BLOCK

LOT 14
BLOCK 3
PLAN 5178 HW

LOT 11
BLOCK 3
PLAN 5178 HW

LOT 10
BLOCK 3
PLAN 5178 HW

LOT 12B LOT 12A

LOT 13
BLOCK 3
PLAN 5178 HW

8.43 8.43

78 AVENUE





Subdivision Authority

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

March 9, 2017

File No. LDA17-0020

Jian Liu
15895 - 13 Avenue SW
Edmonton, AB T6W 2H5

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 84, Plan 5109 HW located north of 97 Avenue NW and east of 148 Street NW;
CRESTWOOD

The Subdivision by Plan is **APPROVED** on March 9, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.98 m south of the north property line of Lot 7. The existing storm service enters the proposed subdivision approximately 7.6 m south of the north property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

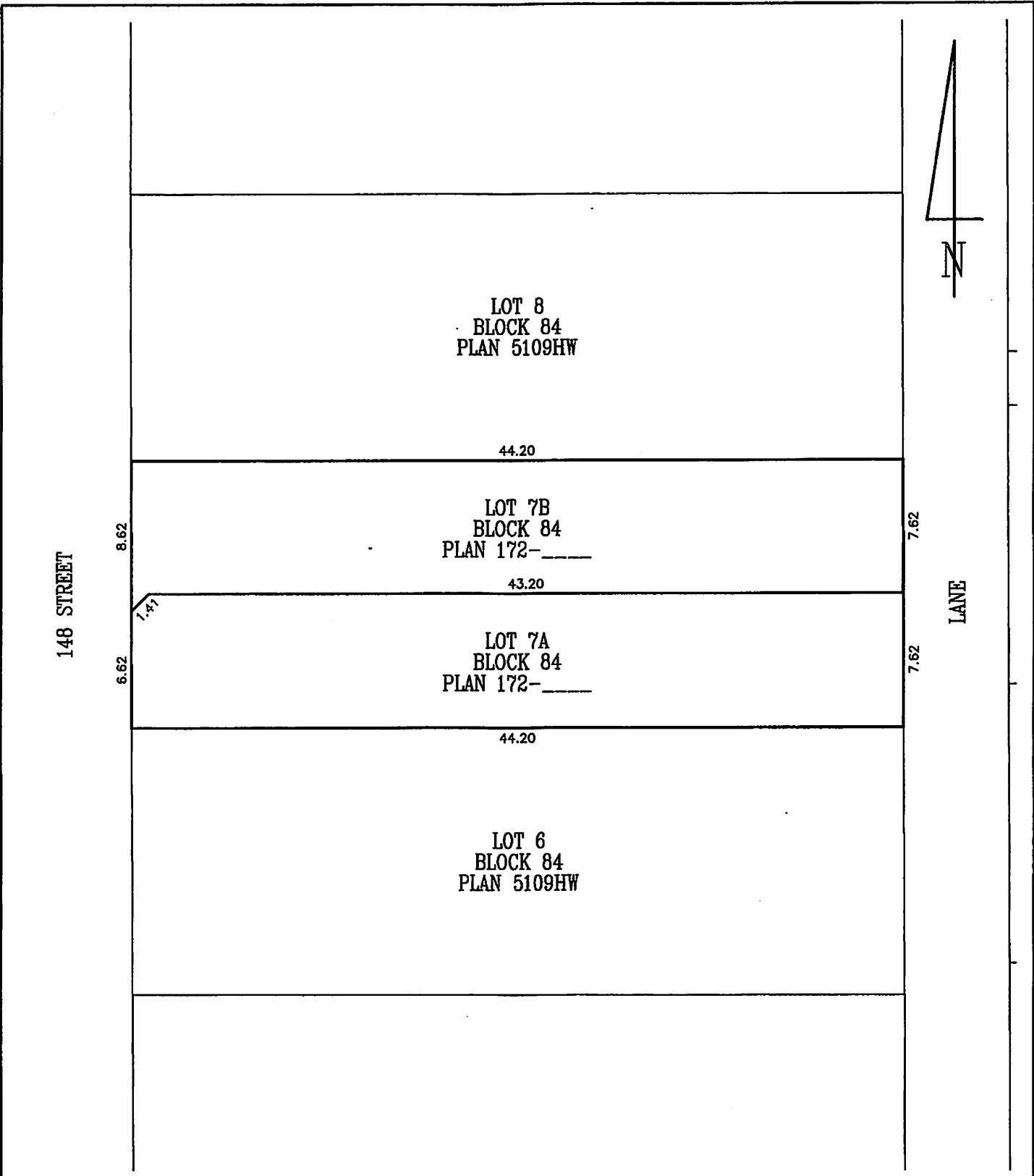
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #238949195-001

Enclosure(s)



DRAWING

SHOWING PROPOSED SUBDIVISION OF
LOT 7, BLOCK 84, PLAN 5109HW
9727 - 148 STREET
CITY OF EDMONTON - ALBERTA

THIS DRAWING IS PREPARED FOR:
JASON NG

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. H0012LTO | MAR. 01, 2017.



Subdivision Authority

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

March 9, 2017

File No. LDA17-0031

Andre Amyotte
8537 - 88 Street NW
Edmonton, AB T6C 3J4

ATTENTION: Andre Amyotte

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 27, Plan 6450 KS located north of 91 Avenue NW and west of 69 Street NW; **OTTEWELL**

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.7 m south of the north property line of Lot 7. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #238786068-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 7, BLOCK 27, PLAN 6450 K.S.

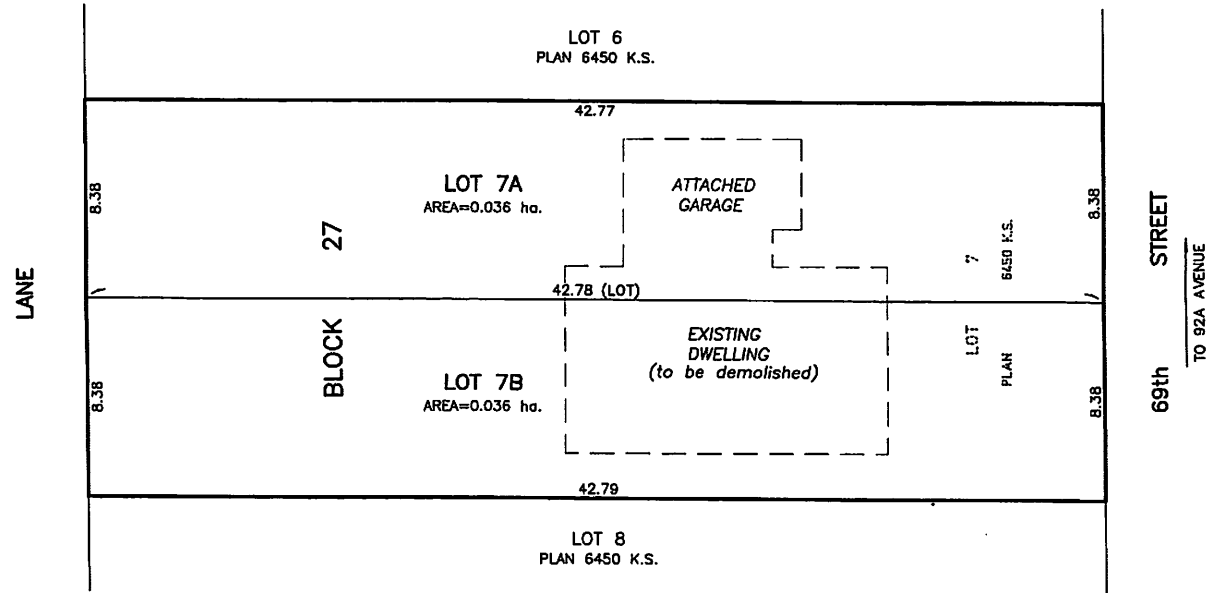
IN THE
W.1/2 SEC.35-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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 16, 2017
REVISED: -

FILE NO. 17S0035

DWG.NO. 17S0035T



Subdivision Authority

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

March 9, 2017

File No. LDA17-0046

Milan Galandak
12311 - 108 Avenue NW
Edmonton, AB T5M 2B3

ATTENTION:

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 53, Plan RN39B, located south of 110 Avenue NW and east of 123 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on March 9, 2017, 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. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water) enter the proposed subdivision approximately 5.2 m north of the south property line of Lot 12 and existing sanitary services exist 39.0 m south of Manhole #258141. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta*

Building Code. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

If you have further questions, please contact Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #239415191-001

Enclosure(s)

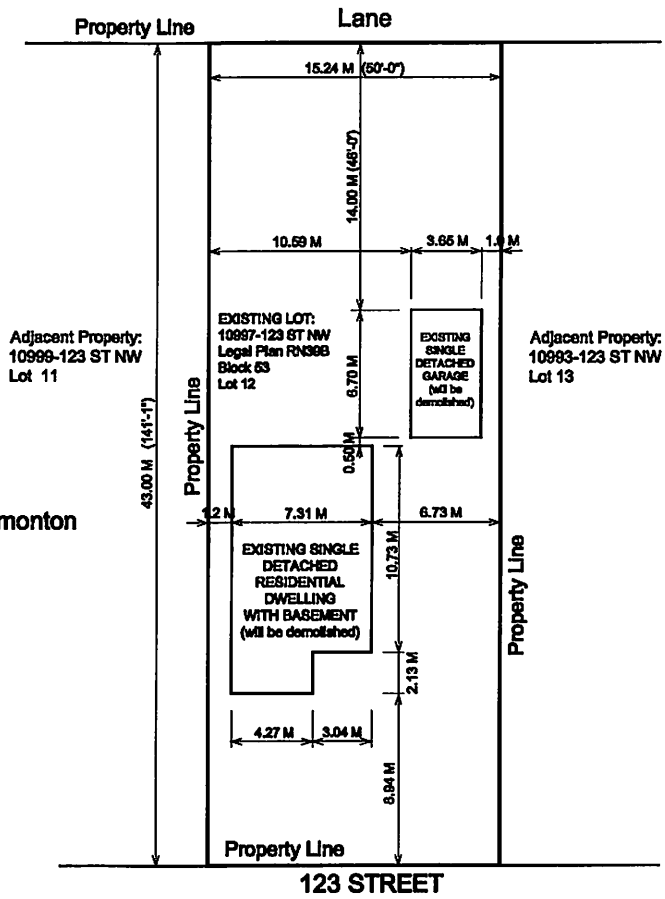
EXISTING LOT:

MUNICIPAL ADDRESS:
10997 123 STREET NW in Edmonton

LEGAL DESCRIPTION:
Legal Plan: RN39B
Block: 53
Lot: 12

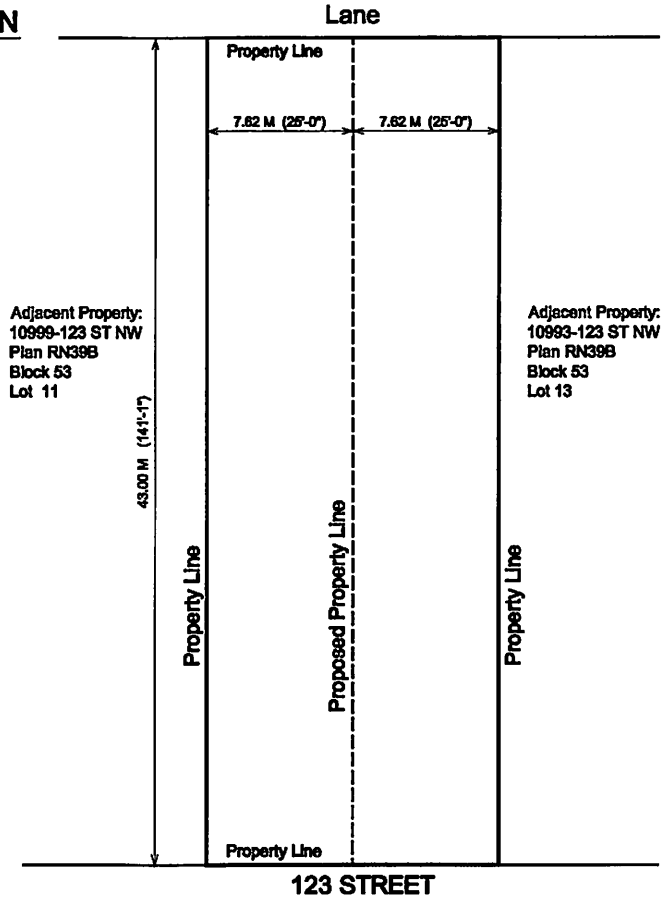
Total Area: 655.289 Sq.M

CURRENT ZONING: RF3



PROPOSED SUBDIVISION

into two equally large lots
7.62 x 43.00 M





Subdivision Authority

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

March 9, 2017

File No. LDA17-0050

Alesha Glowicki
1030 - Genesis Lake Boulevard
Stony Plain, AB T7Z 0G3

ATTENTION: Alesha Glowicki

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 128, Plan 2078 HW located south of 102 Avenue and east of 138 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 24.9 m south of the south property line of the lane south of 102 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

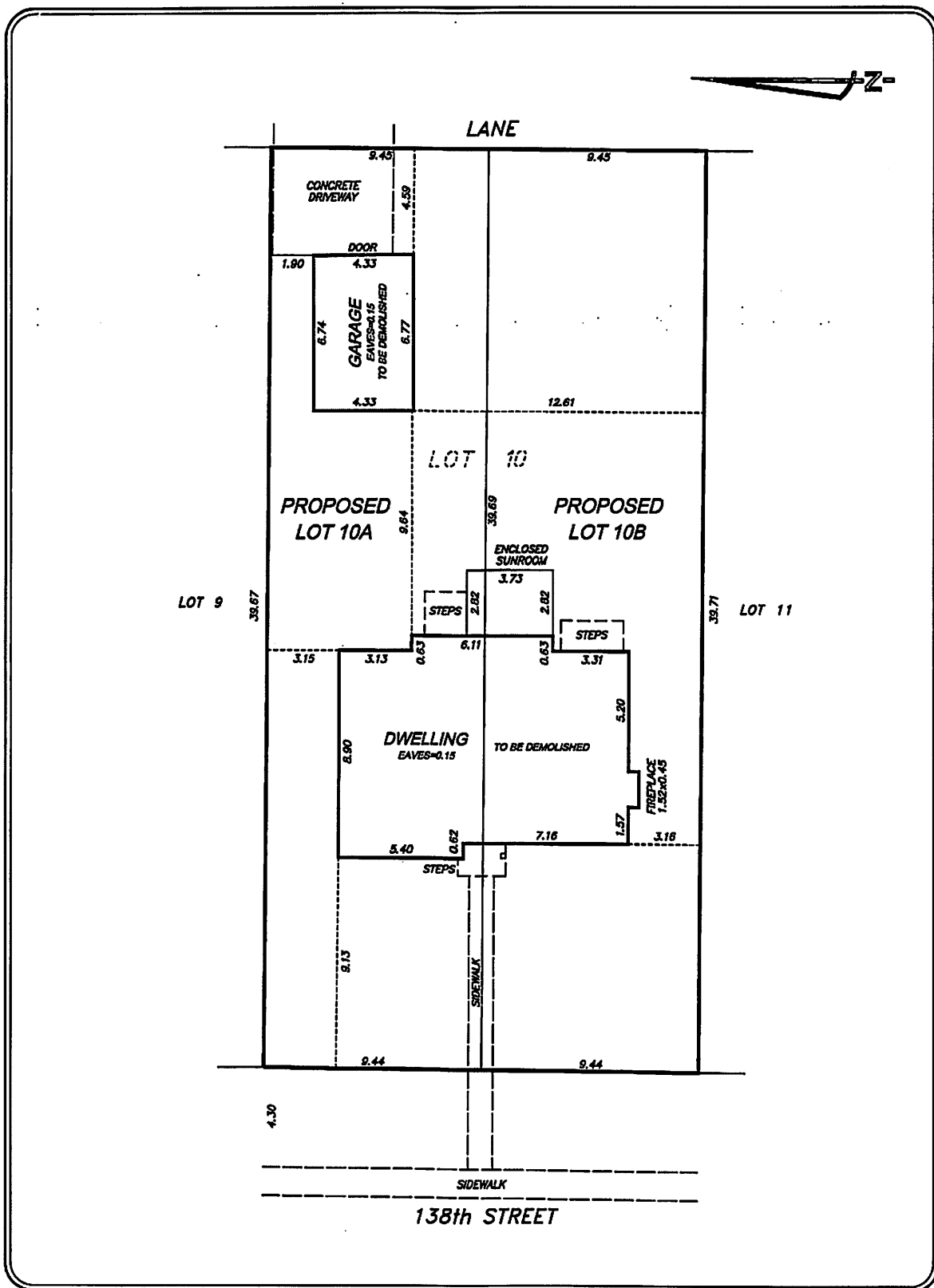
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #238196630-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
LOT: 10 BLOCK: 128 PLAN: 2078 HW		
SUBMISSION: GLENORA ADDRESS: 10107 - 138 STREET		
BUILDER/OWNER: M. GLOWICKI EDMONTON		ZONING: RF1
FILE: E13674	LOT AREA: 0.07 ha.	SCALE: 1:200
DRAWN BY: J.K.	CHECKED BY: P.S.	2017-01-12



Subdivision Authority

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

March 9, 2017

File No. LDA17-0096

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to revise conditionally approved LDA14-0456 by adding six (6) residential lots from Lot B, Plan 5396 NY; Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M, located south of Stony Plain Road NW and east of 231 Street NW; **SECORD**

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the 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 (\$3,894.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. 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;
3. 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
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

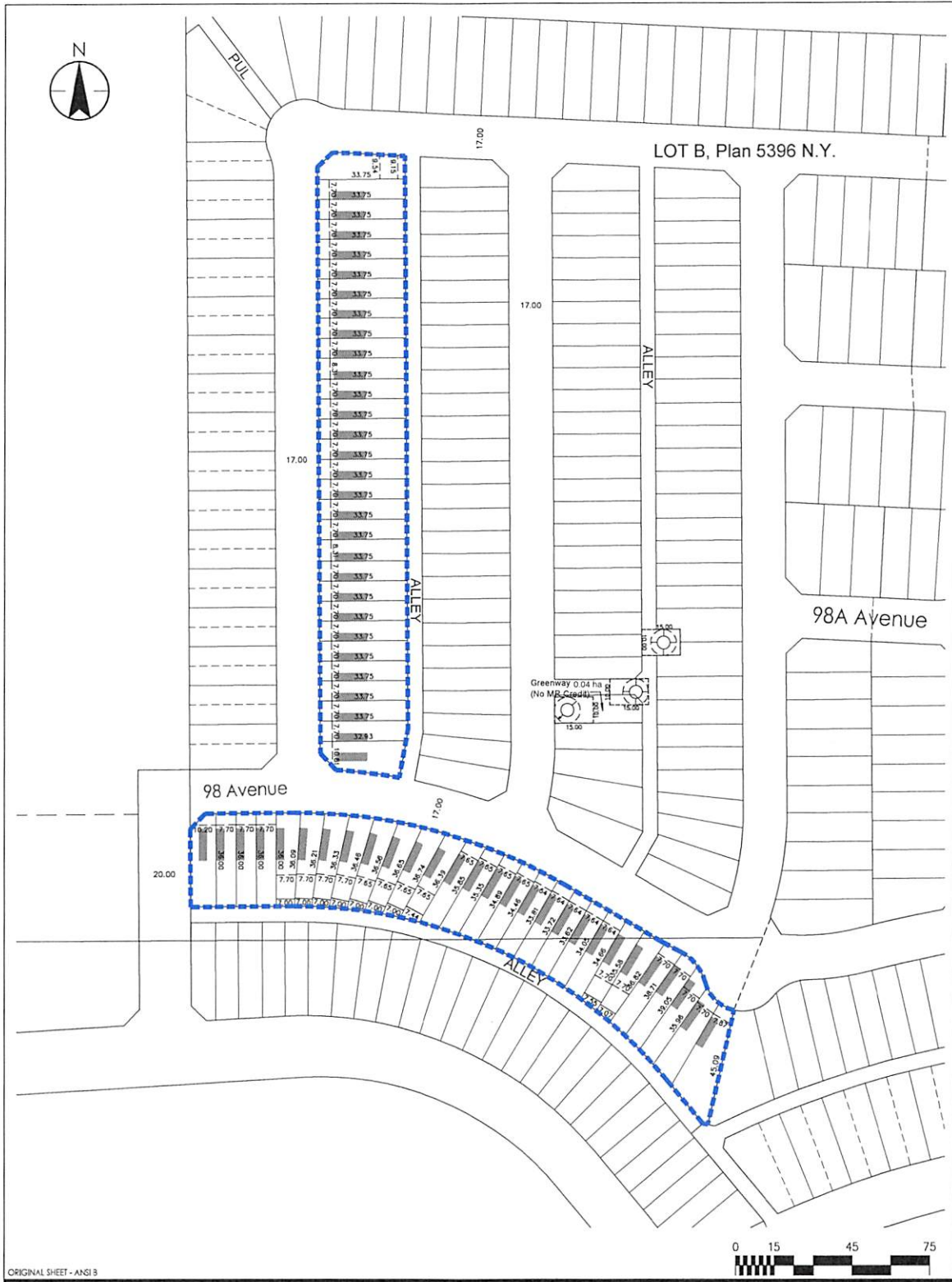
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #241538974-001

Enclosure(s)



ORIGINAL SHEET - ANSI B



Stantec


10160-112 Street
Edmonton, AB T5K 2L6
Tel. 780.917.7000
www.stantec.com


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Notes

All distances are expressed in metres and decimals thereof.

Zero-lot property line shown thus . This represents the zero-lot line only, and does not represent the building site or location.

Area to be subdivided outlined thus  and contains approximately 1.82 hectares, including 58 residential lots.

Revision	By	Date
A	Revised Lotting In-Process 2D/2E (6 Lots Added)	KMC 17.02.13
		YFAM/DJ

Client/Project
WALTON CANADIAN LAND 1 DEVELOPMENT CORPORATION

PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF NW 36-525-26-4; LOT B, PLAN 5396NY; LOT A & LOT 19, BLOCK 19, PLAN 152 1541
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Secord - Stage 2D/2E

Project No. 1161 102080 KC
Scale 1:1500
February 10, 2017

V:\1161\Active\116102080\drawing\Planning\Stage 2D_2E\Secord_Secord_Stage2D_2E_01Feb2017.dwg
2017/02/10 1:57 PM By: Camillea, Eryn



Subdivision Authority

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

March 9, 2017

File No. LDA17-0108

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to revise conditionally approved LDA12-0095 by adding sixteen residential lots from Lot 2, Block 1, Plan 122 3805, located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

The Subdivision by Plan is APPROVED on March 9, 2017, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination; 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 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 (\$10,382.00) and subsequently released to the applicant for registration at the Land Titles Office;
2. 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;
3. 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
4. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

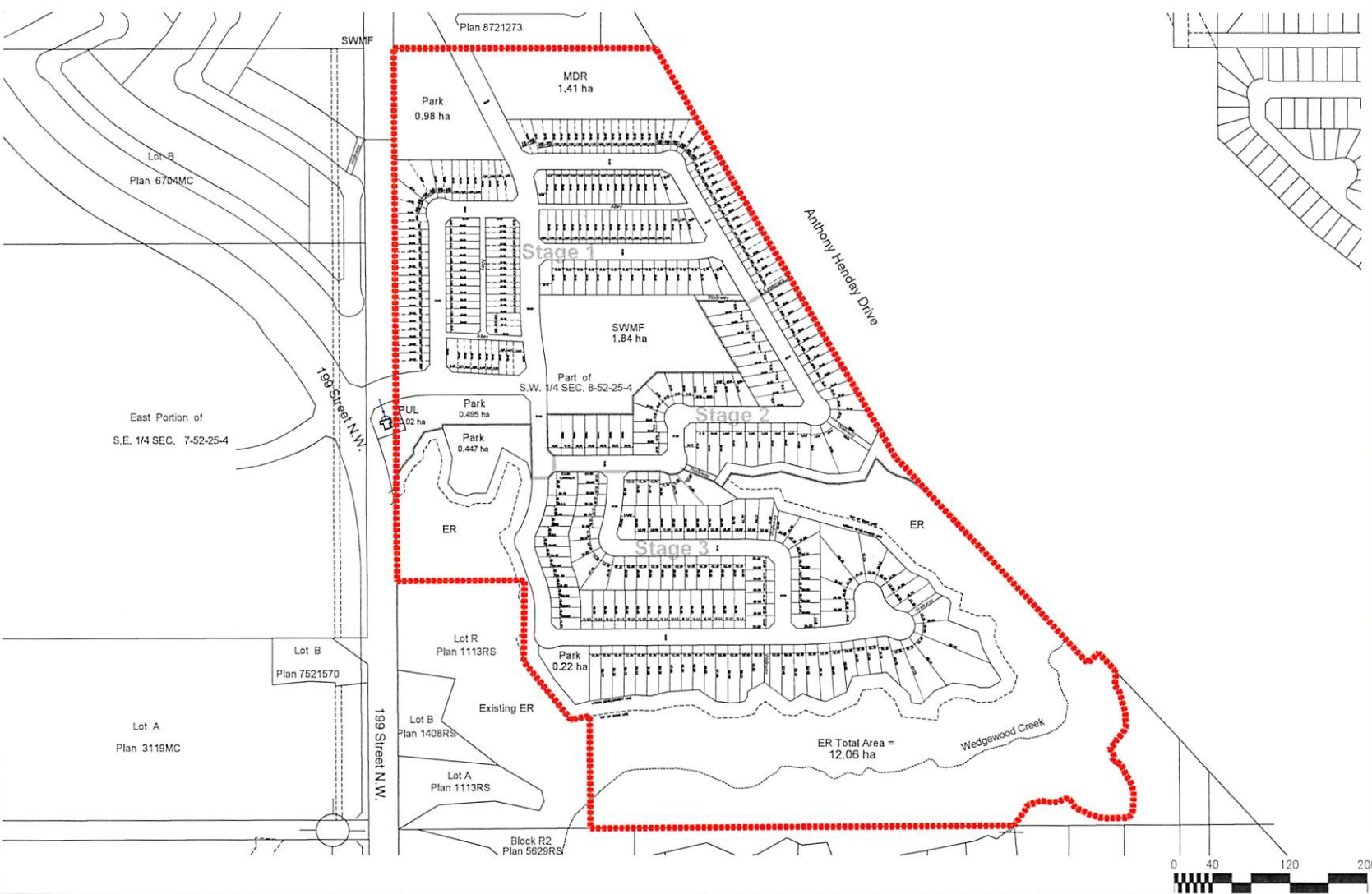
Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #241920426-001

Enclosure(s)

V:\116\Active\11610520\edgemont\used\flex\planning\used\used\Edgemont_JCA_Stage1-3_31jan2017.dwg
 2017/01/31 11:37 AM BY: claudia.kevin



This is not a Legal Plan. Dimensions, setbacks
 widths and locations for Electrical, Telephone
 and Cable Services, sewer, street lights and
 manholes are compiled from available
 information and are subject to change without
 notice.

DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.
 ALL DIMENSIONS ARE ROUNDED OFF.



Revision	Date



**Plan Showing Proposed Subdivision
 of Portion
 of SW 1/4 Sec. 8, Twp. 52, Rge. 25, W4M.**

Area to be subdivided outlined thus ■■■■■
 and contains 350 residential lots, 1 medium density parcel,
 and approx. 37.46 hectares

Client/Project
 JCA FINANCIAL CORPORATION LTD.
 TENTATIVE PLAN OF SUBDIVISION

Title
**Edgemont - JCA Subdivision
 Stages 1 & 2**
 January 31, 2017
 1161 00260 AC

Thursday, March 2, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 2, 2017 meeting be adopted as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 23, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA16-0168
188983172-001 Tentative plan of subdivision to create one (1) single detached residential lot, 44 semi-detached residential lots and 34 row housing lots, from Lot N, Block 99, Plan 152 2816, the west half of the SE 15-51-25-W4M and the east half of the SE 15-51-25-W4M located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0463
231369783-001 Tentative plan of subdivision to create five (5) single detached residential lots and 24 semi-detached residential lots, from the SE 13-51-25-4 located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS AREA**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0471 232028254-001	Tentative plan of subdivision to create 114 single detached residential lots and 72 row housing lots from a portion of the of SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Promenade NW; SECORD
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0527 232763063-001	Tentative plan of subdivision to create 32 semi-detached residential lots from the NW 20-53-25-W4M located south of 137 Avenue NW and east of 199 Street NW; STARLING
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0533 234438385-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1 and the east half of Lot 2, Block 99, Plan RN 3 located north of 85 Avenue NW and west of 105 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0001 237849339-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7, Plan 8661 T located north of 130 Avenue NW and east of 122 Street NW; CALDER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0009 238561220-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 19 and OT, Block 6A, Plan 5966 HW located north of 90 Avenue NW and west of 150 Street NW; JASPER PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0016 238876904-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 26, Plan 3458 HW located north of 69 Avenue NW and east of 97 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0022 238718225-001	Tentative plan of subdivision to create one (1) blockshell for the purposes of consolidation with the future commercial lot to the south, from the SE 6-52-25 W4M, located north of 23 Avenue NW and West of 199 Street NW; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0027 238999211-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot N, Block 17, Plan 8370ET, located north of 75 Avenue NW and west of 95 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0028 238976423-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Plan 1218HW, located north of 92 Avenue NW and east of 93 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0030 234419987-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 1, Plan 2874P, located north of 88 Avenue NW and west of 94 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0088 241060364-001	Tentative plan of subdivision to revise conditionally approved LDA14-0271 by adding five (5) residential lots from Lot A, Block 1, Plan 132 2811, located south of Ellerslie Road SW and west of 141 Street SW; HAYS RIDGE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:40 a.m.	