

Thursday, March 23, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 23, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the March 16, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD 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**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA15-0050
167167439-001 Tentative plan of subdivision to create 128 single detached residential lots, two (2) multiple family lots (MFL), one (1) Environmental Reserve lot, and three (3) Public Utility lots, from Lot A, Plan 2056 NY located north of 41 Avenue SW and east of Ewing Trail SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA16-0016 185550338-001	Tentative plan of subdivision to create 56 single detached residential lots, 32 semi-detached residential lots from a portion of roadway to be closed and Lot 5, Block 1, Plan 032 0993, located north of 30 Avenue SW and east of Cavanagh Boulevard SW (currently 111 Street SW); CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0537 234989778-001	Tentative plan of subdivision to create one (1) Public Utility lot, and one other lot, from Lot 1PUL, Block 19, Plan 162 0053, and the NW 14-51-25-W4M located north of Chappelle Way SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0609 237919192-001	Tentative plan of subdivision to create one (1) other lot, from Lot F, Block 1, Plan 142 2586 , located north of Hays Ridge Drive 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.	LDA17-0049 239789080-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0144 by adding two (2) row housing lots to 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.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0068 240323084-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 12, Plan 1760 KS, located south of 89 Avenue NW and west of 142 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0073 240955812-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 19, Block 26, Plan 5229 AD located south of 97 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA17-0077 240462057-001	Tentative plan of subdivision to revise conditionally approved subdivisions LDA12-0414 (Stage 2) and LDA16-0562 by adding three (3) row housing lots and changing a portion of the housing product from semi-detached lots to row housing lots from Lot 1, Block 1, Plan 112 3855 located north of Schonsee Drive NW and east of 82 Street NW; CRYSTALLINA NERA WEST
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0078 241093096-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Block 11, Plan 169 HW located south of 78 Avenue NW and east of 113 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0087 241217019-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1, Block 5, Plan 6258 HW located south of 98 Avenue NW and west of 76 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:50 a.m.	



Subdivision Authority

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

March 23, 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 23, 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)

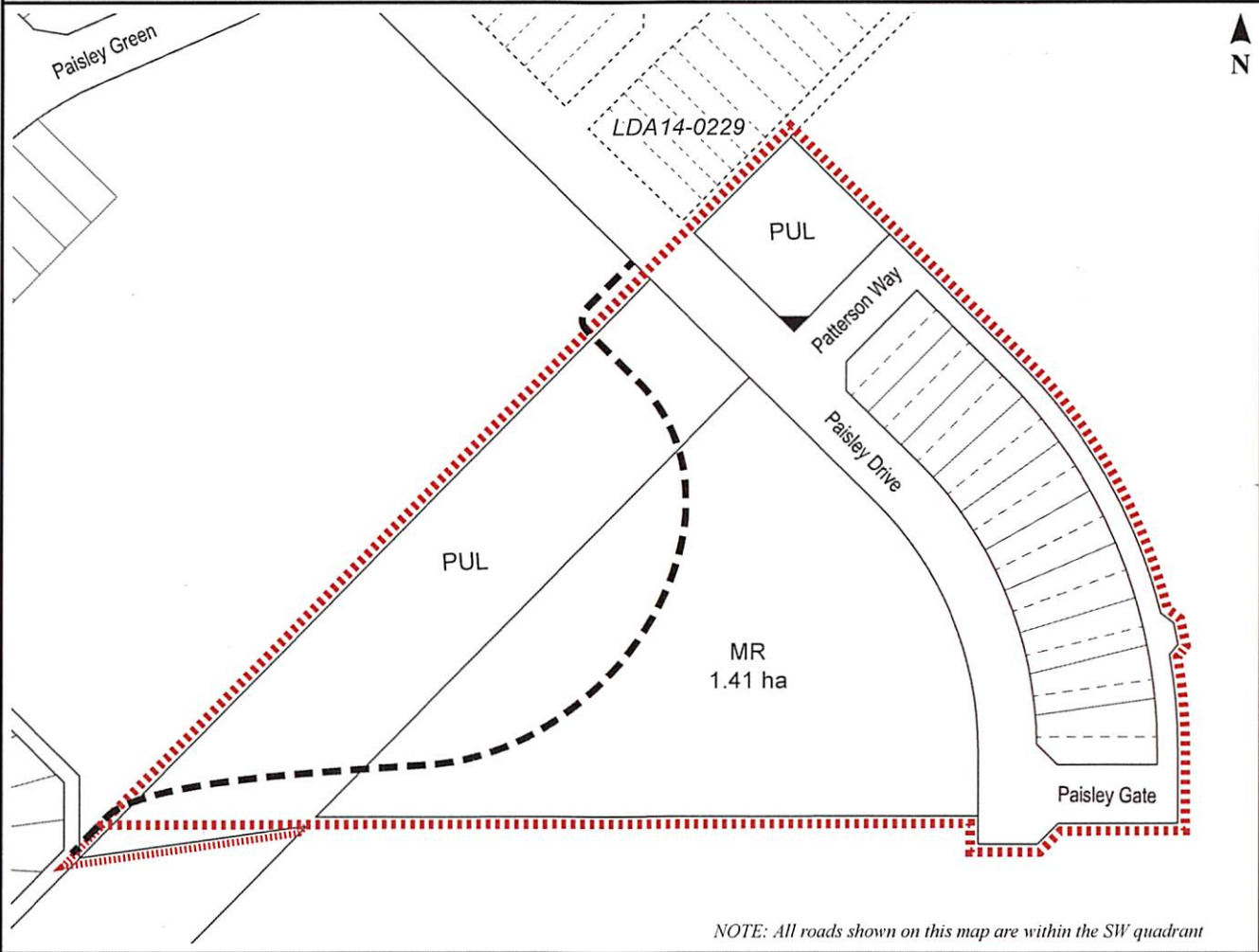
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 23, 2017

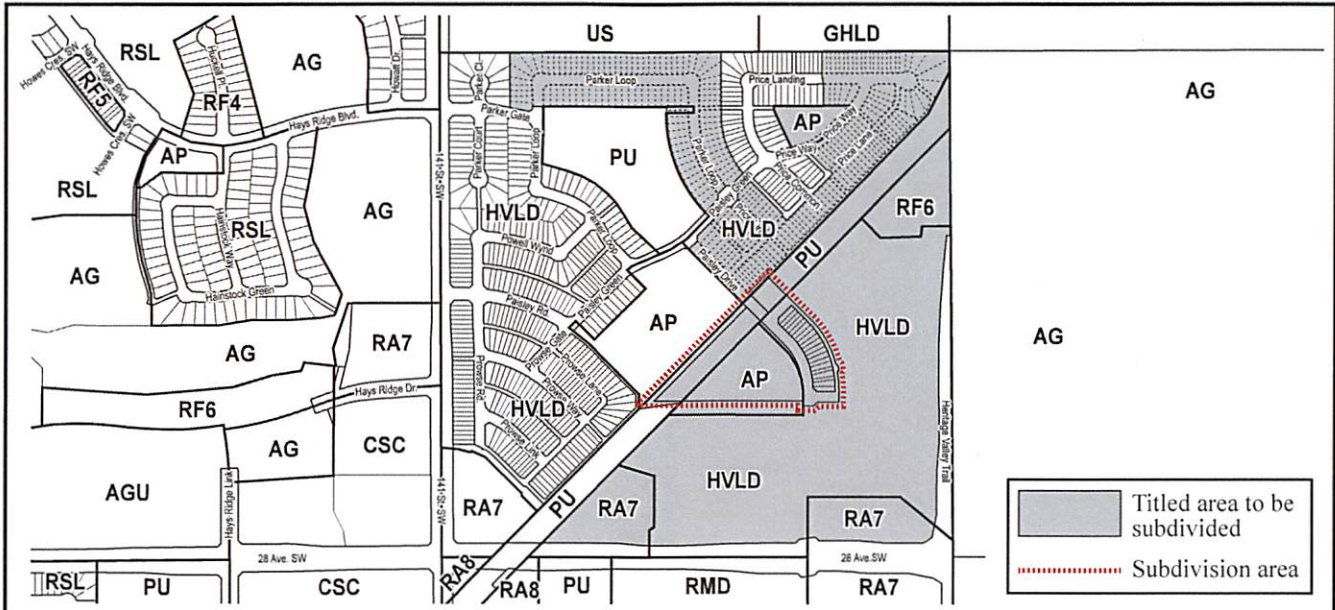
LDA16-0567

- 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 23, 2017

File No. LDA15-0050

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

ATTENTION: Brenda Peters

RE: Tentative plan of subdivision to create 128 single detached residential lots, two (2) multiple family lots (MFL), one (1) Environmental Reserve lot, and three (3) Public Utility lots, from Lot A, Plan 2056 NY located north of 41 Avenue SW and east of Ewing Trail SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on March 23, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.61 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$522,405 representing 0.94 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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;
5. that the owner register temporary public access easements for collector roadways and the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner widen Orchards Green SW by 1.5 m, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the lots identified be withheld from registration until the temporary roadway is no longer required as deemed by Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, 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; 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 (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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);
8. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map,

Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);

9. that the owner constructs a temporary 6 m gravel surface roadway connection with Phase 1 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
10. that the owner constructs Orchards Green SW and Orchards Boulevard SW to a permanent collector standard, including underground utilities and services for adjacent residential lots, to the satisfaction of Transportation Planning and Engineering, Drainage Planning and Engineering and EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within Orchards Green SW, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with bollards, within the ER lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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;
14. that the owner remove, level, topsoil and seed the closed portion of the 91 Street government road allowance, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner upgrade 91 Street SW to a secondary emergency access standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the SWMF, to the satisfaction of Transportation Planning and Engineering;
18. that the owner is responsible for interim pumping of the SWMF, until such time that the downstream drainage system is completed and operational to the satisfaction of Drainage Planning and Engineering;

19. that the owner maintain the proposed Low Impact Development (LID) measures such as bioswales, for 3 years to the satisfaction of Drainage Planning and Engineering and Parkland Developer Services;
20. 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
21. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve 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.

MR for Lot A, Plan 2056 NY in the amount of \$521, 293.50 representing 0.94 ha, is being provided by money in place with this subdivision.

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 Madeleine Baldwin at madeleine.baldwin@edmonton.ca or 780-496-5672.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #167167439-001

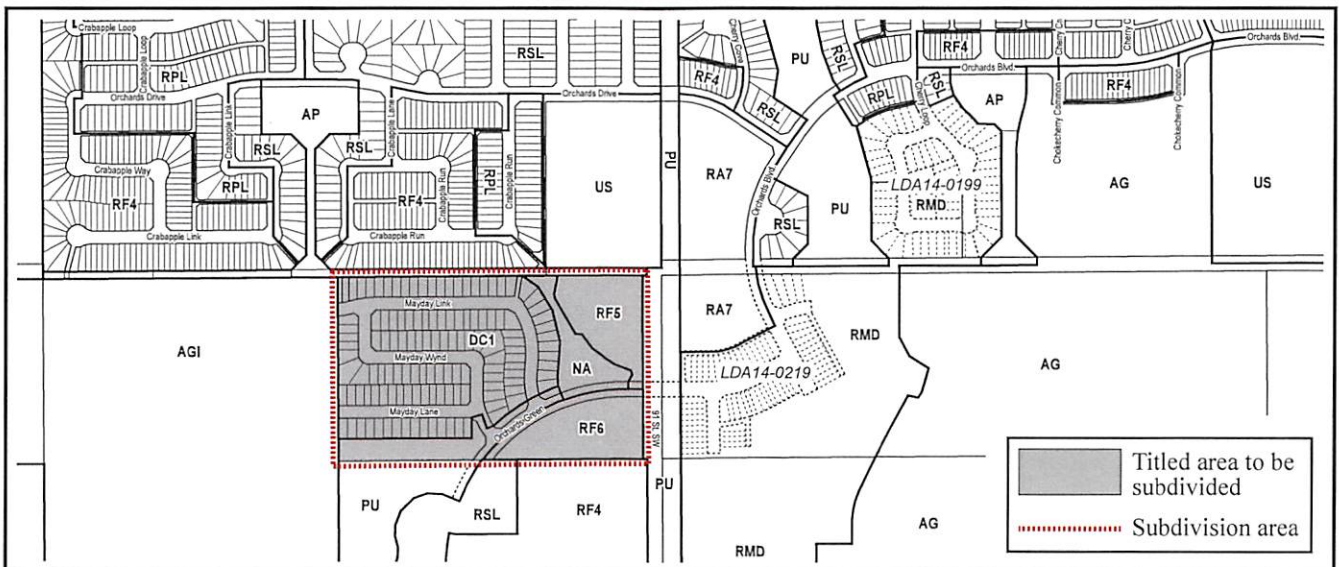
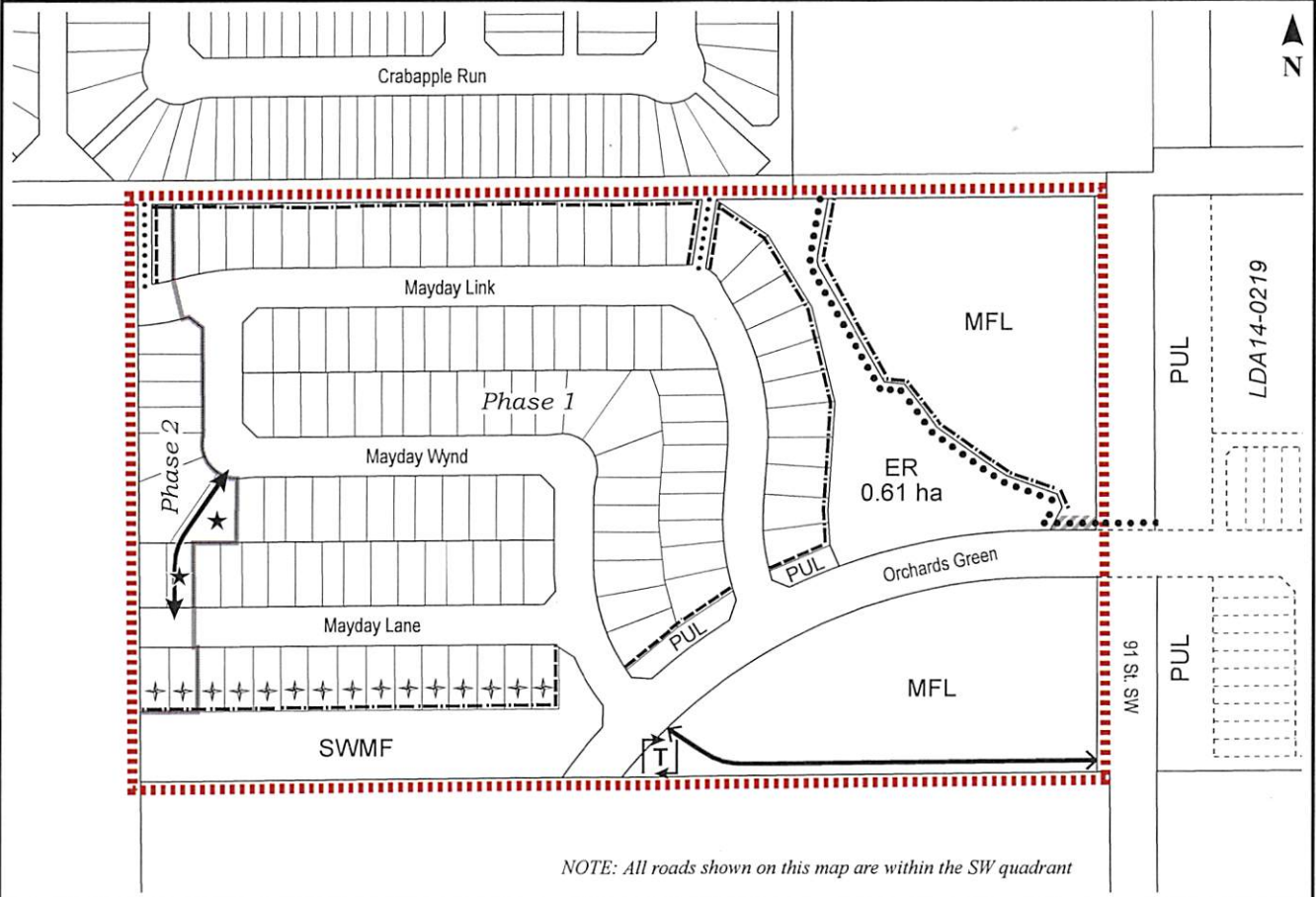
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 23, 2017

LDA15-0050

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬ 1.2 m uniform fence
- ⋯⋯⋯⋯⋯ 1.5 m concrete sidewalk
- ⋯⋯⋯⋯⋯ 3 m hard surface shared use path
- ▬▬▬▬▬▬ Phasing line
- ⊕ Restrictive covenant re: Freeboard
- ★ Withhold lots from registration
- ▨ Widen collector road by 1.5 m
- ↔ Temporary 4 m emergency access
- ↔ Temporary 6 m roadway
- ⌈⌋ Temporary 17 m radius transit turnaround

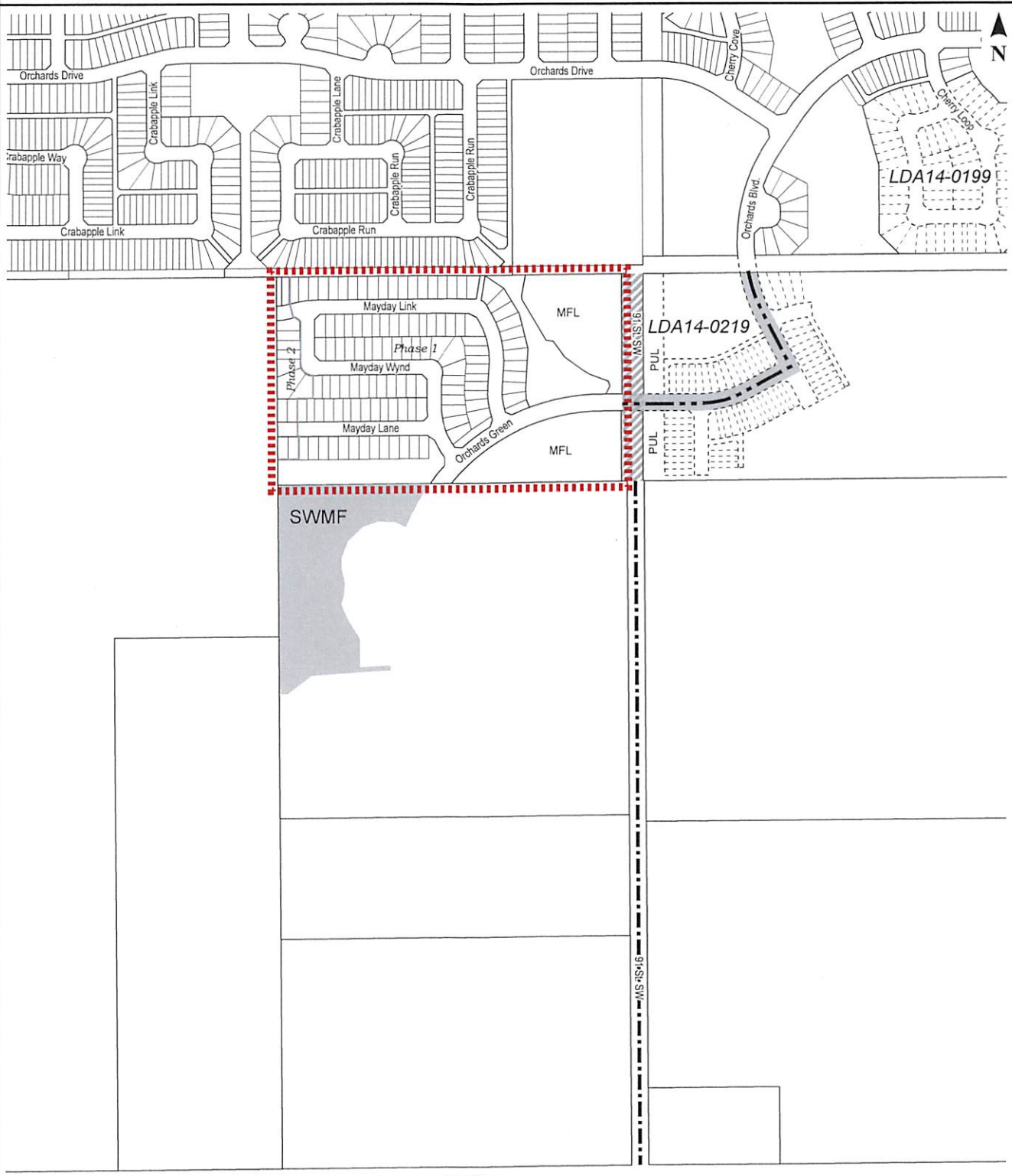


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 23, 2017

LDA15-0050

- Limit of proposed subdivision
- Register easement
- Phasing line
- Construct collector roadway and underground utilities
- Upgrade to emergency access standard
- Remove, level, topsoil and seed



41 Ave. SW

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 23, 2017

File No. LDA16-0016

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 56 single detached residential lots, 32 semi-detached residential lots from a portion of roadway to be closed and Lot 5, Block 1, Plan 032 0993, located north of 30 Avenue SW and east of Cavanagh Boulevard SW (currently 111 Street SW); **CAVANAGH**

I The Subdivision by Plan is APPROVED on March 23, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the deferral of a portion of Cavanagh Boulevard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
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 lot identified be withheld from registration until the temporary access is no longer required as deemed by Transportation Planning and Engineering, 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, 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;
6. that the approved subdivision LDA16-0432 be registered prior to or concurrent with Phase I of this application;

7. that the approved subdivision LDA14-0055, for necessary underground utilities and the construction of Cavanagh Boulevard SW (currently 111 Street), be registered prior to or concurrent with Phase 1 and 2 of this application;
8. that Phase 2 of the approved subdivision LDA14-0055, be registered prior to or concurrent with Phase 3 of this application;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) 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 (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 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);
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 Cavanagh Boulevard SW (currently 111 Street SW) to an urban collector roadway standard and an urban local roadway standard, to the satisfaction of Transportation Planning and Engineering and Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner constructs offsite watermain extensions and sanitary and storm sewers, to the satisfaction of EPCOR Water Services Inc. and Drainage 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, to the satisfaction of Transportation Planning and Engineering 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 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.

Municipal Reserve for Lot 5, Block 1, Plan 032 0993 was addressed by Deferred Reserve Caveat (# 032 069044) through SUB/02-0118. The DRC 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #185550338-001

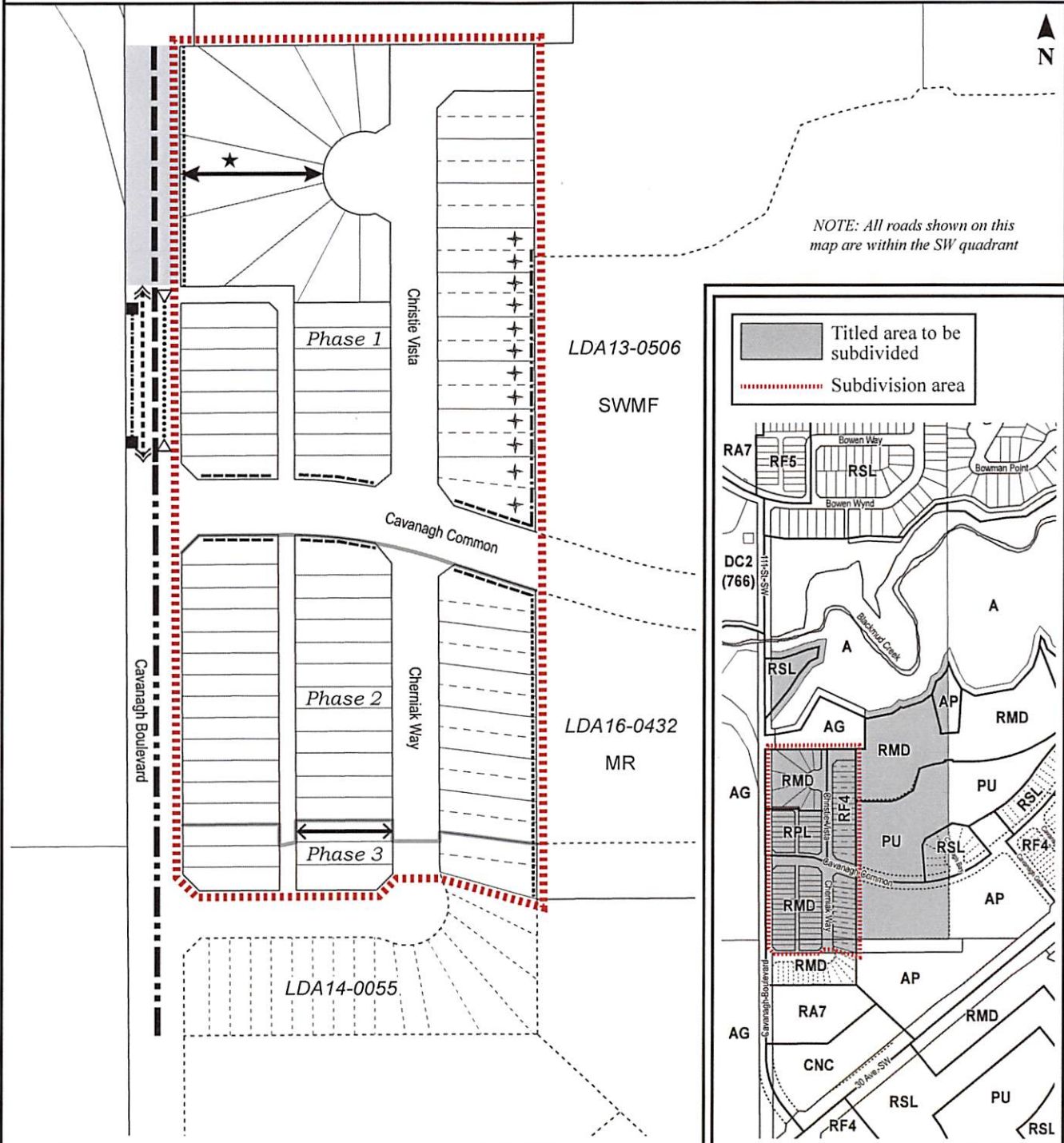
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

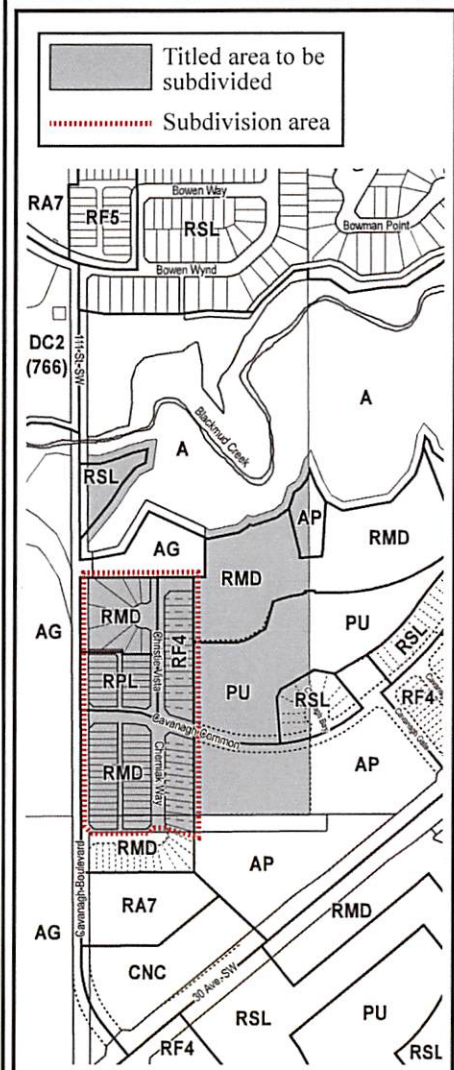
March 23, 2017

LDA16-0016

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| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.8 m uniform fence ----- 1.2 m uniform fence ★ Withhold lots from registration + Restrictive covenant re: Freeboard ----- Construct collector roadway to an urban standard ----- Phasing Line | <ul style="list-style-type: none"> ----- Construct local roadway to an urban standard ↔ Temporary 6 m roadway ↔ Temporary 4 m emergency access ↔ Watermain extension ----- Storm sewer extension ----- Sanitary sewer extension ----- Deferral area |
|--|--|



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 23, 2017

File No. LDA16-0537

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

ATTENTION: Jacob Edenloff

RE: Tentative plan of subdivision to create one (1) Public Utility lot, and one other lot, from Lot 1PUL, Block 19, Plan 162 0053, and the NW 14-51-25-W4M located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on March 23, 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 Bylaw 17892 and LDA16-0517 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner shall submit redline revisions to the engineering drawings for Chappelle Stage 32 to upgrade the curb ramps to accommodate 3 m shared use path connections, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner upgrade the 1.5 m concrete sidewalk to a 3 m shared use path connection, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner constructs a 3 m hard surface shared use path with lighting and bollards within the Storm Water Management Facility (SWMF), 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;
8. that the owner constructs a 3 m hard surface shared use path to a residential alley standard, within the SWMF, as per Edmonton Design and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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 the NW 14-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA15-0080. The DRC 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #234989778-001

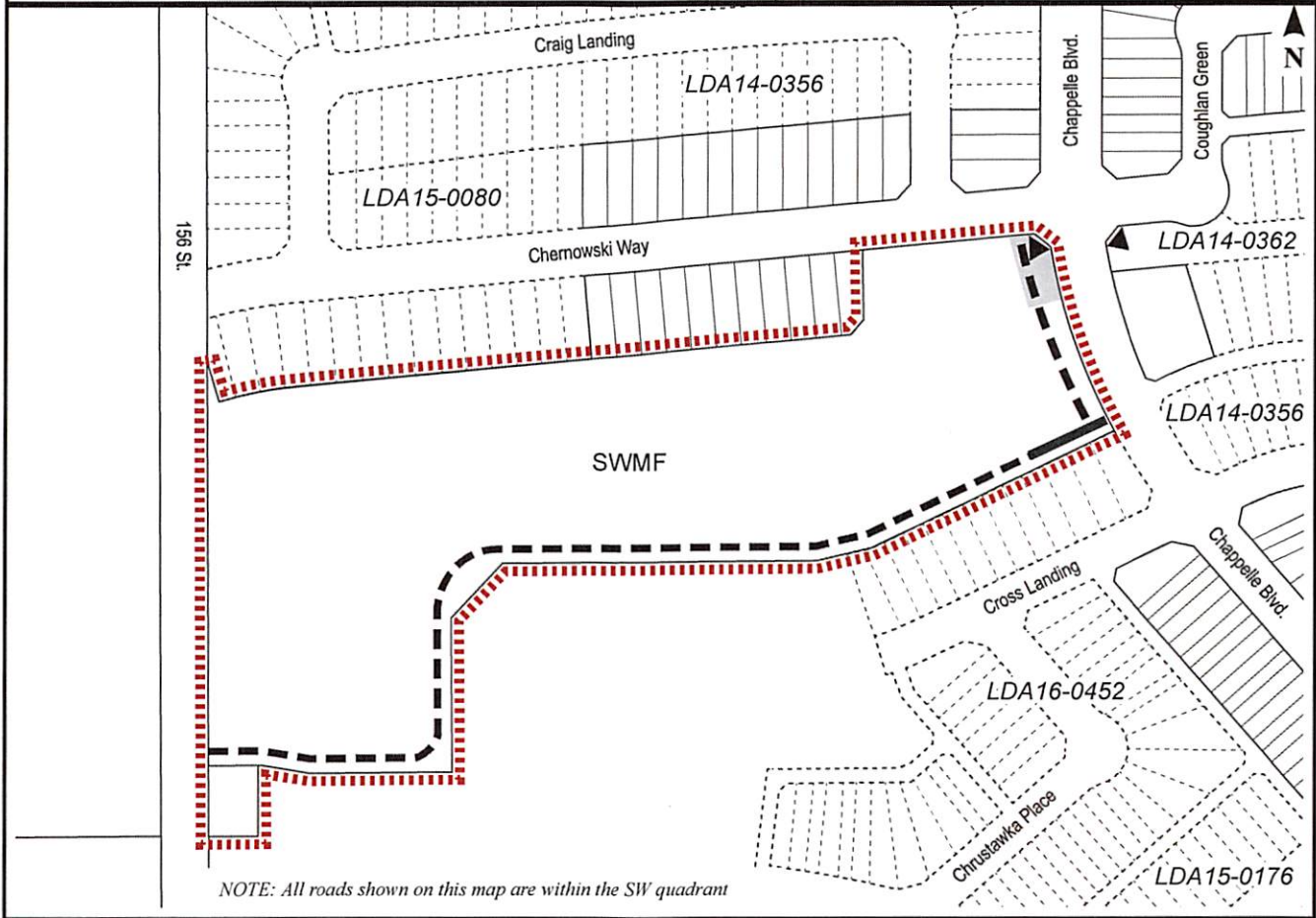
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

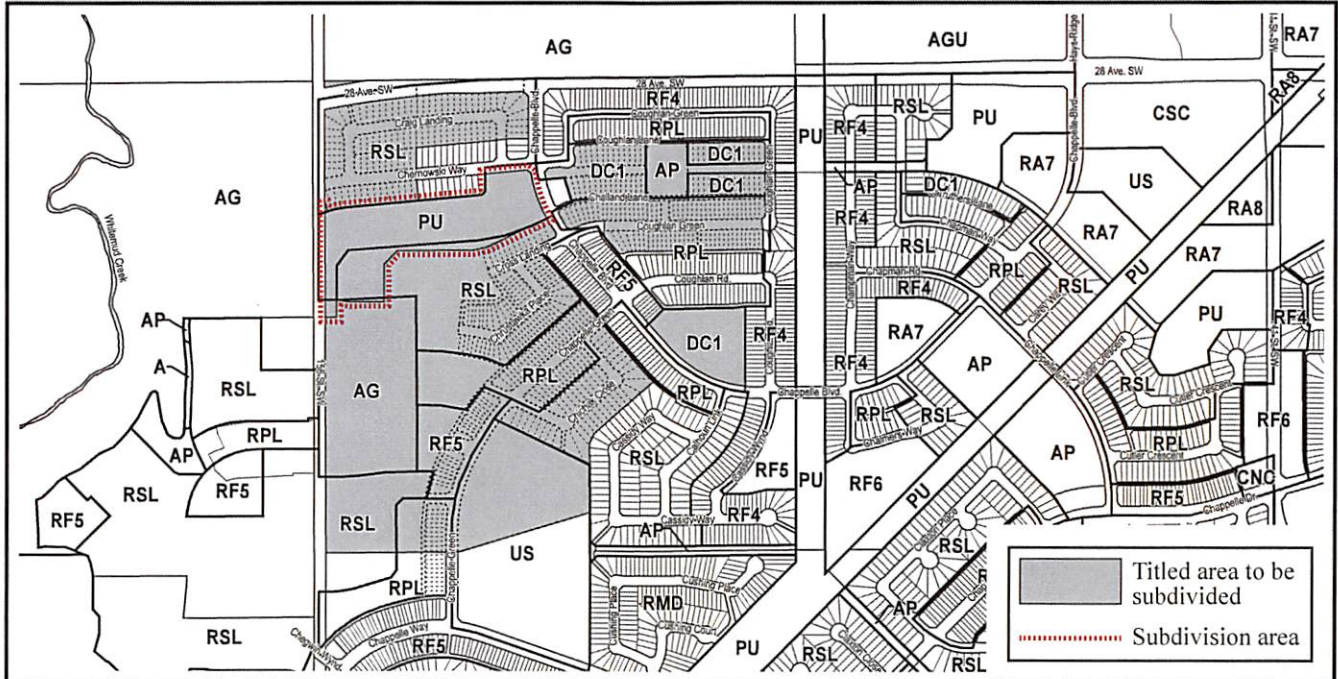
March 23, 2017

LDA16-0537

- Limit of proposed subdivision
- 3 m shared use path
- 3 m shared use path residential alley standard
- Upgrade 1.5 m sidewalk to 3 m shared use path
- Upgrade curb ramps to accommodate a 3m shared use path



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



- Titled area to be subdivided
- Subdivision area



March 23, 2017

File No. LDA16-0609

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create one (1) other lot, from Lot F, Block 1, Plan 142 2586 ,
located north of Hays Ridge Drive SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on March 23, 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 a walkway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA13-0509 be registered prior to or concurrent with this application;
5. that LDA16-0609 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 the walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE-23-51-25-W4 was addressed by Deferred Reserve Caveat through LDA12-0143, the remainder 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #237919192-001

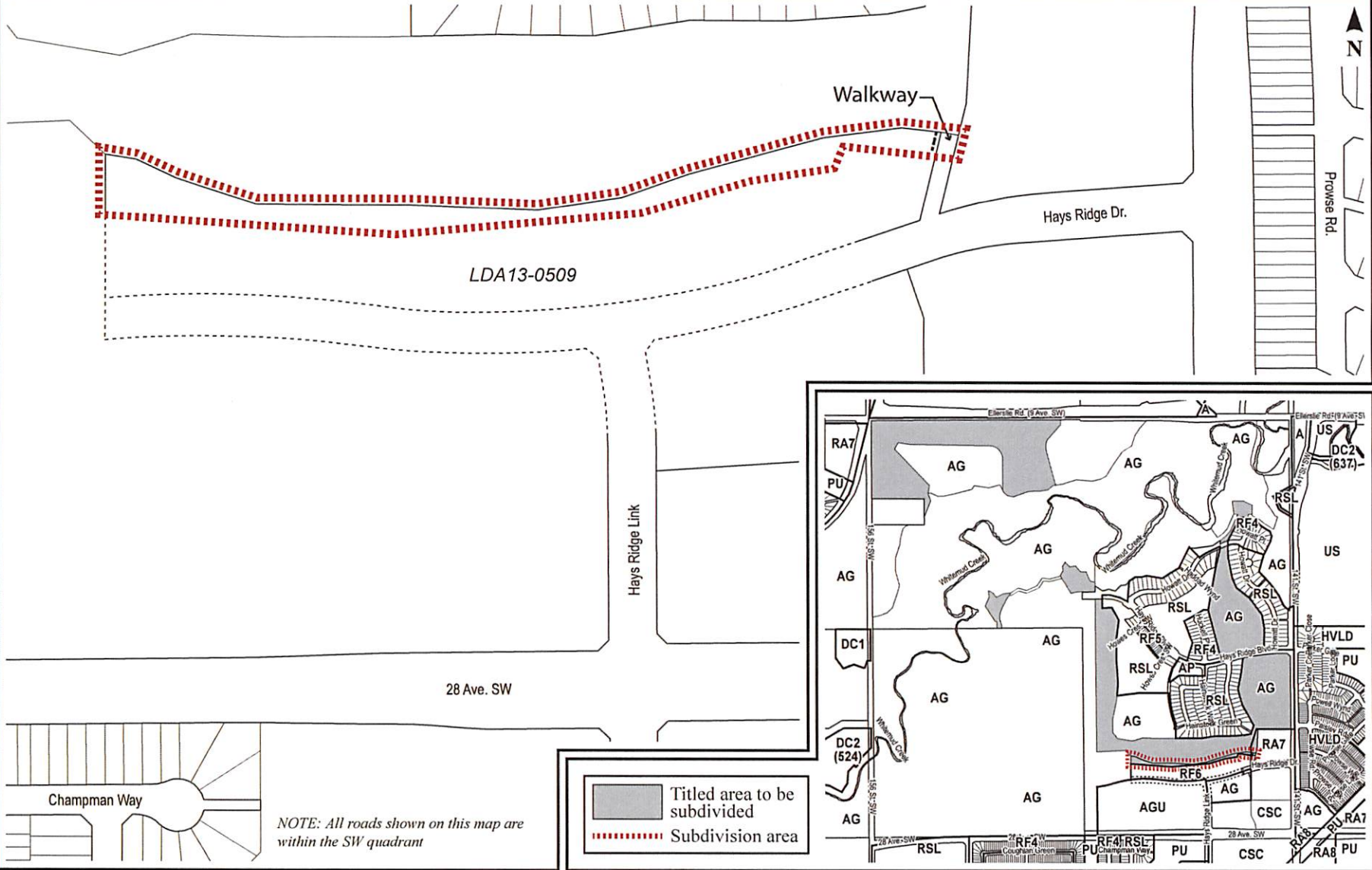
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

March 23, 2017

LDA16-0609

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw





Subdivision Authority

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

March 23, 2017

File No. LDA17-0049

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0144 by adding two (2) row housing lots to the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

The Subdivision by Plan is APPROVED on March 23, 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 (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 (\$1298.00) 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #239789080-001

Enclosure(s)



Subdivision Authority

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

March 23, 2017

File No. LDA17-0068

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, 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 March 23, 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 5.2 m north of the south property line of Lot 28. The existing storm service enters the proposed subdivision approximately 10.5 m south of the north property line of Lot 28. 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 (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;
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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #240323084-001

Enclosure(s)

TENTATIVE PLAN

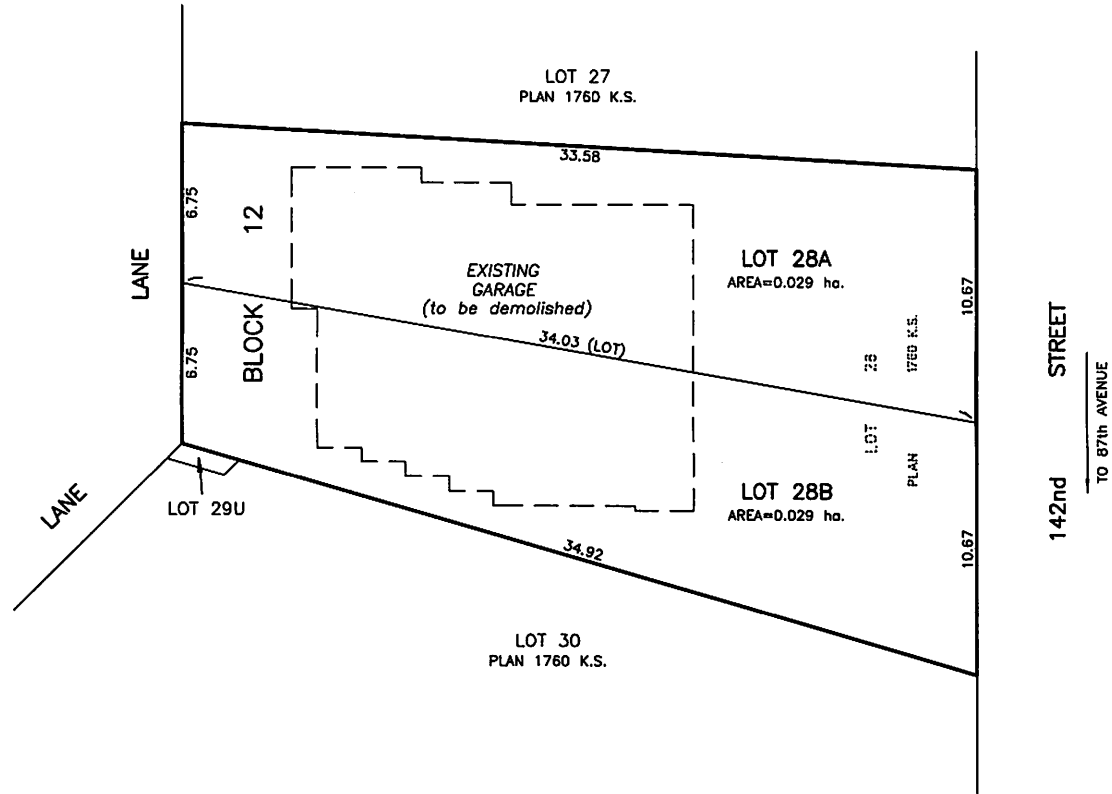
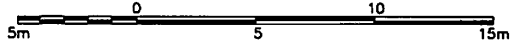
SHOWING SUBDIVISION OF

LOT 28, BLOCK 12, PLAN 1760 K.S.

IN THE
N.E.1/4 SEC.26-52-25-4

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: January 27, 2017
REVISED: -

FILE NO. 16C0966

DWG.NO. 16C0966T



March 23, 2017

File No. LDA17-0073

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 19, Block 26, Plan 5229 AD located south of 97 Avenue NW and east of 154 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on March 23, 2017, subject to the following conditions:

1. that the existing residential access to 154 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development; 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #240955812-001

Enclosure(s)



March 23, 2017

File No. LDA17-0078

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Block 11, Plan 169 HW located south of 78 Avenue NW and east of 113 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on March 23, 2017, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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. (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 3.7 m west of the east property line of Lot D. 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 in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

5. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
6. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
7. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
8. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
9. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #241093096-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT D, BLOCK 11, PLAN 169 H.W.

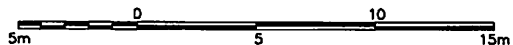
IN THE
S.W.1/4 SEC.29-52-24-4

EDMONTON ALBERTA

TO 113th STREET

78th AVENUE

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



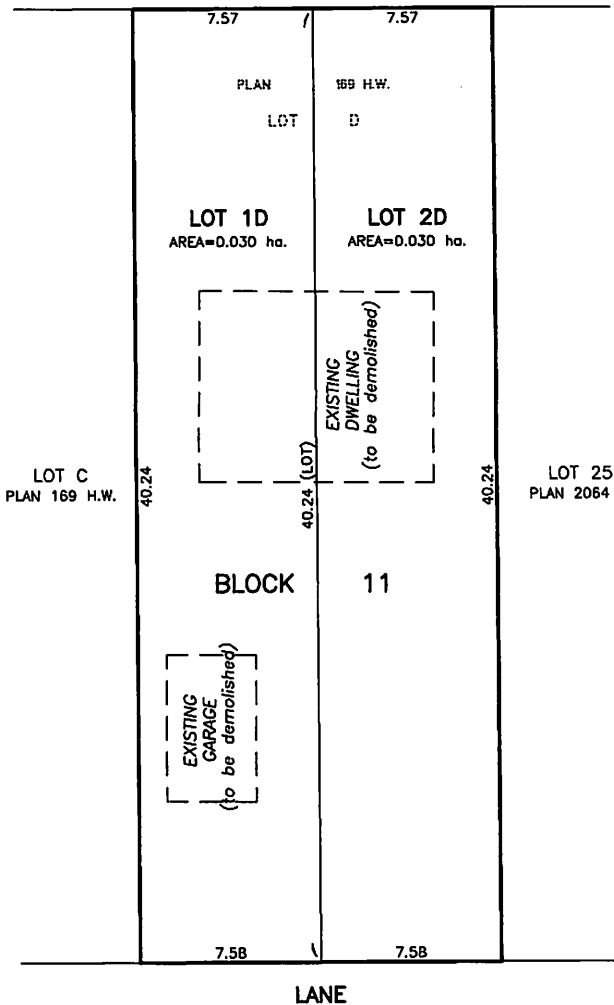
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 7, 2017
REVISED: -

FILE NO. 17S0071

DWG.NO. 17S0071T





Subdivision Authority

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

March 23, 2017

File No. LDA17-0077

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to revise conditionally approved subdivisions LDA12-0414 (Stage 2) and LDA16-0562 by adding three (3) row housing lots and changing a portion of the housing product from semi-detached lots to row housing lots from Lot 1, Block 1, Plan 112 3855 located north of Schonsee Drive NW and east of 82 Street NW; **CRYSTALLINA NERA WEST**

The Subdivision by Plan is APPROVED on March 23, 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;
2. that the owner construct a temporary 6 m gravel surface roadway connection as shown on the attached tentative plan. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the 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 (\$1947.00) 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



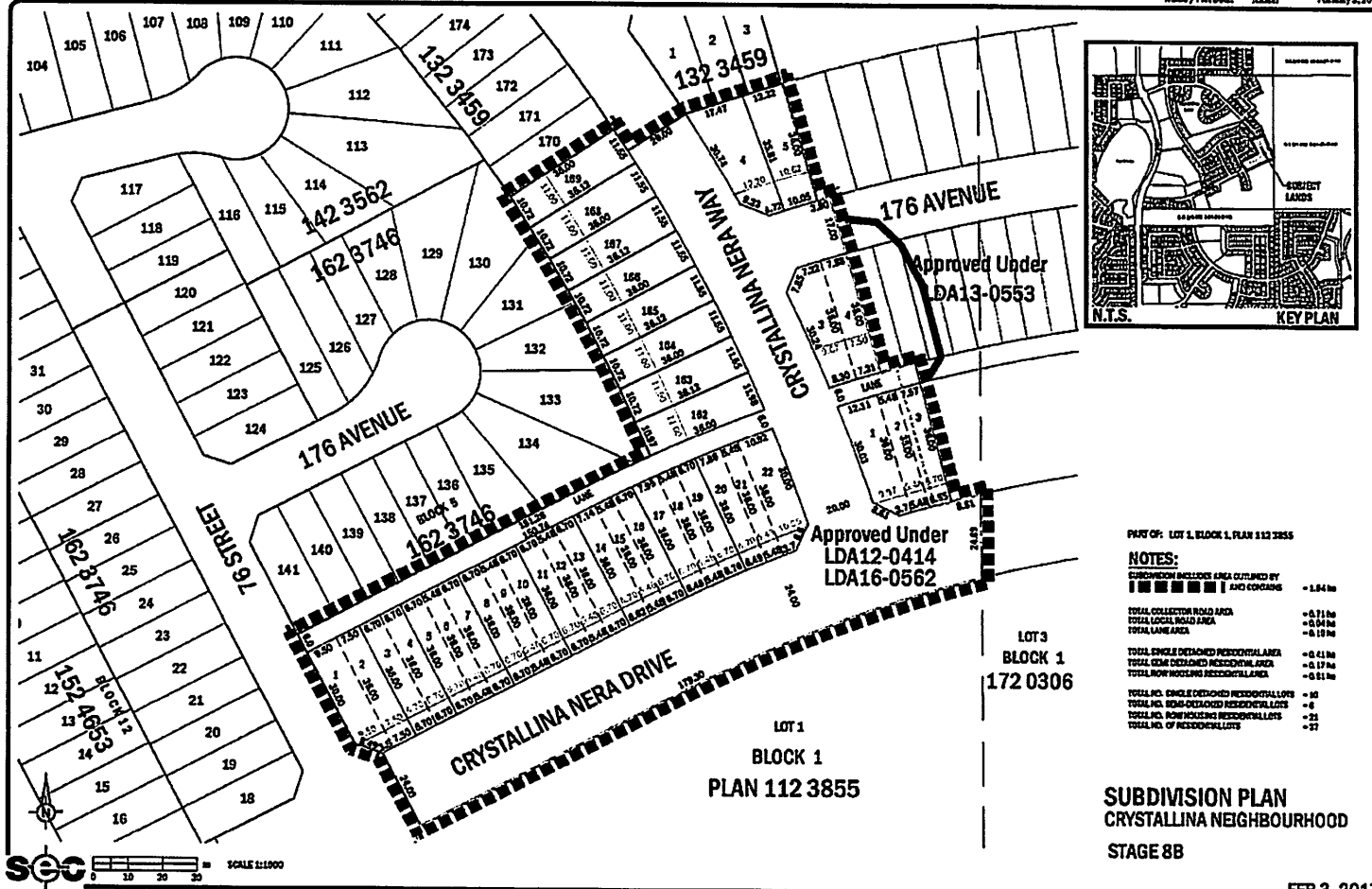
Blair McDowell
Subdivision Authority

BM/gq/Posse #240462057-001

Enclosure(s)

File Name: 10-16158_02_P5002.DWG

Name / Plot Desc: Issued: February 3, 2017



Legend:

— Construct 6 m temporary road & register easement

ENCLOSURE

FILE No. LDA17-0077
 DATE: March 23, 2017

FEB 3, 2017



March 23, 2017

File No. LDA17-0087

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1, Block 5, Plan 6258 HW located south of 98 Avenue NW and west of 76 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on March 23, 2017, subject to the following conditions:

1. that the existing residential access to 98 Avenue NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development; 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (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 (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

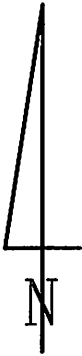
Regards,



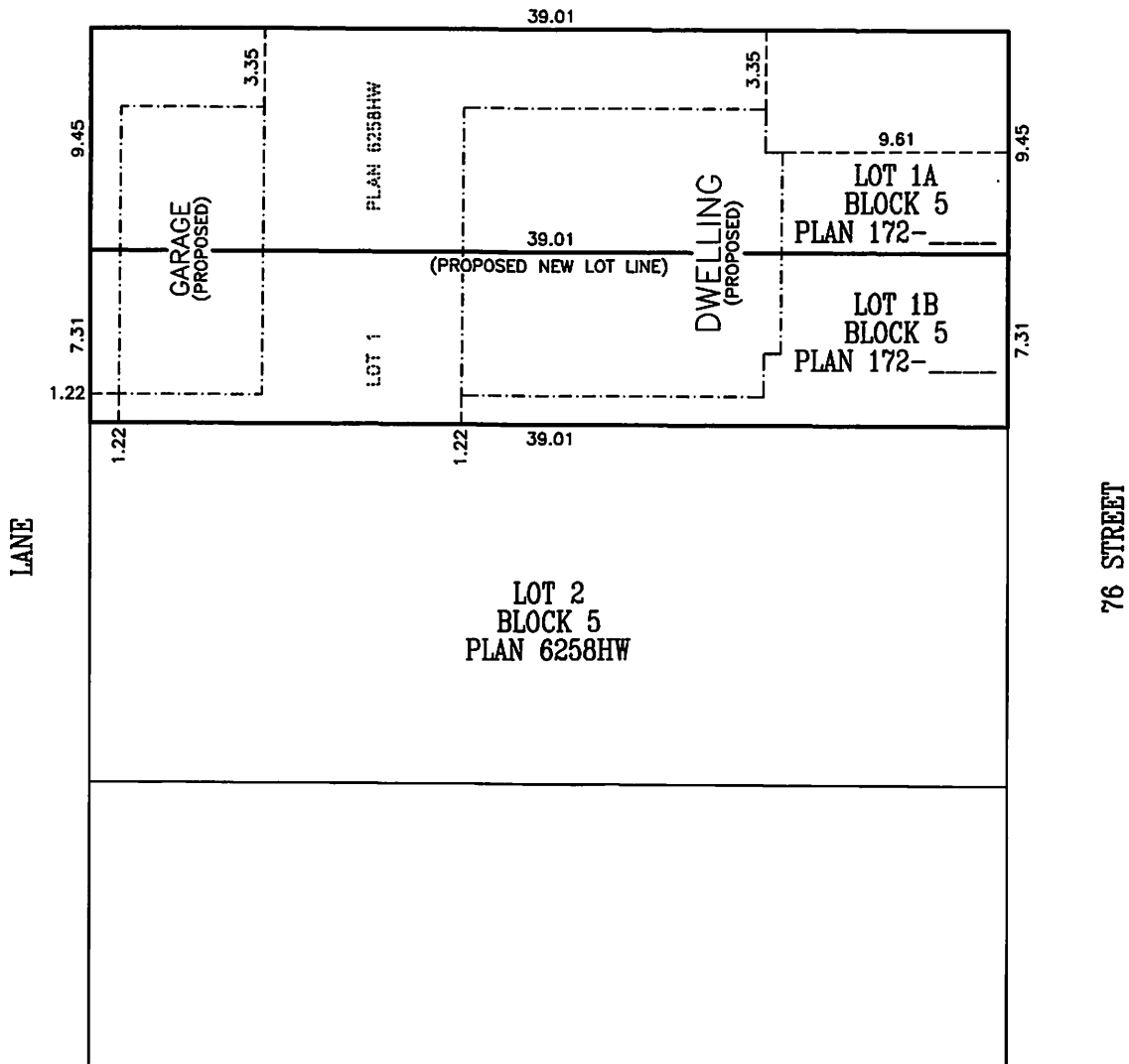
Blair McDowell
Subdivision Authority

BM/gq/Posse #241217019-001

Enclosure(s)



98 AVENUE



DRAWING

THIS DRAWING IS PREPARED FOR:
SOHI INVESTMENTS INC.

SHOWING PROPOSED SUBDIVISION OF
LOT 1, BLOCK 5, PLAN 6258HW
9728 - 76 STREET
CITY OF EDMONTON - ALBERTA

NOTES:

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. DWELLING/GARAGE SIZE AND LOCATION DERIVED FROM PLOT PLAN SUBMITTED BY CLIENT FOR DEVELOPMENT PERMIT (159984813-002/003).

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

SCALE 1:300 | JOB NO. D1048LTO | FEB. 07, 2017.