

Thursday, April 25, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 16

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 25, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 18, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0164 277690382-001	Tentative plan of subdivision to create 36 single detached residential lots, from Lot 4, Block 1 Plan 172 3270 and Lot 3, Block 1, Plan 152 2486, located south of Hiller Road SW and west of Koshal Crescent SW; KESWICK
2.	LDA18-0417 285615535-001	Tentative plan of subdivision to create 57 single detached lots, 36 row housing lots, from Lot 1, Block 1, Plan 182 1976, located south of 23 Avenue NW and west of 199 Street NW; STILLWATER
3.	LDA19-0072 305316309-001	Tentative plan of subdivision to create seven (7) single detached residential lots and two (2) semi-detached lots from Lot 1, Plan 982 3999 located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
4.	LDA18-0536 291076167-001	Tentative plan of subdivision to create 209 single detached residential lots, 34 semi-detached residential lots, 51 row housing lots, one (1) Multiple Family Lot, three (3) Municipal Reserve Lots, one (1) Environmental Reserve Lot, and one (1) Public Utility Lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; MARQUIS
5.	LDA19-0098 304928162-001	Tentative plan to adjust the lot line between Lot 29, Block 8, Plan 872 2674 and Lot 30, Block 8, Plan 872 2674, located west of Wolf Ridge Close NW and south of Wolf Ridge Way NW; OLESKIW
6.	LDA19-0118 308004700-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 18, Plan 052 1200, located south of 99 Avenue NW and east of 87 Street NW; RIVERDALE
7.	LDA19-0125 308216732-001	Tentative plan of subdivision to adjust the property lines of Lots 2, 3, 4 and 5; Block 6; Plan 152 5645 located west of 34 Street SW and north of Ellerslie Road SW; CHARLESWORTH

8.	LDA19-0130 308634471-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan RN 64, located north of 120 Avenue NW and east of 124 Street NW; PRINCE CHARLES
9.	LDA19-0140 309411013-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 302, Block 18, Plan 2674 HW, located north of 110a Avenue NW and west of 117 Street NW; QUEEN MARY PARK
5.	OTHER BUSINESS	



Subdivision Authority

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

April 25, 2019

File No. LDA18-0164

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

ATTENTION: Latoya Powder

RE: Tentative plan of subdivision to create 36 single detached residential lots, from Lot 4, Block 1 Plan 172 3270 and Lot 3, Block 1, Plan 152 2486, located south of Hiller Road SW and west of Koshal Crescent SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 25, 2019, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 lot identified be withheld from registration until permanent water looping is constructed, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 4, Block 1 Plan 172 3270 was addressed by registering a Deferred Reserve Caveat (DRC) on title with LDA13-0524 and the balance shall carry forward with this application.

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

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #277690382-001

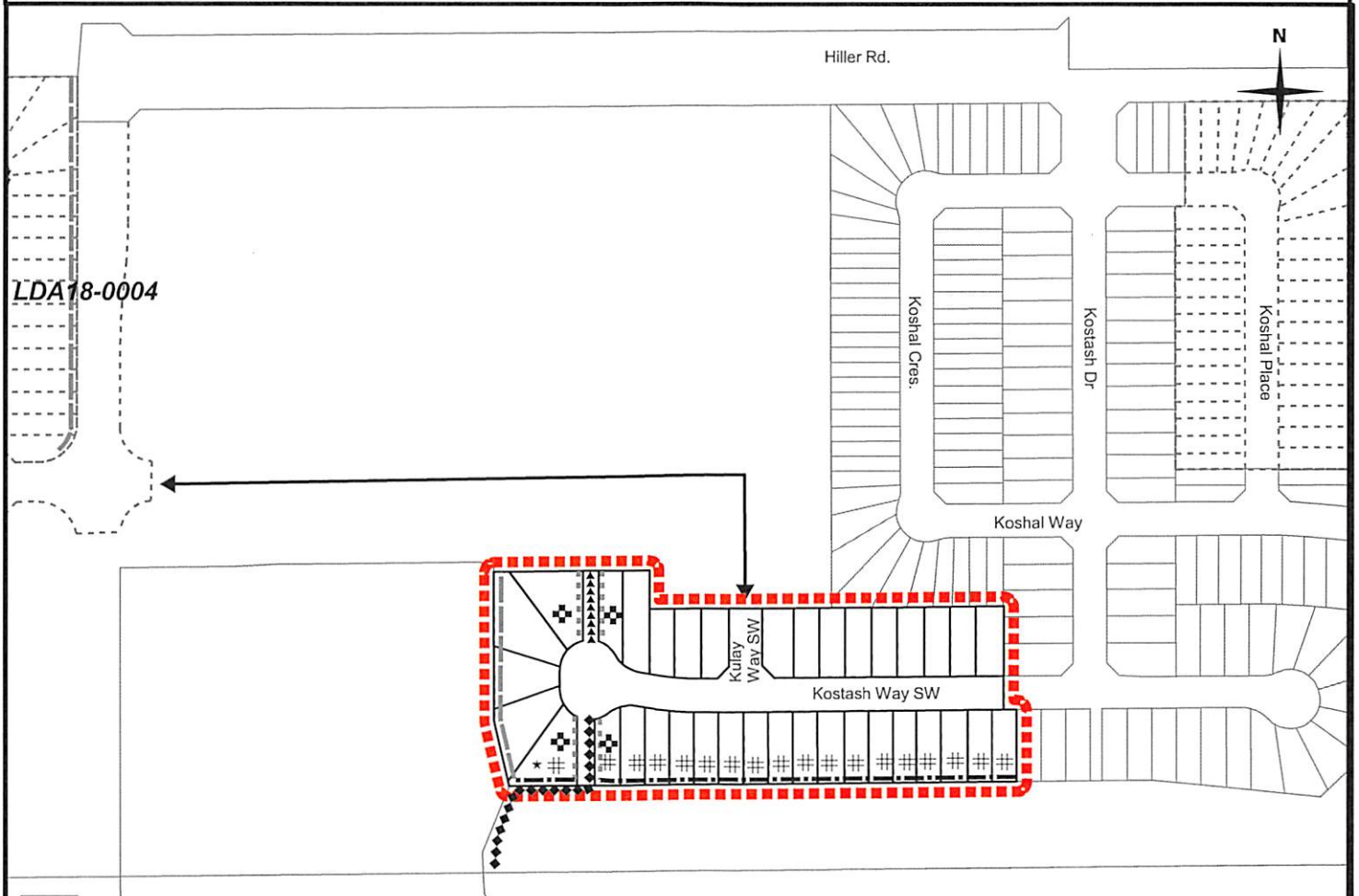
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

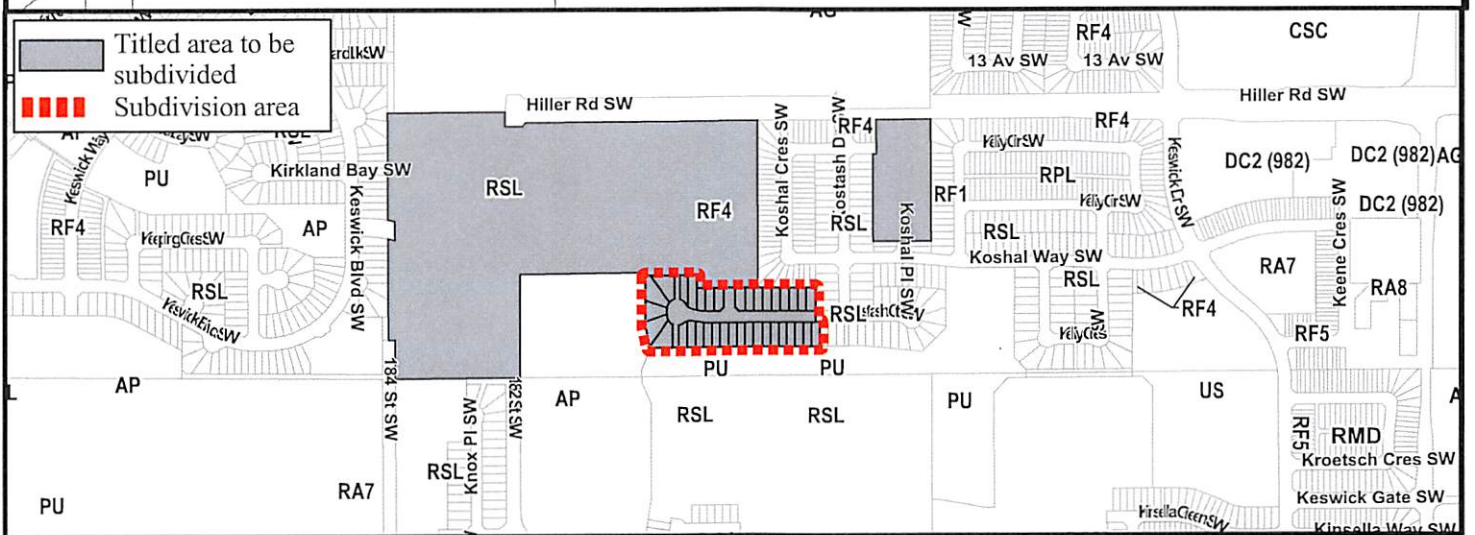
April 25, 2019

LDA18-0164

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|---|--|
| <ul style="list-style-type: none"> ■■■■ Limit of proposed subdivision ■■■■ 1.8 m uniform screen fence as per Zoning Bylaw ↔ Temporary 4 m emergency access ⊞ Restrictive covenant re: Freeboard ★ Withhold lot from registration | <ul style="list-style-type: none"> ◆◆◆ 3 m hard surface shared use path ----- 1.2 m uniform fence ——— 1.8 m uniform fence ⊞ Restrictive covenant re: Disturbed Soil ⇒⇒⇒ 1.5 m concrete sidewalk |
|---|--|



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





Subdivision Authority

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

April 25, 2019

File No. LDA18-0417

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create 57 single detached lots, 36 row housing lots, from Lot 1, Block 1, Plan 182 1976, located south of 23 Avenue NW and west of 199 Street NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on April 25, 2019, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 temporary public access easements for the temporary emergency access roadway, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA18-0424 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 modify the existing public access road (existing 199 Street NW) to 23 Avenue to meet the current Fire Rescue Services standards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II. Modifications will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct Stillwater Boulevard NW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 2.5 m mono-walk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs offsite storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that Construction Completion Certificate (CCC) for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational, to the satisfaction of Subdivision and Development Coordination;
13. that the owner is responsible for the operation and maintenance of the temporary private sanitary system and disposal of any sewage generated from the proposed development, at their own cost, until such time that the permanent sanitary sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
14. that Final Acceptance Certificate (FAC) for the sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;

15. that FAC for the sanitary sewers will not be issued until such time that the permanent sanitary servicing for Riverview required for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
16. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Subdivision and Development Coordination;
17. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont Lift Station in combination with the storage component in Riverview, as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owner shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont Lift Station;
18. that the Holdback Security in the Servicing Agreement should consider the additional costs associated with operation and maintenance of the isolated sanitary sewer within Stillwater Boulevard;
19. that the owner constructs an offsite watermain extension with temporary road, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the road rights of way and walkway, 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 (MR) for Lot 1, Block 1, Plan 182 1976 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0325. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority









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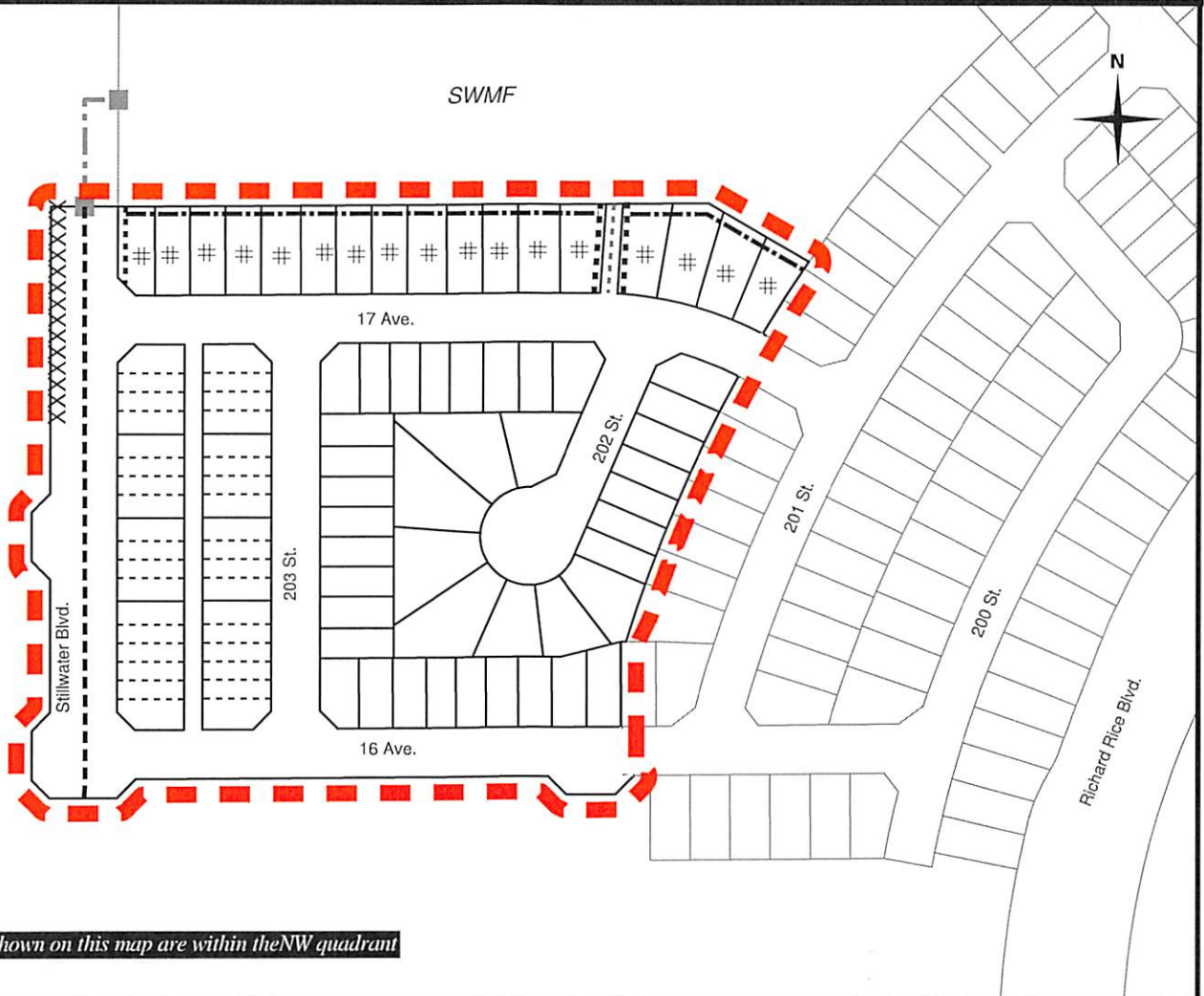
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP



April 25, 2019

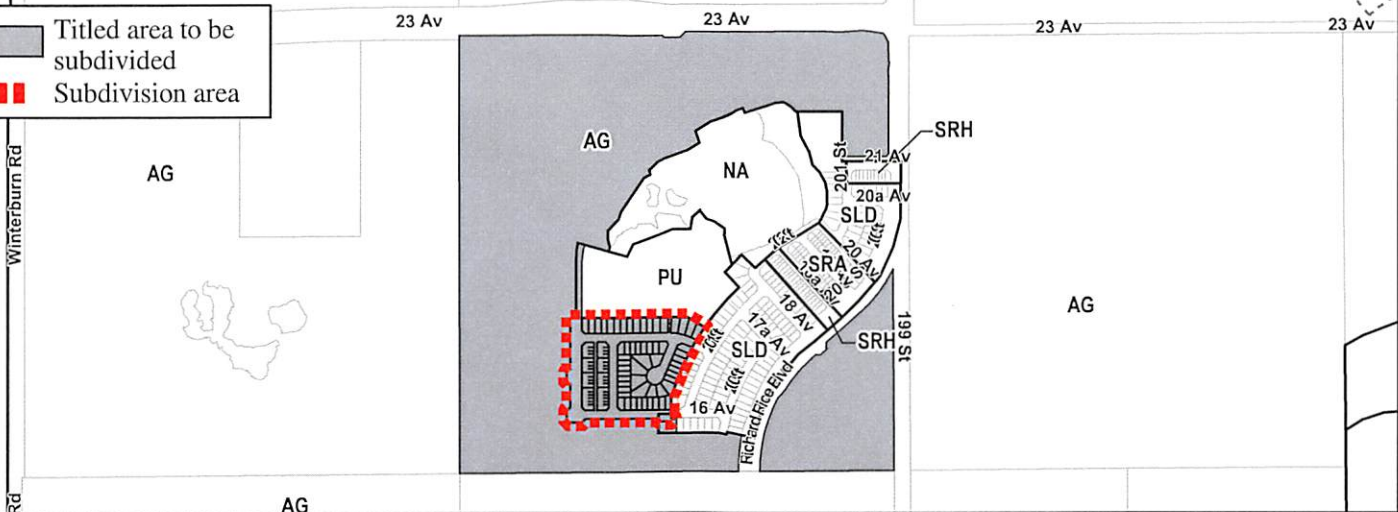
LDA18-0417

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|---|------------------------------------|---|--|
|  | Limit of proposed subdivision |  | 2.5 m mono-walk |
|  | 1.8 m concrete sidewalk |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Storm sewer extension |  | Construct collector roadway to a Complete Streets standard |
|  | Restrictive covenant re: Freeboard |  | 1.2 m uniform fence |



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

- | | |
|--|------------------------------|
|  | Titled area to be subdivided |
|  | Subdivision area |



SUBDIVISION CONDITIONS OF APPROVAL MAP

April 25, 2019

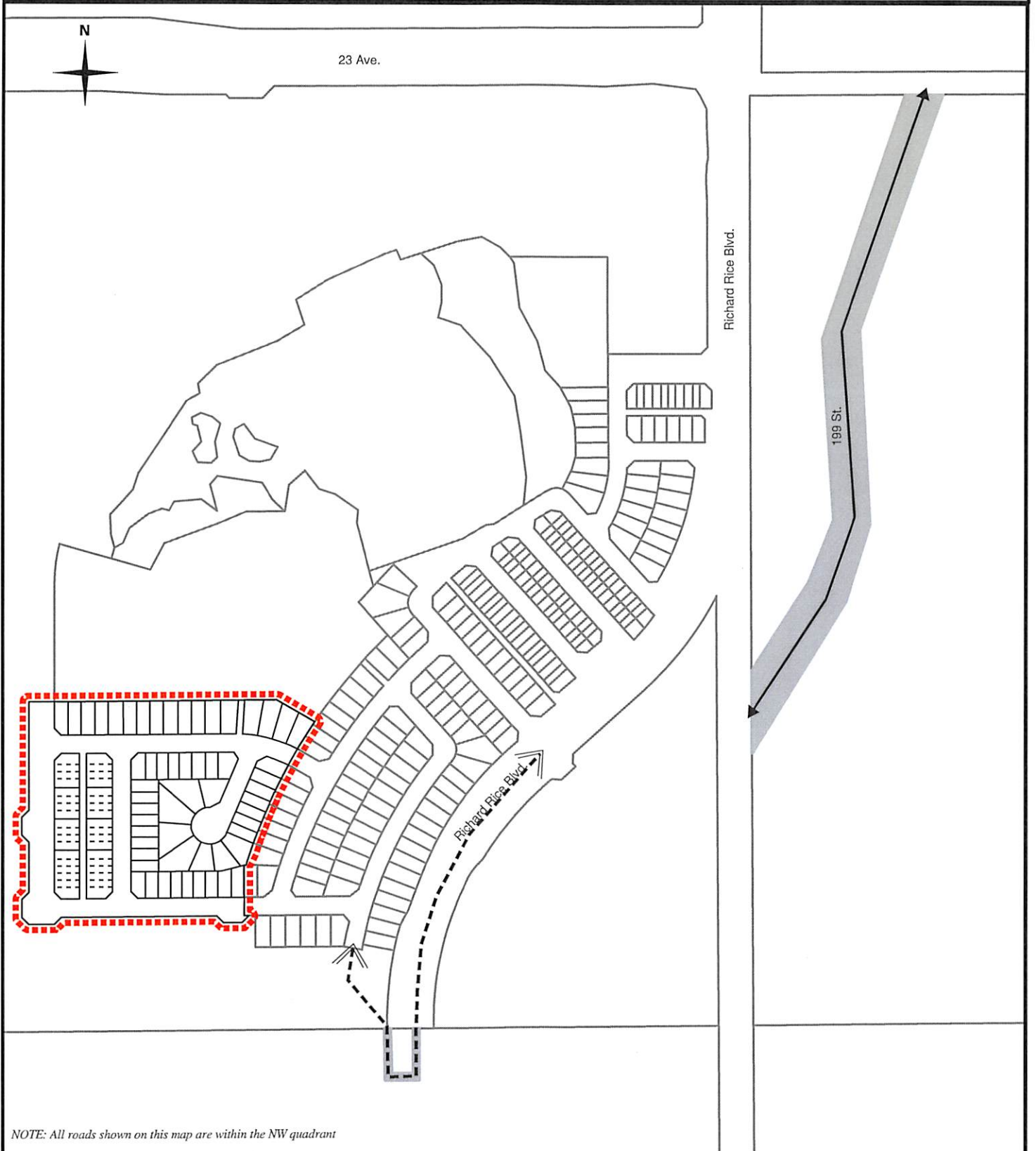
LDA18-0417

■■■■ Limit of proposed subdivision

↔ Modify existing 199 Street

■ Register easement

⬅⋯➡ Watermain extension



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



Subdivision Authority

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

April 25, 2019

File No. LDA19-0072

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create seven (7) single detached residential lots and two (2) semi-detached lots from Lot 1, Plan 982 3999 located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on April 25, 2019, 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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 I; and
8. 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 Reserves for Lot 1, Plan 982 3999 will be addressed by dedication with LDA18-0119.

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

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

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

Regards,

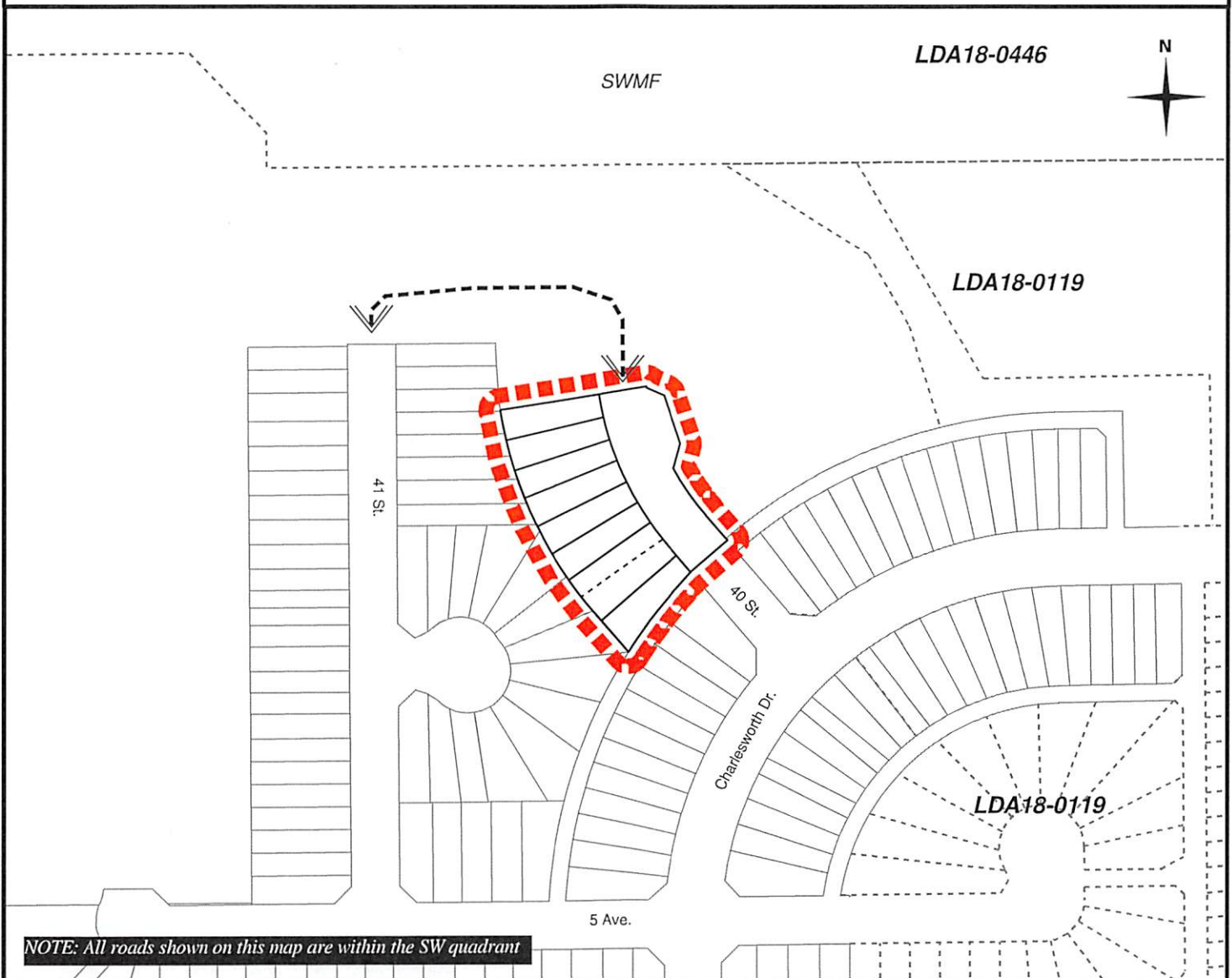
Blair McDowell
Subdivision Authority

BM/gq/Posse #305316309-001

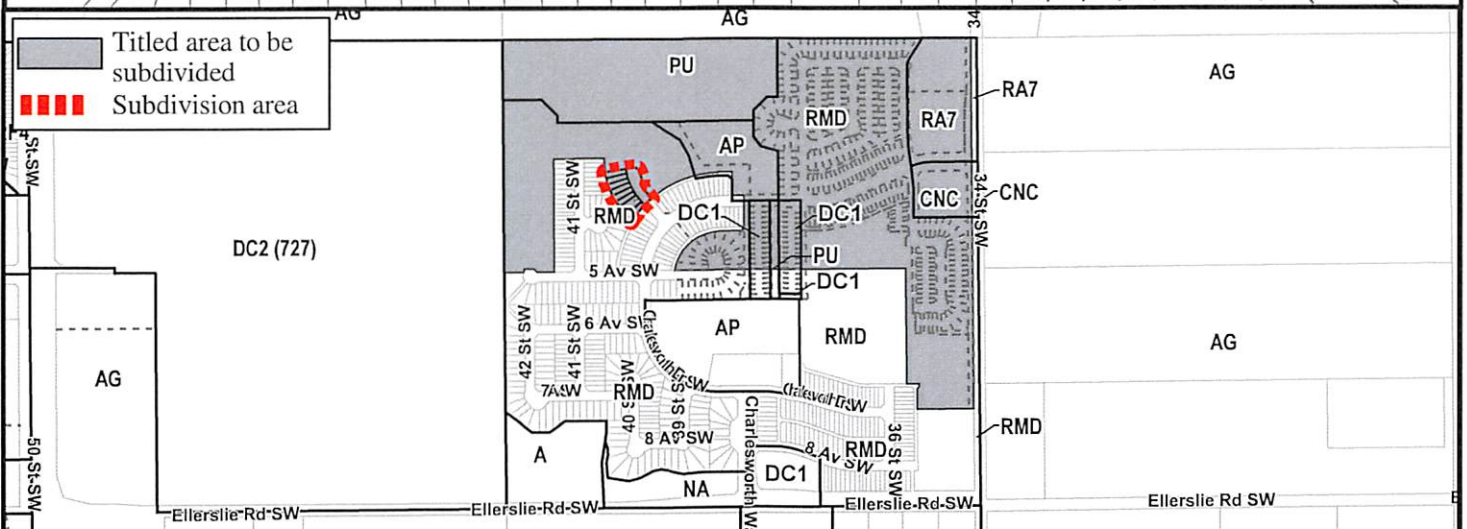
Enclosure

Limit of proposed subdivision

Watermain extension



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





Subdivision Authority

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

April 25, 2019

File No. LDA18-0536

Stantec Consulting Ltd.
400 - 10220 - 103 AVE NW
Edmonton, AB T5J 0K4

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create 209 single detached residential lots, 34 semi-detached residential lots, 51 row housing lots, one (1) Multiple Family Lot, three (3) Municipal Reserve Lots, one (1) Environmental Reserve Lot, and one (1) Public Utility Lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; **MARQUIS**

I The Subdivision by Plan is APPROVED on April 25, 2019, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 1.59 ha, 2.14 ha and 2.18 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 subdivision and phasing boundary be amended to include the full intersection dedication and construction, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for Marquis Boulevard from Meridian Street to the west boundary of the Natural Area;
7. that the owner dedicate road right of way for the construction of Meridian Street (and the Horse Hill Creek and wildlife crossing) on the adjacent private properties to the south, to the

satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

8. that subject to Conditions I (7) and I (8) above, the owner clear and level Meridian Street and Marquis Boulevard NE as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
9. that the owner register temporary public access easements for the temporary 6m roadway or the 12 m temporary turnaround, for the alley construction in Phase 1, and the shared use path construction in the future Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register easements for the Storm Water Management Facility (SWMF) 10, for the watermain extension, and for the sanitary extension, as shown on the "Conditions of Approval" map, Enclosures I and II;
11. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 construct the first two lanes of Meridian Street to an arterial roadway standard from Marquis Boulevard to 167 Avenue with Phase 1, including the Horse Hill Creek and wildlife crossing, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and

any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination. The Servicing Agreement must stipulate that engineering drawings for Meridian Street (between Marquis Boulevard and 167 Avenue) and the Horse Hill Creek and wildlife crossing shall be complete by August 31, 2020, and construction complete by November 30, 2021;

8. that the owner construct the first two lanes of Meridian Street to an arterial roadway standard from the east end of permanent 153 Avenue construction to 161 Avenue with Phase 1, including re-alignment of 153 Avenue to its ultimate alignment, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination. The Servicing Agreement must stipulate that engineering drawings for Meridian Street between 153 Avenue and 161 Avenue shall be completed by August 31, 2022, and construction complete by November 30, 2023;
9. that the owner construct the first two lanes of Meridian Street to an arterial roadway standard from 161 Avenue to 167 Avenue with Phase 2, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial and Phase 2 of the subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner maintain the rural portion of 153 Avenue NW and Meridian Street with Phase 1, between the end of permanent 153 Avenue construction and 167 Avenue, to the satisfaction of the City of Edmonton, and until the improvements identified in conditions II.8 and II.9 (above) are complete;
11. that the owner construct, at a minimum, the first two lanes of Marquis Boulevard to an arterial roadway standard, from Meridian Street to the west edge of the Natural Area, including full roundabout construction, channelization, accesses, intersections, sidewalk with Phase 1 and shared use path with Phase 2, lighting, landscaping and any transitional improvements, as shown on Enclosure I. Preliminary plans are required to be approved for Marquis Boulevard prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
12. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, or that the owner construct a temporary 6 m gravel surface roadway connection south of 4 Street NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround or roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. 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 traffic signals are 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;

14. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and bollards, in the Natural Areas with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) 8 in Phase 2, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct 1.8 m concrete sidewalk with bollards, within the Natural Areas, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner designs the ultimate SWMF 10 and constructs the interim facility within Phase 1, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the engineering drawings include grading plans to accommodate the future 3 m shared use path within SWMF 10, to the satisfaction of Subdivision and Development Coordination;
20. that the owner designs and constructs the ultimate SWMF 8 within Phase 2, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that Construction Completion Certificate (CCC) for the subdivision storm system will not be issued until such time that an acceptable Interim Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
22. that CCC for SWMF 10 will not be issued until such time that the permanent storm servicing for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
23. that a CCC for the storm system will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined through consultation and collaboration with the City;

24. that Final Acceptance Certificate (FAC) for the storm system will not be issued until such time that the permanent storm servicing for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
25. that the security holdback in the Servicing Agreement account for additional costs associated with operation and maintenance of the interim storm system and the incomplete downstream system;
26. that the owner is responsible for the operation and maintenance of the temporary storm servicing system, at their own cost, until such time that the downstream storm sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
27. that the owner constructs an offsite sanitary and watermain extension within Phase 1, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
28. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
29. that the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time that the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination;
30. that the owner implement a monitoring plan for the temporary discharge of stormwater into Horse Hills Creek, as per the Meridian Street Crossing at Horse Hills Creek: Environment Impact Assessment Addendum;
31. that the owner constructs a pressure reducing valve within Phase 1, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
32. that the owner construct all fences wholly on privately-owned land and the 1.59 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
33. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0607. The DRC will be reduced with the dedication of the MR lots. The DRC will also be reduced by 0.026 ha for the dedication of the ER lot. The DRC will be reduced to account for the future dedication of arterial roadway. The DRC will carry forward on the remainder of the title.

The City of Edmonton purchased a 2.50 ha parcel (Lot 3MR, Block 2, Plan 182 3079). It was transferred to the City as MR and acquired on June 22, 2018.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

















BM/sm/Posse #291076167-001

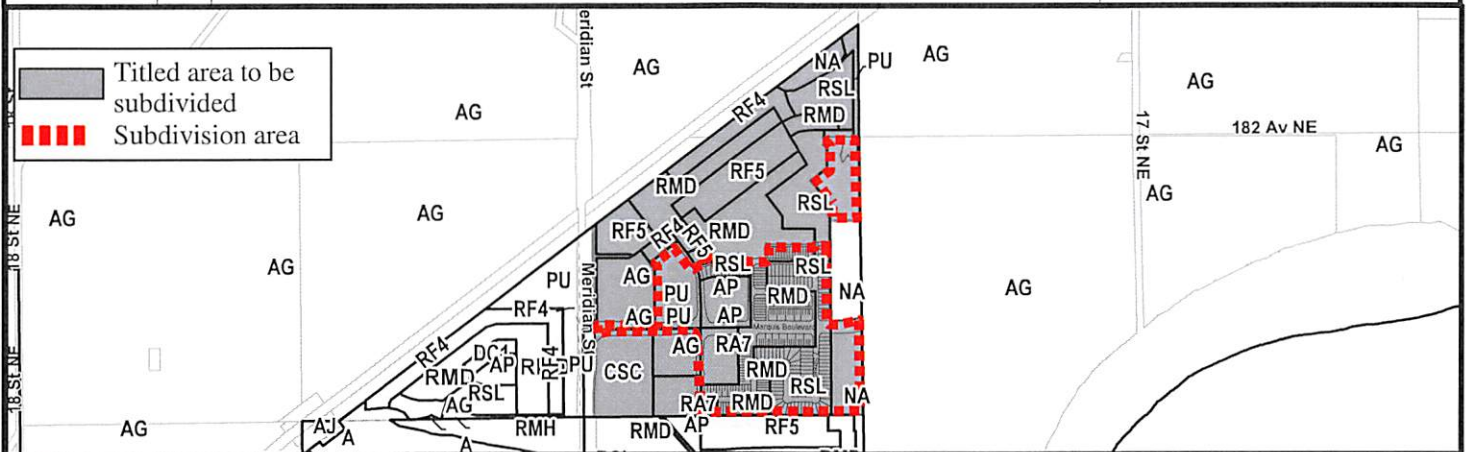
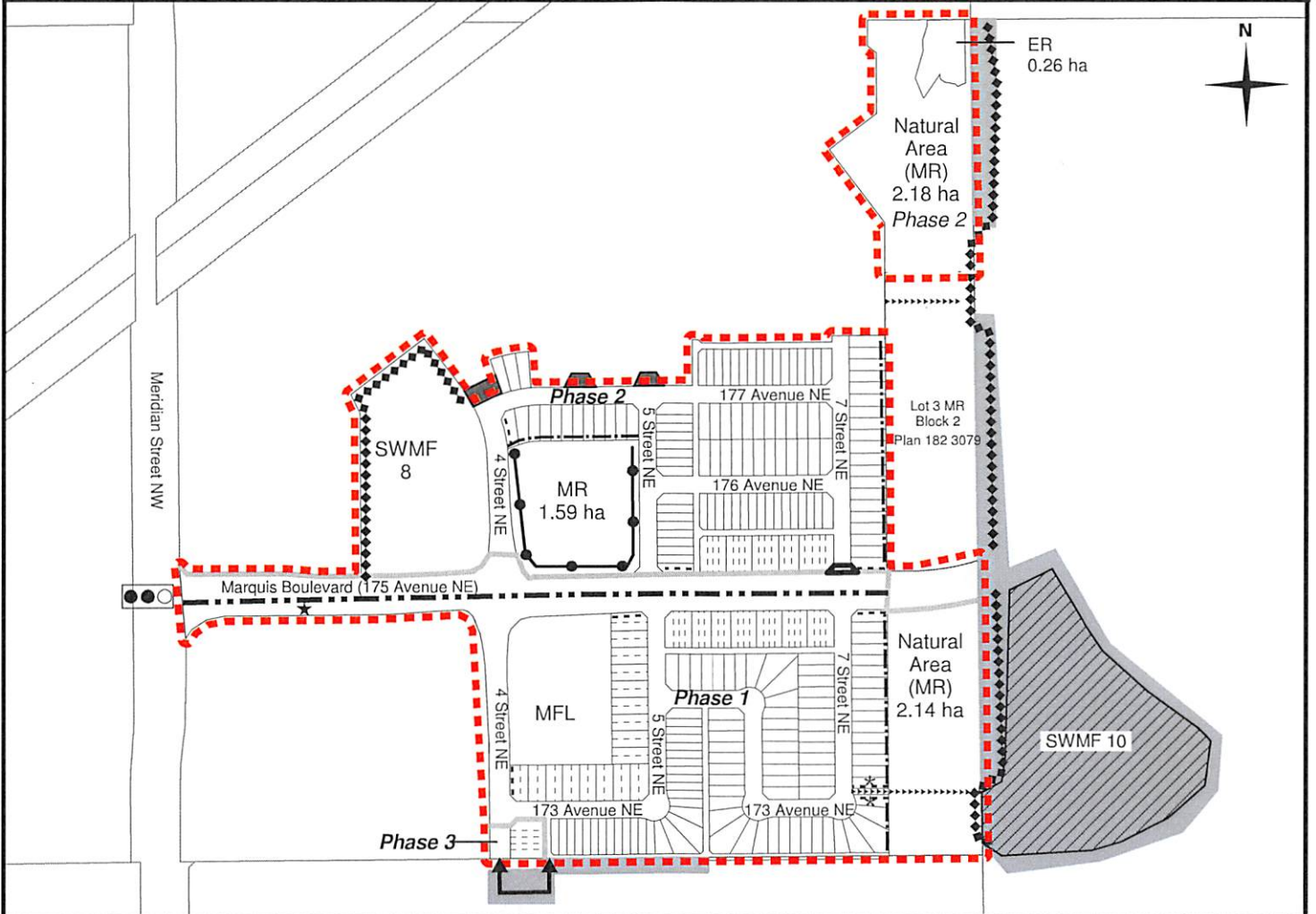
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 25, 2019

LDA18-0536

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Register easement |
|  | Amend subdivision boundary |  | Traffic signal |
|  | Amend phasing boundary in Phase 1 |  | 3 m hard surface shared use path |
|  | Phasing line |  | Temporary 6 m roadway or Temporary 12 m radius turnaround |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 1.8 m concrete sidewalk |
|  | Construct arterial roadway |  | Post and rail fence |
|  | 1.2 m uniform fence |  | Pressure reducing Valve |
|  | Construct interim SWMF including grading |  | Restrictive covenant re: Disturbed Soil |

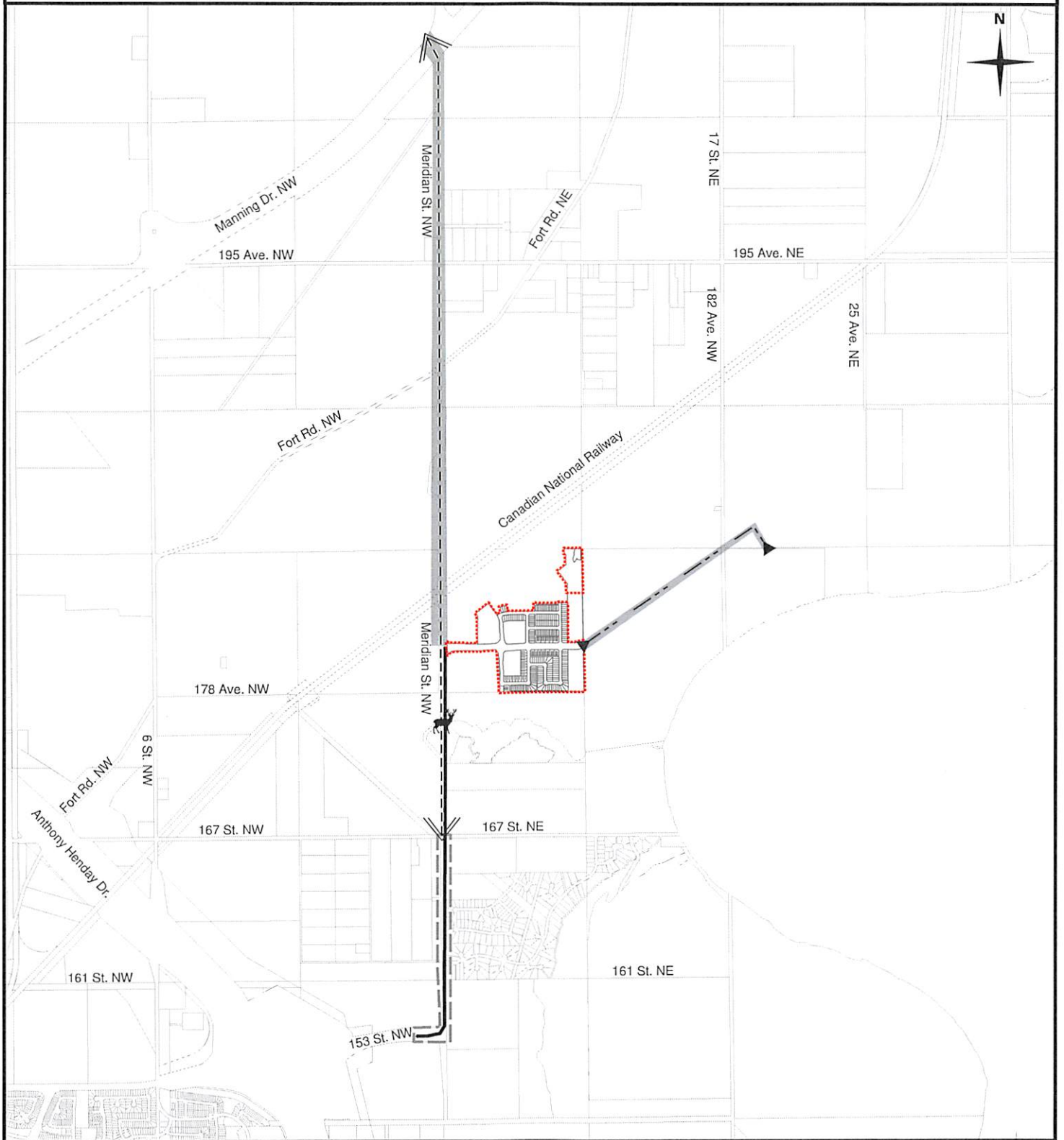


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 25, 2019

LDA18-0536

-  Limit of proposed subdivision
-  Register easement
-  Wildlife crossing
-  Maintain roadway
-  Dedicate and construct first two lanes to an arterial roadway standard
-  Sanitary sewer extension
-  Watermain extension





Subdivision Authority

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

April 25, 2019

File No. LDA19-0098

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

ATTENTION: Michelle Sparks

RE: Tentative plan to adjust the lot line between Lot 29, Block 8, Plan 872 2674 and Lot 30, Block 8, Plan 872 2674, located west of Wolf Ridge Close NW and south of Wolf Ridge Way NW; **OLESKIW**

The Subdivision by Plan is APPROVED on April 25, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #304928162-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

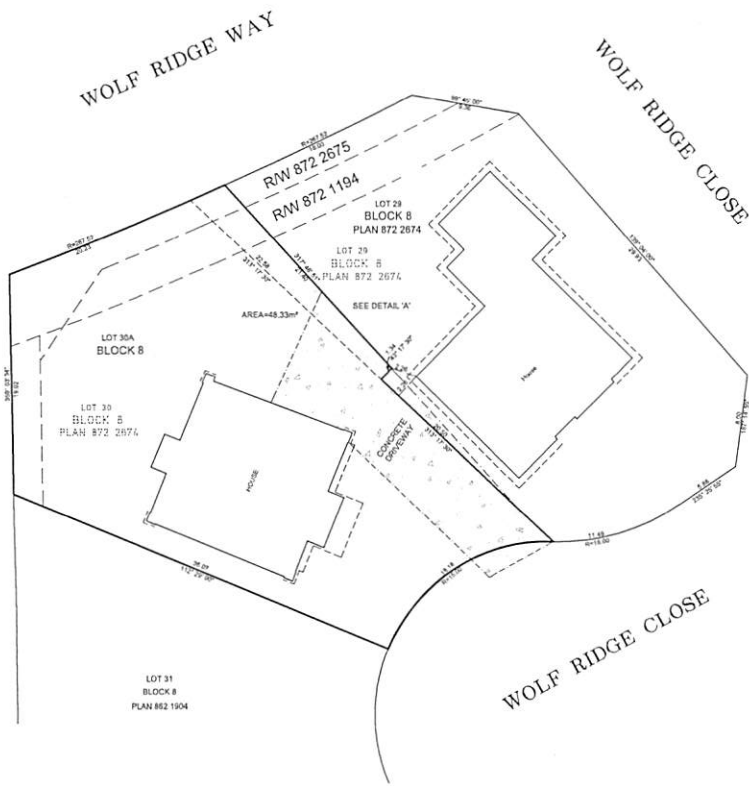
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.1 m west of the east property line of Lot 30 off Wolf Ridge Close. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

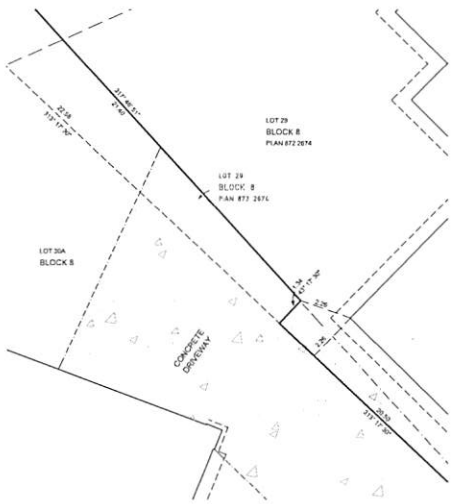
WOLF RIDGE
EDMONTON, ALBERTA
 PLAN SHOWING TENTATIVE SUBDIVISION AND CONSOLIDATION OF
 PART OF LOT 29, BLOCK 8, PLAN 872 2674
 AND
 LOT 30, BLOCK 8, PLAN 872 2674
 ALL WITHIN THE
 S.E. 1/4 SEC. 22, TWP. 52, RGE. 25, W. 4 MER.
 SCALE 1:200 2019 JOHN M. BYRNE, A.L.S.

- NOTES:**
- The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed in the field prior to any construction.
 - All distances are shown in metres and accurate to 1mm.
 - All distances on curved boundaries are arc lengths.
 - Area registered shown outlined in blue and contains within:

Part of Lot 29, Block 8, Plan 872 2674	0.009 ha
Lot 30, Block 8, Plan 872 2674	0.088 ha
TOTAL	0.104 ha



KEY PLAN



DETAIL 'A'
1:100 SCALE

LEGEND:

3" M	3 Degree Traverse Method	Agcd	North American Datum 1983
A.L.S.	Alberta Land Surveyor	PL	Pinpoint
A.S.C.M.	Alberta Survey Control Monument	Pos	Position
A	Circle Angle	P.U.L.	Public Utility Lot
CA	Circle Area	R	Radius
C	Curve	RT	Right of Way
E.A.	Environmental Reserve	Rd	Reference
Eat	Estimate	Rf-est	Rf Established
F.C.	Faint	Rf	Reference
D.N.S.S.	Digital Navigation Satellite System	Rge	Range
H	Header	RPT	Gas Reference Point
I	Statutory Iron Post	R/W	Right of Way
M	Marker	SCM	Square Metre
Mar	Marker	S	South
M.S.	Marker	Sec	Section
M.S.	Marker	Top	Township
M.P.	Marker Post	U/L	Utility
M.R.	Municipal Reserve	U.T.P.	Utility Pole
N	North	W	Width To Post
			West

REGISTERED OWNER
ADELINE CAIRO

FILE NO:	8884413184	88 GROUP GEOMATICS CANADA INC
Checked By:	Colin	July 2019 0100 Jasper Avenue Edmonton, Alberta, T5J 2G2



Subdivision Authority

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

April 25, 2019

File No. LDA19-0118

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 18, Plan 052 1200, located south of 99 Avenue NW and east of 87 Street NW; **RIVERDALE**

The Subdivision by Plan is APPROVED on April 25, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner remove and replace the existing lead water service to proposed Lot 27B (contact EPCOR Water Services at 780-412-3955); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #308004700-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

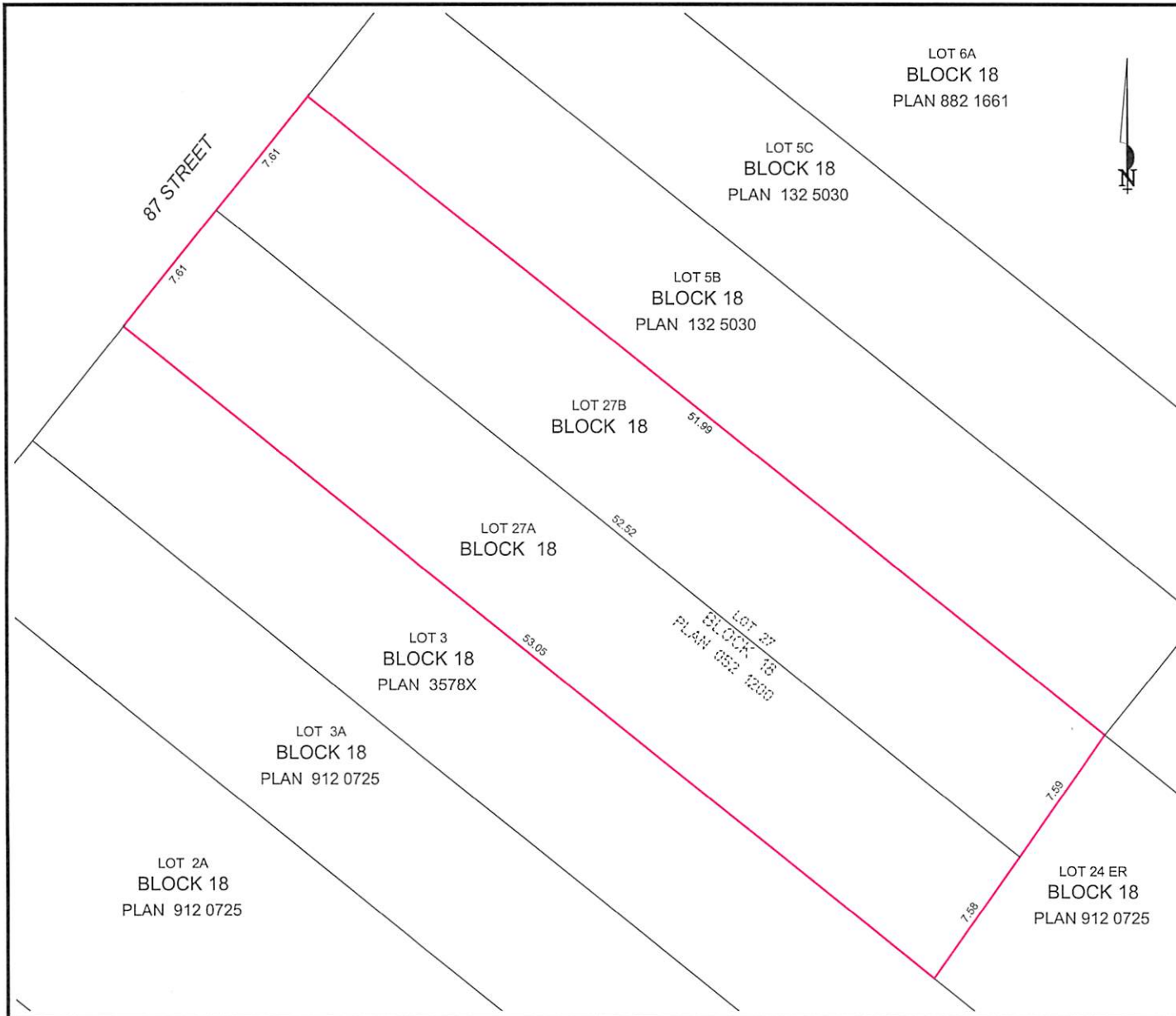
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Please note lots in this area will experience service pressures in excess of maximum water servicing pressure of 550 kPa based on Volume 4 of the City of Edmonton Design and Construction Standards. Developers must be made aware of this service pressure situation to design servicing and buildings accordingly.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



CAMI CUSTOM HOMES

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 R2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.079 ha.



REV. NO.	DATE	ITEM	BY
1	3/8/19	T-PLAN	CN

REVISIONS

RIVERDALE

TENTATIVE PLAN SHOWING PROPOSED

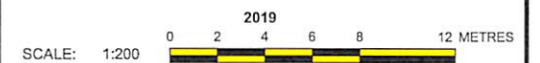
SUBDIVISION

OF

LOT 27, BLOCK 18, PLAN 052 1200

RIVER LOT SEC. 20 - 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.	61900030T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

April 25, 2019

File No. LDA19-0125

Stantec Geomatics Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to adjust the property lines of Lots 2, 3, 4 and 5; Block 6; Plan 152
5645 located west of 34 Street SW and north of Ellerslie Road SW; **CHARLESWORTH**

The Subdivision by Plan is APPROVED on April 25, 2019, 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 Servicing Agreements;
2. that the owner submit a detailed lot grading plan and on-site storm water management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Development Services; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #308216732-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

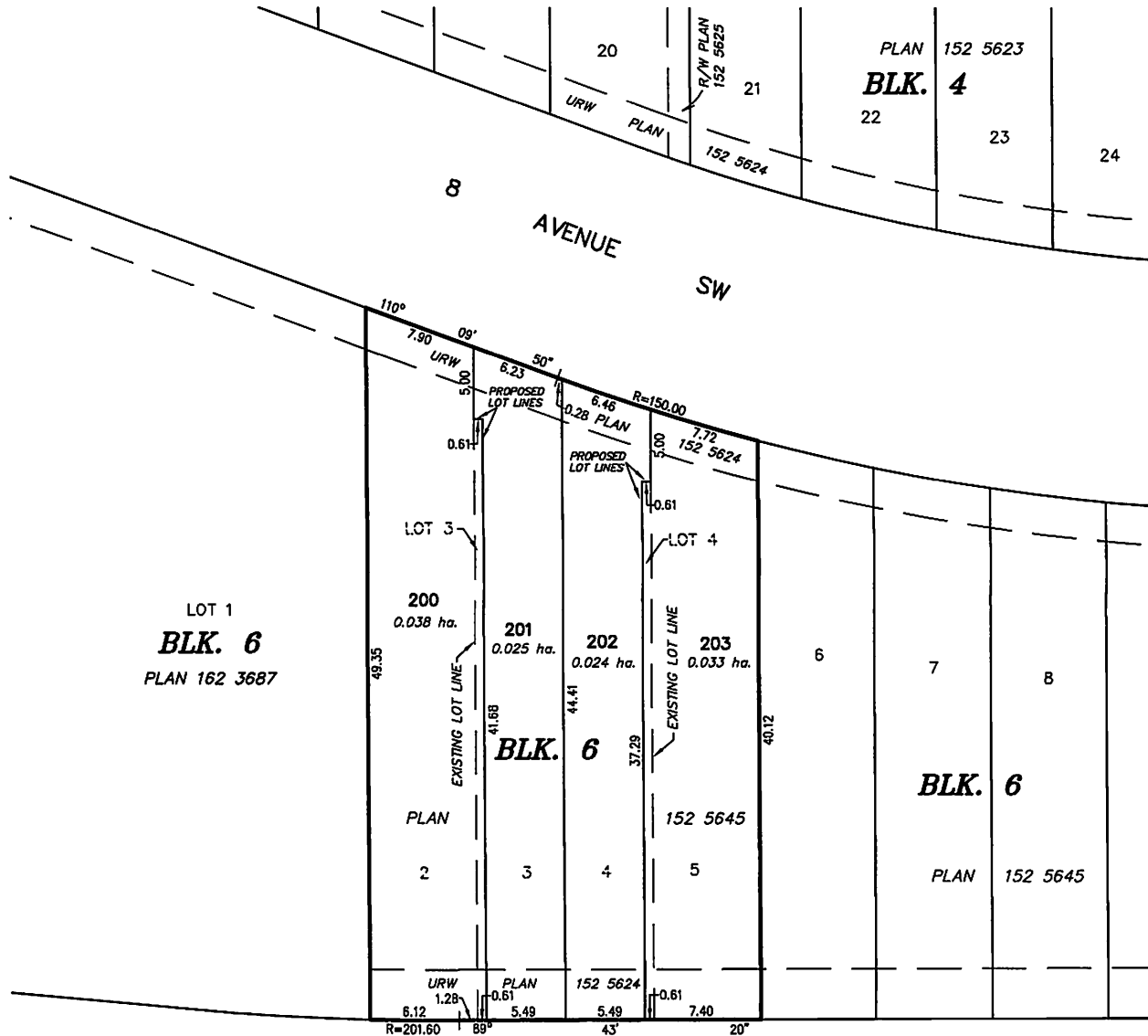
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision off 8 Avenue SW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.



ELLERSLIE ROAD (9 AVENUE SW)



Stantec Geomatics Ltd.
 10220-103 Avenue NW
 Edmonton, Alberta, Canada
 T5J 0K4
 Tel: 780-917-7000
 Fax: 780-917-7289
 www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

BEAVERBROOK
 CHARLESWORTH LTD.

TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION

OF
 LOT 2 to 5 Inclusive, BLOCK 6, PLAN 152 5645
 WITHIN THE
 S.E. 1/4 SEC. 25, TWP. 51, RGE. 24, W.4 MER.

CHARLEWORTH

SCALE 1 : 300
 MARCH 2019

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.120 Hectares, including 4 residential lots.



Subdivision Authority

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

April 25, 2019

File No. LDA19-0130

Mark Kadela
12208 101 Street NW
Edmonton, AB T5G 2C4

ATTENTION: Mark Kadela

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan RN 64, located north of 120 Avenue NW and east of 124 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is **APPROVED** on April 25, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #308634471-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

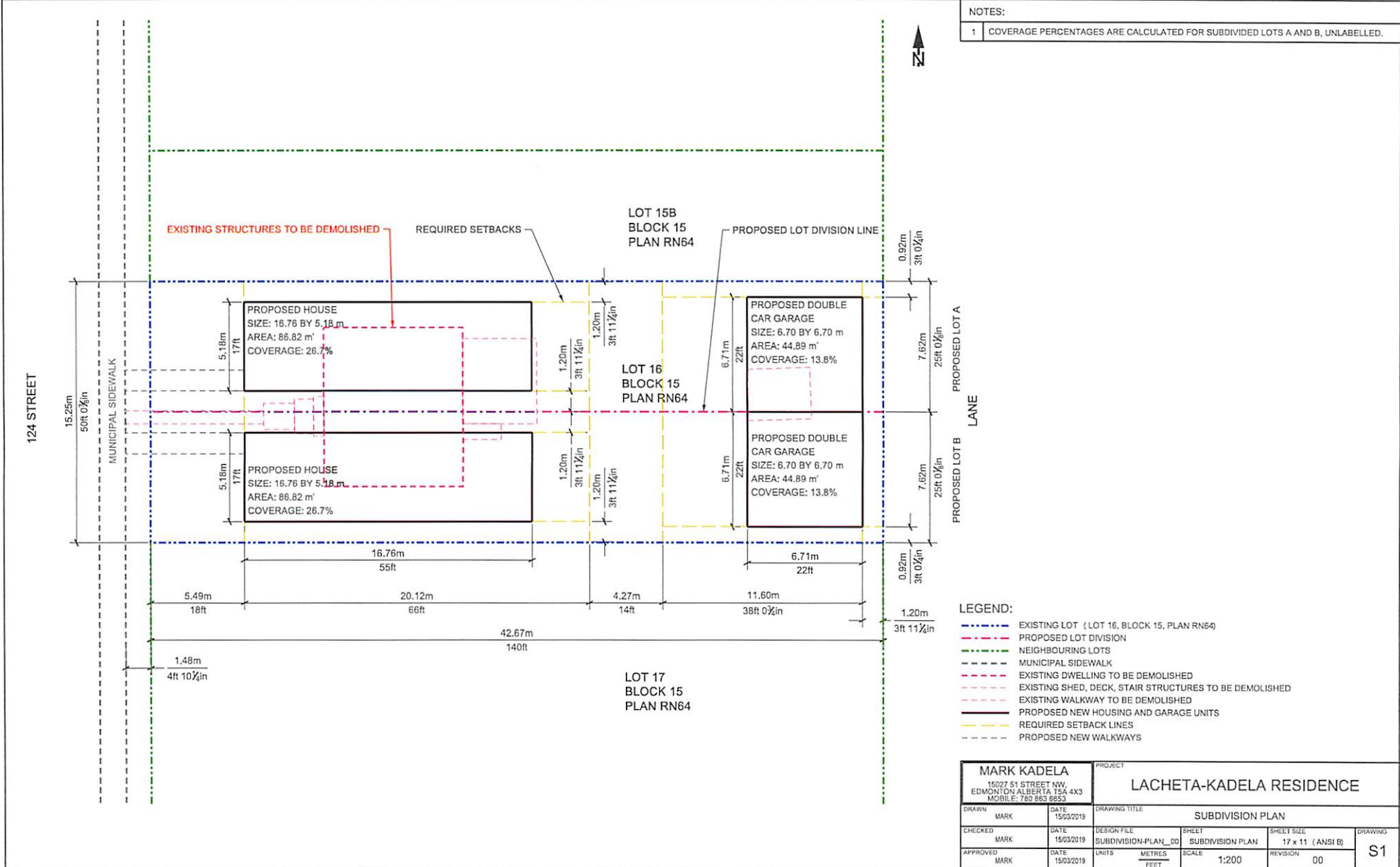
- There are existing boulevard trees adjacent to the site on 124 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.3 m north of the south property line of Lot 16 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole that may interfere with access to proposed Lot B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



NOTES:
 1 COVERAGE PERCENTAGES ARE CALCULATED FOR SUBDIVIDED LOTS A AND B, UNLABELLED.

- LEGEND:
- - - - - EXISTING LOT (LOT 16, BLOCK 15, PLAN RN64)
 - - - - - PROPOSED LOT DIVISION
 - - - - - NEIGHBOURING LOTS
 - - - - - MUNICIPAL SIDEWALK
 - - - - - EXISTING DWELLING TO BE DEMOLISHED
 - - - - - EXISTING SHED, DECK, STAIR STRUCTURES TO BE DEMOLISHED
 - - - - - EXISTING WALKWAY TO BE DEMOLISHED
 - - - - - PROPOSED NEW HOUSING AND GARAGE UNITS
 - - - - - REQUIRED SETBACK LINES
 - - - - - PROPOSED NEW WALKWAYS

MARK KADELA 15027 51 STREET NW, EDMONTON ALBERTA T5A 4X3 MOBILE: 780 863 8653		PROJECT LACHETA-KADELA RESIDENCE	
DRAWN MARK	DATE 15/03/2019	DRAWING TITLE SUBDIVISION PLAN	
CHECKED MARK	DATE 15/03/2019	DESIGN FILE SUBDIVISION-PLAN_00	SHEET SUBDIVISION PLAN
APPROVED MARK	DATE 15/03/2019	UNITS METRES FEET	SCALE 1:200
		SHEET SIZE 17 x 11 (ANSI B)	REVISION 00
			S1



Subdivision Authority

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

April 25, 2019

File No. LDA19-0140

Glenora Homes Ltd.
211-25015 TWP Rd. 544A
Sturgeon County, AB T8T 0B9

ATTENTION: Dan Zunik

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 302, Block 18, Plan 2674 HW, located north of 110a Avenue NW and west of 117 Street NW;
QUEEN MARY PARK

The Subdivision by Plan is APPROVED on April 25, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #309411013-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

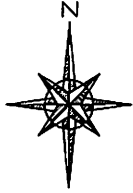
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

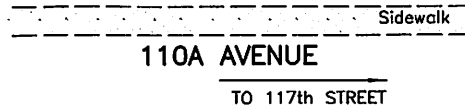
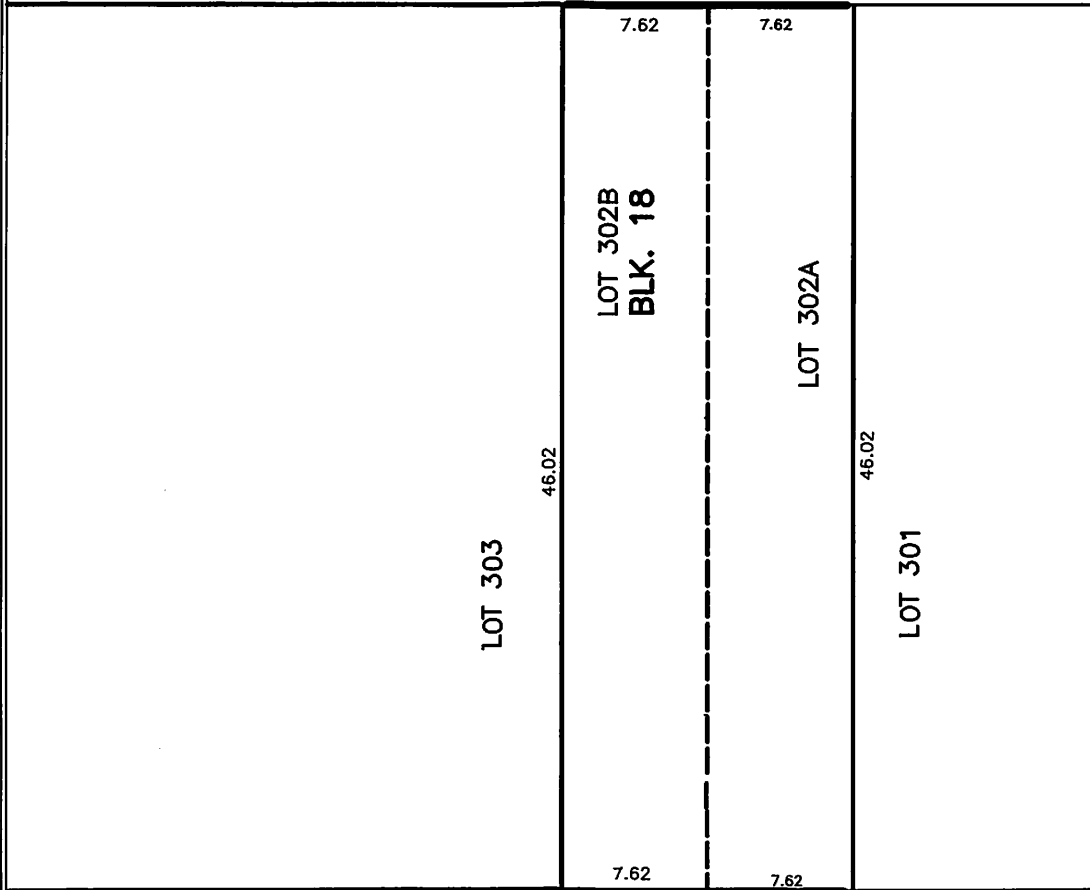
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.3 m west of the east property line off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LOT BLK. PLAN
302B 18 2674 HW

LANE



NOTE: ALL DISTANCES ARE IN METRES

Thursday, April 18, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 18, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 11, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
1.	LDA12-0209 125308167-001	REVISION of conditionally approved tentative plan of subdivision to create 85 single detached residential lots, 34 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW; CHAPPELLE	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		CARRIED
4.	NEW BUSINESS		
1.	LDA19-0041 303610259-001	Tentative plan of subdivision to create two (2) multiple family lots (MFL) from Lot A, Plan 5886 RS located south of Whitemud Drive NW and east of 17 Street NW; TAMARACK	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED

2.	LDA17-0581 264880154-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot from the SW 13-51-25-W4M located north of 41 Avenue SW and east of 141 Street SW; DESROCHERS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0657 295871412-001	Tentative plan to subdivide a 0.12 Ha parcel from Lot 21, Block 8, Plan 952 2343 and consolidate that parcel with adjacent Lot 20, Block 8, Plan 952 2343 located north of 107 Avenue NW and east of 178 Street NW; MCNAMARA INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0059 304432803-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7B, Block 5, Plan 3723 NY, located north of 54 Avenue NW and west of 107 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0069 305365755-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot B, Block 1, Plan 1562 AM, located south of 106 Avenue NW and east of 75 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0075 304419464-001	Tentative plan of subdivision to create two (2) residential strata lots from Lot 1, Block 11, Plan 152 3661, located south of Whitemud Dr NE and northwest of 43A Avenue NW; MAPLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0099 304683796-001	Tentative plan of subdivision to adjust a property boundary of Lot 7, Block 4, Plan 2955 MC and Lot 8, Block 4, Plan 4067 MC, located north of 51 Avenue NW and at 112 Street NW; LENDRUM PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA19-0109 307768421-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot C, Block 14, Plan 7850R, located north of 112 Avenue NW and east of 130 Street NW; INGLEWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA19-0122 306370309-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7 and the East Half of Lot 8, Block 10, Plan 3737 AI, located north of 81 Avenue NW and east of 93 Street NW; KING EDWARD PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA19-0123 308027782-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 49, Plan 1815 AW, located north of 93 Avenue NW and east of 152 Street NW; SHERWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		