

Thursday, June 21, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	That the Subdivision Authority Agenda for the June 21, 2018 meeting be adopted.
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	That the Subdivision Authority Minutes for the June 14, 2018 meeting be adopted.
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA18-0125 269447132-001	Tentative plan of subdivision to create one (1) institutional/mixed use lot from the SW 31-51-25-W4M, located south of Maskêkosihk Trail (23 Avenue) NW and east of Winterburn Road (215 Street) NW; STILLWATER
MOVED	Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA16-0606 236890141-001	Tentative plan of subdivision to create one (1) additional lot from the NE 5-54-23-W4M located north of 167 Avenue NW and west of Meridian Street; MARQUIS
MOVED	Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA16-0607 236891772-001	Tentative plan of subdivision to create two (2) other lots from the NW 4-54-23-W4M and the SW 9-54-23-W4M located north of 167 Avenue NW and east of Meridian Street; MARQUIS

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0150 277246817-001	Tentative plan of subdivision to create nine (9) multiple family lots (MFL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 located north of 23 Avenue NW and east of 111 Street NW; ERMINESKIN
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0192 277083436-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 28, Block 1, Plan 032 4935, located south of 118 Avenue NW and west of 170 Street NW; ARMSTRONG INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0197 278823481-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0219 280170714-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block S, Plan 833 HW, located north of 90 Avenue NW and east of 90 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0255 279831308-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 14, Plan 4978 HW, located south of 109 Avenue NW and east of 140 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0278 282345503-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 9, Plan 169 HW, located north of 76 Avenue NW and east of 110 Street NW; MCKERNAN

MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:45 a.m.	



June 21, 2018

File No. LDA18-0125

WSP Canada Group Ltd.
1200 - 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create one (1) institutional/mixed use lot from the SW 31-51-25-W4M, located south of Maskêkosihk Trail (23 Avenue) NW and east of Winterburn Road (215 Street) NW; **STILLWATER**

I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the SW 31-51-25-W4M and the proposed lot (Lot 1), a claim of interest by caveat of the Deferred Servicing Agreement 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 LDA18-0115 to amend the Stillwater Neighbourhood Structure Plan shall be approved prior to the endorsement of this plan of survey;
4. that the owner dedicate Winterburn Road (215 Street) NW, as required, for road right of way and the right turn bay for a future collector roadway. Said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, amongst other things, the following:

1. that the owner pay the Drainage Assessments applicable to this subdivision;
2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

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; and
5. that the owner constructs offsite underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination.

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

Pursuant to Section 663(a) of the Municipal Government Act, reserves will be addressed with subsequent subdivision.

Please be advised that clearing and leveling of Winterburn Road (215 Street) NW will be required when road construction occurs, and future tree removal will be exempt from the collection of equitable compensation.

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 Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #269447132-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 21, 2018

LDA18-0125

Limit of proposed subdivision



Dedicate as road right of way



Abandoned well site



to 23 Av

Winteburn Rd (215 St)

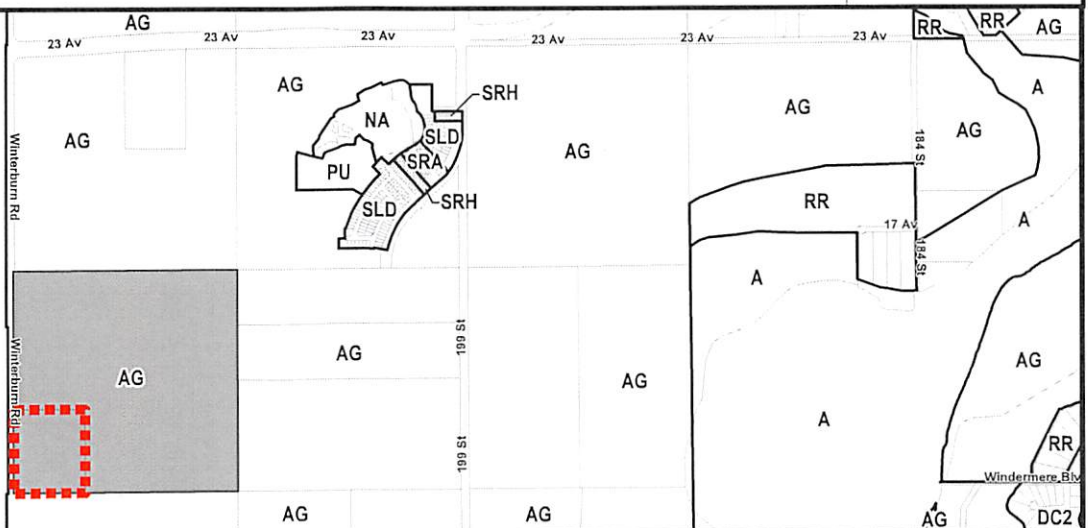
to 199 St

SW 31-51-25-W4M

Lot 1

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

Titled area to be subdivided
Subdivision area





Subdivision Authority

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

June 21, 2018

File No. LDA16-0606

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create one (1) additional lot from the NE 5-54-23-W4M located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.992 ha by a Deferred Reserve Caveat (DRC) registered against the proposed north lot (Lot 1) pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 1.822 ha by a DRC registered against the proposed south lot (Lot 2) pursuant to Section 669 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1 and proposed Lot 2 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, for the Arterial Roadway Assessment dedication credit;
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 owner dedicate Meridian Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, 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.

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

MR for the NE 5-54-23-W4M will be addressed by registering a DRC of 3.992 ha on proposed Lot 1 and a 1.822 ha DRC on proposed Lot 2. This may be reduced upon future dedication of Environmental Reserve (ER), Arterial roadways and Public Utility lots containing oil and/or gas lines.

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 #236890141-001

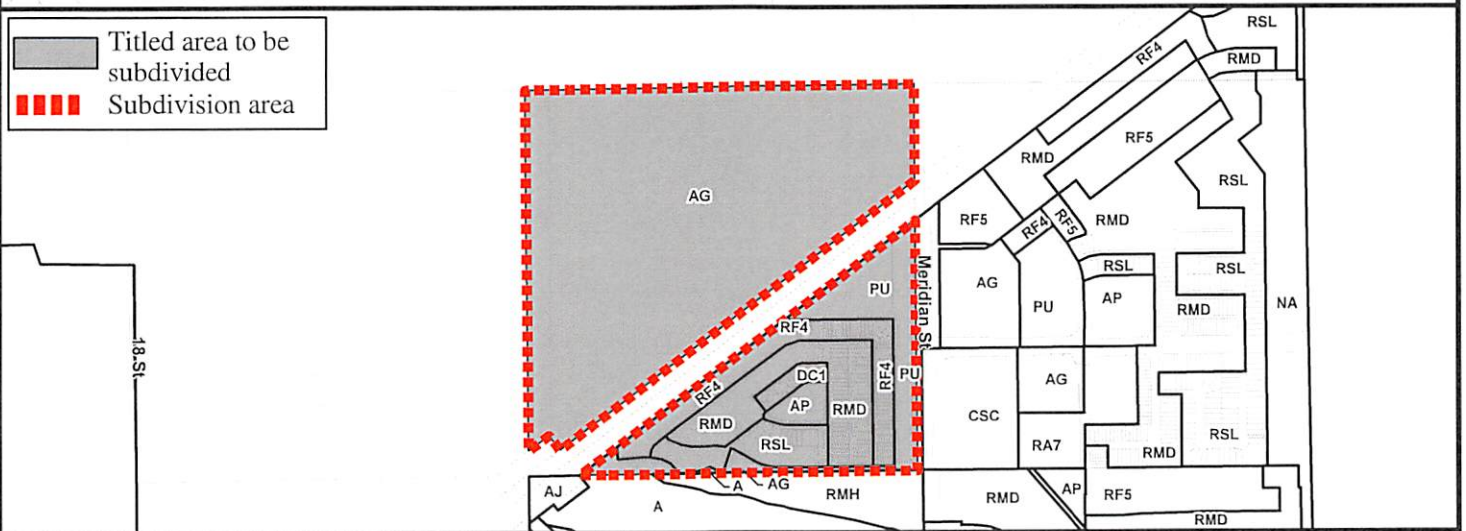
Enclosure

Limit of proposed subdivision

Dedicate as road right of way



Titled area to be subdivided
Subdivision area





Subdivision Authority

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

June 21, 2018

File No. LDA16-0607

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create two (2) other lots from the NW 4-54-23-W4M and the SW 9-54-23-W4M located north of 167 Avenue NW and east of Meridian Street; **MARQUIS**

I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 5.487 ha by a Deferred Reserve Caveat (DRC) registered against the proposed north lot (Lot 1) pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 6.695 ha by a DRC registered against the proposed south lot (Lot 2) pursuant to Section 669 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1 and proposed Lot 2 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act, for the Arterial Roadway Assessment dedication credit;
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 owner dedicate Meridian Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, 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.

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

MR for the NW 4-54-23-W4M and the SW 9-54-23-W4M will be addressed by the registration of a DRC of 5.487 ha for proposed Lot 1 and 6.695 ha for proposed Lot 2. This may be reduced upon future dedication of Environmental Reserve (ER), Arterial roadways and Public Utility lots containing oil and/or gas lines.

There is a significant amount of MR owing for the NW 4-54-23-W4M. A 2.50 ha future Natural Area (MR) lot will be purchased by the City of Edmonton.

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,



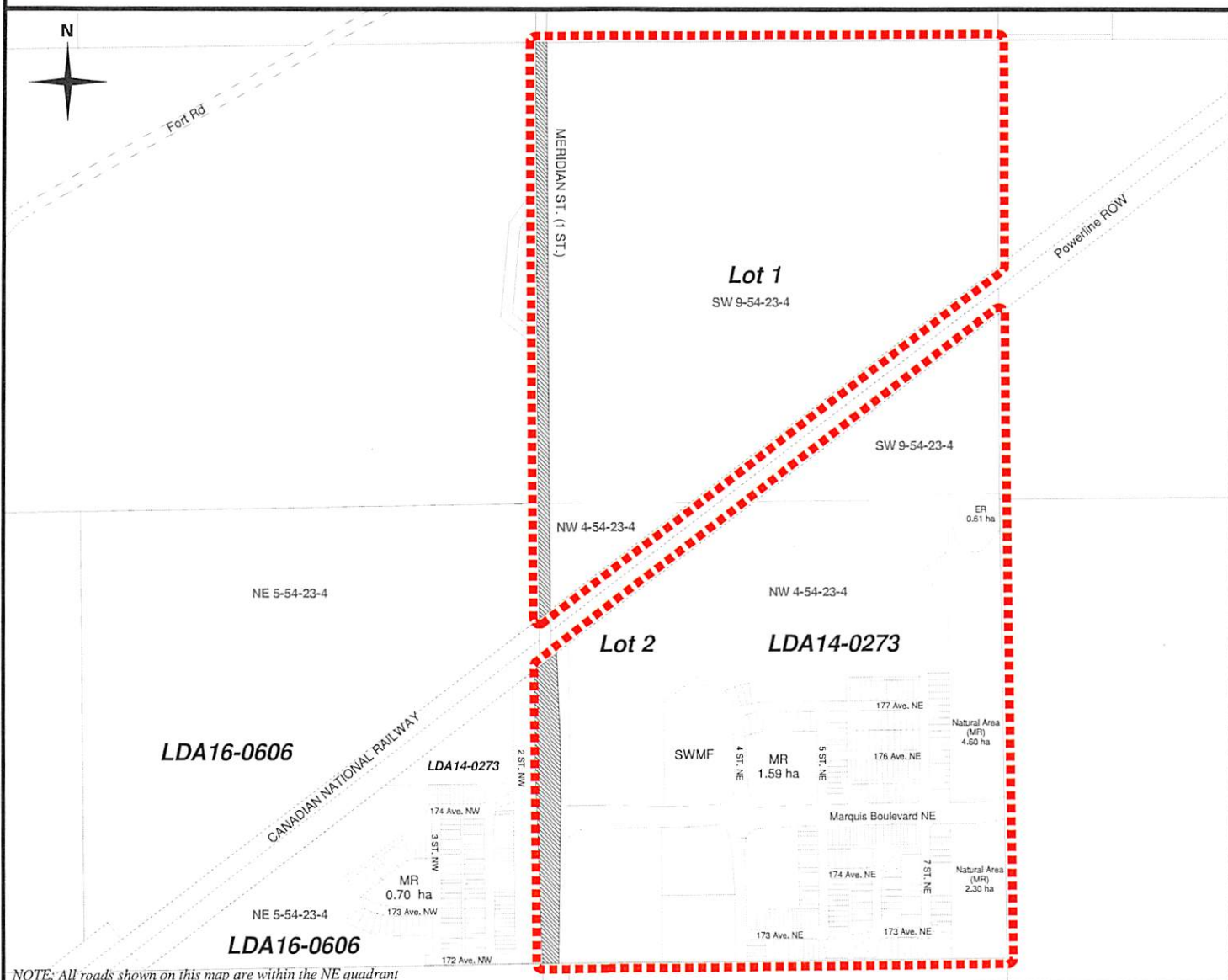
Blair McDowell
Subdivision Authority

BM/sm/Posse #236891772-001



Enclosure

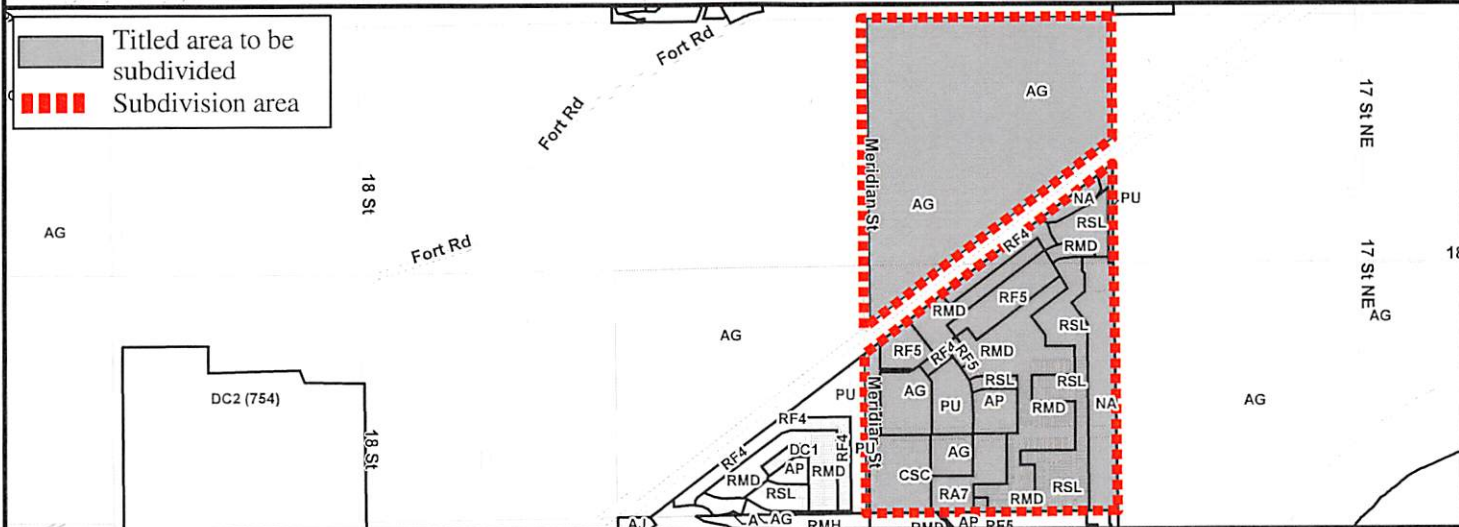
Limit of proposed subdivision

Dedicate as road right of way



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

 Titled area to be subdivided
 Subdivision area





June 21, 2018

File No. LDA18-0150

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create nine (9) multiple family lots (MFL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 located north of 23 Avenue NW and east of 111 Street NW; **ERMINESKIN**

I The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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 an easement for cross lot access with Phase 2 as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner 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;
5. 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;
6. that the owner constructs underground utilities including watermain (including hydrants), sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner provides accommodations for temporary major drainage with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves were addressed through previous subdivision.

Please be advised that public access easements will be required upon submission of development permit applications for the internal private roadways, including pedestrian and bicycle facilities. Easements for public access and underground utilities must be from property line to property line.

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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

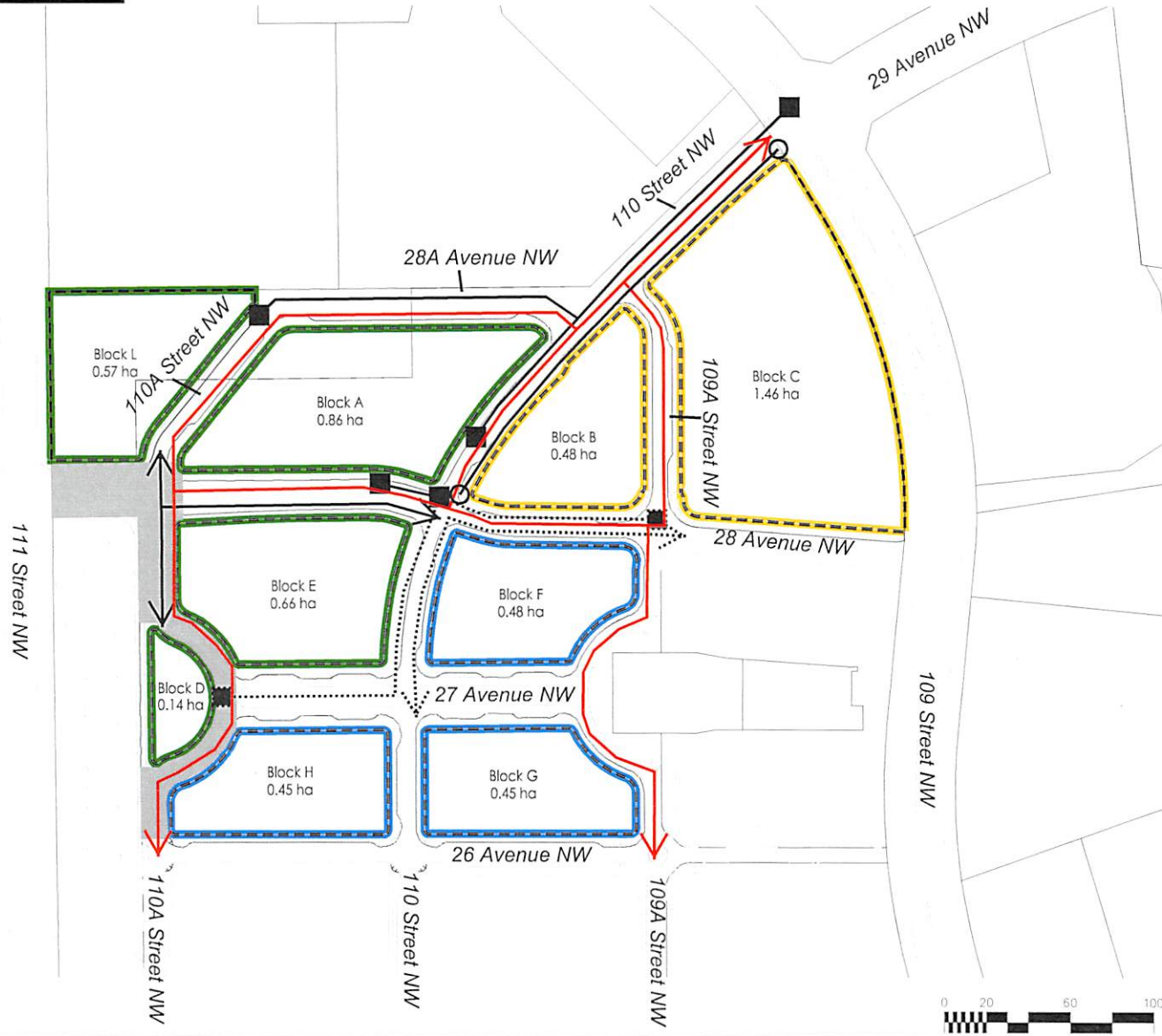


Blair McDowell
Subdivision Authority

BM/kw/Posse #277246817-001

Enclosures

LDA18-0150 - ENCLOSURE I
June 21, 2018



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

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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus and contains approximately 5.55 hectares, including 9 mixed-use lots.

LEGEND

- Phase 1
- Phase 2
- Phase 3
- Cross lot access easement
- Sanitary sewer extension (Phase 1)
- Sanitary sewer extension (Phase 2)
- Storm sewer extension (Phase 1)
- Storm sewer extension (Phase 2)
- Temporary major drainage infrastructure (Phase 1)
- Watermain extension

PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF PLAN 0022925, BLOCK 32, LOT 5A
& PLAN 0022004, BLOCK 32, LOT 9
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
CENTURY PARK - PHASE 1

Project No. 1161 106940 MR
Scale 1:2000
April 23, 2018





Subdivision Authority

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

June 21, 2018

File No. LDA18-0192

Challenger Geomatics Ltd.
200-9945 50 Street NW
Edmonton, AB T6A 0L4

ATTENTION: Robert Cream

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 28, Block 1, Plan 032 4935, located south of 118 Avenue NW and west of 170 Street NW; **ARMSTRONG INDUSTRIAL**

The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to the proposed lots;
2. that the owner submit a detailed site mechanical and lot grading plan in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Development Services and EPCOR Drainage 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a white background.

Blair McDowell
Subdivision Authority

BM/sm/Posse #277083436-001
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,192 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

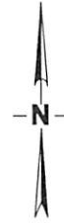
Building / Site

- 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).
- EPCOR Water may require the registration of a multiple service check valve restrictive covenant against this property. If there is on-site water main looping between the existing services, each services must contain a check valve within private property in accordance with the Canadian Plumbing Code. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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).

118 AVENUE
ROAD PLAN 5178 TR

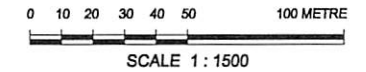


**TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
OF**

**Lot 28, Block 1,
Descriptive Plan 032 4935**

N.E. 1/4 SEC. 9, TWP. 53, RGE. 25, W. 4 M.

CITY OF EDMONTON - ALBERTA



NOTE:

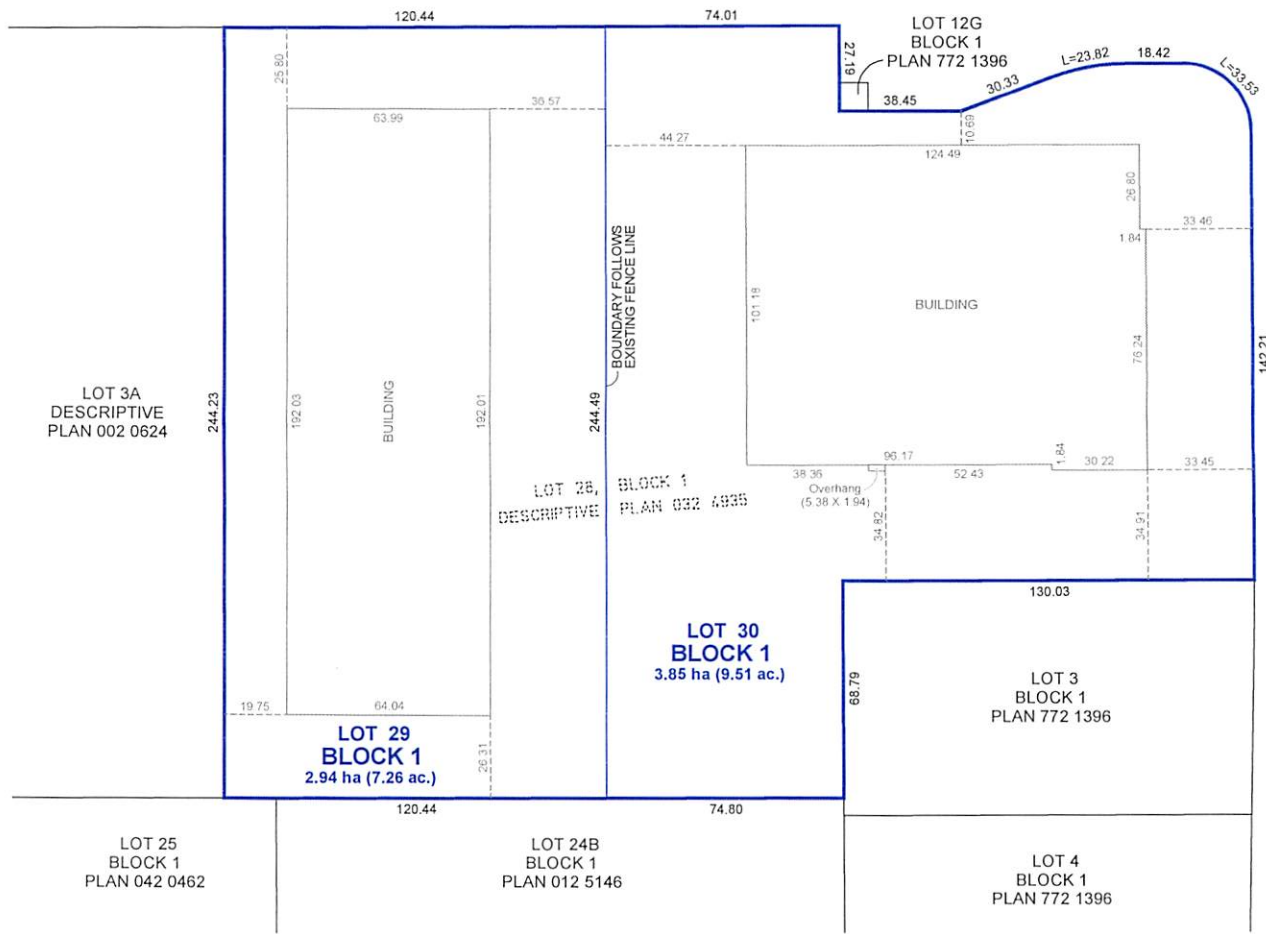
- Distances are shown in metres and decimals thereof
- Area affected by this plan shown bounded thus . . . and contains 6.79 ha (16.77 ac.)

LIST OF ABBREVIATIONS USED ON THIS PLAN

ac	-----	Acres
ALS	-----	Alberta Land Surveyor
ha	-----	hectare
L	-----	Length of Curve
M	-----	Meridian
N,S,E,W	-----	North, South, East, West
R/W	-----	Right of Way
RGE	-----	Range
SEC	-----	Section
TWP	-----	Township

170 STREET

LOT 13U BLOCK 1 PLAN 772 1396
LOT 13U BLOCK 1 PLAN 772 1396
LOT 13U BLOCK 1 PLAN 772 1396
LOT 13U BLOCK 1 PLAN 772 1396



Dated at Edmonton, Alberta on
MARCH 14, 2018


ROBERT CREAM, ALS



CHALLENGER www.challengergeomatics.com
Edmonton | Calgary | Ft. McMurray
Grande Prairie | Drayton Valley | Whitehorse
Yellowknife
G E O M A T I C S L T D .

DWN BY: JG | CHK BY: KF/RC | DATE: MAR. 13, 2018 | FILE: 52046-TENT



Subdivision Authority

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

June 21, 2018

File No. LDA18-0197

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Steven Ketz at steven.ketza@edmonton.ca or 780-944-0250.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue horizontal line.

Blair McDowell
Subdivision Authority

BM/sk/Posse #278823481-001
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m north of the south 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).

TENTATIVE PLAN

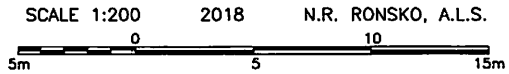
SHOWING SUBDIVISION OF

LOT 2, BLOCK 38, PLAN RN46 (XLVI)

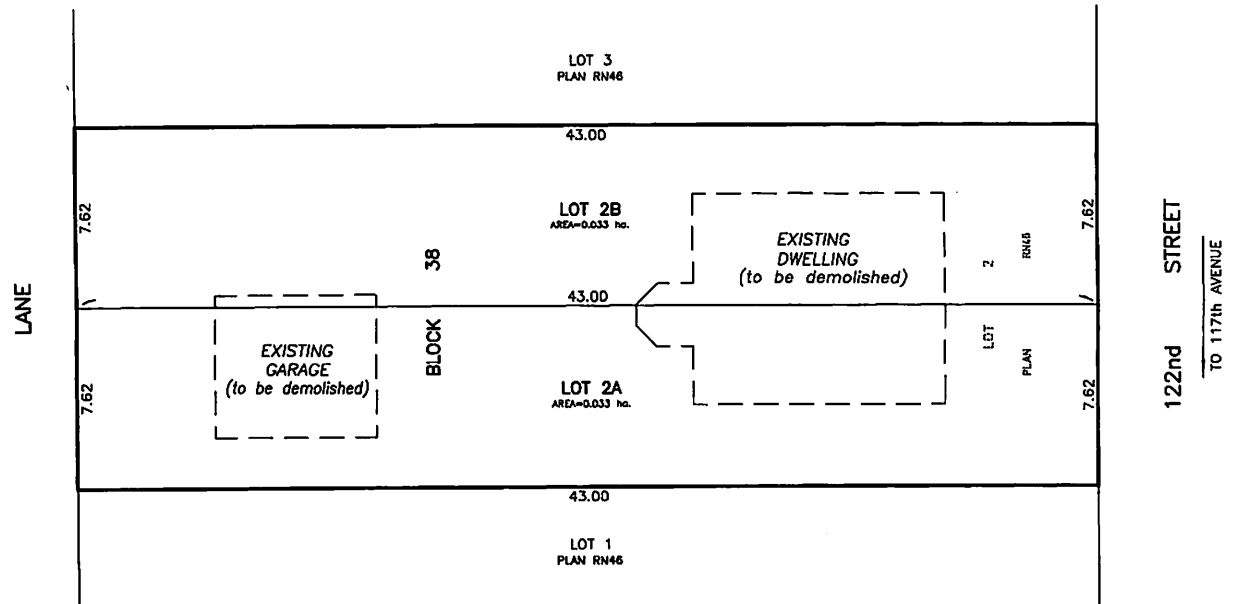
IN THE

S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA



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: April 4, 2018

REVISED: -

FILE NO. 18S0232

DWG.NO. 18S0232T



Subdivision Authority

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

June 21, 2018

File No. LDA18-0219

Satt Engineering Ltd.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block S, Plan 833 HW, located north of 90 Avenue NW and east of 90 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

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

Blair McDowell
Subdivision Authority

BM/mb/Posse #280170714-001
Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 90 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

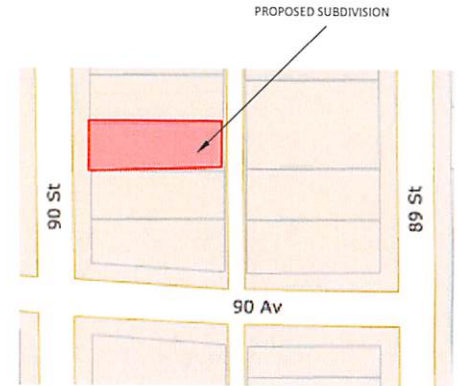
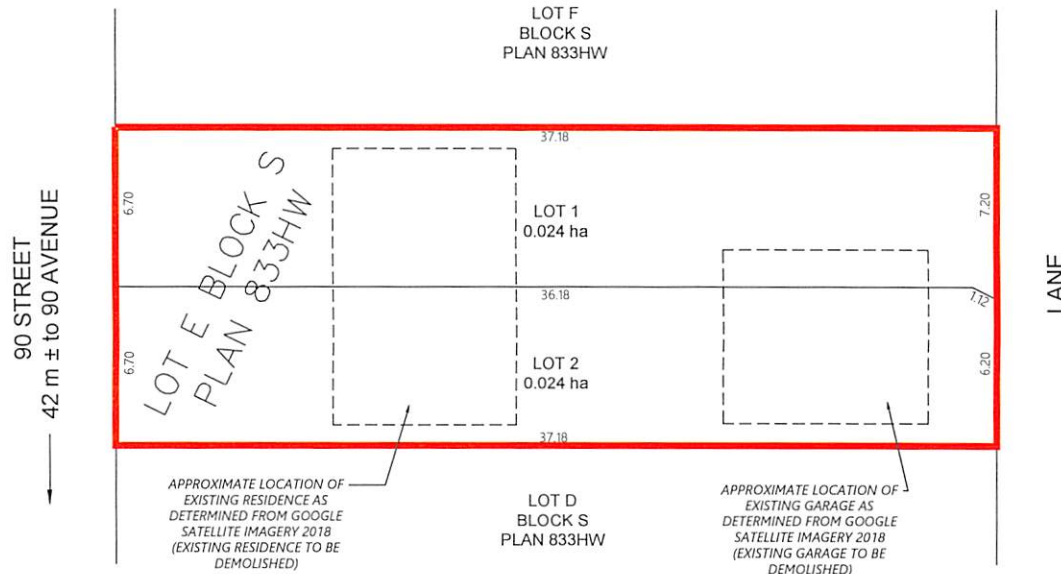
Building / Site

- 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).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m south of the north property line of Lot E 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).

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT E, BLOCK S, PLAN 833HW
 WITHIN
 RIVER LOT 23 EDMONTON SETTLEMENT
 (N.W.1/4 SEC. 27 TP 52 RGE. 24 - W.4th MER.)
 BOONIE DOON AREA
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.049 ha

Satt Associates Inc.
Always Striving For Excellence.
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

R1-JUNE 18, 2018
 Revise due to services

Job # : SA 18- 426 R1

Drawn by: AA

Checked by: FS



Subdivision Authority

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

June 21, 2018

File No. LDA18-0255

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 14, Plan 4978 HW, located south of 109 Avenue NW and east of 140 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garages 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 Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a horizontal line.

Blair McDowell
Subdivision Authority

BM/kr/Posse #279831308-001
Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 140 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

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.

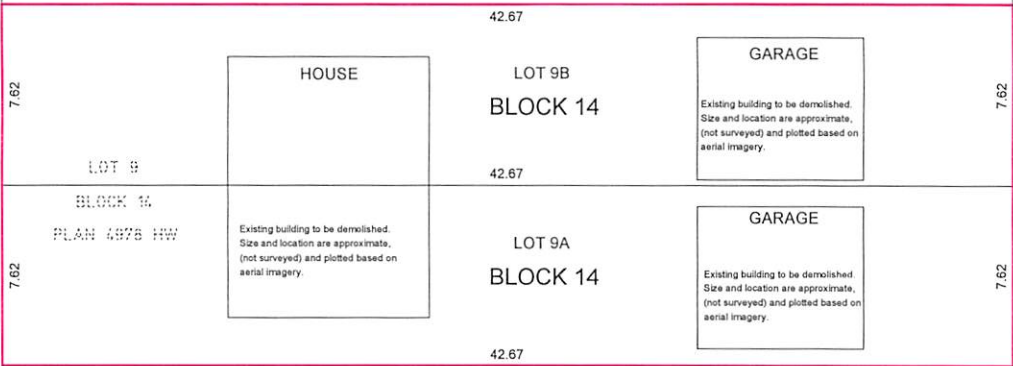
Servicing

- 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).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 7.2 m south of the north property line of Lot 9 off 140 Street NW. 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).

140 STREET

LOT 11
BLOCK 14
PLAN 4978 HW

LOT 10
BLOCK 14
PLAN 4978 HW



LOT 8B
BLOCK 14
PLAN 172 2583

LOT 8A
BLOCK 14
PLAN 172 2583



LANE

LINCOLNBERG MASTER BUILDER

NOTES:

- 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 R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 16, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

NORTH GLENORA

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 9, BLOCK 14, PLAN 4978 HW

WITHIN THE RIVER LOT 21

N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - 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. 61600081T	DRAFTED BY: AN	CHECKED BY: DG
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Subdivision Authority

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

June 21, 2018

File No. LDA18-0278

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 9, Plan 169 HW, located north of 76 Avenue NW and east of 110 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on June 21, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #282345503-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 110 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN


SHOWING SUBDIVISION OF

LOT C, BLOCK 9, PLAN 169 H.W.

IN THE

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

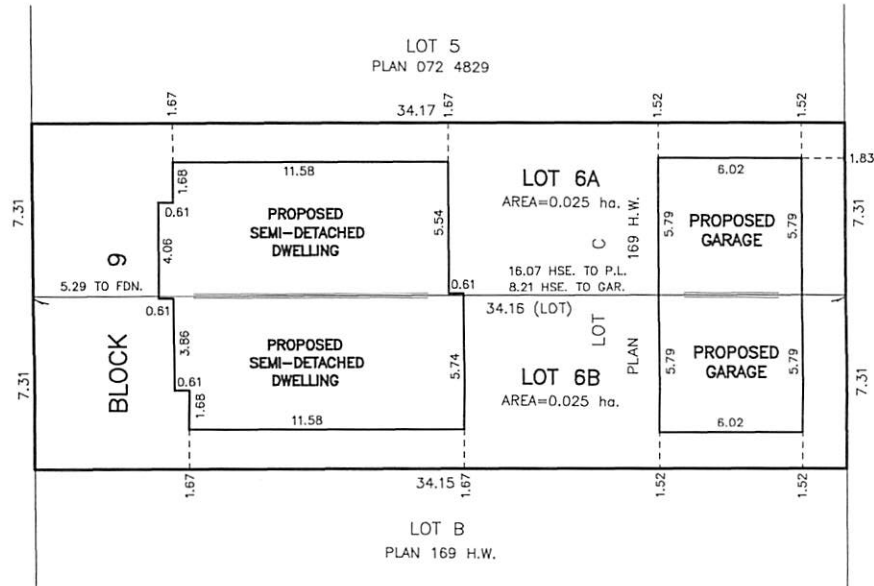
EDMONTON ALBERTA

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




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

110th STREET
 TO 77th AVENUE



LANE

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: May 14, 2018
 REVISED: -

FILE NO. 17C0710

DWG.NO. 17C0710T