

Thursday, January 25, 2018

1:00 p.m..



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 25, 2018 meeting as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 18, 2018 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0514
262437361-001 Tentative plan of subdivision to create 58 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; **ROSENTHAL**

MOVED Blair McDowell
That the application for subdivision as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA06-0229
062540798-001 REVISION of conditionally approved plan of subdivision to create 35 single detached residential lots, from Block D, Plan 872 1140, Lot 1, Plan 802 1807, and Lot 3, Block X, Plan 102 7150, located north of Savaryn Drive NW and west of 88 Street SW; **SUMMERSIDE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA14-0078 147250687-001	REVISION of tentative plan of subdivision to create 91 single detached residential lots, 84 semi-detached residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; MCCONACHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0483 180662994-001	REVISION of conditionally approved plan of subdivision to create 24 semi-detached residential lots from Lot 1, Block 10, Plan 142 3654 located south of Chappelle Boulevard SW and east of Cassidy Wynd SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0627 263786666-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 17, Plan 2600 KS located south of 80 Avenue NW and west of 142 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0690 269311678-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24, Block 3, Plan 4014 HW, located south of 89 Avenue NW and west of 79 Street NW; IDYLWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0699 269558964-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 18, Plan 5970 HW, located north of 92 Avenue NW and west of 81 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0708 269570522-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 16A, Plan 2718 HW, located south of Yellowhead Trail and west of 92 Street NW; DELTON

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0711 269980922-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lots 29 and 30, Block 6, Plan 5382 HW, located south of 109 Avenue NW and east of 138 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0725 269286873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 10, Plan 6054 HW, located south of 93 Avenue NW and east of 148 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 1:30 p.m..	



January 25, 2018

File No. LDA17-0514

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 58 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW;
ROSENTHAL

I The Subdivision by Plan is APPROVED on January 25, 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 Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Stormwater Management Facility (SWMF);
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lot flanking the walkway;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Whitemud Drive NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of the SWMF that abuts this subdivision;
7. that the approved subdivisions LDA17-0058 and LDA17-0052 be registered prior to or concurrent with this application for roadway connections;
8. that LDA17-0523 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a 1.8 m uniform screen fence as per Zoning Bylaw on Lot Lot 46, Block 2, Plan 122 5096, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct the water infrastructure not included with Rosenthal Stage 12 (LDA13-0425) such as hydrants, valves and all other water infrastructure that must be included with this subdivision, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
9. that the owner constructs a 3 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 a 2.8 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Whitemud Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 that the owner is responsible for the landscape design and construction within the walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for SE 25-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA11-0026. 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 five (5) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority











BM/sc/Posse #262437361-001

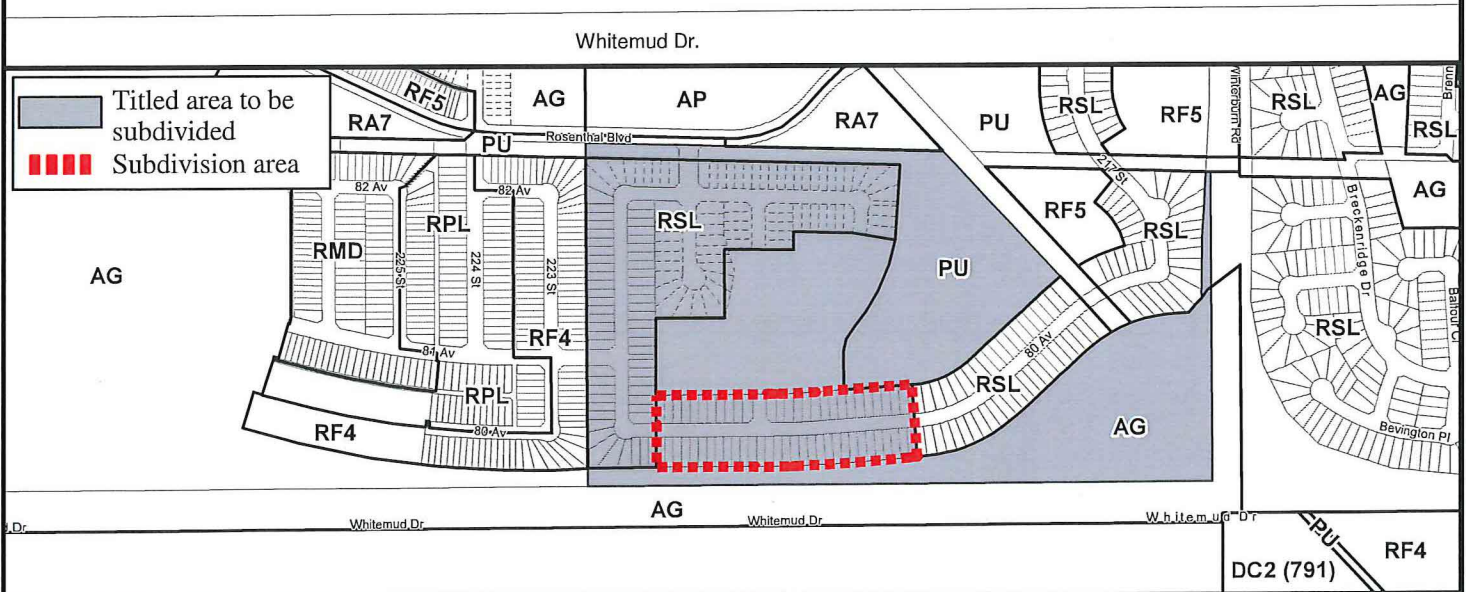
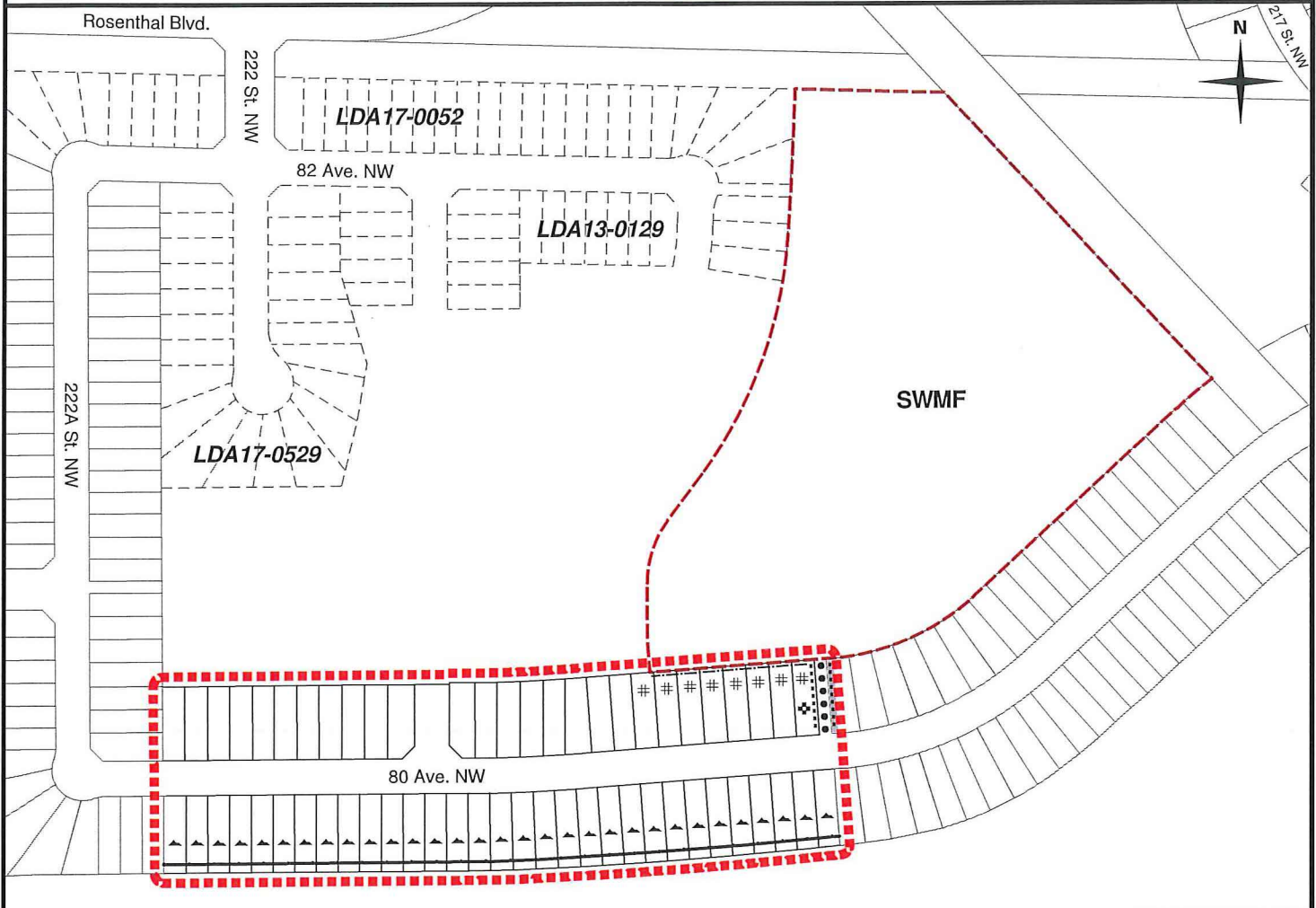
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 25, 2018

LDA17-0514

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | 1.2 m uniform fence |
|  | Amend subdivision boundary |  | Restrictive covenant re: berm and fence |
|  | 3 m concrete sidewalk |  | Restrictive covenant re: freeboard |
|  | Berm and noise attenuation fence |  | Restrictive covenant re: disturbed soil |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Include in engineering drawings |



DC2 (791)



January 25, 2018

File No. LDA06-0229

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved plan of subdivision to create 35 single detached residential lots, from Block D, Plan 872 1140, Lot 1, Plan 802 1807, and Lot 3, Block X, Plan 102 7150, located north of Savaryn Drive NW and west of 88 Street SW; **SUMMERSIDE**

The revision decreases the number of lots within phase 2 of the conditional approval dated June 28, 2007 from 41 to 35 lots. Phases 1 and 3 have been registered.

I The Subdivision by Plan is APPROVED on January 25, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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; and
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.

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

Municipal Reserves (MR) for Lot 1, Plan 802 1807 was addressed by previous phases of LDA06-0229.

MR for Block D, Plan 872 1140 was addressed by money in place with LDA06-0216.

MR for Lot 3, Block X, Plan 102 7150 was addressed by Deferred Reserve Caveat (DRC) with SUB/99-0072. The DRC was transferred to the SW of 22-51-24-W4M.

Please be advised that this approval is valid for one (1) year from the date on this letter. 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,

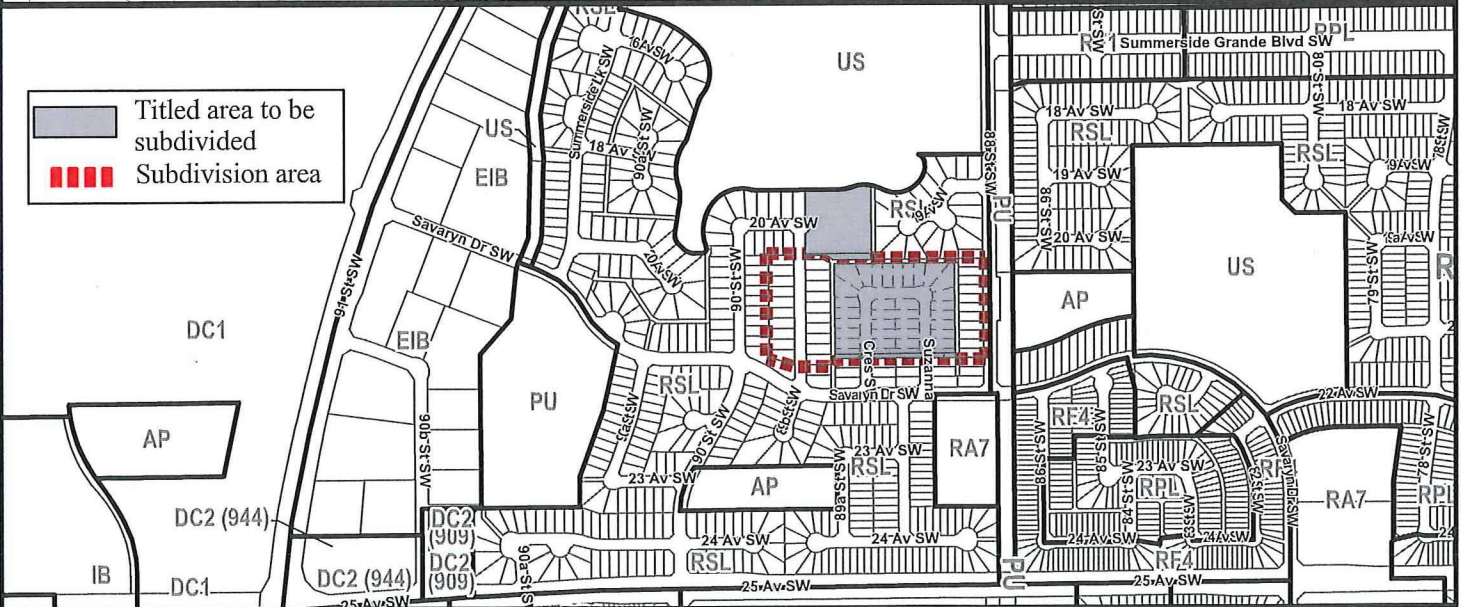
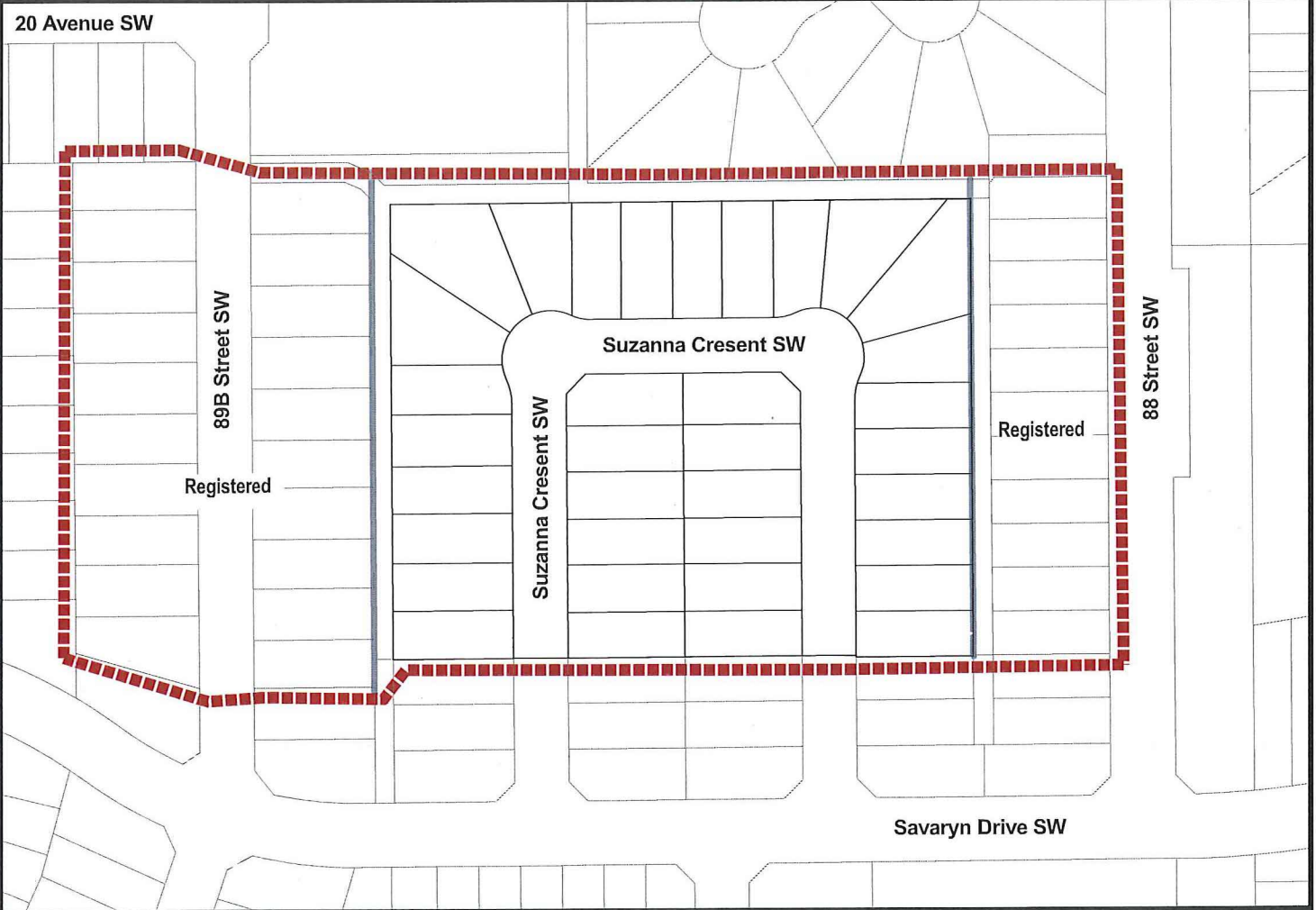


Blair McDowell
Subdivision Authority

BM/gq/Posse #062540798-001

Enclosure(s)

- Limit of proposed subdivision
- Phasing line





January 25, 2018

File No. LDA14-0078

Scheffer Andrew Ltd
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: REVISION of tentative plan of subdivision to create 91 single detached residential lots, 84 semi-detached residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

One (1) multi-family lot, 64 semi-detached lots and 95 single detached lots have been registered with the conditional approval dated December 18, 2014. Subsequently, a change request was conditionally approved on December 7, 2017 to add additional lots and to adjust the phasing boundary. This change request relocates a walkway in proposed Phase 5.

I The Subdivision by Plan is APPROVED on January 25, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.57 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR, in the amount of \$265,525 representing 0.43 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner clear trees on the MR lot, to the satisfaction of Subdivision and Development Coordination;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;

7. that LDA17-0585 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey for Phases 1, 4 and 5;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots backing onto the Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the proposed Public Utility lot in Phase 2 be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Natural Area buffer with Phase 5 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the grading and landscaping of the Natural area buffer, in accordance with the approved Natural Area Management Plan (NAMP), to the satisfaction of

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

10. that the owner provides full site servicing for the MR lot including, 3-phase power and storm services, to the satisfaction of all affected Departments and agencies;
11. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, with Phase 2 of the plan of subdivision, 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);
12. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. That the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing #5202, within residential property lines, for all lots backing onto 167 Avenue to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto 66 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner will not leave any stockpiles on site, and will grade, level, and seed the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct all fences wholly on privately-owned lands, and post and rail fence within the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication of the 2.57 ha MR lot and money in place, the existing DRC for Lot 2, Block 1, Plan 122 4640 will be discharged in full.

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

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

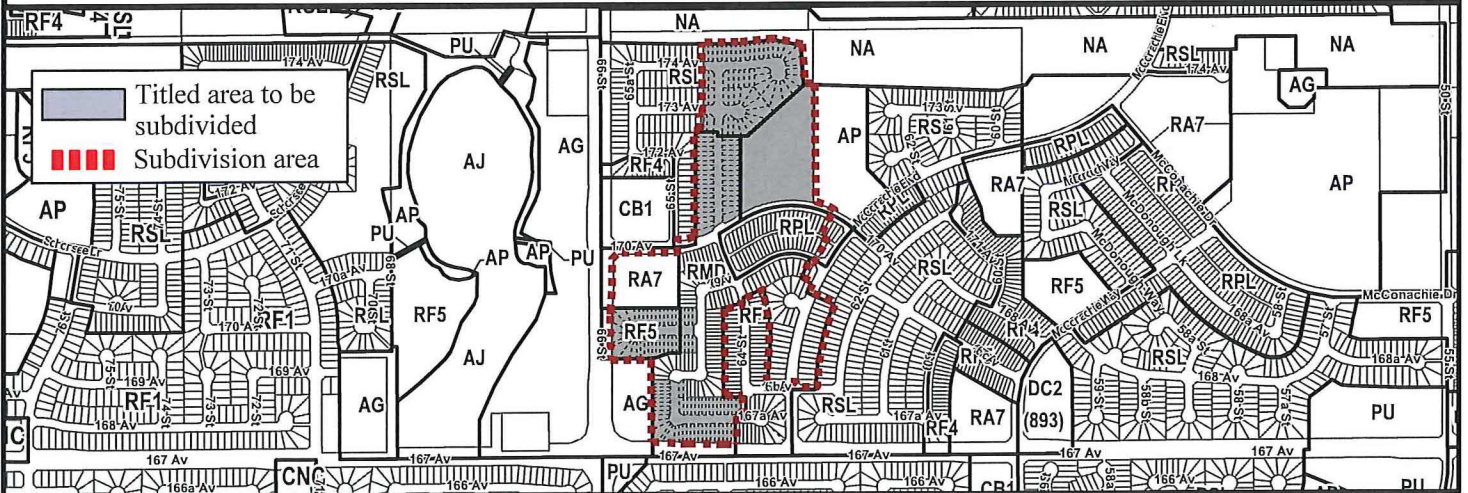
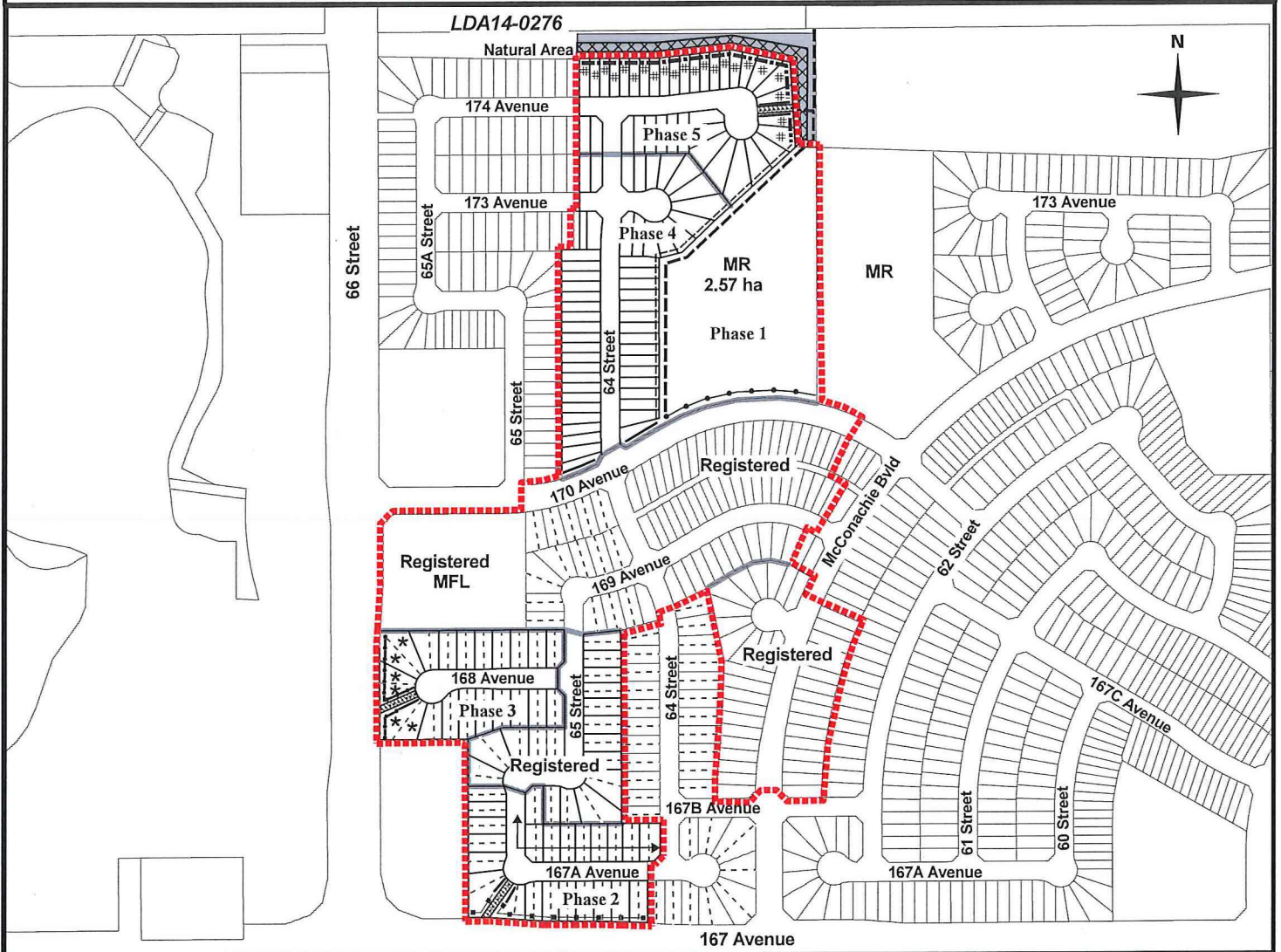


Blair McDowell
Subdivision Authority

BM/sm/Posse #147250687-001

Enclosure

- | | | |
|--|--|--|
|  Limit of proposed subdivision |  1.8 m uniform screen fence as per zoning bylaw |  Dedicate as road right-of-way |
|  Noise attenuation fence |  1.8 m uniform fence |  Grading and landscaping |
|  1.5 m concrete sidewalk |  1.2 m uniform fence |  Temporary 4 m emergency access |
|  3 m hard surface shared use path |  Restrictive covenant re: berm |  Berm and noise attenuation fence |
|  Post and rail fence |  Restrictive covenantre: freeboard |  Include in engineering drawings |
|  Phase line | | |





Subdivision Authority

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

January 25, 2018

File No. LDA15-0483

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved plan of subdivision to create 24 semi-detached residential lots from Lot 1, Block 10, Plan 142 3654 located south of Chappelle Boulevard SW and east of Cassidy Wynd SW; **CHAPPELLE**

This application increases the number of lots within the conditional approval dated March 24, 2016, from 22 to 24 semi-detached residential lots.

I The Subdivision by Plan is APPROVED on January 25, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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; and
7. 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.

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

Municipal Reserve for Lot 1, Block 10, Plan 142 3654 was addressed by previous subdivisions on the parent parcel.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #180662994-001

Enclosure

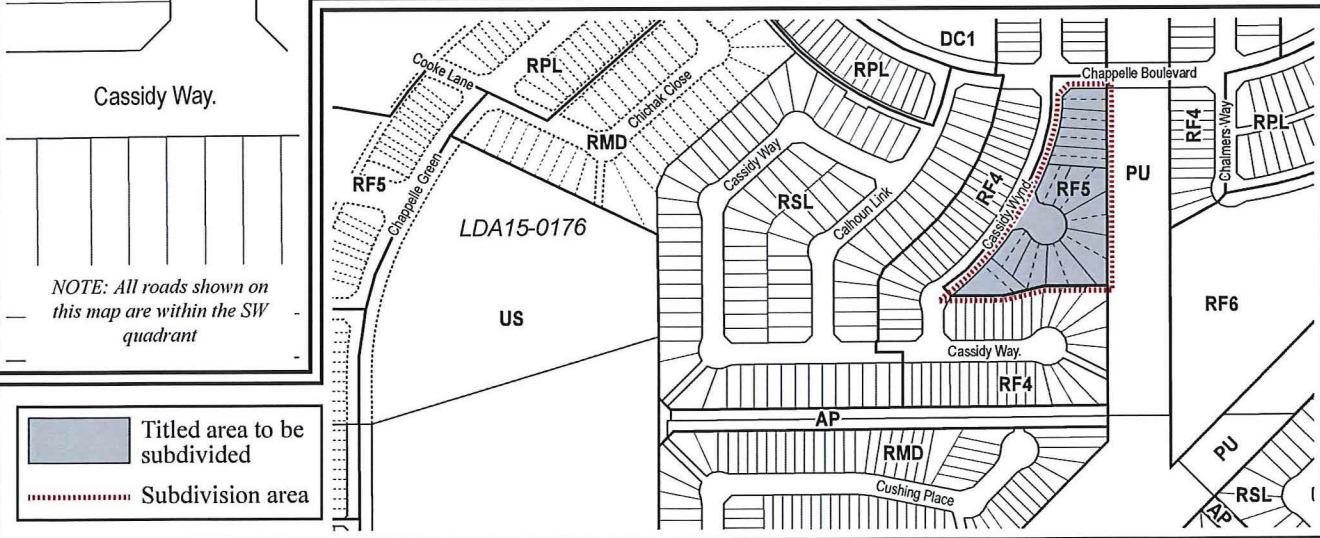
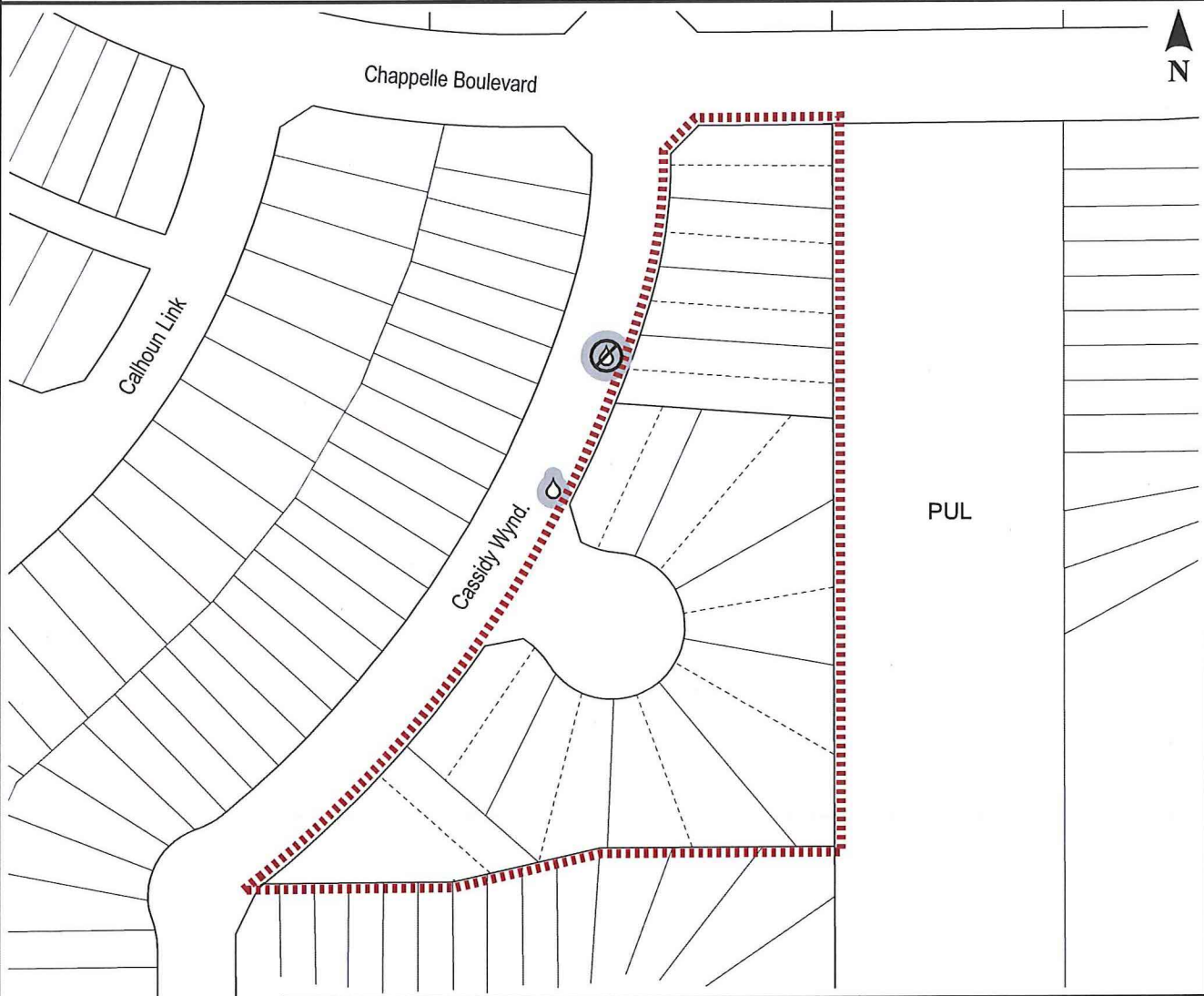
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 25, 2018

LDA15-0483

- Limit of proposed subdivision
- ⦿ Water connection

- ⊗ Abandon existing water connection
- ▭ Include in engineering drawings



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

- ▭ Titled area to be subdivided
- Subdivision area



Subdivision Authority

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

January 25, 2018

File No. LDA17-0627

7812 - 142 Street NW
Edmonton, AB T5R 0L8

ATTENTION: Scott Mackie

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 17, Plan 2600 KS located south of 80 Avenue NW and west of 142 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on January 25, 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;
2. that the owner deflect the proposed property line by a distance of at least 0.5 m such that the storm service clearly enters one of the proposed lots, to the satisfaction of Subdivision and Development Coordination; 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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #263786666-001

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

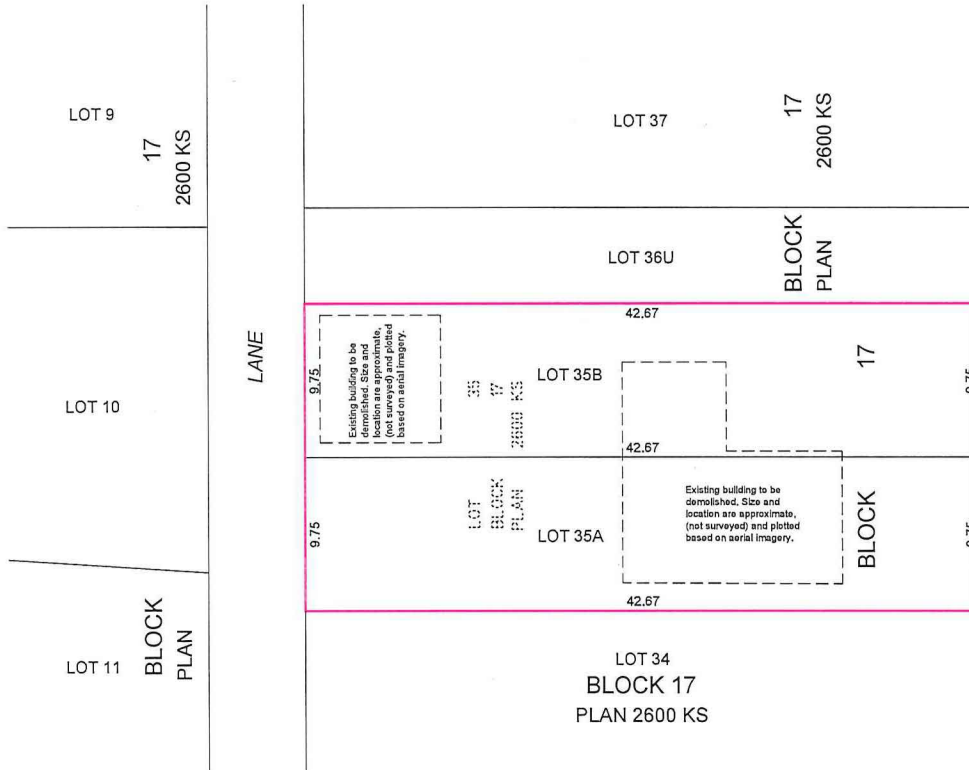
- There is an existing access to 142 Street, Upon redevelopment of the proposed Lot 35B, the existing residential access to 142 Street must be removed. The owner will be required to obtain a permit, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue.
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

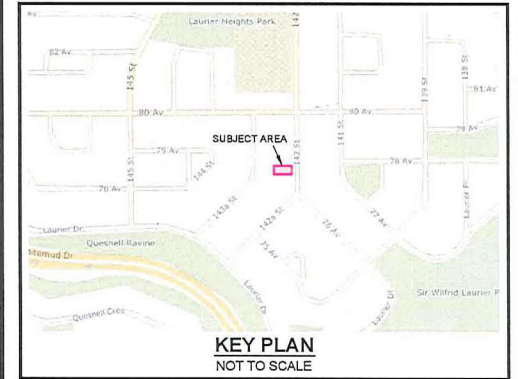
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision off of the lane approximately 99.6 m south of the south property line of the lane south of 80 Avenue and at 39.6 m north of manhole #223564. The existing storm service enters the proposed subdivision approximately 9.75 m south of the north property line off of 142 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



SCOTT MACKIE

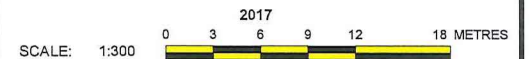
NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.083 ha.



REV. NO.	DATE	ITEM	BY
0	OCT.31/17	ORIGINAL PLAN COMPLETED	JF
REVISIONS			

LAURIER HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 35, BLOCK 17, PLAN 2600 KS
WITHIN THE
S.E. 1/4 SEC. 26 - TWP. 52 - 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.	61700081T	DRAFTED BY:	JF	CHECKED BY:	MK
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Subdivision Authority

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

January 25, 2018

File No. LDA17-0690

Geodetic Surveys and Engineering Ltd.
9538 - 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24, Block 3, Plan 4014 HW, located south of 89 Avenue NW and west of 79 Street NW; **IDYLWYLDE**

The Subdivision by Plan is APPROVED on January 25, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #269311678-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.5 m north of the south property line of Lot 24 off of the lane. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Subdivision Authority

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

January 25, 2018

File No. LDA17-0699

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 18, Plan 5970 HW, located north of 92 Avenue NW and west of 81 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on January 25, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #269558964-001

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

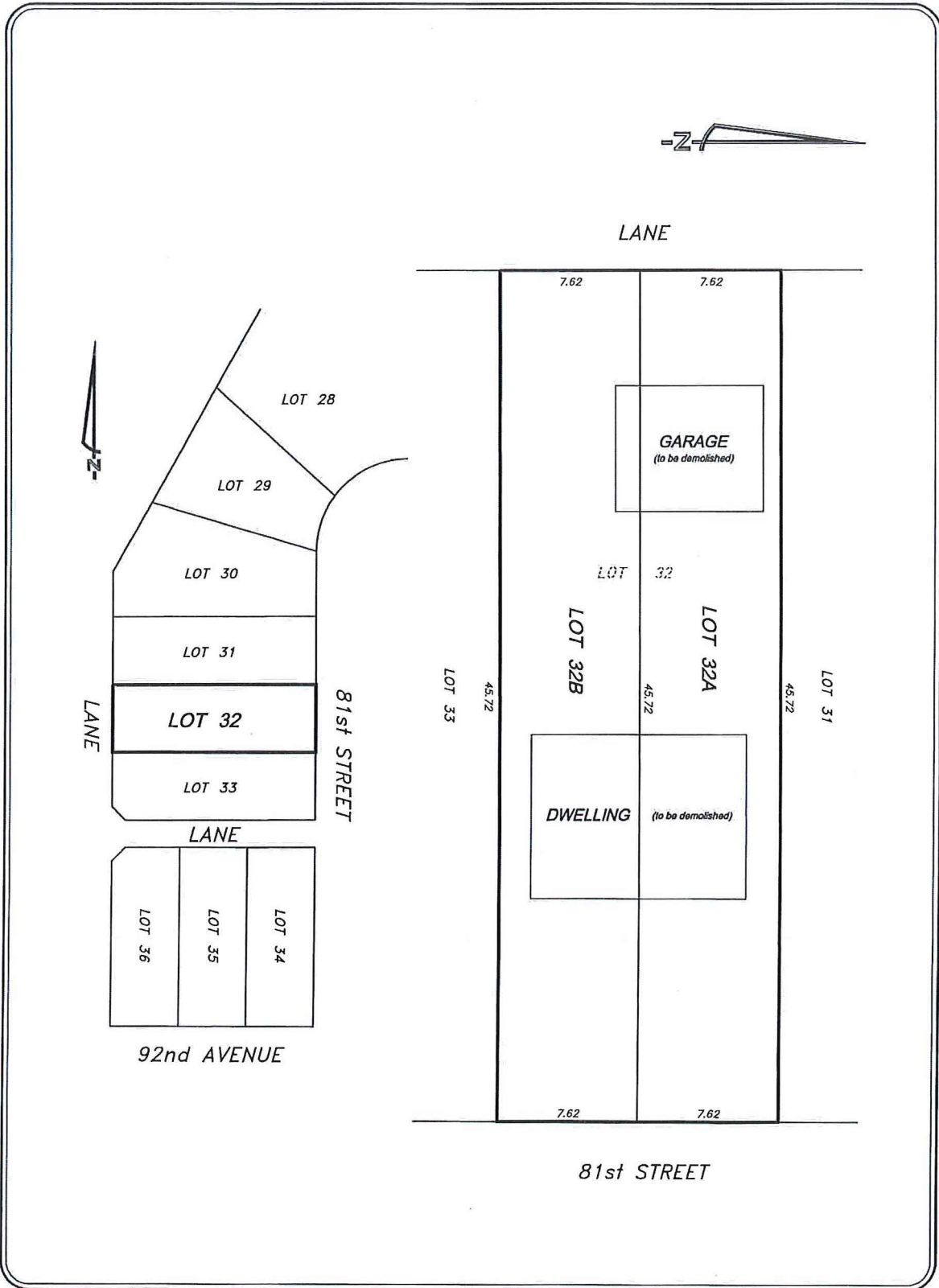
- There are existing boulevard trees adjacent to the site on 81 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance 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 Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.6 m south of the north property line of Lot 32 off the lane. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
LOT: 32 BLOCK: 18 PLAN: 5970 HW		
SUBDIVISION: HOLYROOD		ADDRESS: 9212-81 STREET
BUILDER/OWNER: MARIAN HLUBOWSKI		EDMONTON
FILE: E15252	LOT AREA: 0.070ha.	SCALE: 1:250
DRAWN BY: D.S.	CHECKED BY: P.S.	2017-12-06



Subdivision Authority

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

January 25, 2018

File No. LDA17-0708

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 16A, Plan 2718 HW, located south of Yellowhead Trail and west of 92 Street NW;
DELTON

The Subdivision by Plan is APPROVED on January 25, 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue circular stamp.

Blair McDowell
Subdivision Authority

BM/sm/Posse #269570522-001

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 124A Avenue 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 Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.8 m east of the west property line of Lot 2 off of the lane. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

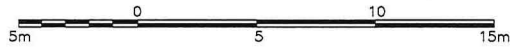
LOT 2, BLOCK 16A, PLAN 2718 H.W.

IN THE

N.W.1/4 SEC.16-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



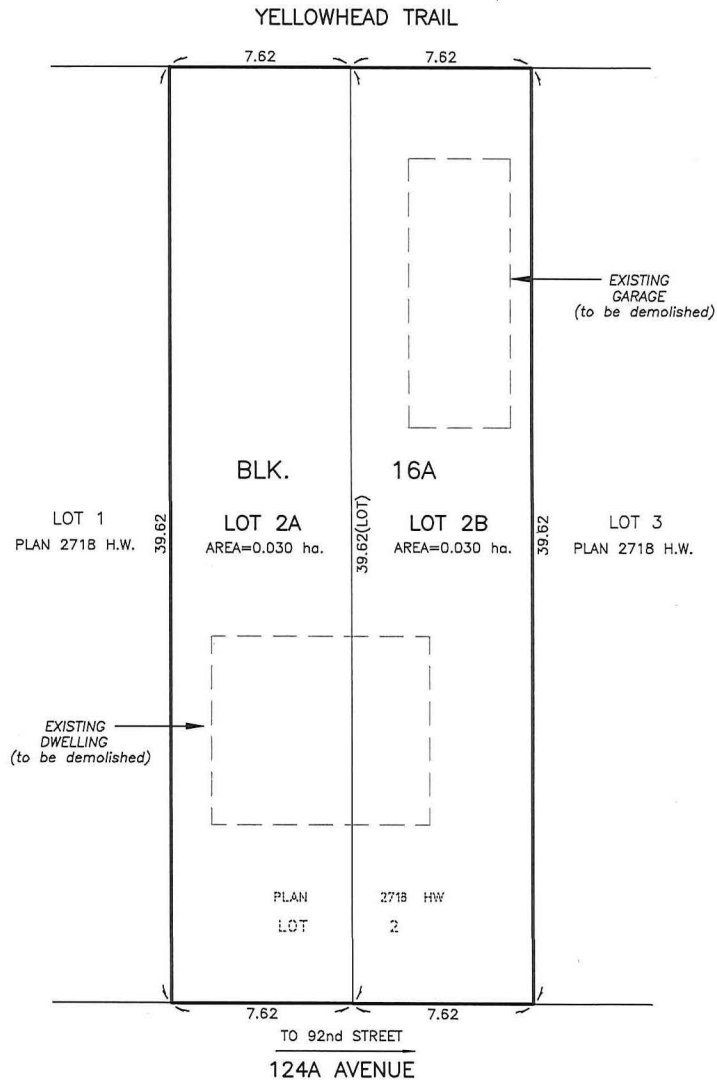
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 5, 2017
 REVISED: -

FILE NO. 17S1137

DWG.NO. 17S1137T





Subdivision Authority

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

January 25, 2018

File No. LDA17-0711

Pals Geomatics Corp.
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 Lots 29 and 30, Block 6, Plan 5382 HW, located south of 109 Avenue NW and east of 138 Street NW; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on January 25, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwellings 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #269980922-001

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

Building / Site

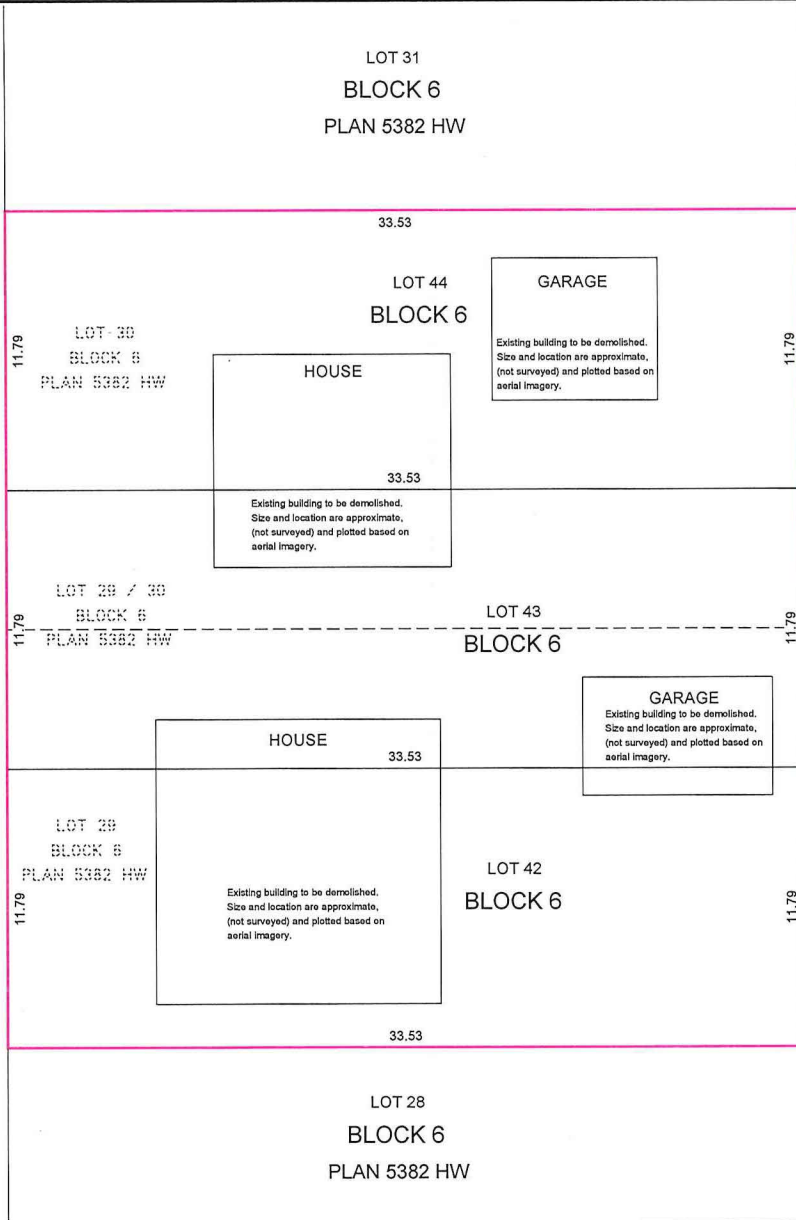
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision approximately 7.1 m north of the south property line of Lot 29 off of 138 Street NW. The existing services (water, sanitary and storm) enter the proposed subdivision approximately 7.6 m north of the south property line of Lot 30 off of 138 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



138 STREET



LANE

RICHMOND PARK DEVELOPMENTS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RP1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.119 ha.



REV. NO.	DATE	ITEM	BY
0	DEC. 11, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

NORTH GLENORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

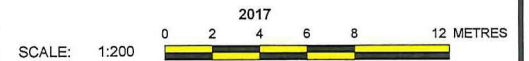
OF

LOTS 29 AND 30, BLOCK 6, PLAN 5382 HW

WITHIN THE

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. 61700083T	DRAFTED BY: AN	CHECKED BY: RS
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Subdivision Authority

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

January 25, 2018

File No. LDA17-0725

Alair Homes Edmonton
17427 - 105 Avenue NW
Edmonton, AB T5S 2G8

ATTENTION: Graeme Bell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 10, Plan 6054 HW, located south of 93 Avenue NW and east of 148 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on January 25, 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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

Blair McDowell
Subdivision Authority

BM/kw/Posse #269286873-001

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 146A Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.1 m west of the east property line of Lot 43 off of the lane. The existing storm service enters the proposed subdivision approximately 24.7 m east of manhole #241566 on 146A Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN OF PROPOSED SUBDIVISION
Lot 43 Block 10 Plan 6054HW

