

Thursday, June 15, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 24

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 15, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 8, 2017 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA16-0574
236493297-001 | Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; CHARLESWORTH |
| 2. | LDA17-0126
185949135-001 | Tentative plan of subdivision to create 48 single detached residential lots and one (1) Environmental Reserve lot from Lot 3, Block 1, Plan 022 7056, located north of 30 Avenue SW east of Cavanagh Boulevard SW (currently 111 Street SW); CAVANAGH |
| 3. | LDA17-0129
242611955-001 | Tentative plan of subdivision to create nine (9) single detached residential lots from Lot A, Block 1, Plan 132 2811 located north of 28 Avenue SW and west of 141 Street SW; HAYS RIDGE |
| 4. | LDA15-0144
169345110-001 | REVISION of tentative plan of subdivision to create 26 row housing lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lots and one (1) Public Utility lot, from the SW 13-51-25 W4M and the SE 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS and HERITAGE VALLEY TOWN CENTRE |
| 5. | LDA15-0269
172465630-001 | REVISION of tentative plan of subdivision to create 82 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; CAVANAGH |
| 6. | LDA16-0132
187323213-001 | REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; CHAPPELLE |

7.	LDA17-0117 241950840-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 15, Block 15, Plan 112 2473 located north of Kerr Road NW and east of Gault Boulevard NW; GRIESBACH
8.	LDA17-0176 244273604-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 17, Plan 2600 KS located north of Laurier Drive NW and west of 142A Street NW; LAURIER HEIGHTS
9.	LDA17-0203 245189116-001	Tentative plan of subdivision to create 44 bare land condominium units from the SW 18-52-25-W4M, located north of Hope Road NW and east of Winterburn Road NW; THE HAMPTONS
10.	LDA17-0244 264071233-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 3, Plan 5972 KS located north of 63 Avenue NW and east of 132 Street NW; GRANDVIEW HEIGHTS
11.	LDA17-0272 251494648-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4978 HW, located north of 108 Avenue and east of 140 Street; NORTH GLENORA
12.	LDA17-0273 251556675-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 32, Plan 8300 ET, located south of 61 Avenue NW and west of 106 Street NW; PLEASANTVIEW
13.	LDA17-0274 251554388-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 5, Plan RN60 located north of 113 Avenue NW and west of 127 Street NW; INGLEWOOD
14.	LDA17-0275 251382533-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 21, Plan 2655 HW, located east of 96 Street NW and south of 72 avenue NW; HAZELDEAN
15.	LDA17-0277 251379088-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 24, Plan 3958HW, located south of 103 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
16.	LDA17-0278 251874938-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 24, Plan 715HW, located south of 89 Avenue NW and east of 118 Street; WINDSOR PARK
17.	LDA17-0284 252080640-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 12, Plan RN 60, located north of 110 Avenue and west of 129 Street; WESTMOUNT
5.	OTHER BUSINESS	



Subdivision Authority

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

June 15, 2017

File No. LDA16-0574

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create two (2) additional commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and east of 54 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
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.

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

Municipal Reserves (MR) for Lot B, Block 22, Plan 112 2045 was addressed by Deferred Reserve Caveat (DRC) through LDA09-0078. LDA12-0026 reduced said DRC by the dedication of a 1.84 ha MR parcel (Natural Area), and the remaining 0.23 ha was provided by money in place of reserves.

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #236493297-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

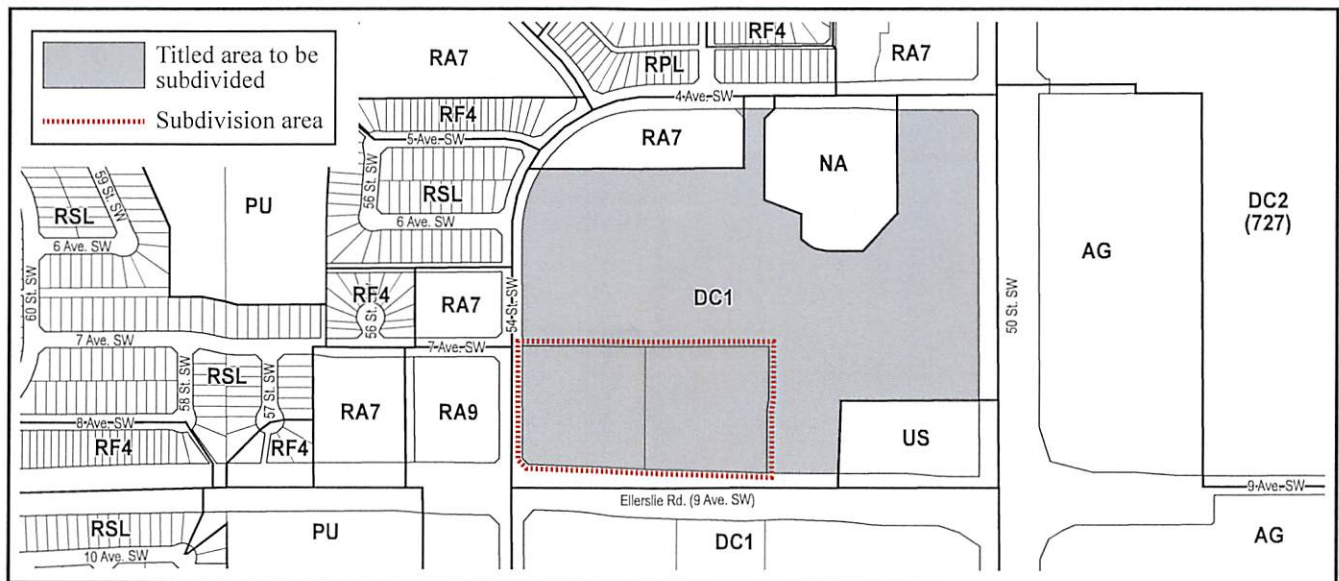
June 15, 2017

LDA16-0574

- Limit of proposed subdivision
- Register easement
- * Mutual access easement



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





June 15, 2017

File No. LDA17-0126

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 48 single detached residential lots and one (1) Environmental Reserve lot from Lot 3, Block 1, Plan 022 7056, located north of 30 Avenue SW east of Cavanagh Boulevard SW (currently 111 Street SW); **CAVANAGH**

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.05 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA16-0432 be registered prior to or concurrent with this application, to provide the logical roadway extension and essential water main feeds;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-0413) and CT & Associates Engineering Inc. slope stability evaluation report (File No. 02-0413), as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary gravel surface alley turnaround with bollards or mini-barriers with Phase 1 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for alleys (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 3, Block 1, Plan 022 7056 was addressed by Deferred Reserve Caveat (DRC) through SUB/02-0107. The DRC will carry forward on title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority


BM/mb/Posse #185949135-001

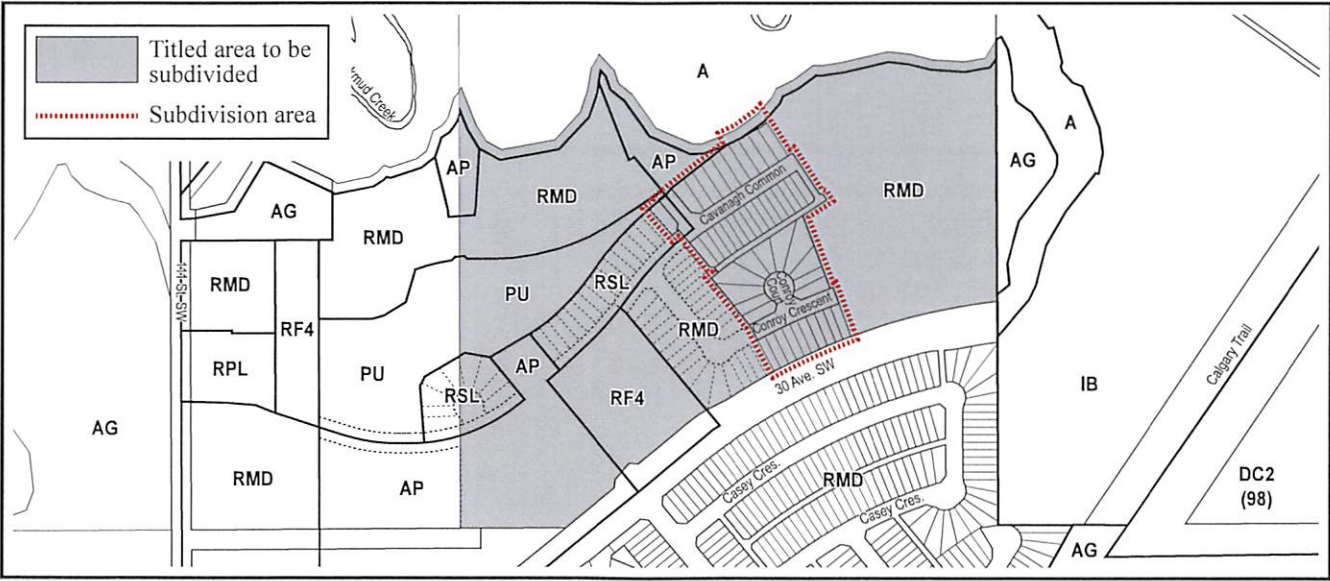
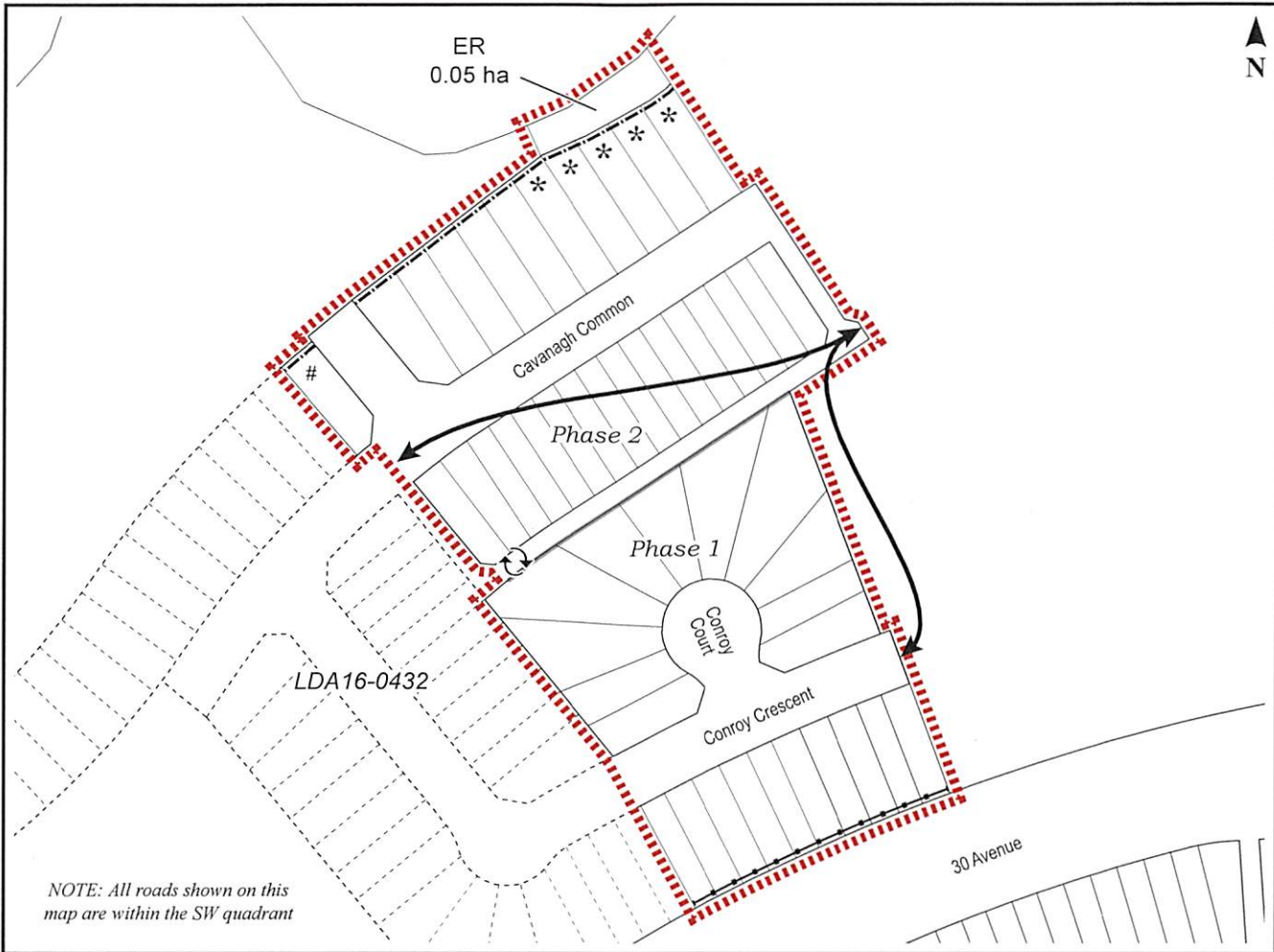
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 15, 2017

LDA17-0126

- | | |
|---|--|
|  Limit of proposed subdivision |  Alley turnaround |
|  1.2 m uniform fence |  Restrictive covenant re: Top of Bank |
|  Noise attenuation fence |  Restrictive covenant re: Freeboard |
|  Temporary 6 m roadway | |





June 15, 2017

File No. LDA17-0129

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

ATTENTION: Scott Carnall

RE: Tentative plan of subdivision to create nine (9) single detached residential lots from Lot A, Block 1, Plan 132 2811 located north of 28 Avenue SW and west of 141 Street SW; **HAYS RIDGE**

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;

7. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a gravel surface prior to CCC for roads, and a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs Hays Ridge Boulevard SW to an urban collector roadway standard to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat (DRC) through LDA13-0155. The DRC will carry forward on title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority
BM/mb/Posse #242611955-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL

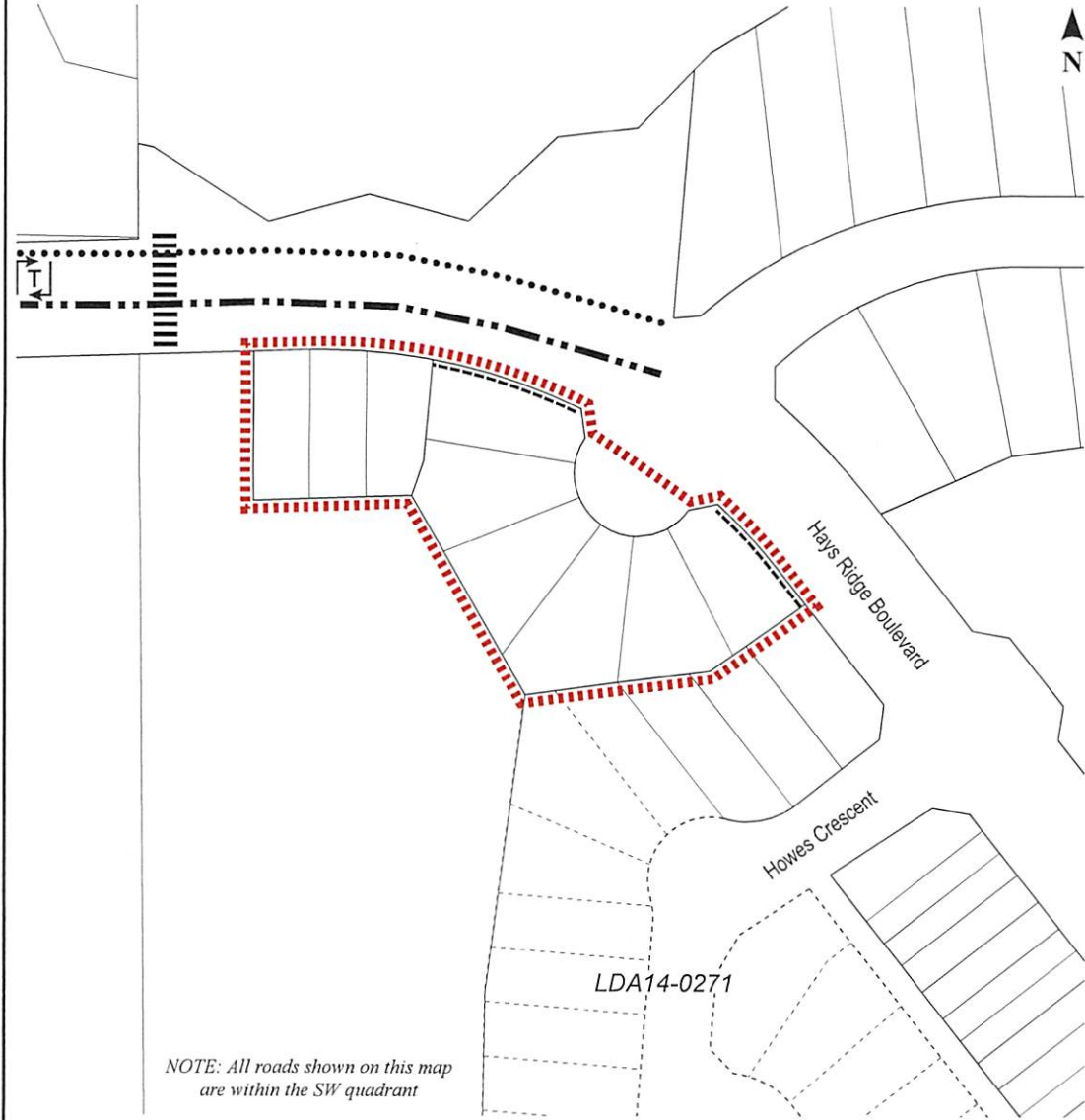
June 15, 2017

LDA17-0129

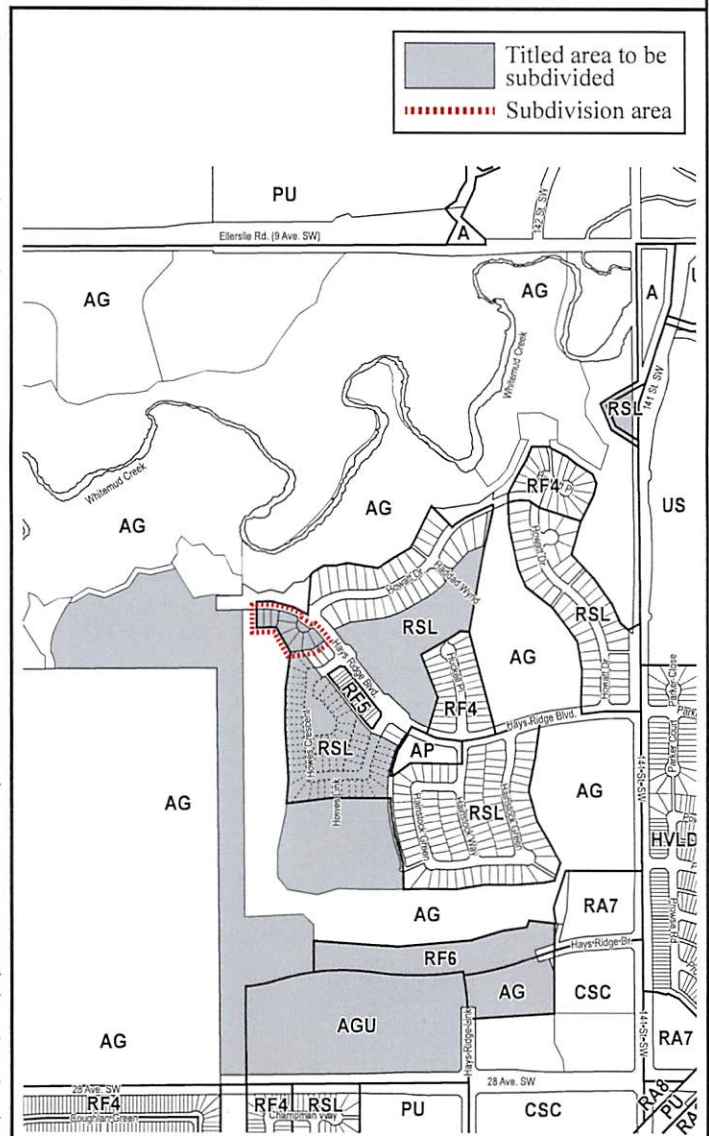
- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw

- T Temporary 17 m radius transit turnaround
- 3.0 m hard surface shared use path

- Construct collector roadway
- Zebra marked crosswalk



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





June 15, 2017

File No. LDA15-0144

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

ATTENTION: Yolanda Lew

RE: REVISION of tentative plan of subdivision to create 26 row housing lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lots and one (1) Public Utility lot, from the SW 13-51-25 W4M and the SE 13-51-25 W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS and HERITAGE VALLEY TOWN CENTRE**

The phasing boundaries have been revised to separate the remaining MR and roadway from the PUL lot and row housing lots. The 4.91 future MR parcel has been registered. Dedication of the remaining MR is required with Phase 1 and the servicing agreement conditions for the District Park site can be deferred to Phase 2. A Letter has been provided by the landowner committing to submit engineering drawings for the District Park site to align with funding from the Edmonton Public School Board.

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 5.55 ha and 0.35 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to exclude the portion of Desrochers Drive SW as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivisions LDA14-0201 and LDA14-0468 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities.
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include a "Key Pedestrian Crossing" to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include full site servicing for the 5.55 ha MR lot including, but not limited to, 3-phase power, to the satisfaction of all affected City Departments and agencies;
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the 5.55 ha MR lot and 0.89 ha future MR lot, to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the Public Utility lot and within the 4.91 ha future MR lot, to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m mono-walk with straight faced curb and gutter to the satisfaction of Transportation and Development Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned land, MR lots and future MR lots, to the satisfaction of Transportation and Development Engineering and City Planning, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR lots, future MR lots, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE-13-51-25 W4M in the amount of 5.9 ha is being provided by dedication with this subdivision. The existing Deferred Reserve Caveat (#152 094 665) for the SE-13-51-25 W4M will be discharged in full.

MR for the SW-13-51-25 W4M will be addressed with the registration of LDA12-0209 and LDA14-0581.

In those instances where there will be future dedication of MR, arterial road or pipeline PULs, the MR requirement will be reduced accordingly.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #169345110-001

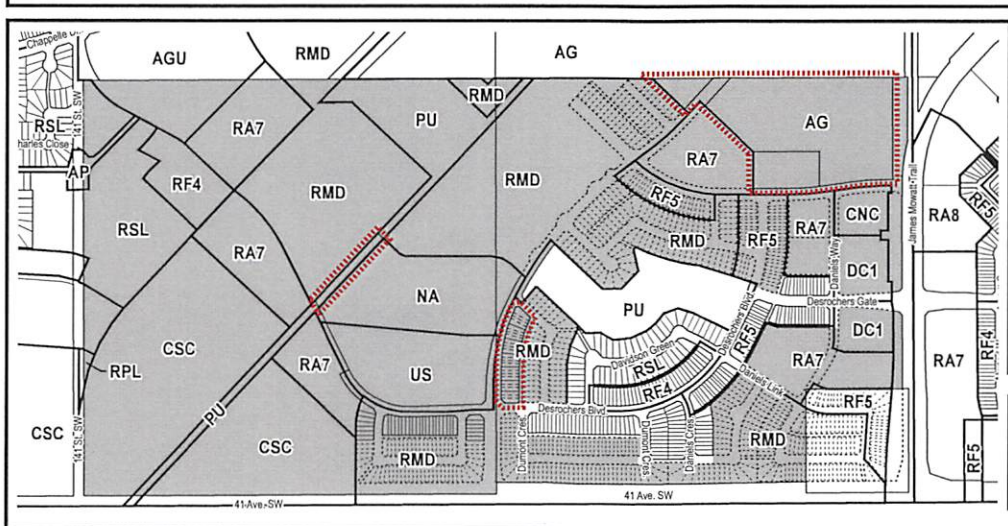
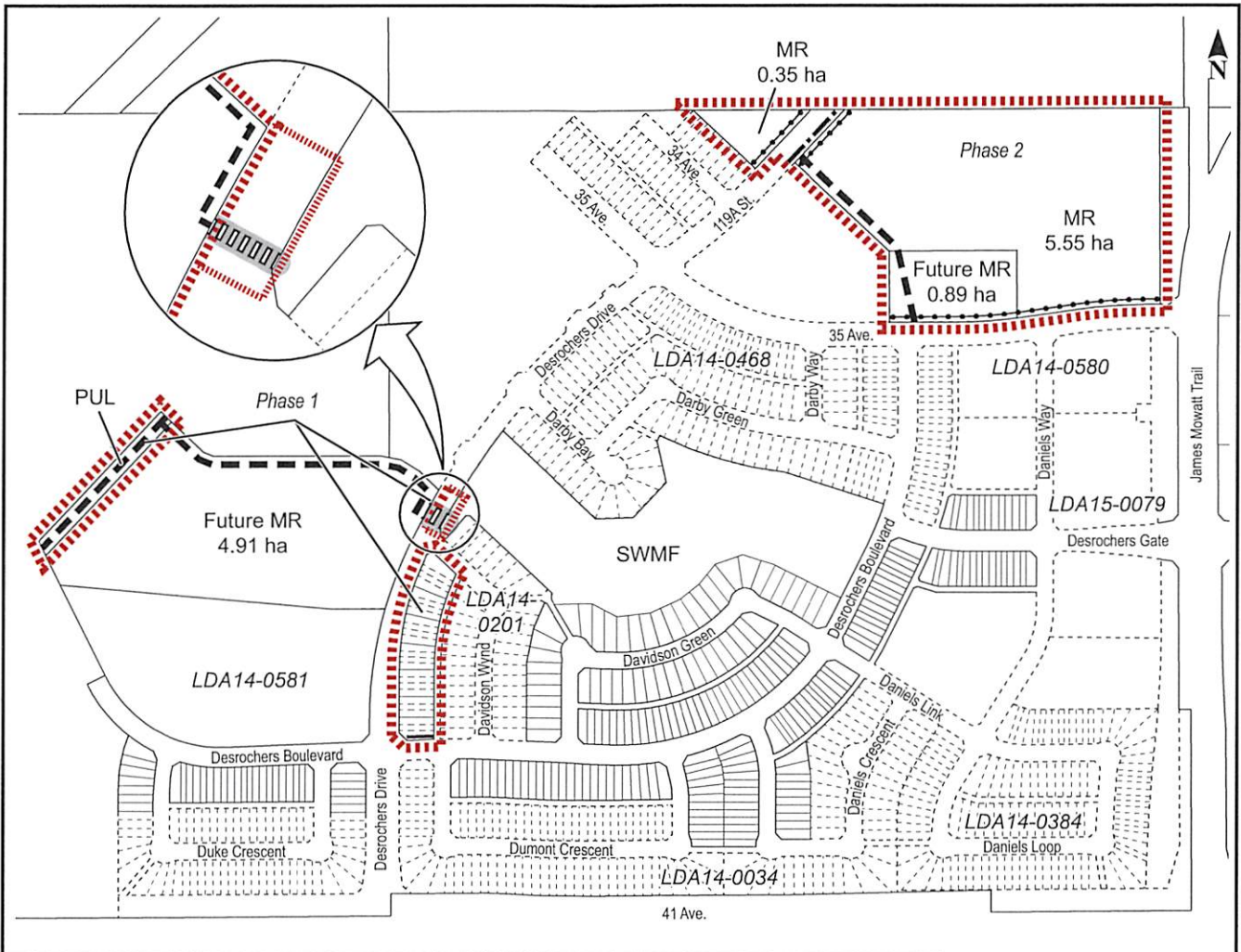
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 15, 2017

LDA15-0144

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- Post and rail fence
- 3 m mono-walk
- 3 m hard surface shared use path
- Key pedestrian crossing
- Include in engineering drawings



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

- Titled area to be subdivided
- Subdivision area



June 15, 2017

File No. LDA15-0269

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

ATTENTION: Yolanda Lew

RE: REVISION of tentative plan of subdivision to create 82 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; **CAVANAGH**

The application has revised the number of single detached residential lots by increasing them from 76 to 82 and the phasing by combining phase 1 and phase 2 into 1 phase.

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 3.10 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.45 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended to exclude the intersection of 30 Avenue SW and Cavanagh Drive SW, as shown on the "Conditions of Approval" map, Enclosure I;
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, having regard to the provision of roadways, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. That phase 5 of the approved subdivision be registered prior to or concurrent with this application for logical extension of roadways and services;

8. that LDA15-0269 to close portions of 111 Street SW and 30 Avenue SW shall be approved prior to the endorsement of this subdivision;
9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Evaluation & Set-Back Distance Determination report (File No. LDA12-0219), 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 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs an offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways, and greenways 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 the MR and ER dedication the existing Deferred Reserve Caveat (DRC) for Lot 1, Block 1, Plan 042 1992 will be reduced accordingly, with the balance to carry forward on title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #172465630-001

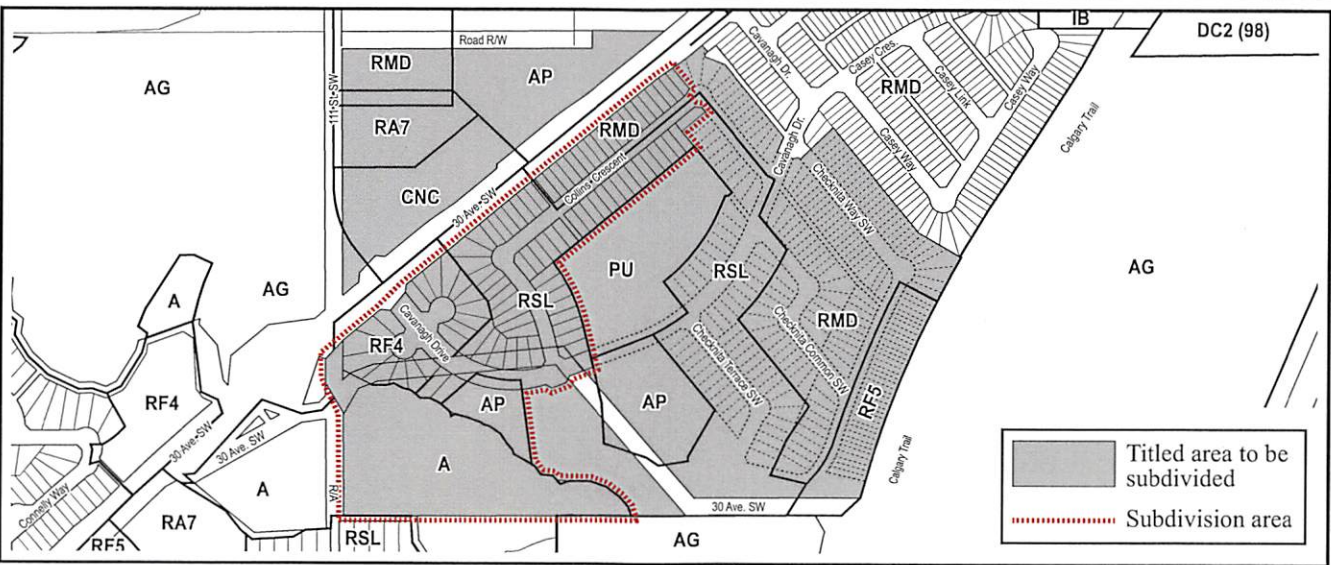
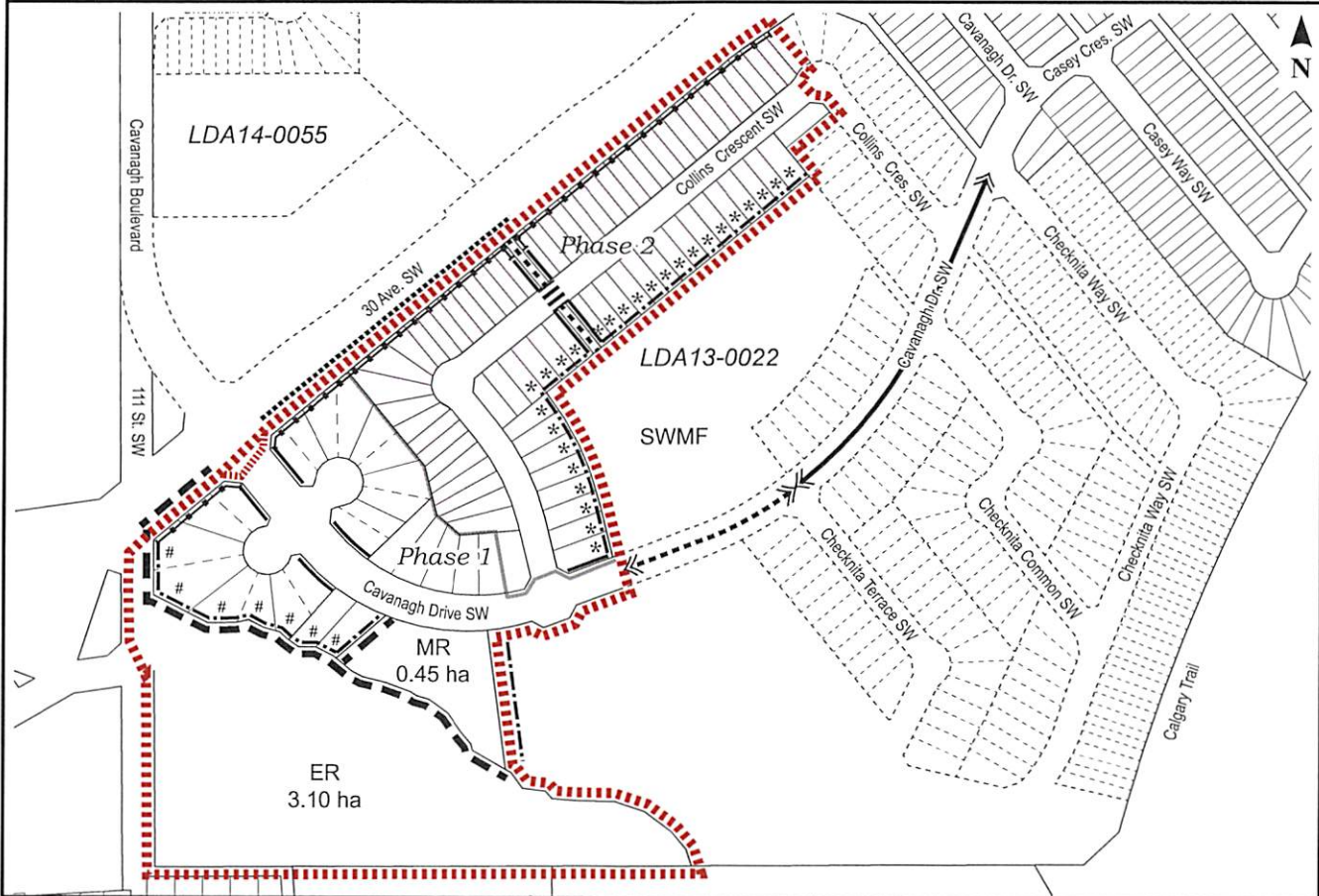
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 15, 2017

LDA15-0269

- ▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬ Amend subdivision boundary
- ▬ 1.8 m uniform screen fence as per Zoning Bylaw
- - - - - 1.2 m uniform fence
- ▬▬▬▬▬▬ Noise attenuation fence
- ▬▬▬▬▬▬ 1.5 m concrete sidewalk
- ▬▬▬▬▬▬ 1.5 m concrete sidewalk with Phase 2
- ▬▬▬▬▬▬ 3 m hard surface shared use path
- ▬▬▬▬▬▬ Zebra marked crosswalk
- # Restrictive covenant re: Top of Bank
- * Restrictive covenant re: freeboard
- ↔ 200 mm water main extension
- ↔- - - - - 250 mm water main extension





June 15, 2017

File No. LDA16-0132

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

ATTENTION: Mark Michniak

RE: REVISION of tentative plan of subdivision to create 55 single detached residential lots and 30 semi-detached residential lots, from the SW 14-51-25-W4M located north of 41 Avenue SW and east of 156 Street SW; **CHAPPELLE**

The application has revised Phase 2 so that it contains 5 less lots overall. The amount of single detached residential lots has increased by 23 and the number of semi-detached lots has decreased by 28.

I The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. That the owner provide Municipal Reserve (MR) in the amount of 2.393 ha by Deferred Reserve Caveat (DRC) registered against lot N, Block 99, Plan 152 2816 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA16-0123 to close a portion of Chappelle Road SW shall be approved prior to the endorsement of this plan of survey;
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 and flanking 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include the first two (2) lanes of 41 Avenue SW to an arterial roadway standard including shared use path, concrete sidewalk, channelization, access, intersections, lighting, landscaping and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 41 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Transportation Planning and Engineering;
8. that the owner reconstruct the south leg of the intersection of Chappelle Road SW and Cardinal Way SW to match the north leg of the intersection, to the satisfaction of Transportation Planning and Engineering;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto and flanking 41 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 14-51-25-W4M in the amount of 2.393 ha was addressed by DRC through LDA14-0160. The DRC amount will be transferred to Lot N, Block 99, Plan 152 2816.

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

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

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #187323213-001

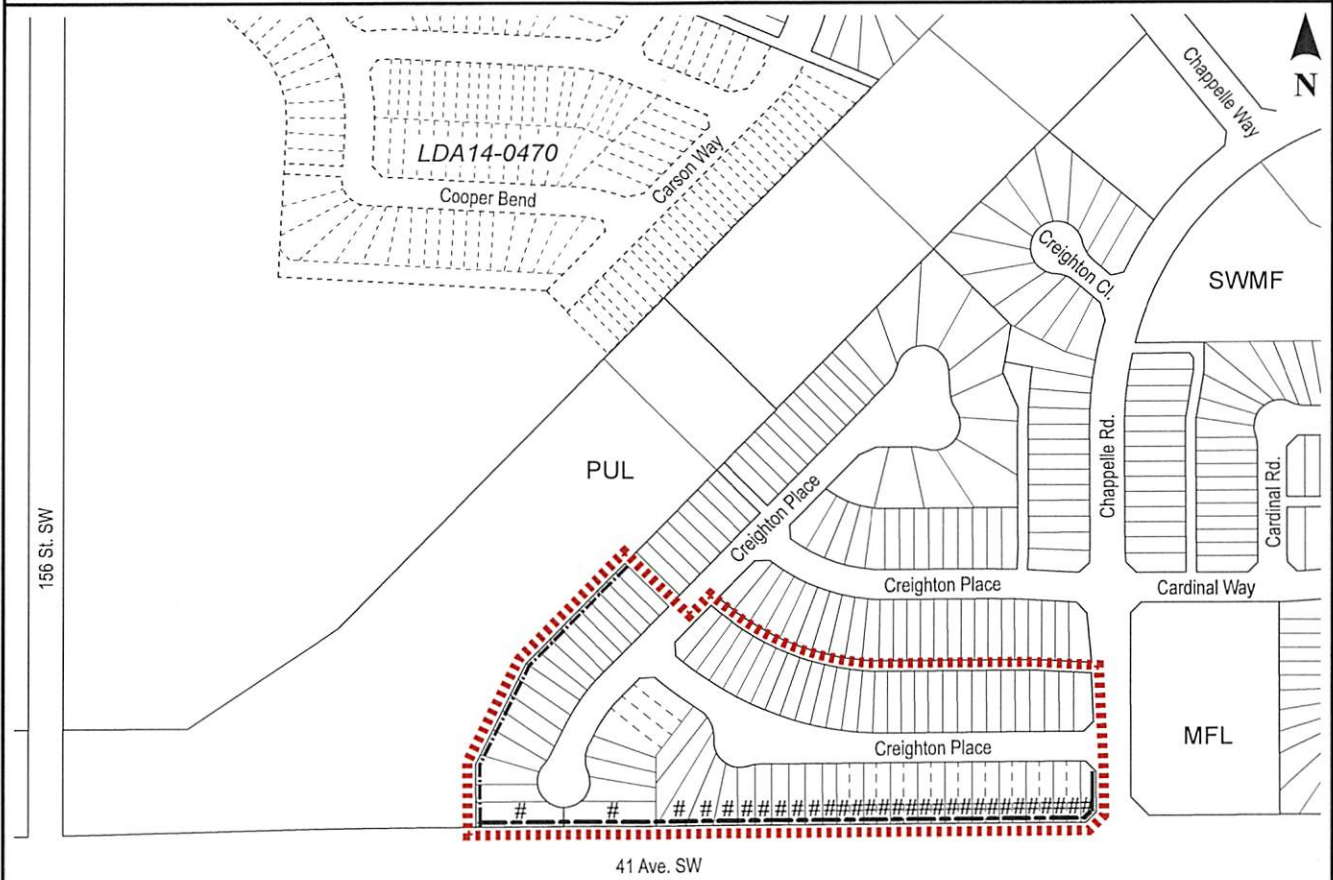
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

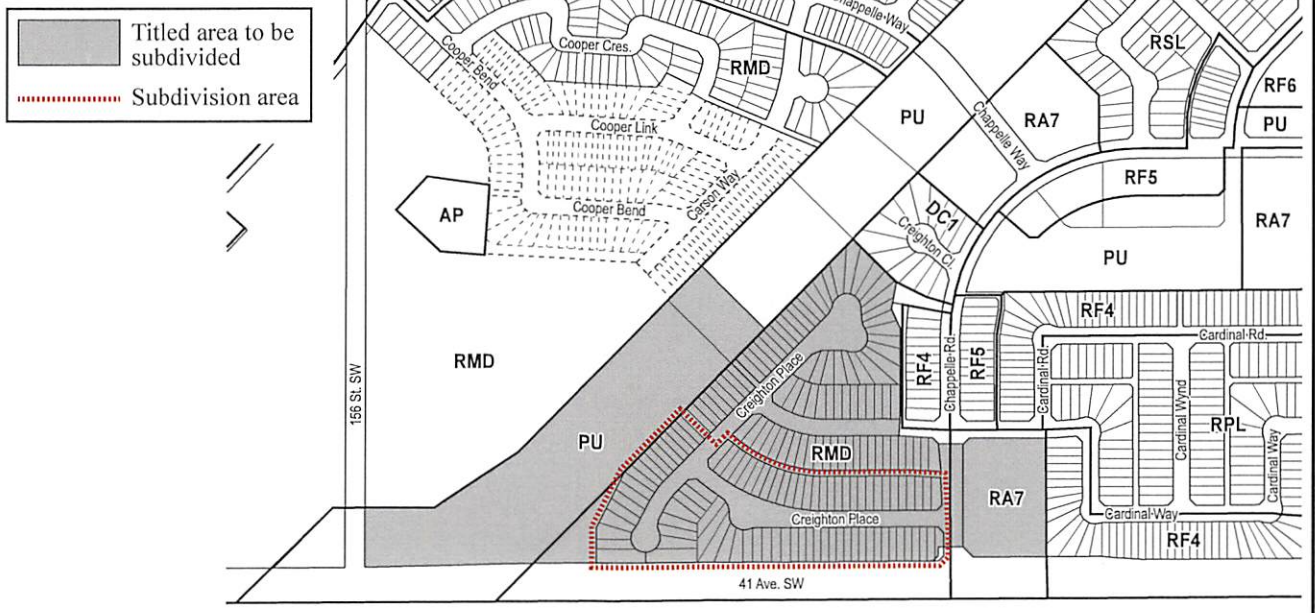
June 15, 2017

LDA16-0132

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- Berm and noise attenuation fence
- # Restrictive Covenant re: Berm



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





June 15, 2017

File No. LDA17-0117

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 15, Block 15, Plan 112 2473 located north of Kerr Road NW and east of Gault Boulevard NW; **GRIESBACH**

The Subdivision by Phased Condominium is APPROVED on June 15, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2869.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #241950840-001

Enclosure(s)



LOT 1 MR
BLOCK 16
PLAN 132 2503

LOT 38 MR
BLOCK 15
PLAN 132 2503

RAW PLAN
112 2474

SIR ARTHUR CURRIE WAY
COMMON PROPERTY

LOT 6
BLOCK 8
PLAN 102 2173

UNIT 'A'
(0.380 ha.)

UNIT 1
(0.100 ha.)

BLOCK
14
PLAN

KERR ROAD

GAULT BOULEVARD

CONDOMINIUM
PLAN 162 1454

LANE
BLOCK 8
PLAN 052 2624

CONDOMINIUM PLAN 092 3599

BLOCK 14
PLAN 052 4289



SLOKKER CANADA WEST INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RA7g
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.540 ha.



REV. NO.	DATE	ITEM	BY
2	MAY 26/17	ADDED COMMON PROPERTY ALONG GAULT BLVD	ME
1	FEB. 24/17	ADJUSTED WITH REVISED BUILDINGS	ME
0	MAR. 18/15	ORIGINAL PLAN COMPLETED	ME

REVISIONS

NEPTUNE TOWNHOMES

TENTATIVE PLAN SHOWING PROPOSED

PHASED CONDOMINIUM DEVELOPMENT

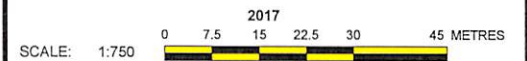
OF

LOT 15, BLOCK 15, PLAN 112 2473

WITHIN THE

S.E. 1/4 SEC. 29 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	11400511T	DRAFTED BY:	ME	CHECKED BY:	MK
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

June 15, 2017

File No. LDA17-0176

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 17, Plan 2600 KS located north of Laurier Drive NW and west of 142A Street NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 130.1 m east of the east property line of the lane east of Laurier Drive. The existing storm service enters the proposed subdivision approximately 9.91 m south of the north property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #244273604-001

Enclosure(s)

TENTATIVE PLAN

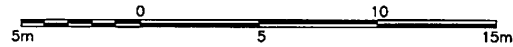
SHOWING SUBDIVISION OF

LOT 30, BLOCK 17, PLAN 2600 K.S.

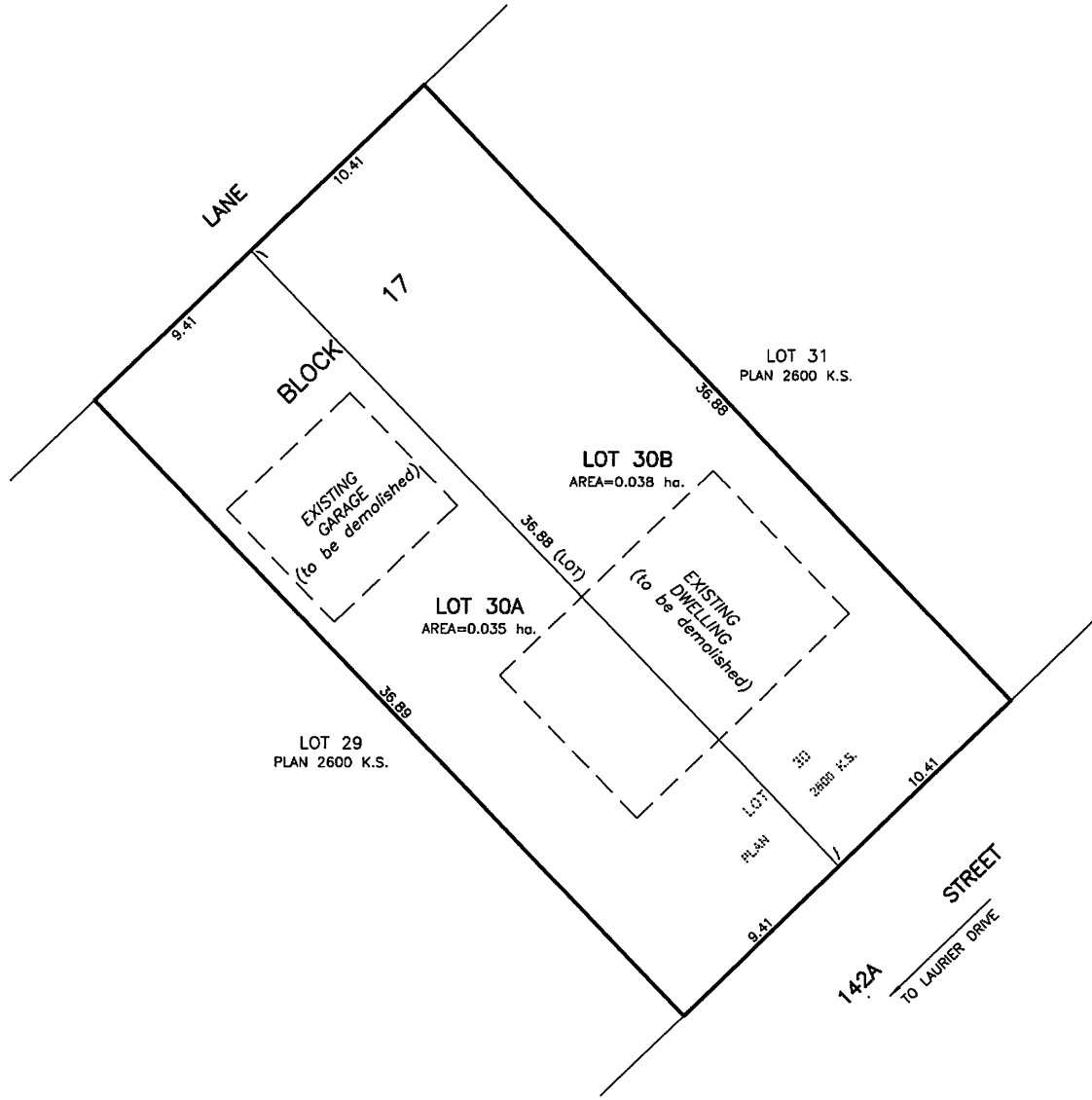
IN THE
S.E.1/4 SEC.26-52-25-4


EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD. 8929-20 STREET, EDMONTON. Ph: 464-5506	
SURVEYOR'S STAMP 	DRAWN BY: J.V./SC
	CALC'D. BY: J.V./SC
	DATE: March 27, 2017 REVISED: MAY 23, 2017
	FILE NO. 17S0208
	DWG.NO. 17S0208T



Subdivision Authority

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

June 15, 2017

File No. LDA17-0203

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create 44 bare land condominium units from the SW 18-52-25-W4M, located north of Hope Road NW and east of Winterburn Road NW; **THE HAMPTONS**

The Subdivision by Bare Land Condominium is APPROVED on June 15, 2017, subject to the following condition(s):

1. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the units backing onto and flanking Winterburn Road NW, as shown on Enclosure I;
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that all municipal services enter the site through Common Property;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$28,556.00) and subsequently released to the applicant for registration at the Land Titles Office;
5. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
6. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
7. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

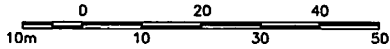
BM/sc/Posse #245189116-001

Enclosure(s)

TENTATIVE PLAN
 SHOWING BARELAND CONDOMINIUM OF
 PART OF THE
 S.W.1/4 SEC.18-52-25-4

EDMONTON ALBERTA

SCALE 1:800 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 16, 2017
 REVISED: -

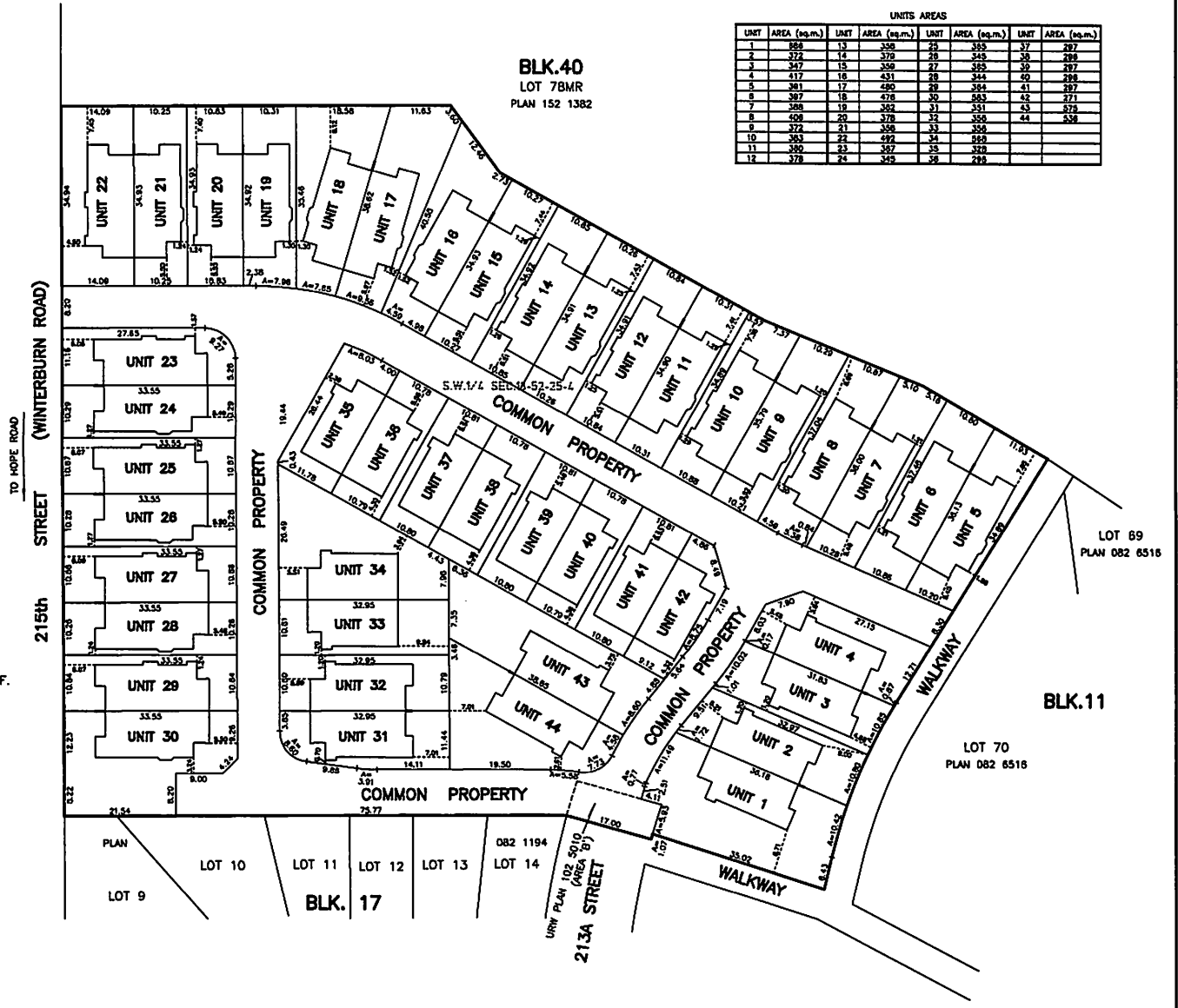
FILE NO. 17S0114

DWG.NO. 17S0114T

BLK.40
 LOT 7BMR
 PLAN 152 1382

UNITS AREAS

UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)
1	358	13	358	25	355	37	367
2	372	14	370	26	355	38	369
3	347	15	359	27	365	39	367
4	417	16	431	28	364	40	369
5	381	17	405	29	364	41	377
6	387	18	478	30	363	42	371
7	388	19	382	31	351	43	379
8	458	20	378	32	358	44	358
9	372	21	358	33	358		
10	363	22	382	34	368		
11	340	23	387	35	370		
12	378	24	345	36	398		



TENTATIVE PLAN
 SHOWING BARELAND CONDOMINIUM OF
 PART OF THE
 S.W.1/4 SEC.18-52-25-4

EDMONTON ALBERTA

SCALE 1:800 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.

8928-20 STREET, EDMONTON, P.C. 464-5606

SURVEYOR'S STAMP



DRAWN BY: J.V.
 CALC'D BY: J.V.
 DATE: February 18, 2017
 REVISED: —
 FILE NO. 1750114
 DRG. NO. 1750114T



UNITS AREA											
UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)	UNIT	AREA (sq.m.)
1	32.15	13	32.15	25	32.15	37	32.15	49	32.15	61	32.15
2	32.15	14	32.15	26	32.15	38	32.15	50	32.15	62	32.15
3	32.15	15	32.15	27	32.15	39	32.15	51	32.15	63	32.15
4	32.15	16	32.15	28	32.15	40	32.15	52	32.15	64	32.15
5	32.15	17	32.15	29	32.15	41	32.15	53	32.15	65	32.15
6	32.15	18	32.15	30	32.15	42	32.15	54	32.15	66	32.15
7	32.15	19	32.15	31	32.15	43	32.15	55	32.15	67	32.15
8	32.15	20	32.15	32	32.15	44	32.15	56	32.15	68	32.15
9	32.15	21	32.15	33	32.15	45	32.15	57	32.15	69	32.15
10	32.15	22	32.15	34	32.15	46	32.15	58	32.15	70	32.15
11	32.15	23	32.15	35	32.15	47	32.15	59	32.15	71	32.15
12	32.15	24	32.15	36	32.15	48	32.15	60	32.15	72	32.15

ENCLOSURE I
 File: LDA17-0203
 Date: May 11, 2017



June 15, 2017

File No. LDA17-0244

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 3, Plan 5972 KS located north of 63 Avenue NW and east of 132 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (sanitary and storm) enter the proposed subdivision approximately 10.3 m north of the south property line of Lot 31. The existing water service enters the proposed subdivision approximately 10.6 m north of the south property line of Lot 31. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #264071233-001

Enclosure(s)

TENTATIVE PLAN

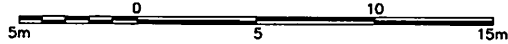
SHOWING SUBDIVISION OF

LOT 31, BLOCK 3, PLAN 5972 K.S.

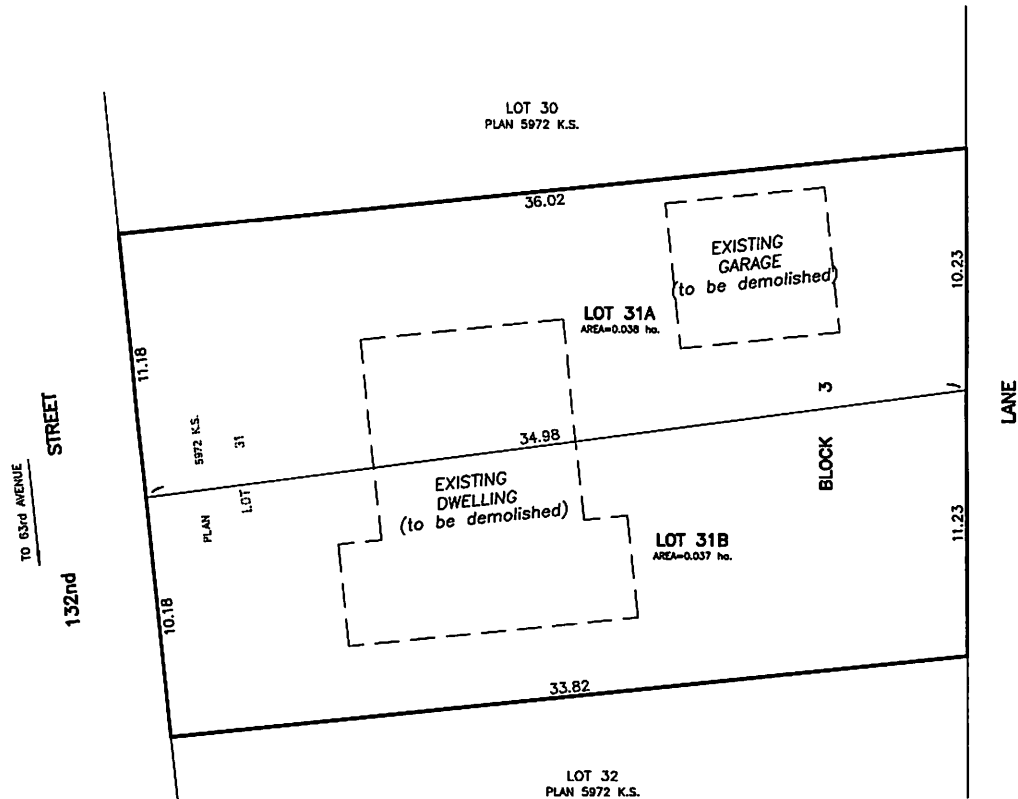
IN THE
S.1/2 SEC.24-52-25-4

EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 20, 2017
REVISED: May 25, 2017

FILE NO. 17S0261

DWG.NO. 17S0261T



Subdivision Authority

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

June 15, 2017

File No. LDA17-0272

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 4978 HW, located north of 108 Avenue and east of 140 Street; **NORTH GLENORA**

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 69.19m south of the south property line of 109 Avenue. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #251494648-001

Enclosure(s)

LINCOLNBERG HOMES

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 RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	MAY 10, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

NORTH GLENORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 8, BLOCK 14, PLAN 4978 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.	61700033T	DRAFTED BY:	AN	CHECKED BY:	BM
----------	-----------	-------------	----	-------------	----

LOT 9
BLOCK 14
PLAN 4978 HW

LOT 8B
BLOCK 14

HOUSE

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

LOT 8A
BLOCK 14

GARAGE

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

LOT 7
BLOCK 14
PLAN 4978 HW

LOT 6
BLOCK 14
PLAN 4978 HW

140 STREET

LANE





Subdivision Authority

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

June 15, 2017

File No. LDA17-0273

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot A, Block 32, Plan 8300 ET, located south of 61 Avenue NW and west of 106 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.2 m north of the south property line of Lot A. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #251556675-001

Enclosure(s)

TENTATIVE PLAN

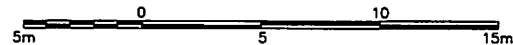
SHOWING SUBDIVISION OF

PART OF LOT A, BLOCK 32, PLAN 8300 E.T.

IN THE
N.W.1/4 SEC.17-52-24-4

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.
- C. OF T. DENOTES CERTIFICATE OF TITLE

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

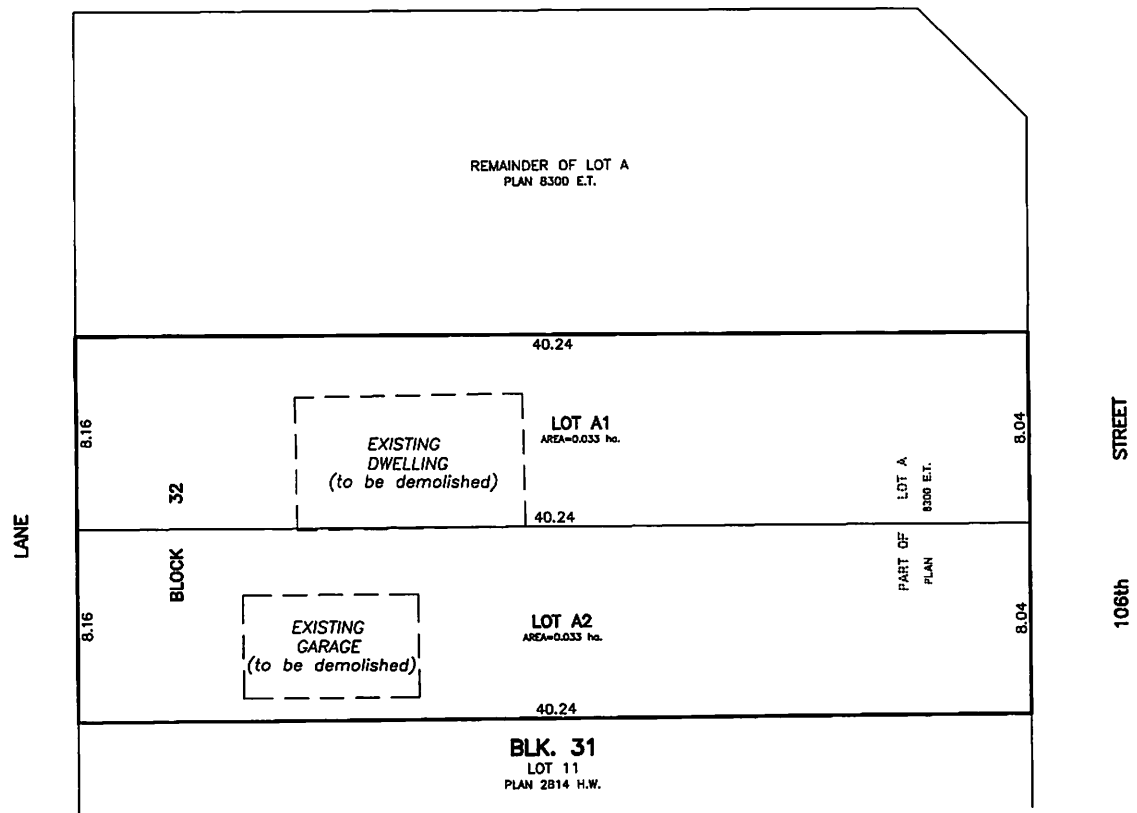
DATE: May 9, 2017
REVISED: -

FILE NO. 17S0384

DWG.NO. 17S0384T

61st AVENUE

ROAD PLAN 882 0284





Subdivision Authority

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

June 15, 2017

File No. LDA17-0274

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 5, Plan RN60 located north of 113 Avenue NW and west of 127 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 12.58 m north of the south property line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

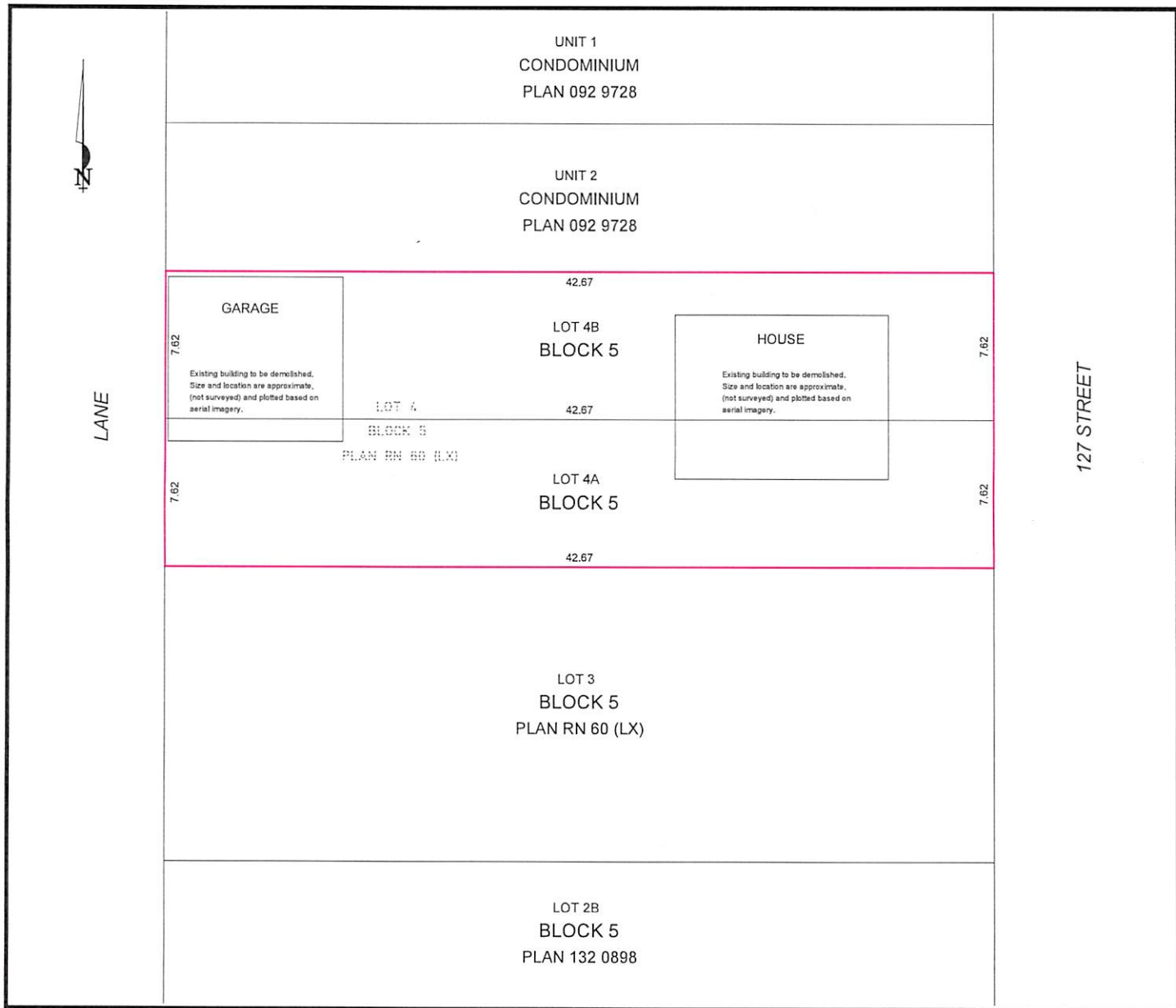
If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #251554388-001

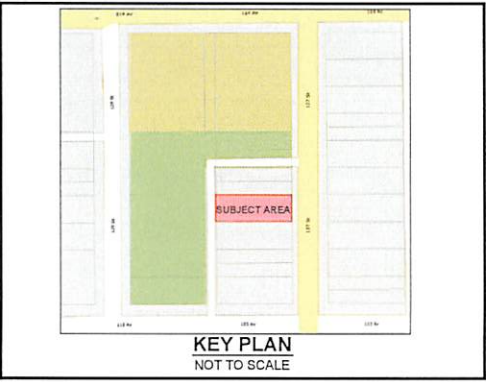
Enclosure(s)



ACCENT INFILLS

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 RFB3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.065 ha.



REV. NO.	DATE	ITEM	BY
0	MAY 5, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

INGLEWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 4, BLOCK 5, PLAN RN 60 (LX)
WITHIN THE
S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA

2017
SCALE: 1:200

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

FILE NO. 51700032T	DRAFTED BY: AN	CHECKED BY: BM
--------------------	----------------	----------------



Subdivision Authority

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

June 15, 2017

File No. LDA17-0275

Terry Kirkstiuk
10008 - 154 Avenue
Edmonton, AB T5X 5R3

ATTENTION: Terry Kirkstiuk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 21, Plan 2655 HW, located east of 96 Street NW and south of 72 Avenue NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.2m East of the West Property Line of Lot 4. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

If you have further questions, please contact Nathan Stelfox at nathan.stelfox@gmail.com or 780-496-1674.

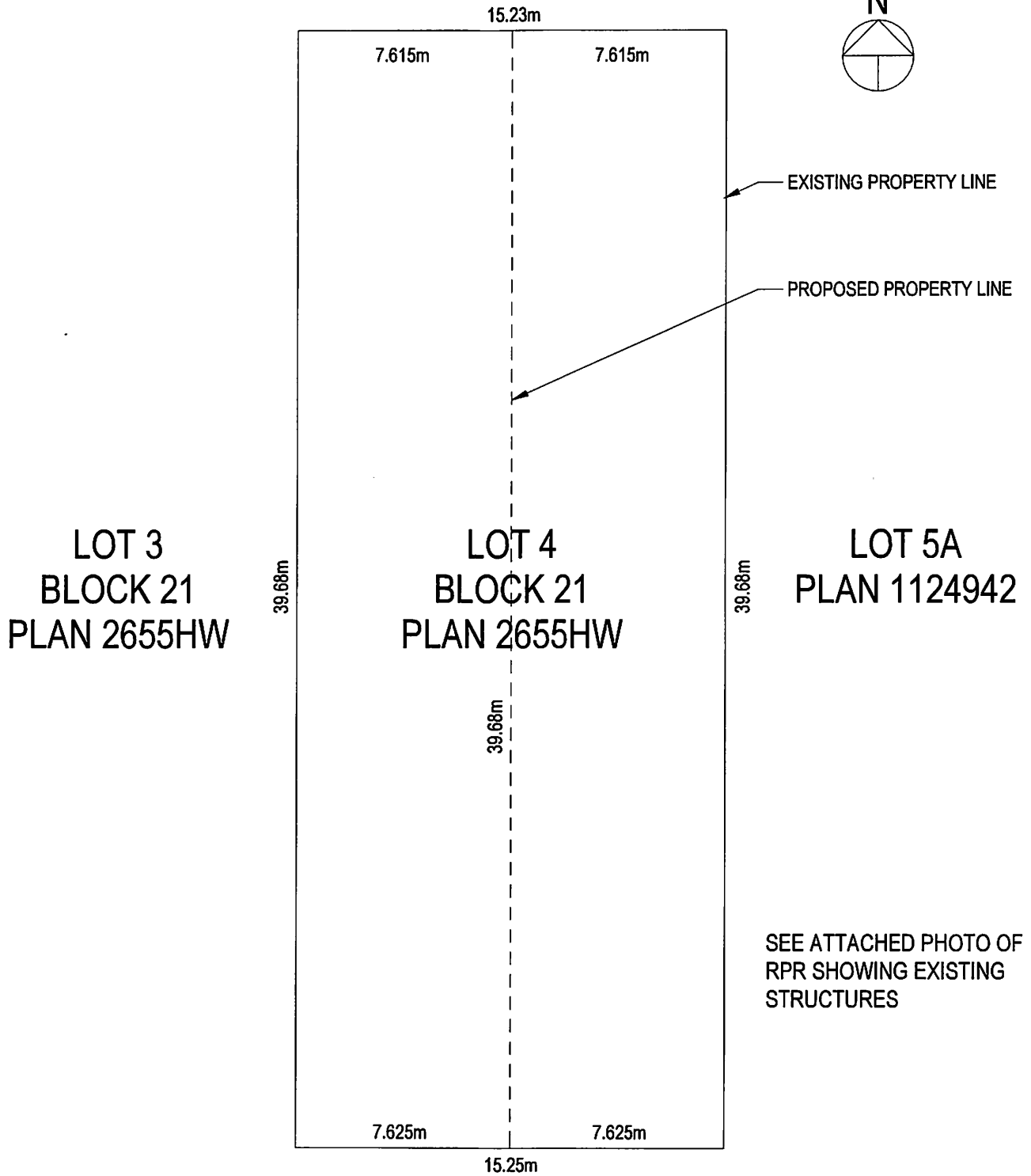
Regards,

Blair McDowell
Subdivision Authority

BM/ns/Posse #251382533-001

Enclosure(s)

72 AVENUE



TENTATIVE PLAN OF SUBDIVISION
LOT 4
BLOCK 21
PLAN 2655HW
FOR SUN AND SAND HOLDINGS

LANE

SCALE 1:200



Subdivision Authority

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

June 15, 2017

File No. LDA17-0277

RK Investments Ltd.
2416 Ashcraft Crescent SW
Edmonton, AB T6W 2M9

ATTENTION: Sanjay Rattan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 24, Plan 3958HW, located south of 103 Avenue NW and west of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to both proposed lots; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

If you have further questions, please contact Adam Todd at geraldadam.todd@edmonton.ca or 780-496-8080.

Regards,

Blair McDowell
Subdivision Authority

BM/gt/Posse #251379088-001

Enclosure(s)

TENTATIVE PLAN OF SUBDIVISION

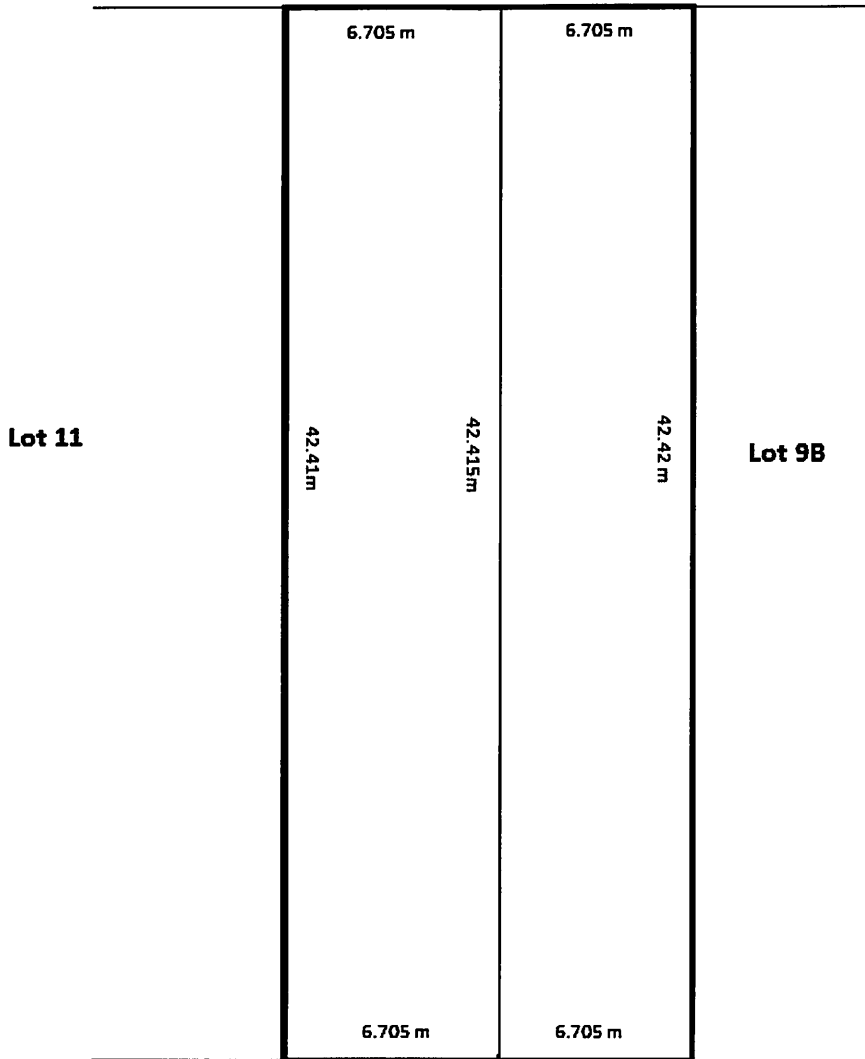
Lot 10, Block 24, Plan 3958 HW



to 103rd Avenue NW



79 Street NW



LANE



June 15, 2017

File No. LDA17-0278

Hagen Surveys (1982) Ltd.
8920 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 24, Plan 715HW, located south of 89 Avenue NW and east of 118 Street; **WINDSOR PARK**

The Subdivision by Plan is **APPROVED** on June 15, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.8 m north of the south property line of Lot 17. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #251874938-001

Enclosure

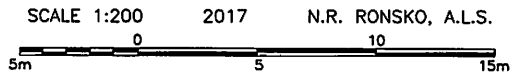
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 5, BLOCK 24, PLAN 715 H.W.

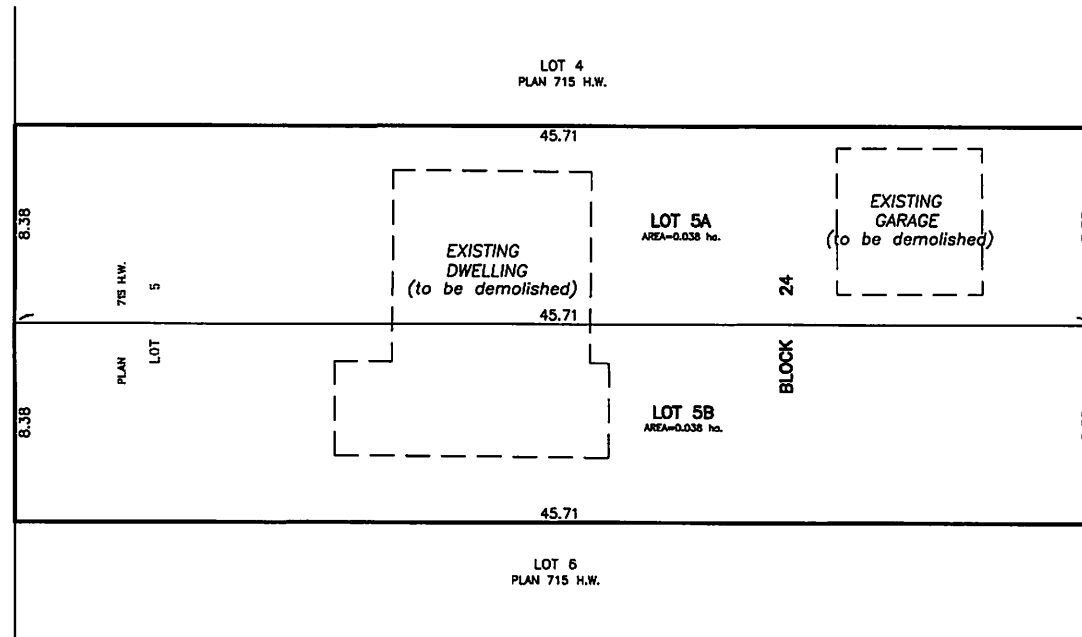
IN THE
RIVER LOT 3, EDMONTON SETTLEMENT
THEO. TWP.52 RGE.24 W.4 M.

EDMONTON ALBERTA



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

TO 87th AVENUE
STREET
118th



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 25, 2017
REVISED: -

FILE NO. 17S0325

DWG. NO. 17S0325T



June 15, 2017

File No. LDA17-0284

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 12, Plan RN 60, located north of 110 Avenue and west of 129 Street; **WESTMOUNT**

The Subdivision by Plan is APPROVED on June 15, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m north of the south property line of Lot 3. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Tina Lee at tina.lee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #252080640-001

Enclosure(s)

TENTATIVE PLAN

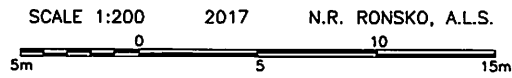
SHOWING SUBDIVISION OF

LOT 3, BLOCK 12, PLAN RN60 (LX)

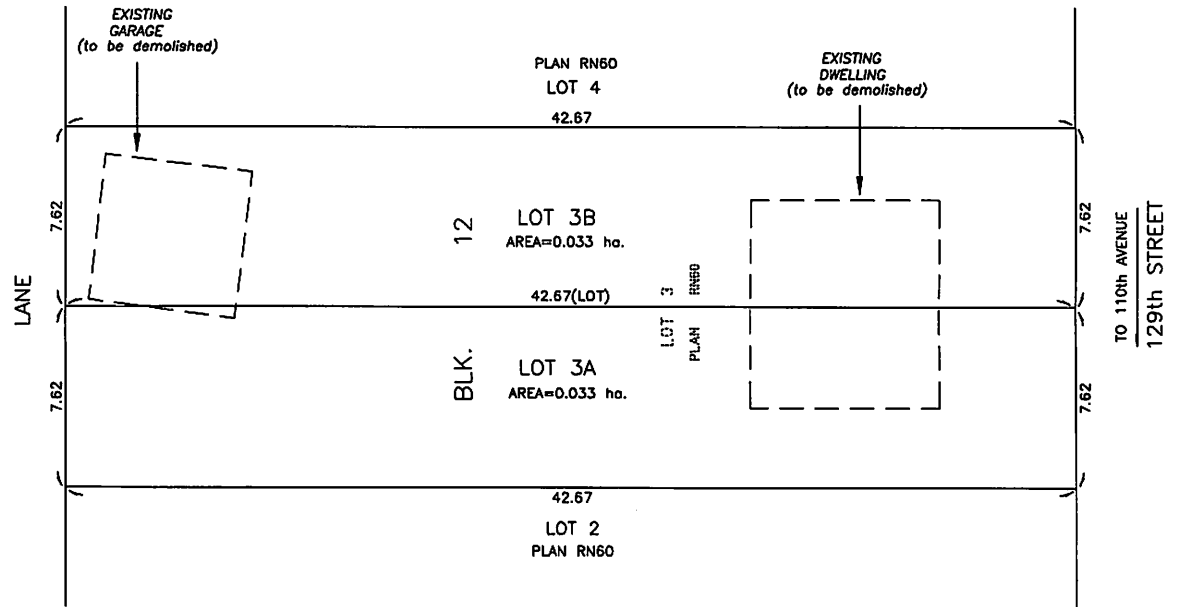
IN THE

S.E.1/4 SEC.12-53-25-4

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: S.C.

CALC'D. BY: S.C.

DATE: APRIL 16, 2017
 REVISED: -

FILE NO. 17S0402

DWG.NO. 17S0402T

Thursday, June 8, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 8, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 1, 2017 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA14-0276
155551630-001

Tentative plan of subdivision to create 81 single detached residential lots, 74 semi-detached residential lots and one (1) Natural Area lot, from the NW 2-54-24-W4M located north of 167 Avenue NW and east of 66 Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0013
238178337-001

Tentative plan of subdivision to create 22 single detached residential lots, 18 semi-detached residential lots, and (1) Public Utility lot, from the SW 24-51-25 WM4 located north of 28 Avenue SW and east of 141 Street SW; **PAISLEY**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA17-0146 243120076-001	Tentative plan of subdivision to create 44 single detached residential lots and 24 semi-detached residential lots, from Lot A, Plan 4270 NY, Lot A, Block 7, Plan 152 4703, and the NE 31-52-25-W4M located south of Stony Plain Road NW and west of 199 Street NW; STEWART GREENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0171 243767853-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 3, Plan 132 1089 located south of 28 Avenue SW and west of 141 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0202 245102050-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 54, Plan 3875P, located south of 107 Avenue NW and east of 128 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0209 245265199-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 16, Plan 1367 HW, located direction of 76 Avenue NW and west of 116 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0215 245448904-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 4 Plan 3458 HW, located west of 93 Street NW and north of 69 Avenue NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0235 245919577-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 12, Plan 6045HW, located south of 65 Avenue NW and east of 93 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA17-0241 246178778-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 23, Plan 3875P, located south of 109 Avenue NW and west of 128 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0243 246143901-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 2, Plan 772 3032, located south of 54 Avenue NW and west of 109a Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0254 246688170-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20A, Block 15, Plan 772 0171, located south of 97 Avenue NW and east of 155 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0255 246485196-001	Tentative plan of subdivision to create two (2) Bare Land Condominium units for a semi-detached dwelling from Lot K, Plan 108HW, located north of 76 Avenue NW and east of 109 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0257 246589561-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 85, Plan 6334 HW, located north of 95 Avenue NW and east of 149 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	