

Thursday, July 6, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the July 6, 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 29, 2017 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA17-0130 242052355-001	Tentative plan of subdivision to create 31 single detached residential lots, 30 semi-detached residential lots from the SW 19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; GRANVILLE
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA14-0370 157518384-001	REVISION of tentative plan of subdivision to create 80 single detached residential lots and 31 row housing residential lots from, Lot 1, Block 1, Plan 022 0944 located south of the Transportation Utility Corridor and east of 50 Street NW; CY BECKER
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MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA17-0250 246551530-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 1, Plan RN 24A, located south of 109A Avenue NW, and west of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0298 251660629-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 1, Plan 6054 HW, located north of 91 Ave NW and west of 142 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0300 252679630-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 3402 HW, located north of 109A Avenue and west of 132 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0326 253540909-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 8, Plan 3543HW, located south of 67 Avenue NW and west of 105 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



July 6, 2017

File No. LDA17-0130

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

ATTENTION: Scott Carnall

RE: Tentative plan of subdivision to create 31 single detached residential lots, 30 semi-detached residential lots from the SW 19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; **GRANVILLE**

I The Subdivision by Plan is APPROVED on July 6, 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 a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots flanking Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA11-0347, LDA14-0215, and LDA14-0197 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner 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 shall submit redline revisions or resubmit engineering drawings for Granville Stage 13 for the servicing of lots adjacent to Glastonbury Boulevard NW and Granville Drive NW, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers 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 roads (or when required by Transportation Planning and Engineering);
9. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots flanking Winterburn Road NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner install bollards to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) was previously addressed in part through LDA14-0374 by dedication. Deferred Reserve Caveat (DRC) #172066447 will carry forward on title for future assembly of a tree stand with LDA13-0348.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #242052355-001

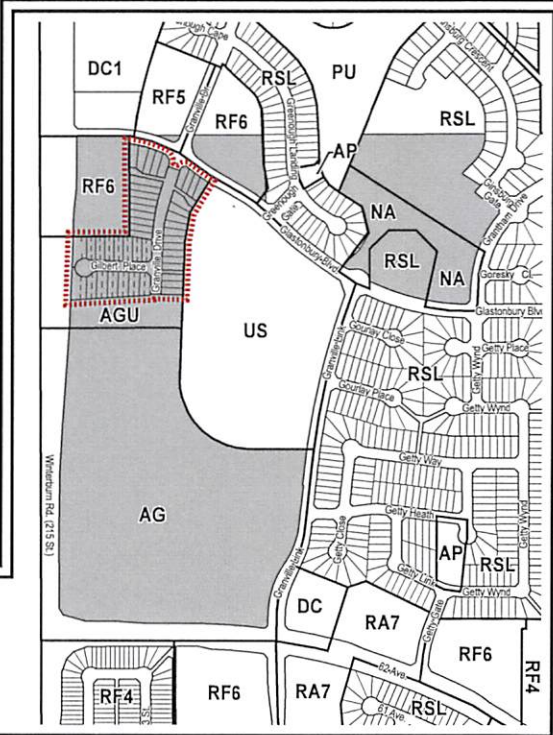
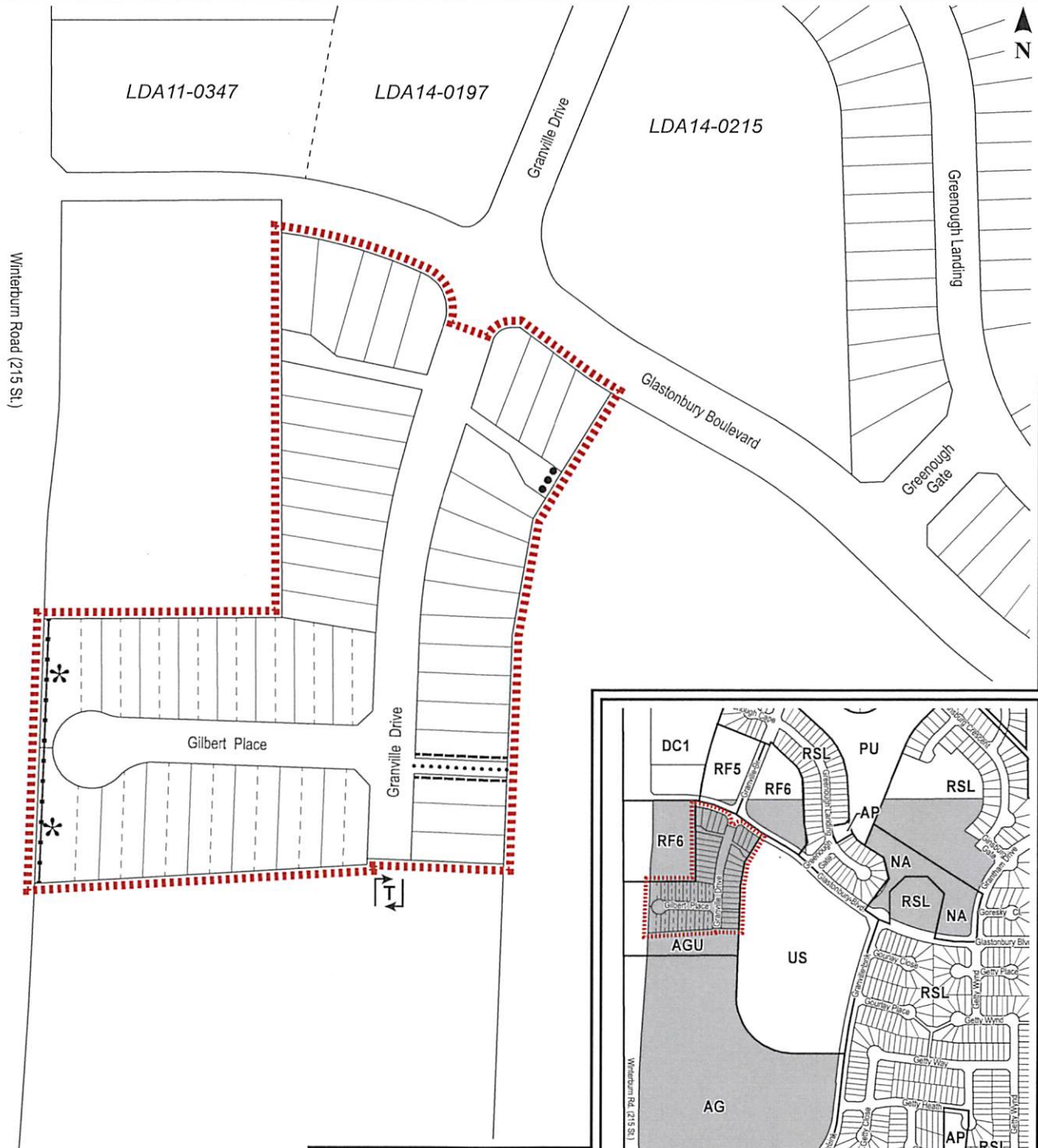
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 6, 2017

LDA17-0130

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- 1.5 m concrete sidewalk
- Bollards
- Restrictive covenant re: Berm and Fence
- Temporary 12 m radius turnaround



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

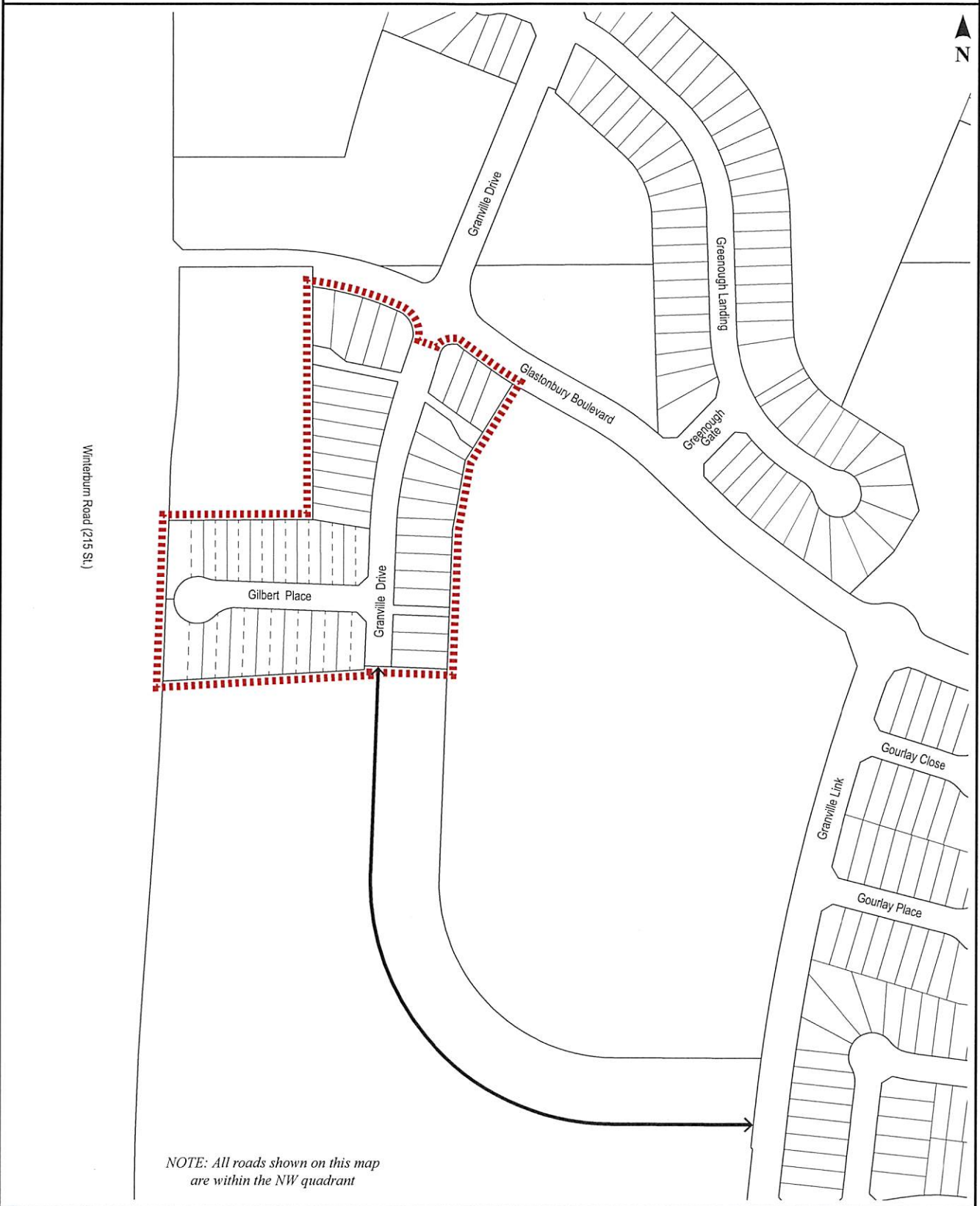
	Titled area to be subdivided
	Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 6, 2017

LDA17-0130

- Limit of proposed subdivision
- ↔ Temporary 4 m emergency access



Winterburn Road (215 St.)

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



July 6, 2017

File No. LDA14-0370

Qualico Communities
3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

RE: REVISION of tentative plan of subdivision to create 80 single detached residential lots and 31 row housing residential lots from, Lot 1, Block 1, Plan 022 0944 located south of the Transportation Utility Corridor and east of 50 Street NW; **CY BECKER**

The application has revised the number of single detached residential lots by increasing them from 70 to 80 and the number of row housing residential lots by increasing them from 28 to 31. There were also changes to the property lines to reflect the reduction of lot depths and a reduced road-right-of-way.

I The Subdivision by Plan is APPROVED on July 6, 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 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;
4. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lots adjacent to the western walkway with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. 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;
10. that grading and landscaping are completed in accordance with the approved Cy Becker Natural Area Management Plan to the satisfaction of Sustainable Development and Drainage Planning and Engineering;
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 Public Utility lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 022 0944 was addressed by Deferred Reserve Caveat (DRC) through LDA11-0438. The DRC will carry forward on title.

A portion of the temporary emergency access will be constructed within the Transportation and Utility Corridor (TUC). Ministerial Consent is required for all development within the TUC. The application for ministerial consent is to be made by the developer.

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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #157518384-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 6, 2017

LDA14-0370

----- Limit of proposed subdivision

———— 1.8 m uniform screen fence as per Zoning Bylaw

- - - - - 1.2 m uniform fence

..... 1.5 m concrete sidewalk

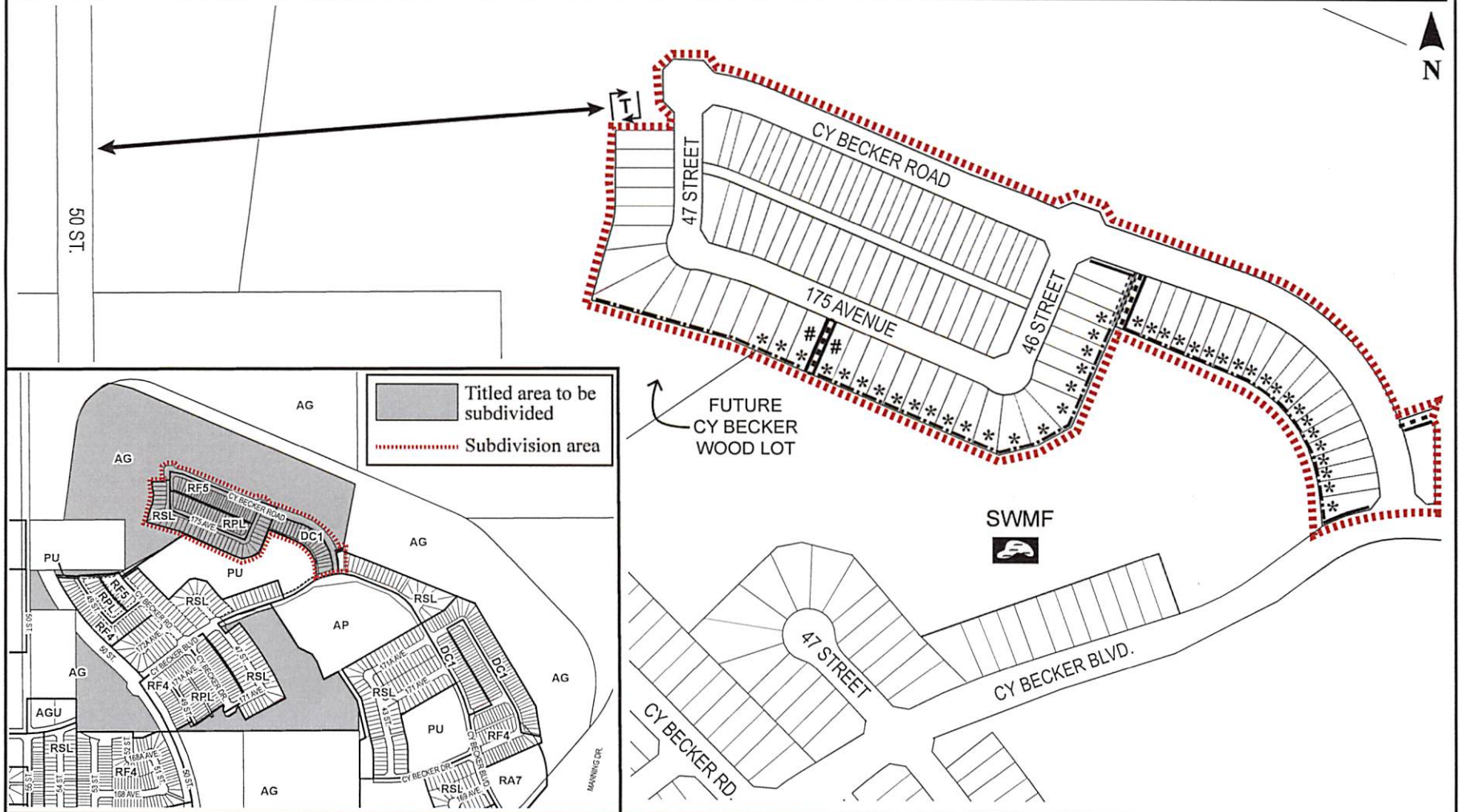
===== 1.8 m uniform screen fence

↔ 4 m gravel temporary emergency access

* Restrictive Covenant re: freeboard

Restrictive Covenant re: disturbed soil

[T] Temporary 17 m radius transit turnaround





Subdivision Authority

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

July 6, 2017

File No. LDA17-0250

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 7, Block 1, Plan RN 24A, located south of 109A Avenue NW, and west of 130 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on July 6, 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 5.48 m south of the north property line of Lot 7. 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/at/Posse #246551530-001

Enclosure(s)

TENTATIVE PLAN

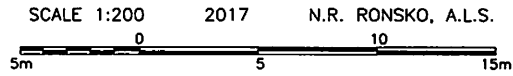
SHOWING SUBDIVISION OF

LOT 7, BLOCK 1, PLAN RN24A

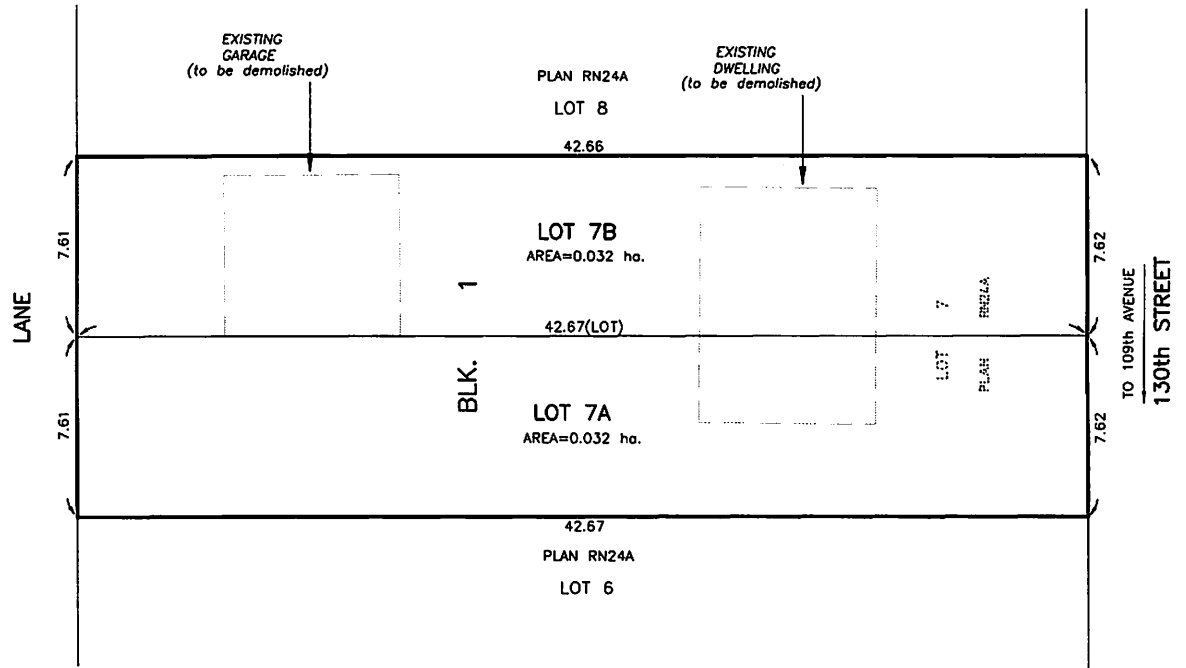
IN THE

N.E.1/4 SEC.1-53-25-4

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 27, 2017

REVISED: -

FILE NO. 17S0323

DWG.NO. 17S0323T



Subdivision Authority

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

July 6, 2017

File No. LDA17-0298

ISL Engineering and Land Services Ltd.
1200, 10235 - 101 Street NW
Edmonton, AB T5J 3E9

ATTENTION: Shauna Kuiper

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 1, Plan 6054 HW, located north of 91 Ave NW and west of 142 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on July 6, 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 9.30 m south of the north property line of lot 21. The existing storm service enters the proposed subdivision approximately 8.06 m south of the north property line of Lot 21. 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 Stephen Raitz at stephen.raitz@edmonton.ca or 780-508-9536.

Regards,

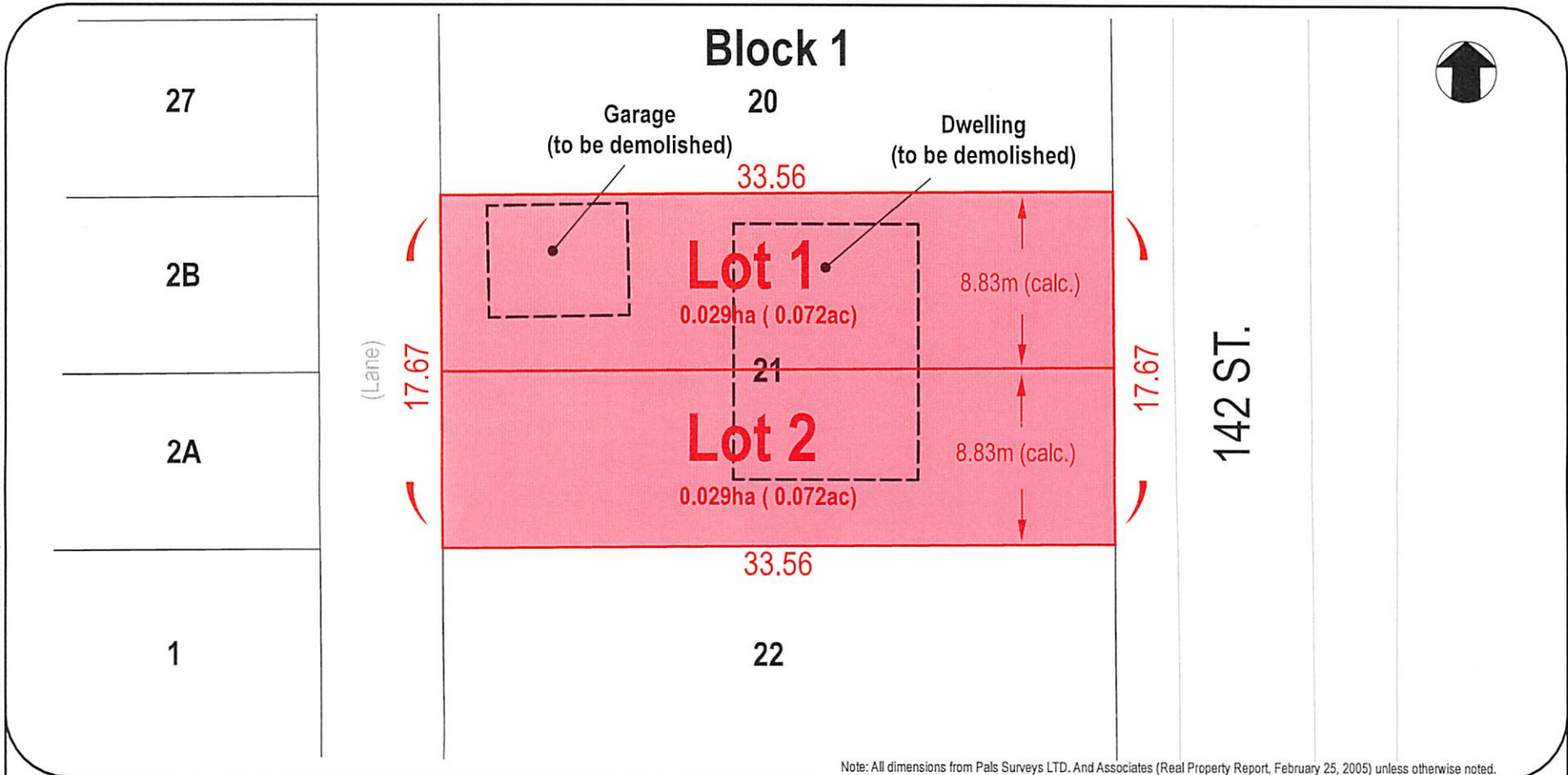


Blair McDowell
Subdivision Authority

BM/sr/Posse #251660629-001

Enclosure

J:\140001449_ParView_subdivision2_CAD\000_Drawing201_ParView_SUBDIVISION_2\TENTATIVE_PLAN_OF_SUBDIVISION (170524).PDF



Note: All dimensions from Pals Surveys LTD. And Associates (Real Property Report, February 25, 2005) unless otherwise noted.



May 25, 2017

Legend

Subject Site

Scale 1: 200

TENTATIVE PLAN OF SUBDIVISION

Municipal Address: 9120 - 142 Street, NW, Edmonton, Alberta
Legal Address: All of Lot 21, Block 1, Plan 6054HW

Figure 2



July 6, 2017

File No. LDA17-0300

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 1, Block 30, Plan 3402 HW, located north of 109A Avenue and west of 132 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on July 6, 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 12.5 m north of the north property line of 109A Ave. 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 Stephen Raitz at stephen.raitz@edmonton.ca or 780-508-9536.

Regards,




Blair McDowell
Subdivision Authority

BM/sr/Posse #252679630-001

Enclosure(s)

CRIMSON COVE

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 R.F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.071 ha.



REV. NO.	DATE	ITEM	BY
0	MAY 25/17	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

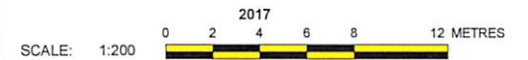
OF

LOT 1, BLOCK 30, PLAN 3402 HW

WITHIN THE

FRAC. N.E. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

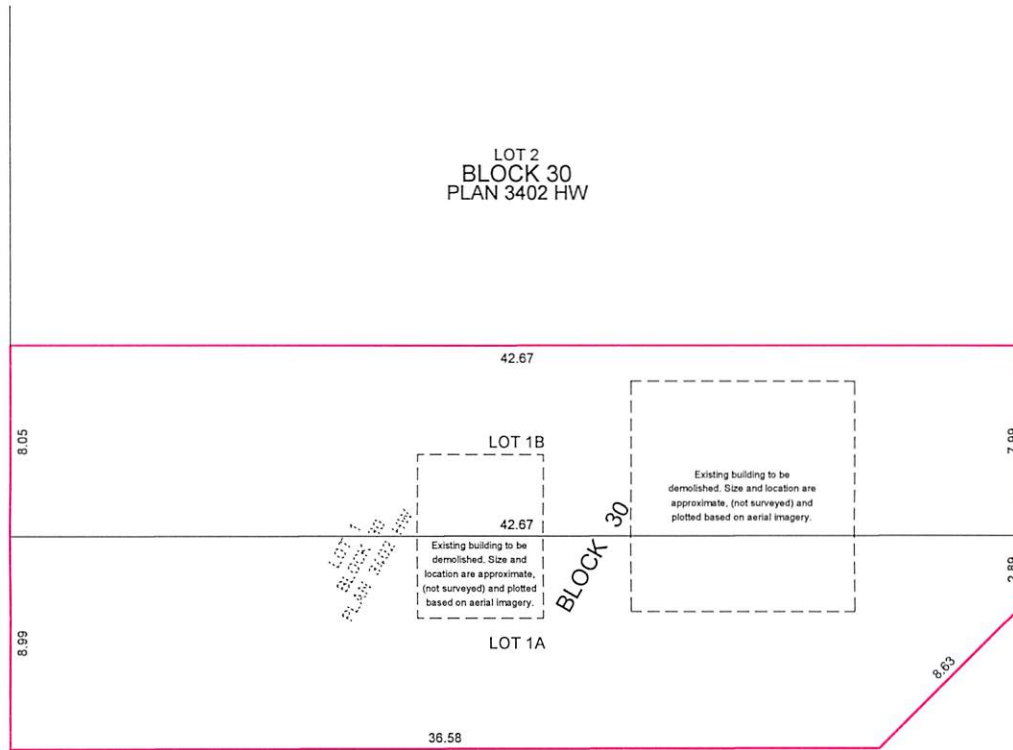


Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700038T	DRAFTED BY:	ME	CHECKED BY:	BM
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LOT 2
BLOCK 30
PLAN 3402 HW

LANE (GROAT ROAD)



132 STREET

109A AVENUE



Subdivision Authority

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

July 6, 2017

File No. LDA17-0326

Bernhard Jess ALS
401 8503 - 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 8, Plan 3543HW, located south of 67 Avenue NW and west of 105 Street NW;
ALLENDALE

The Subdivision by Plan is APPROVED on July 6, 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 28.65 m east of the east property line of 105A Street NW. 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 #253540909-001

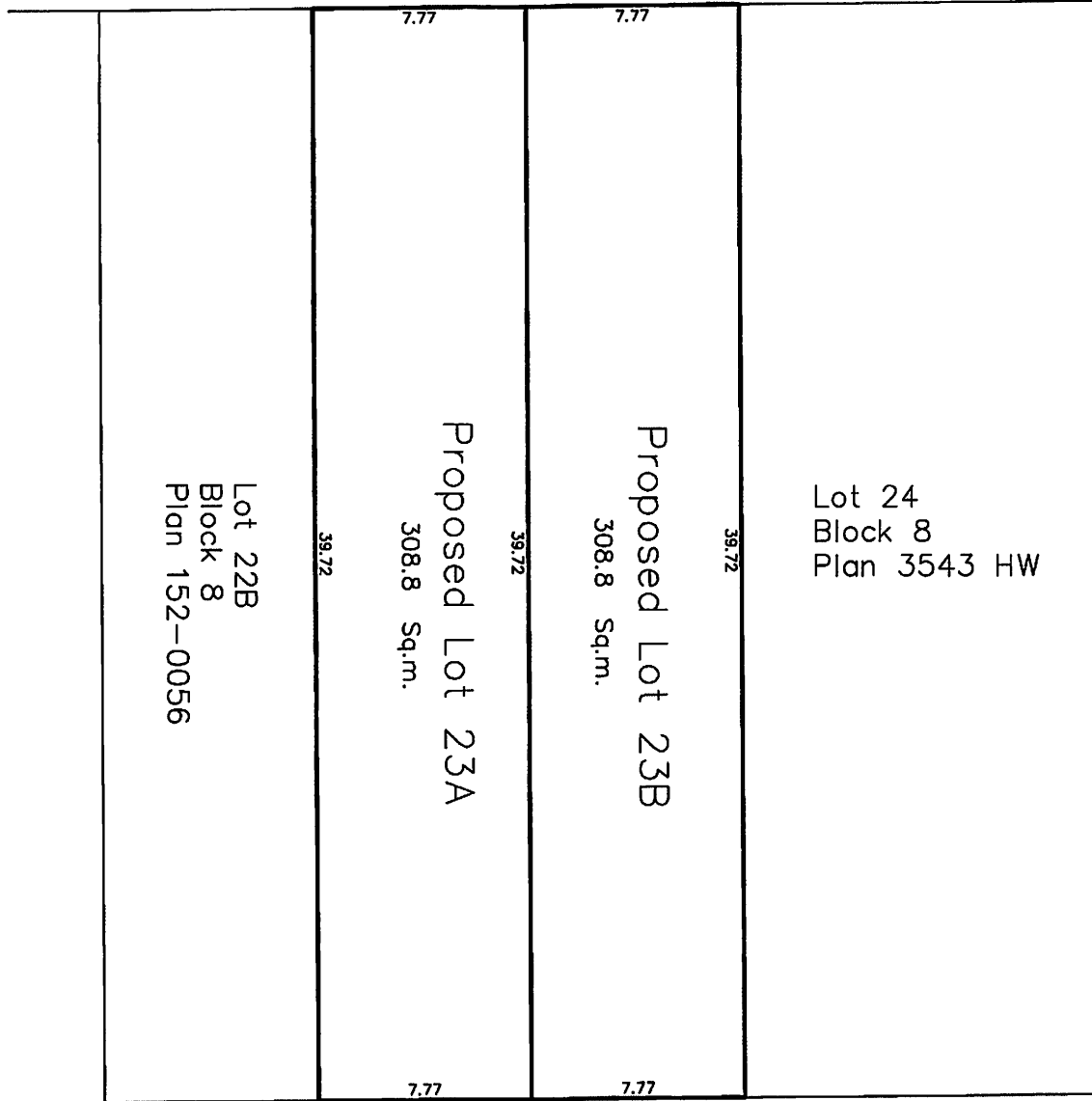
Enclosure(s)

Plan Showing Proposed Subdivision

Lot 23, Block 8, Plan 3543HW
10531-67 Avenue



67 Avenue



Lane

Client: Homes Mark

Neighbourhood: Allendale

Zoning: RF3

File: 1728 Planning App