

Thursday, October 12, 2017

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 41

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 12, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 5, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0063 240587688-001	Tentative plan of subdivision to create 49 single detached residential lots, 44 semi-detached residential lots and three (3) Municipal Reserve lots, from Lot N, Block 99, Plan 152 2816, north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE
2.	LDA17-0371 255095664-001	Tentative plan of subdivision to create 22 row housing lots and one (1) multiple family lot (MFL) from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS
3.	LDA14-0313 157166869-001	REVISION of conditionally approved plan of subdivision to create 82 single detached residential lots and 32 semi-detached residential lots, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; LAUREL
4.	LDA17-0436 234728364-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A, Block 11, Plan 1966 HW located north of 103 Avenue NW and east of 149 Street NW; GROVENOR
5.	LDA17-0457 259897419-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 14, Plan 2938 HW located north of 72 Avenue NW and west of 113 Street NW; MCKERNAN
6.	LDA17-0463 259974555-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 60, Plan 3875 P located north of 105 Avenue NW and west of 132 Street NW; GLENORA
7.	LDA17-0465 260045469-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 2, Plan 4504 AJ, located south of 112 Avenue NW and west of 122 Street NW; INGLEWOOD

8.	LDA17-0474 258797686-001	Tentative plan of subdivision to create two (2) commercial lots, from Lot 1, Block 3, Plan 172 1164, located north of 137 Avenue NW and east of Mistatim Way NW; MISTATIM INDUSTRIAL
9.	LDA17-0502 261428407-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 10, Plan 3642 AJ, located south of 111 Avenue NW and east of 62 Street NW; HIGHLANDS
5.	OTHER BUSINESS	



October 12, 2017

File No. LDA17-0063

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create 49 single detached residential lots, 44 semi-detached residential lots and three (3) Municipal Reserve lots, from Lot N, Block 99, Plan 152 2816, north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 12, 2017, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.61, 0.02 and 0.12 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 provide money in place of MR, in the amount of \$1,652,615.25 representing 2.433 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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 owner register temporary public access easement for the temporary 6 m paved residential alley as shown on the "Conditions of Approval" map, Enclosure I;
6. that the lots identified be withheld from registration until the temporary roadway is no longer required as deemed by Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of the City of Edmonton against the lots, as shown on the "Conditions of Approval" map, Enclosure I; and

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

II That the Servicing Agreement required in Clause I (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 temporary 6 m paved residential alley 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);
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR greenway, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways 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 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 pays for the installation of "no parking" signage on the local roadways for emergency vehicle access to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner constructs underground utilities including storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the engineering drawings include grading plans for 41 Avenue SW to the satisfaction of Transportation Planning and Engineering;
15. that the owner constructs a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 41 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the Reserve lots 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.

MR for Lot N, Block 99, Plan 152 2816 in the amount of 0.61 ha, 0.02 and 0.12 ha is being provided by dedication with this subdivision. The 0.02 ha lot will be withheld from registration until the temporary alley connection is no longer required.

Subsequent to money in place of MR in the amount of \$1,652,615.25, representing 2.433 ha. The 2.433 ha accounts for the dedication of MR and ER on the title on the conditionally approved subdivisions LDA16-0167 and LDA16-0169. The amount may be adjusted with the dedication of road right of way between the top of bank roadway and the urban development line.

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.

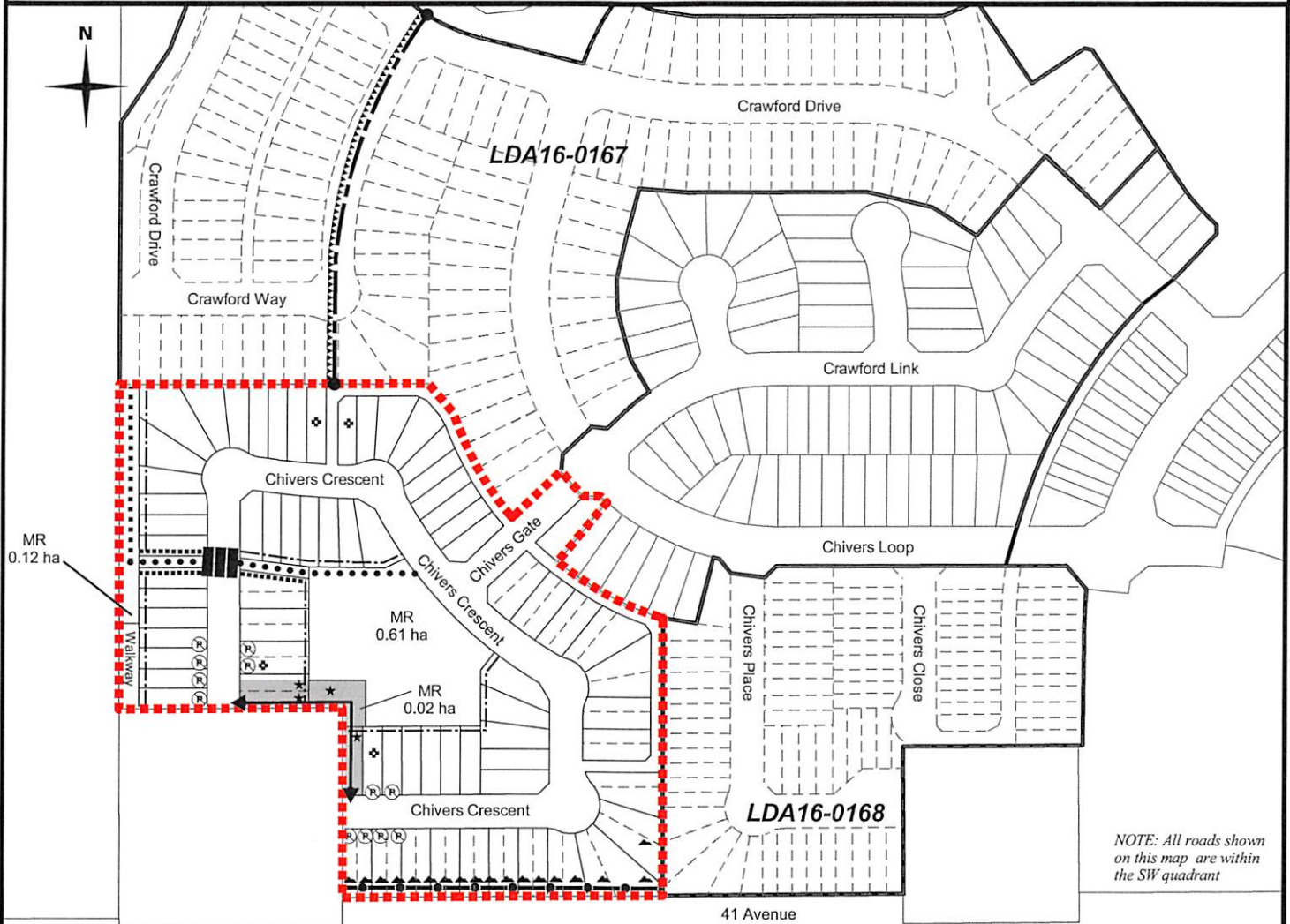
Regards,

Blair McDowell
Subdivision Authority

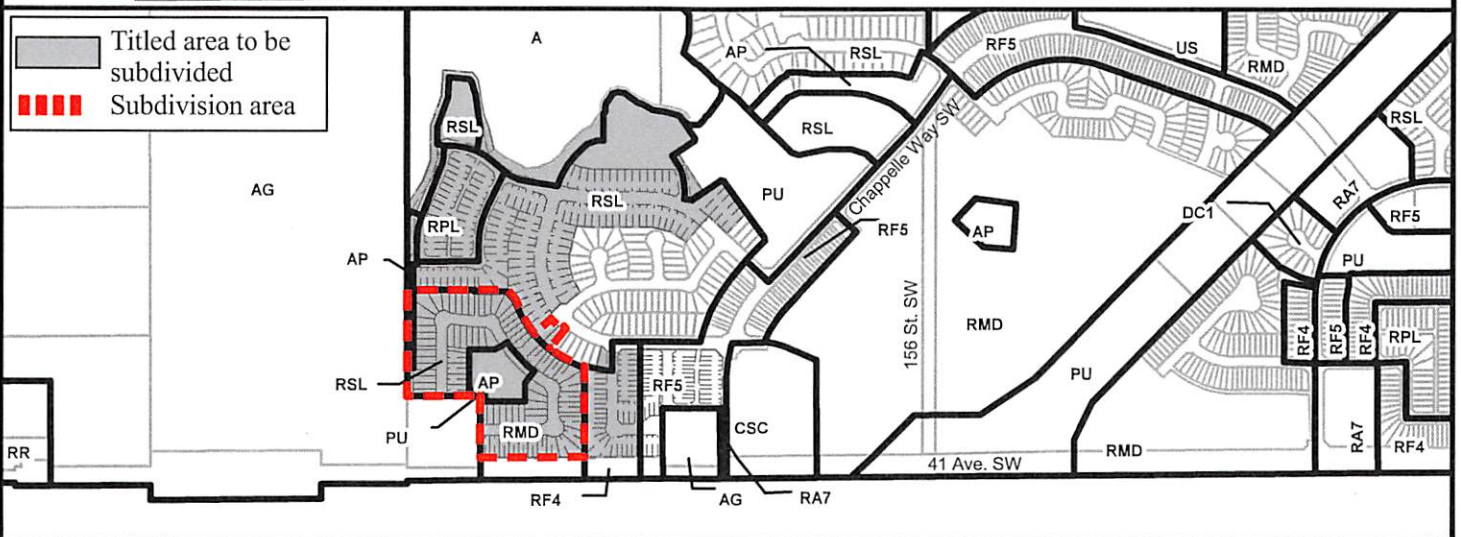
BM/mb/Posse #240587688-001

Enclosure

- | | | | | | |
|---|--|---|---|---|----------------------------------|
|  | Limit of proposed subdivision |  | 3 m hard surface shared use path |  | Berm and noise attenuation fence |
|  | Register easement |  | Temporary 6 m residential alley |  | Withhold lots from registration |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Zebra marked crosswalk |  | No Parking signage |
|  | 1.5 m concrete sidewalk |  | Restrictive covenant re: Disturbed Soil |  | Storm sewer extension |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Berm and Fence |  | Major drainage infrastructure |



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





Subdivision Authority

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

October 12, 2017

File No. LDA17-0371

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 22 row housing lots and one (1) multiple family lot (MFL) from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on October 12, 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., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA16-0463 be registered prior to or concurrent with this application;
4. that LDA17-0479 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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; and
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies.

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

Municipal Reserve for the SE 13-51-25-W4M was addressed by Deferred Reserve Caveat (152 094 665) and will carry forward on title. The DRC will be discharged in full as a condition of LDA15-0144 as dedication.

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.

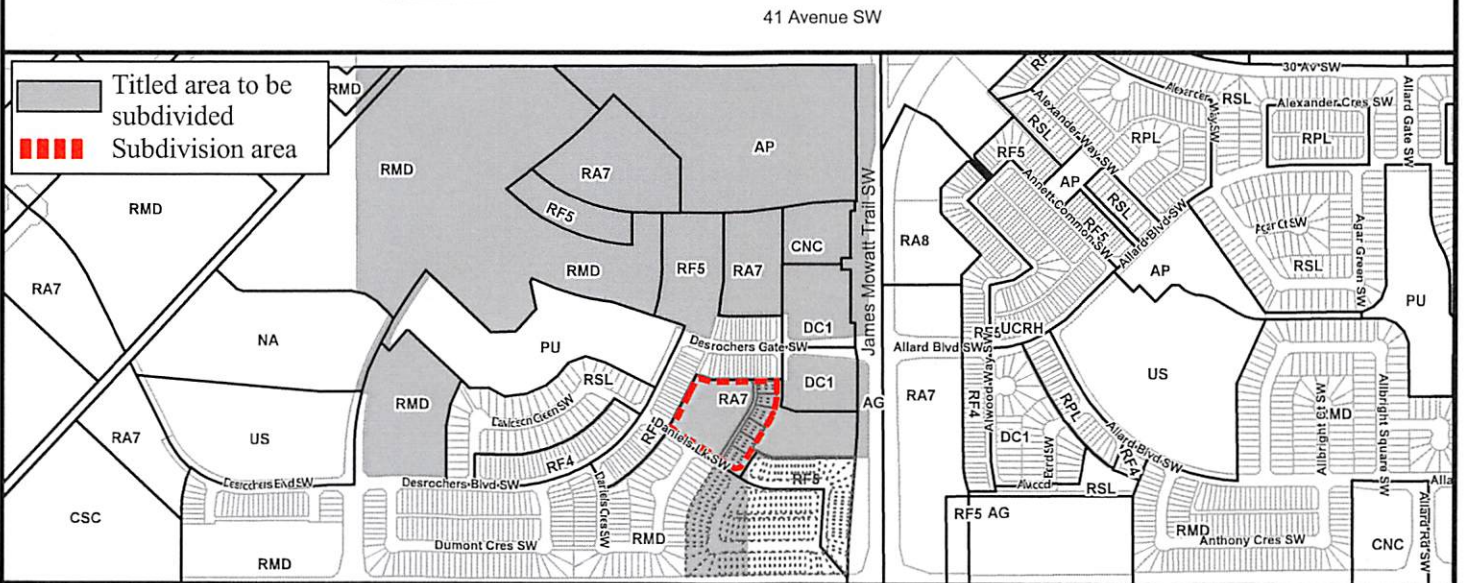
Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #255095664-001

Enclosure

Limit of proposed subdivision





October 12, 2017

File No. LDA14-0313

Qualico Communities.
280, 3203 - 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Feniak

RE: REVISION of conditionally approved plan of subdivision to create 82 single detached residential lots and 32 semi-detached residential lots, from the NE 30-51-23-W4M and the SE 31-51-23-W4M located north of Anthony Henday Drive and west of 17 Street NW; **LAUREL**

Since the original conditions of approval, two (2) re-phasing requests and a re-lotting (LDA15-0516) have been conditionally approved. Phases 18A and 18B have been endorsed. This revision will create two (2) phases from the lots that have not been endorsed, removes a walkway and replaces the change request of LDA15-0516. The conditions of approval letter dated June 18, 2015 proposed to create 119 single detached residential lots, 98 semi-detached residential lots, 29 row housing lots, and one (1) Public Utility lot.

I The Subdivision by Plan is APPROVED on October 12, 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., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Bylaw 18205 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
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, as shown on the "Conditions of Approval" map, Enclosure I;
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 Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct, with Phase 18 C, 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 Subdivision and Development Coordination);
9. 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;
10. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, 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 Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within 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.

MR for the SE 31-51-23-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA14-0284. The DRC carried forward on title when Phase 18A of this subdivision was endorsed.

MR for the NE 30-51-23-W4M in the amount of 0.48 ha was provided by a DRC with the endorsement of Phase 18A of this subdivision. The 0.48 ha DRC was transferred to the SE 31-51-23-W4M.

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.

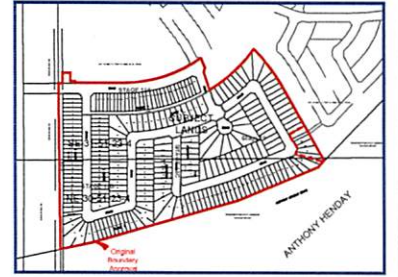
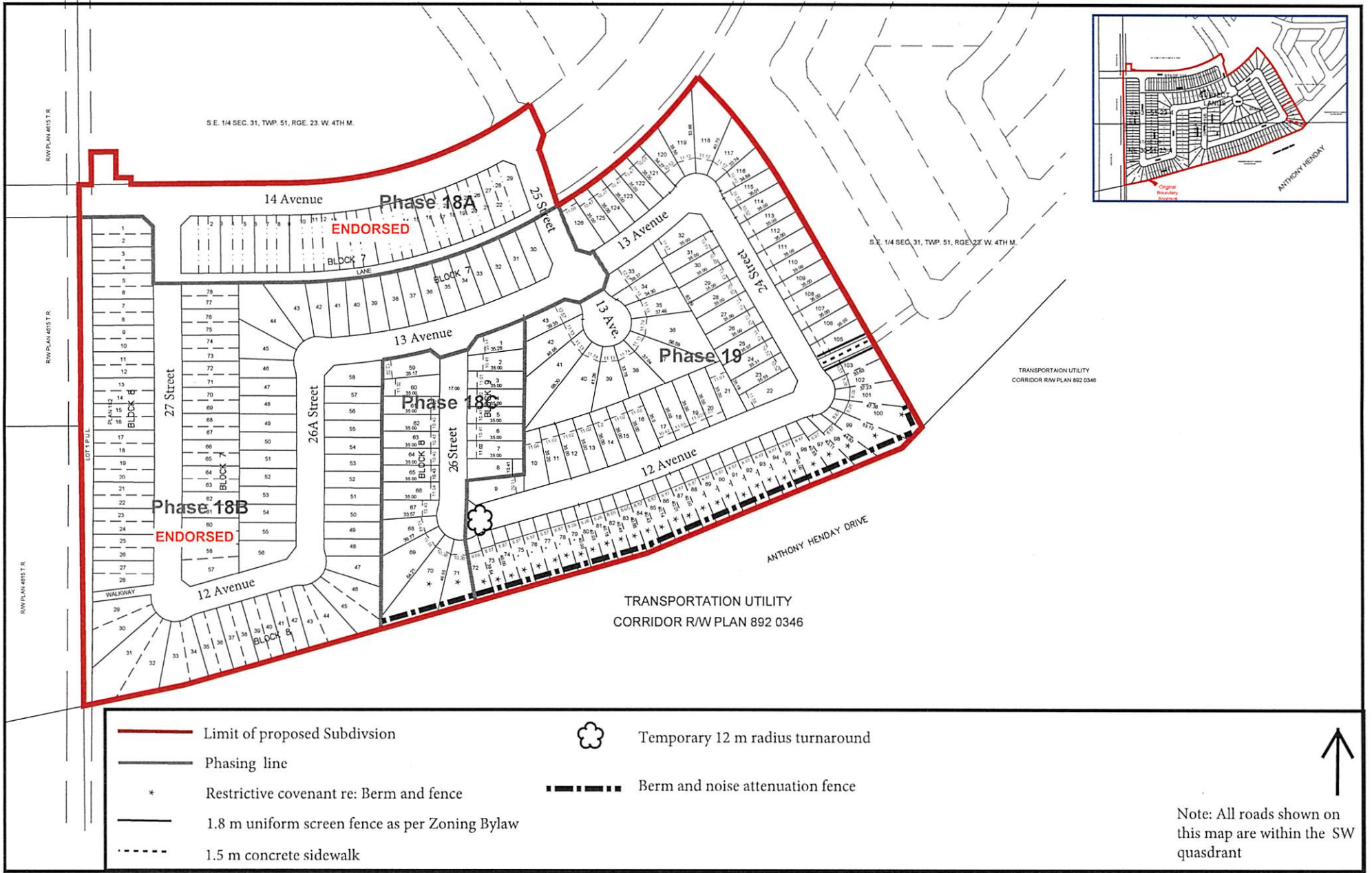
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #157166869-001

Enclosure(s)



- Limit of proposed Subdivision
- Phasing line
- * Restrictive covenant re: Berm and fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.5 m concrete sidewalk
- Temporary 12 m radius turnaround
- - - - - Berm and noise attenuation fence

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





Subdivision Authority

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

October 12, 2017

File No. LDA17-0436

Delta Land Surveys Ltd.
9809 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot A,
Block 11, Plan 1966 HW located north of 103 Avenue NW and east of 149 Street NW;
GROVENOR

The Subdivision by Plan is REFUSED on October 12, 2017 for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 140.4(3) of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the (RF3) Small Scale Infill Development Zone for permitted and discretionary uses is 30.0 metres. The proposed site depth of Lot A1 and Lot A2 is 18.3 m and is therefore deficient by 11.7 metres or 39%; and
2. This proposal will result in site depths, and ultimately lot sizes, that are uncharacteristically small when compared to properties on the block face. For example, the site depths on the block face are approximately 36.5 metres. The proposed lot depth for Lot A1 and Lot A2 is 18.3 metres, which is significantly smaller than those of other properties characteristic to the block face.

Please be advised that an appeal may be lodged 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.

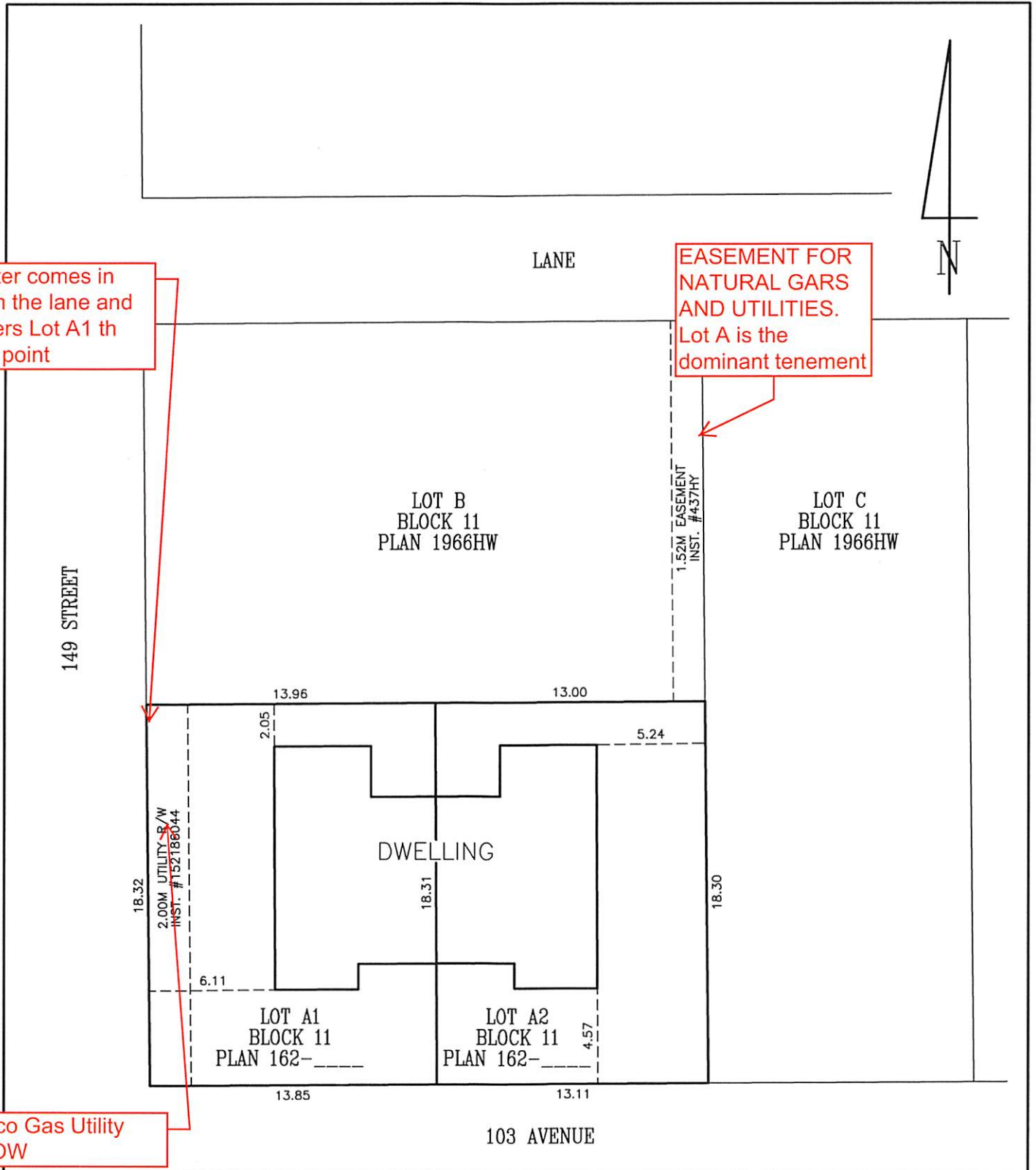
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #234728364-001

Enclosure(s)



Water comes in from the lane and enters Lot A1 th this point

EASEMENT FOR NATURAL GARS AND UTILITIES. Lot A is the dominant tenement

Atco Gas Utility ROW

<h1>DRAWING</h1>	<p>THIS DRAWING IS PREPARED FOR: KOTIER MASTER HOMES INC.</p>		
<p>SHOWING PROPOSED SUBDIVISION OF LOT A, BLOCK 11, PLAN 1966HW 14830 - 103 AVENUE CITY OF EDMONTON - ALBERTA</p>	<p>NOTES: 1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. 2. LOCATION OF DWELLING DERIVED FROM PLOT PLAN DONE BY HAGEN SURVEYS (1982) LTD.</p>		
	<p style="text-align: center;">DELTA LAND SURVEYS LTD. 9809-89 AVE, EDMONTON, AB, T6E-2S3 780-431-0816 (TEL) 780-432-1024 (FAX)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;">SCALE 1:250</td> <td style="width: 33%;">JOB NO. G0645LTO</td> <td style="width: 33%;">NOV. 08, 2016,</td> </tr> </table>	SCALE 1:250	JOB NO. G0645LTO
SCALE 1:250	JOB NO. G0645LTO	NOV. 08, 2016,	



October 12, 2017

File No. LDA17-0457

Bernhard Jess
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 2, Block 14, Plan 2938 HW located north of 72 Avenue NW and west of 113 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on October 12, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.1 m east of the west property line of Lot 2. The existing storm service enters the proposed subdivision approximately 2.1 m west of the east property line of Lot 2. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

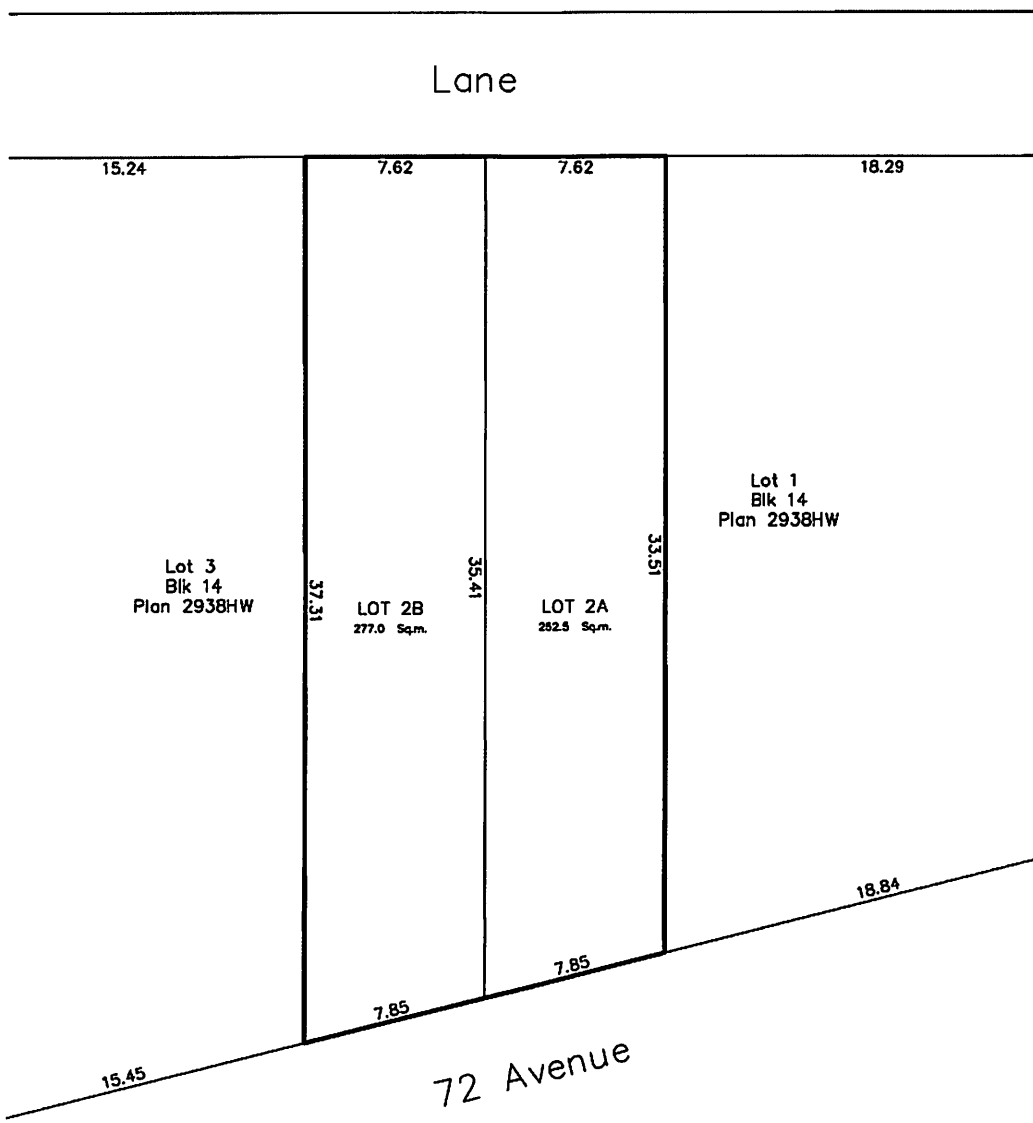
Blair McDowell
Subdivision Authority

BM/gq/Posse #259897419-001

Enclosure(s)

Plan Showing Proposed Subdivision

Lot 2, Block 14, Plan 2938HW
11306-72 Avenue



Client: Hussain/Quazi/Quazi

Neighbourhood: McKernan

Zoning: RF1

File: 1740 Planning.dwg

Bernhard Jess ALS, CLS, P.Eng. © 2017

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:300



Subdivision Authority

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

October 12, 2017

File No. LDA17-0463

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 60, Plan 3875 P located north of 105 Avenue NW and west of 132 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on October 12, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 11.0 m north of the south property line of Lot 2. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

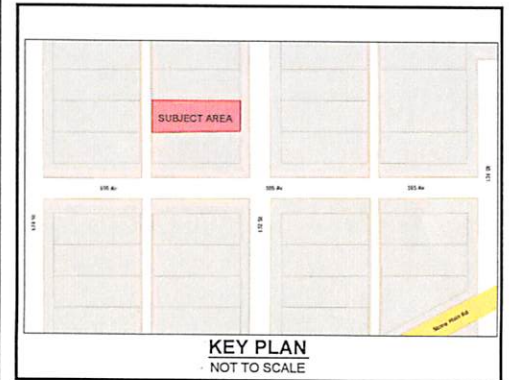
BM/gq/Posse #259974555-001

Enclosure(s)

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



REV. NO.	DATE	ITEM	BY
0	AUG. 17, 2017	ORIGINAL PLAN COMPLETED	**
REVISIONS			

GLENORA

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 2, BLOCK 60, PLAN 3875 P
WITHIN RIVER LOT 2
(THEO S.E. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.)

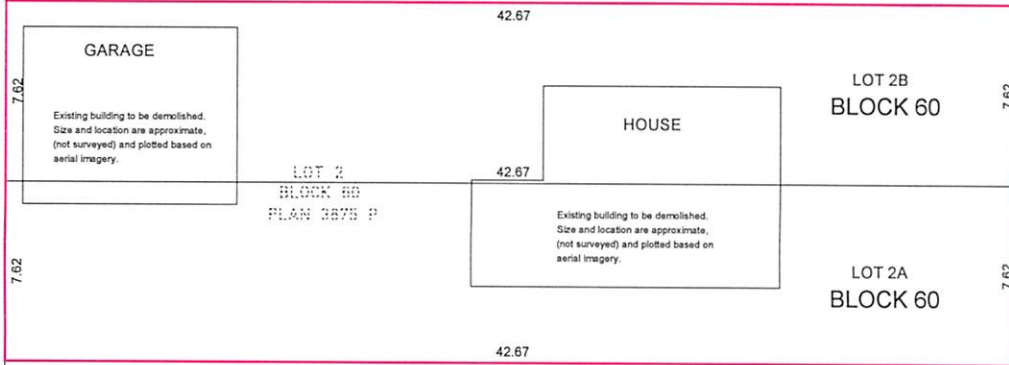
EDMONTON - ALBERTA



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

FILE NO.	61700061T	DRAFTED BY:	AN	CHECKED BY:	**
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LOT 3
BLOCK 60
PLAN 3875 P



LANE

132 STREET

LOT 1
BLOCK 60
PLAN 3875 P

105 AVENUE





October 12, 2017

File No. LDA17-0465

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 6, Block 2, Plan 4504 AJ, located south of 112 Avenue NW and west of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on October 12, 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 5.5 m north of the south property line of Lot 6. 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 #260045469-001

Enclosure

TENTATIVE PLAN

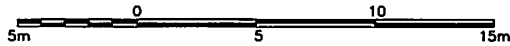
SHOWING SUBDIVISION OF

LOT 6, BLOCK 2, PLAN 4504 A.J.

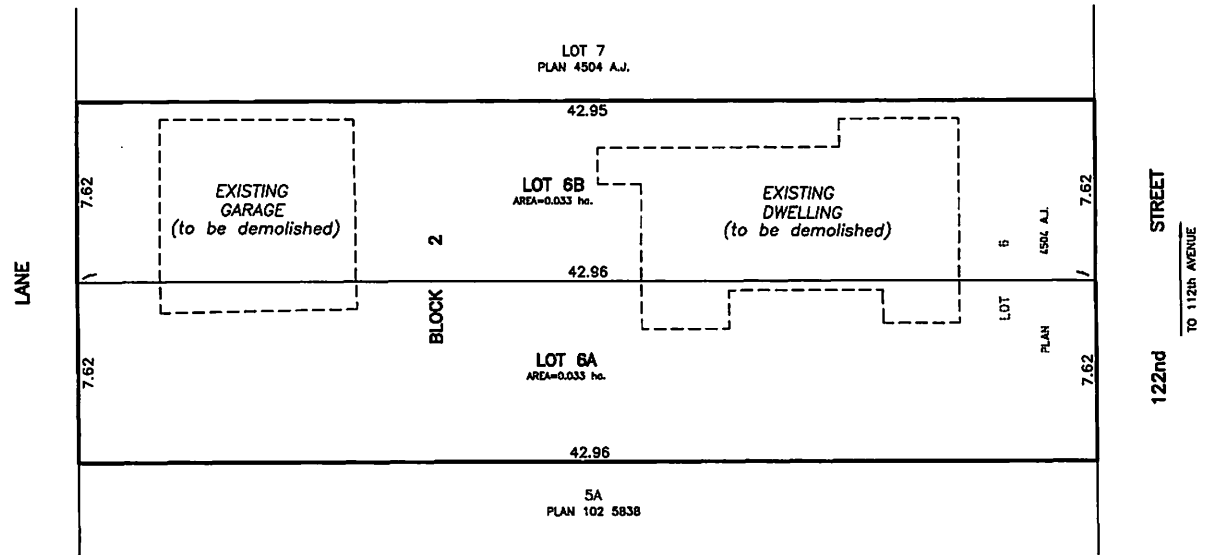
IN THE
S.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 D.G. CHEN, 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. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 16, 2017
REVISED: -

FILE NO. 17S0745

DWG. NO. 17S0745T



Subdivision Authority

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

October 12, 2017

File No. LDA17-0474

Al-Terra Engineering Ltd
5307 - 47 Street NW
Edmonton, AB T6B 3T4

ATTENTION: Connor Smith

RE: Tentative plan of subdivision to create two (2) commercial lots, from Lot 1, Block 3, Plan 172 1164, located north of 137 Avenue NW and east of Mistatim Way NW; **MISTATIM INDUSTRIAL**

The Subdivision by Plan is APPROVED on October 12, 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 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;
2. 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

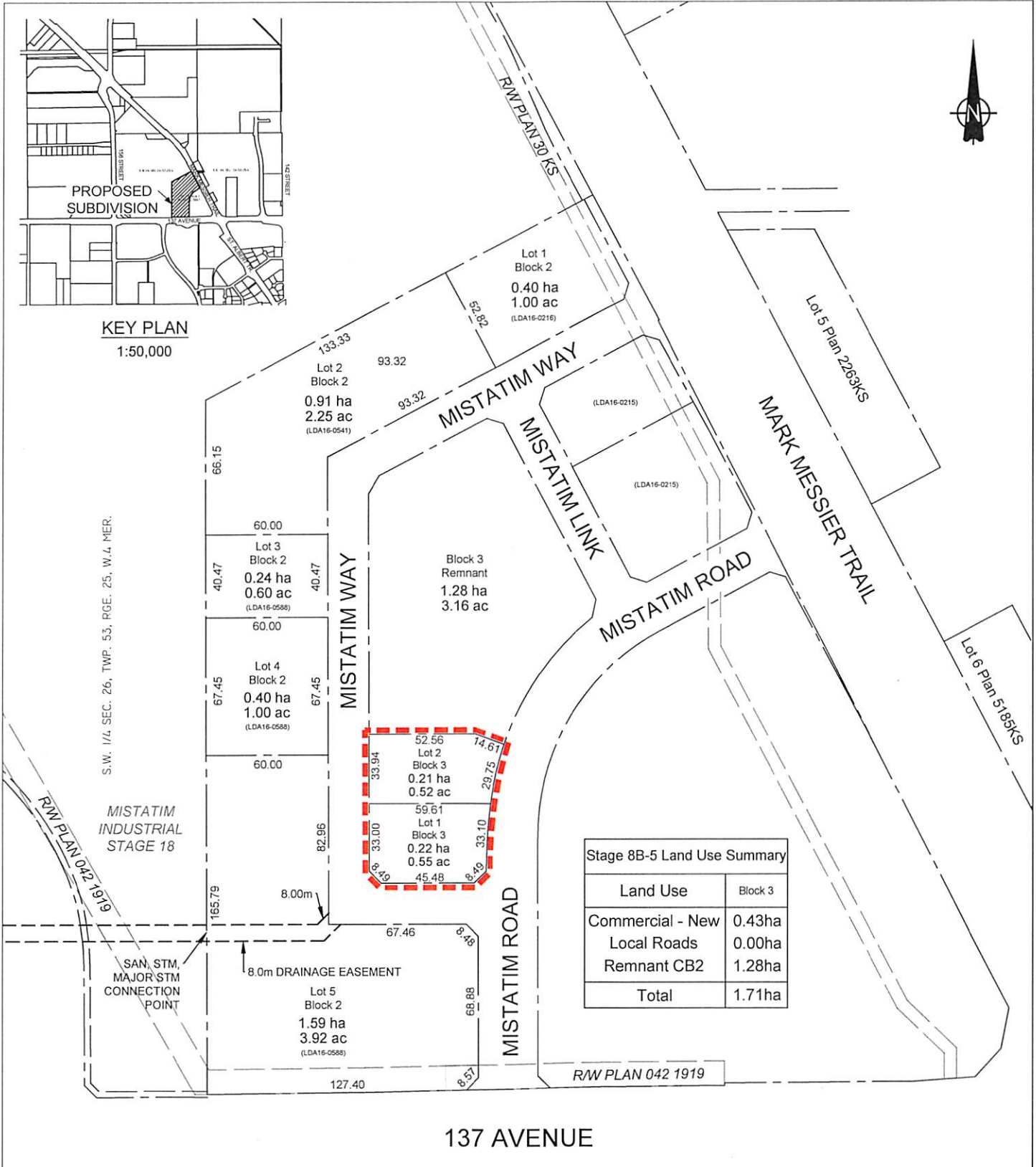
Blair McDowell
Subdivision Authority

BM/sm/Posse #258797686-001

Enclosure



KEY PLAN
1:50,000



Stage 8B-5 Land Use Summary	
Land Use	Block 3
Commercial - New	0.43ha
Local Roads	0.00ha
Remnant CB2	1.28ha
Total	1.71ha

137 AVENUE

JULY 28, 2017

Mistatim Industrial

Job #8048A

--- STAGE 8B-5

Stage 8B-5 Tentative Plan

Within Lot 1, Block 1, Plan 092 5647



Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.

Scale: 1:2,500



Subdivision Authority

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

October 12, 2017

File No. LDA17-0502

Hagen Surveys (1982) 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 10, Plan 3642 AJ, located south of 111 Avenue NW and east of 62 Street NW;
HIGHLANDS

The Subdivision by Plan is APPROVED on October 12, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.8m west of the east 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #261428407-001

Enclosure

TENTATIVE PLAN

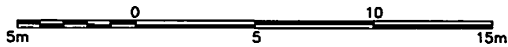
SHOWING SUBDIVISION OF

LOT 3, BLOCK 10, PLAN 3642 A.J.

IN
RIVER LOT 32, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2017 D.G. CHEN, 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.

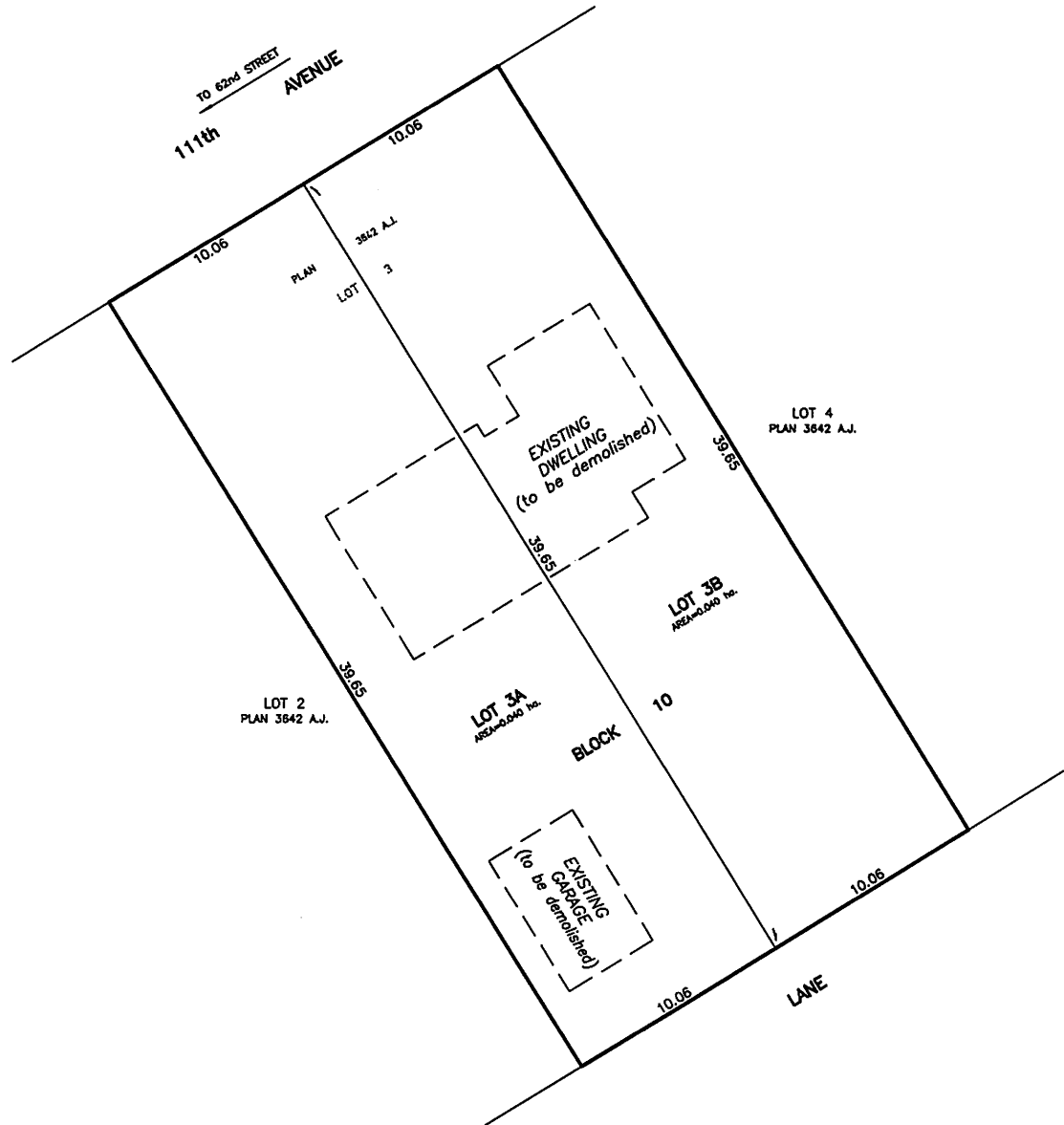
CALC'D. BY: J.V.

DATE: August 19, 2017

REVISED: -

FILE NO. 17S0760

DWG.NO. 17S0760T



Thursday, October 5, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the October 5, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the September 28, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0358
254403871-001 Tentative plan of subdivision to create 131 single detached residential lots, from the NE 15R-51-24 W4M, NW 15R-51-24 W4M located south of Orchards Boulevard SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA17-0418
257655271-001 Tentative plan of subdivision to create 6 semi-detached residential lots from a portion of roadway to be closed, the NE 15-51-24-W4M, NW 15-51-24-W4M (#172 180 770 +71) and the NE 15-51-24-W4M, NW 15-51-24-W4M (#052 425 598 +16) located north of 41 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell
That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA17-0365 255110567-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 3, Plan 6252 KS, located north of 76 Avenue NW and east of 150 Street NW; RIO TERRACE	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA17-0433 258958226-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 12, Plan 2955 MC located north of 56 Avenue NW and east of 115 Street NW; LENDRUM PLACE	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA17-0453 259714022-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 10, Plan 6773 MC, located north of 40 Avenue NW and west of 121 Street NW; ASPEN GARDENS	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA17-0472 259903209-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 364, Block 1, Plan 7540 AH, located south of 114 Avenue NW and east of 102 Street NW; SPRUCE AVENUE	
MOVED		Blair McDowell	That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA17-0480 260465310-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 30, Plan 4738 HW, located north of 83 Avenue NW and west of 71 Street NW; KENILWORTH	
MOVED		Blair McDowell	That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA17-0485 260858657-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 65, Plan 3875 P, located north of 105 Avenue NW and east of 138 Street NW; GLENORA	

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0493 261250140-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 111, Plan 2803 AF, located south of Stony Plain Road NW and east of 137 Street NW; GLENORA
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.	