

Thursday, April 13, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the April 13, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the April 6, 2017 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA16-0165
218737839-001 | Tentative plan of subdivision to create 50 semi-detached residential lots, from Lot T, Block 99, Plan 142 1867 located south of Chappelle Road SW and west of 141 Street SW; CHAPPELLE |
| 2. | LDA16-0178
189292719-001 | Tentative plan of subdivision to create six (6) industrial lots, from the east half of the SE-18R-52-23-W4M, the west half of the SE-18R-52-23-W4M and the closed portion of 51 Avenue NW located north of Whitemud Drive NW and west of 17 Street NW; SOUTHEAST INDUSTRIAL |
| 3. | LDA17-0080
241120498-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 2, Plan 1412HW, located north of 67 Avenue NW and west of 107 Street NW; ALLENDALE |
| 4. | LDA17-0111
241903537-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 2A, Plan 1259HW, located south of 117 Avenue NW and east of 128 Street NW; INGLEWOOD |
| 5. | LDA17-0112
241890952-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 26, Plan RN76, located north of 121 Avenue NW and west of 83 Street NW; EASTWOOD |
| 6. | LDA17-0119
242093184-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 6226 MC located south of 54 Avenue NW and east of 109 Street NW; PLEASANTVIEW |
| 7. | LDA17-0120
241996171-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 8, Plan 1366 HW located north of 73 Avenue NW and west of 111 Street NW; MCKERNAN |

5. OTHER BUSINESS



Subdivision Authority

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

April 13, 2017

File No. LDA16-0165

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 50 semi-detached residential lots, from Lot T, Block 99, Plan 142 1867 located south of Chappelle Road SW and west of 141 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on April 13, 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 subdivision boundary be amended to include the dedication of Chappelle Vista SW, between 41 Avenue SW and Cardinal Way SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA08-0130 be registered prior to or concurrent with this application for logical roadway connections and 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 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;
8. 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
9. that the owner is responsible for the landscape design and construction within the walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot T, Block 99, Plan 142 1867 was addressed by Deferred Reserve Caveat (DRC) through LDA13-0246. The DRC in the amount of 0.277 ha was subsequently transferred to Lot L, Block 99, Plan 112 5833.

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

Regards,

Blair McDowell
Subdivision Authority

BM/kw/Posse #218737839-001

Enclosure(s)

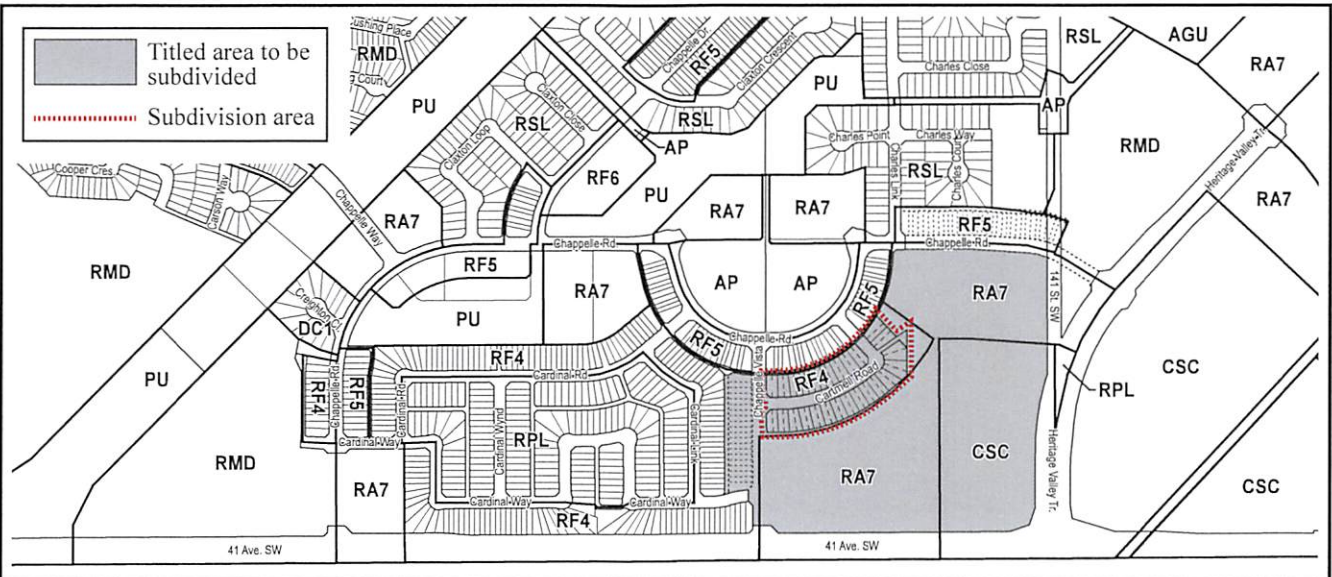
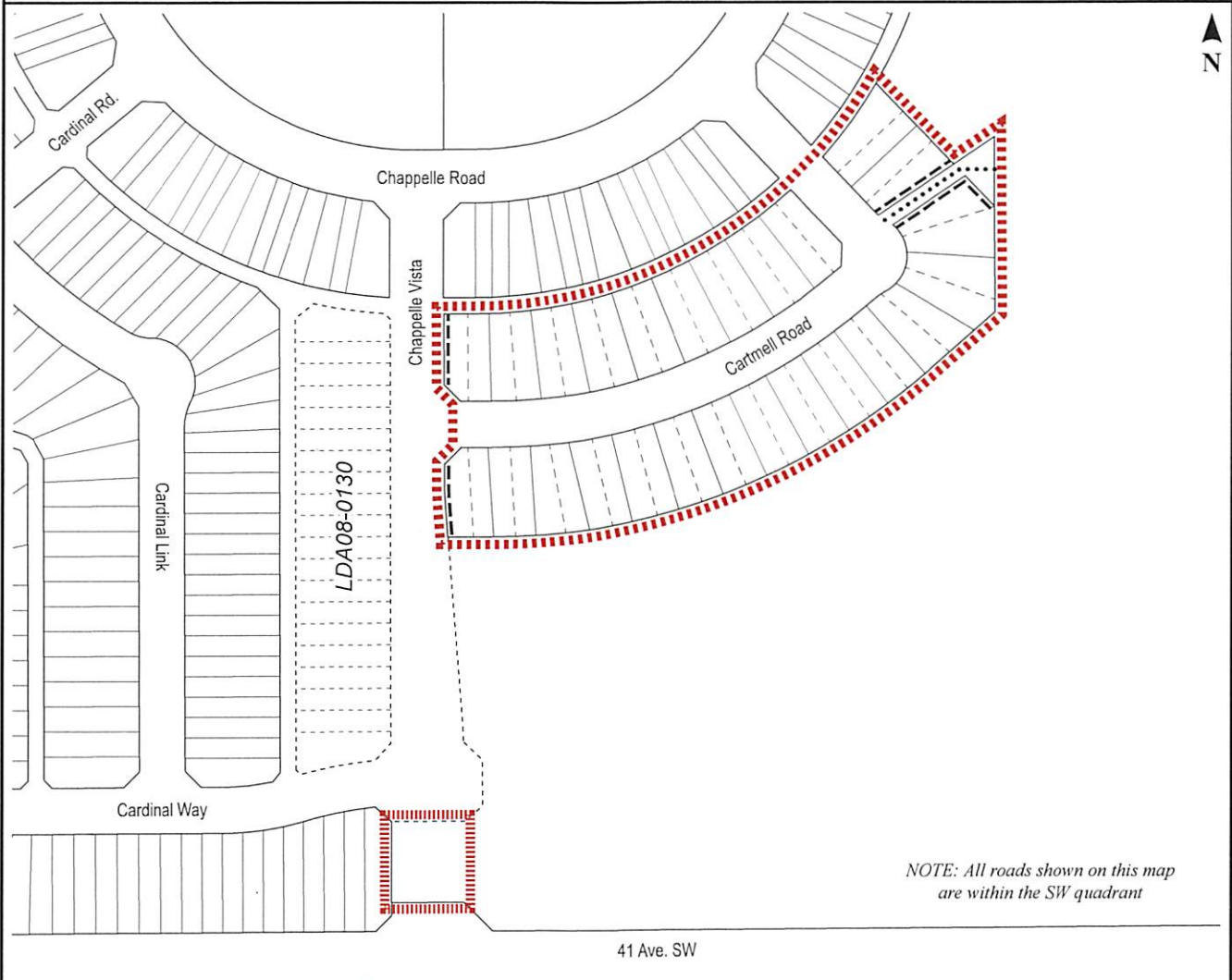
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 13, 2017

LDA16-0165

----- Limit of proposed subdivision
----- Amend subdivision boundary

----- 1.8 m uniform screen fence as per Zoning Bylaw
----- 1.5 m concrete sidewalk





Subdivision Authority

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

April 13, 2017

File No. LDA16-0178

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create six (6) industrial lots, from the east half of the SE-18R-52-23-W4M, the west half of the SE-18R-52-23-W4M and the closed portion of 51 Avenue NW located north of Whitemud Drive NW and west of 17 Street NW; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 13, 2017, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$2,472,470 representing 3.08 ha pursuant to Section 666 and Section 667 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 the owner register an easement for 51 Avenue NW, and 1.5 m sidewalk, as shown on the "Conditions of Approval" maps, Enclosure I and II;
5. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner dedicate a corner cut to the satisfaction of Transportation Planning and Engineering as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering for 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the subdivision boundary be amended to include the dedication of 51 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosure I and II;
9. that the approved subdivision LDA16-0109 be registered prior to or concurrent with this application for necessary storm connections;
10. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lot flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. 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 pays its proportionate share of the Boundary Assessment for 51 Avenue NW improvements constructed under Servicing Agreements I-250 and I-279;
8. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

9. that the owner construct 51 Avenue NW to an industrial collector roadway standard, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.5 m concrete sidewalk, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a northbound left turn bay and a southbound right turn bay on 17 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a second southbound lane on 17 Street NW to an arterial roadway standard, including a 3.0 m hard surface shared use path, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner close the existing all-directional access on 17 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner relocate the existing high load access on 17 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct offsite and onsite water main extensions and hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" maps, Enclosure I and II;
16. that the owner design and construct the onsite public sanitary sewers and storm sewers and accommodate major drainage within appropriate utility rights-of-way, to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" maps, Enclosure I and II;
17. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational, as per agreement #SA50096, to the satisfaction of Drainage Planning and Engineering;
18. that a CCC for the sanitary sewers will not be issued until such time as the downstream sanitary sewer system is complete and operational, as per agreement #SA50096, to the satisfaction of Drainage Planning and Engineering;
19. 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
20. 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 east half of the SE-18R-52-23-W4M, the west half of the SE-18R-52-23-W4M and the closed portion of roadway, in the amount of \$2,472,470 representing 3.08 ha, is being provided by money in place with this subdivision.

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 Madeleine Baldwin at 780-496-5672 or madeleine.baldwin@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority












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








Enclosure(s)

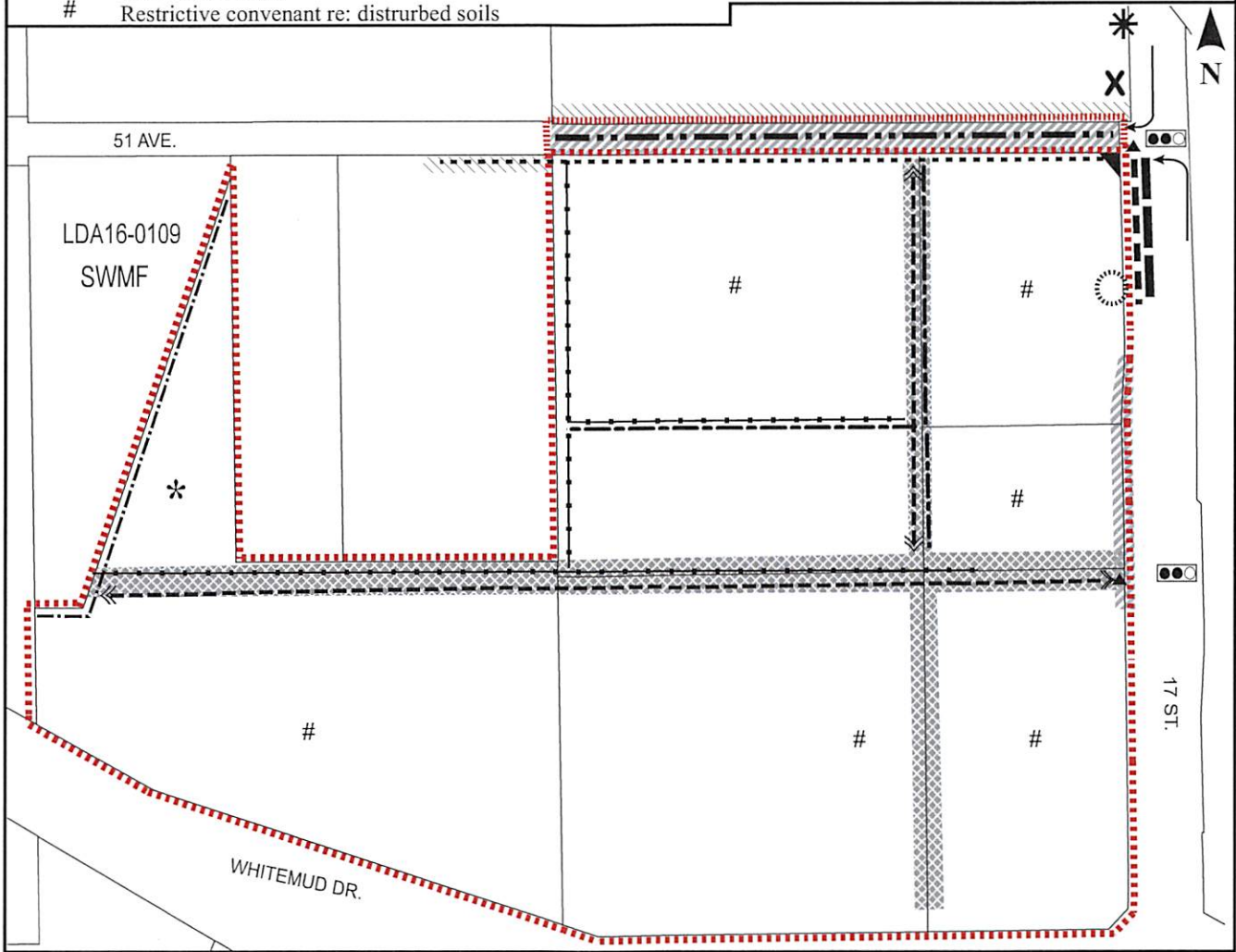
SUBDIVISION CONDITIONS OF APPROVAL MAP



April 13, 2017

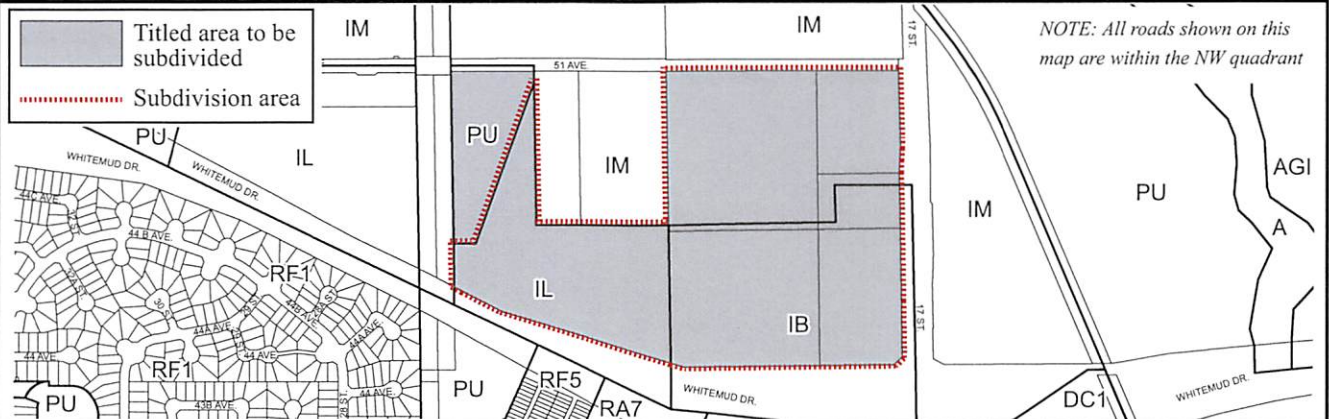
LDA16-0178

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Register easement
-  Dedicate as road right of way
-  1.5 m concrete sidewalk
-  3 m hard surface shared use path
-  Construct collector roadway
-  Construct southbound lane to an arterial roadway standard
-  Storm extension
-  Sanitary extension
-  1.2 uniform fence
- # Restrictive covenant re: disturbed soils

-  Turn bay
- * Restrictive Covenant re : freeboard
-  Water main extension
-  Traffic Signal
-  Corner cut
-  New high load access
-  Close high load access
-  Close all directional access
-  Hydrant
-  Mutual access easement



-  Titled area to be subdivided
-  Subdivision area



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

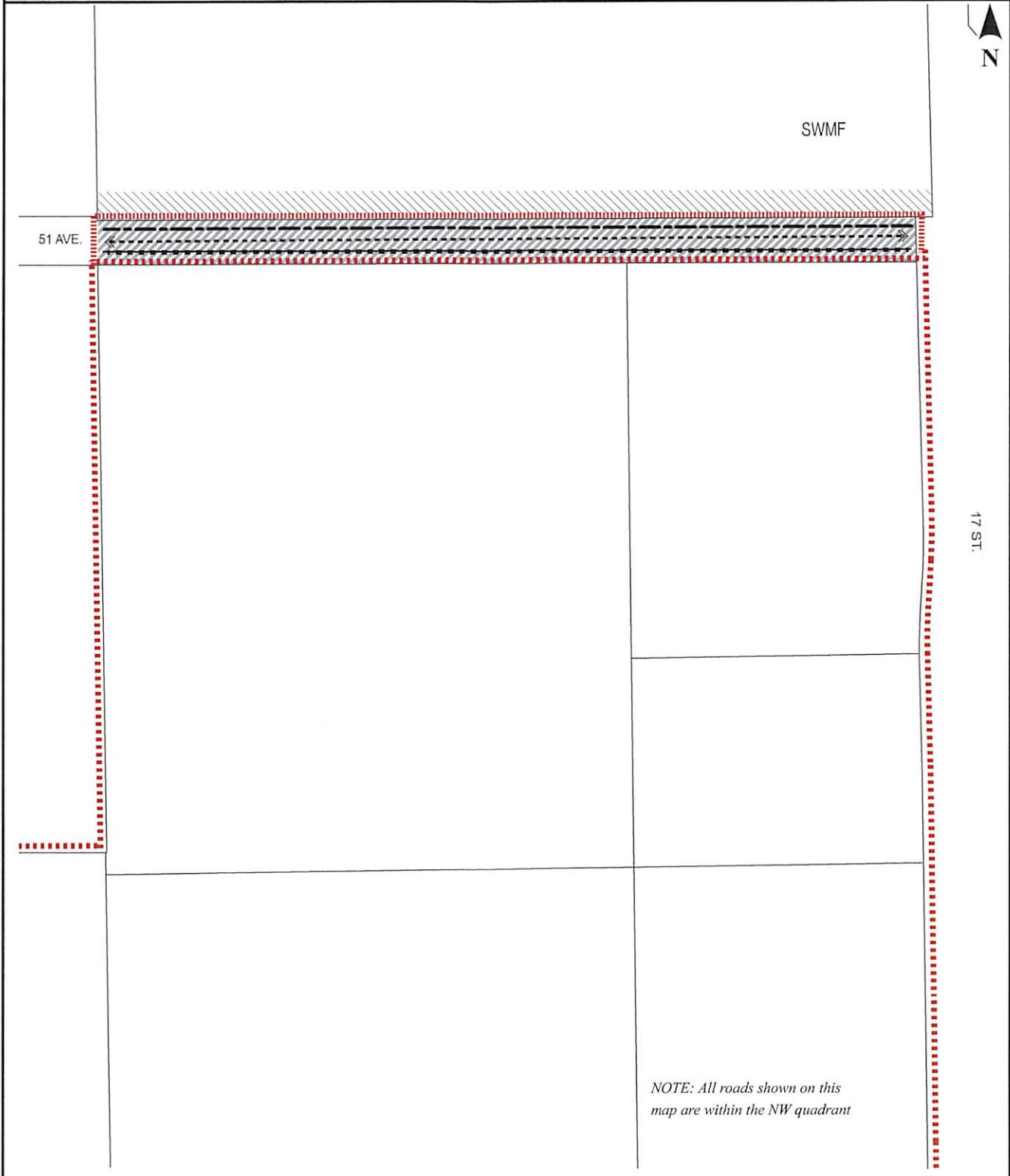
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 13, 2017

LDA16-0178

- Limit of proposed subdivision
- Amend subdivision boundary
- Register easement
- Dedicate as road right of way

- Storm extension
- Sanitary extension
- Water main extension



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



Subdivision Authority

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

April 13, 2017

File No. LDA17-0080

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 2, Block 2, Plan 1412HW, located north of 67 Avenue NW and west of 107 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on April 13, 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 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.

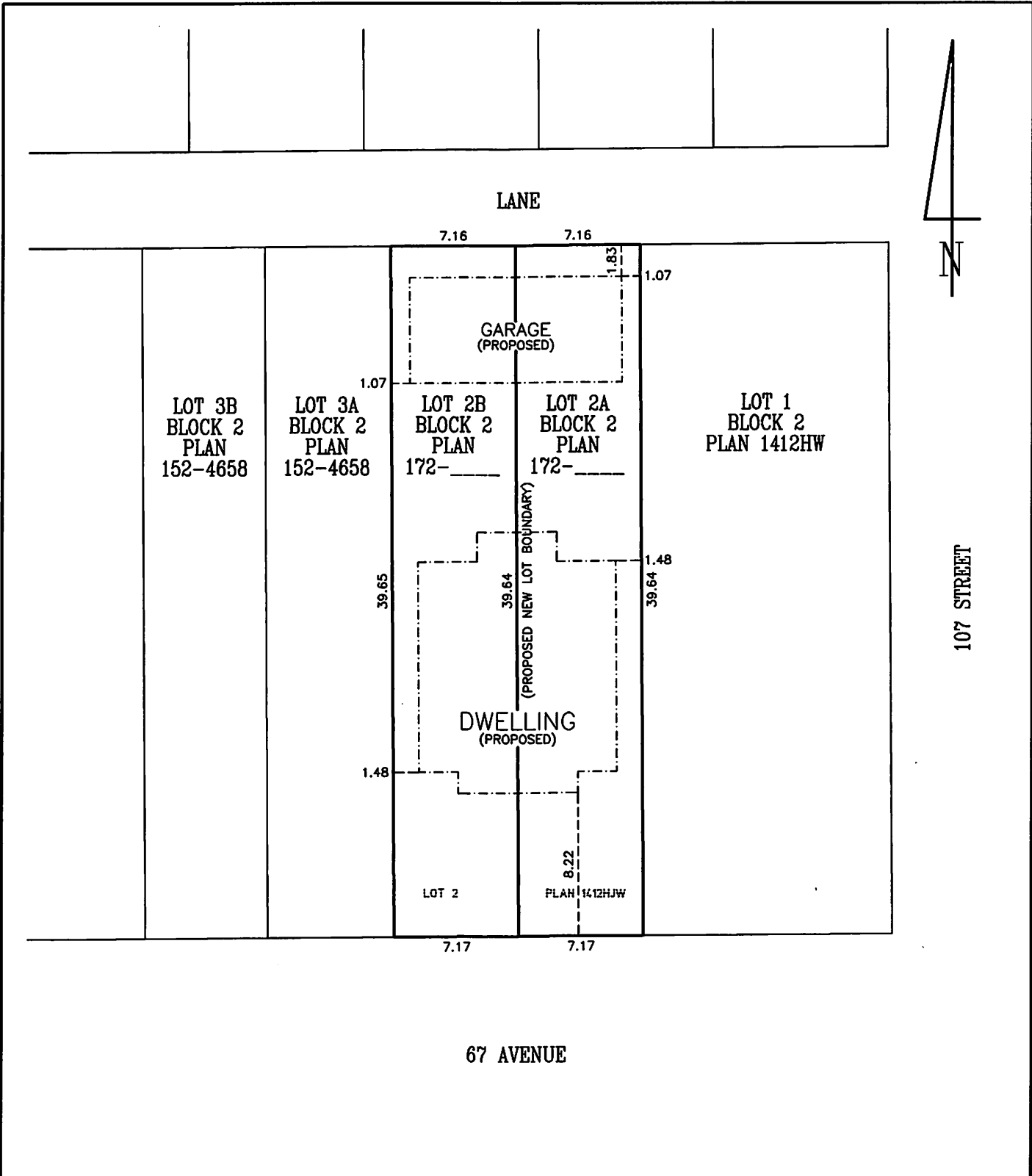
If you have further questions, please contact Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #241120498-001

Enclosure(s)



<h1>DRAWING</h1>	THIS DRAWING IS PREPARED FOR: WILDROSE GROUP LTD.	
SHOWING PROPOSED SUBDIVISION OF LOT 2, BLOCK 2, PLAN 1412HW 10706 - 67 AVENUE CITY OF EDMONTON - ALBERTA	<p>NOTES:</p> <p>1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. 2. DWELLING/GARAGE SIZE AND LOCATION DERIVED FROM PLOT PLAN SUBMITTED BY CLIENT FOR DEVELOPMENT PERMIT (226460912-004/007).</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>	
SCALE 1:300	JOB NO. F0795LTO	FEB. 10, 2017.



Subdivision Authority

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

April 13, 2017

File No. LDA17-0111

Tony Estephan
1539 - Palmer Close
Edmonton, AB T5T 6W3

ATTENTION: Tony Estephan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 10, Block 2A, Plan 1259HW, located south of 117 Avenue NW and east of 128 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on April 13, 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 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 Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

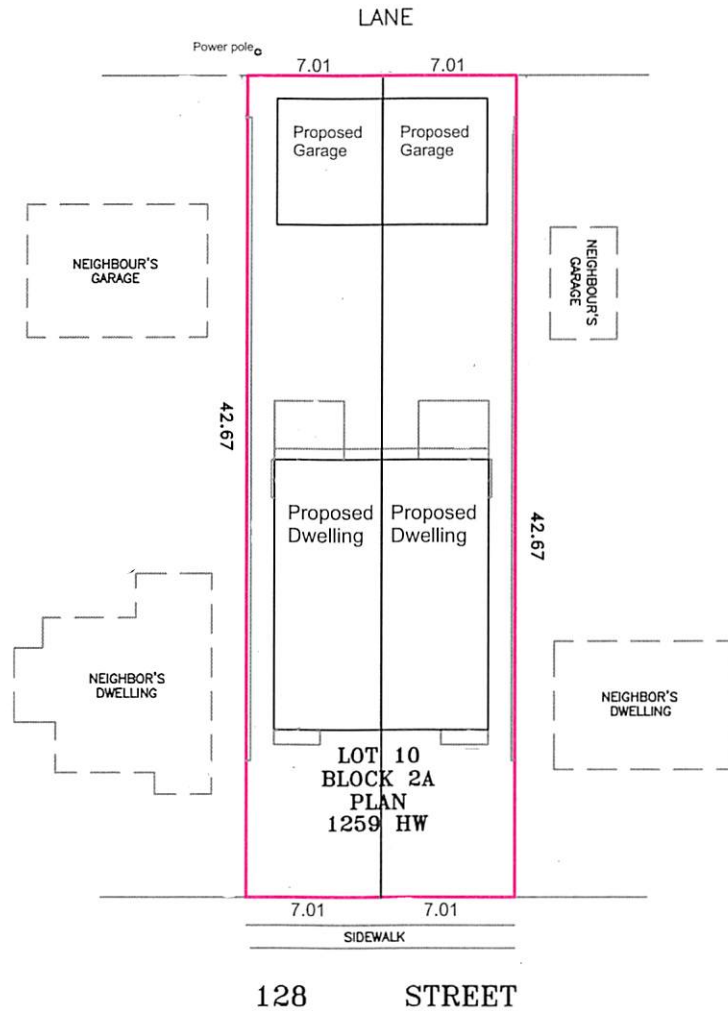
Blair McDowell
Subdivision Authority

BM/dk/Posse #241903537-001

Enclosure(s)

TENTATIVE PLAN

Showing subdivision of
 Lot 10, Block 2A , Plan 1259HW
 (11639-128street)



<p>LOT AREA = 598.26sq.m.</p>	<p>NOTE: 1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.</p>		
<p>GEODETIC SURVEYS & ENGINEERING LTD. 9538-87 STREET, EDMONTON, ALBERTA. T6C 3J1 Ph. (780) 465-3389 Fax. (780) 465-5400</p>	<p>LEGAL DESCRIPTION LOT 10, BLOCK 2A, PLAN 1259 HW 11639 - 128 STREET, EDMONTON, ALBERTA.</p> <p>CLIENT TR HOLDINGS LTD. 1539 PALMER CLOSE, EDMONTON, ALBERTA.</p>		
<p>DWN: 161081.dwg/PS</p>	<p>SCALE 1:300</p>	<p>JOB No. P-1161081</p>	



Subdivision Authority

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

April 13, 2017

File No. LDA17-0112

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 26, Plan RN76, located north of 121 Avenue NW and west of 83 Street NW;
EASTWOOD

The Subdivision by Plan is APPROVED on April 13, 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 4.0 m north of the south property line of Lot 19. 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 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;

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.

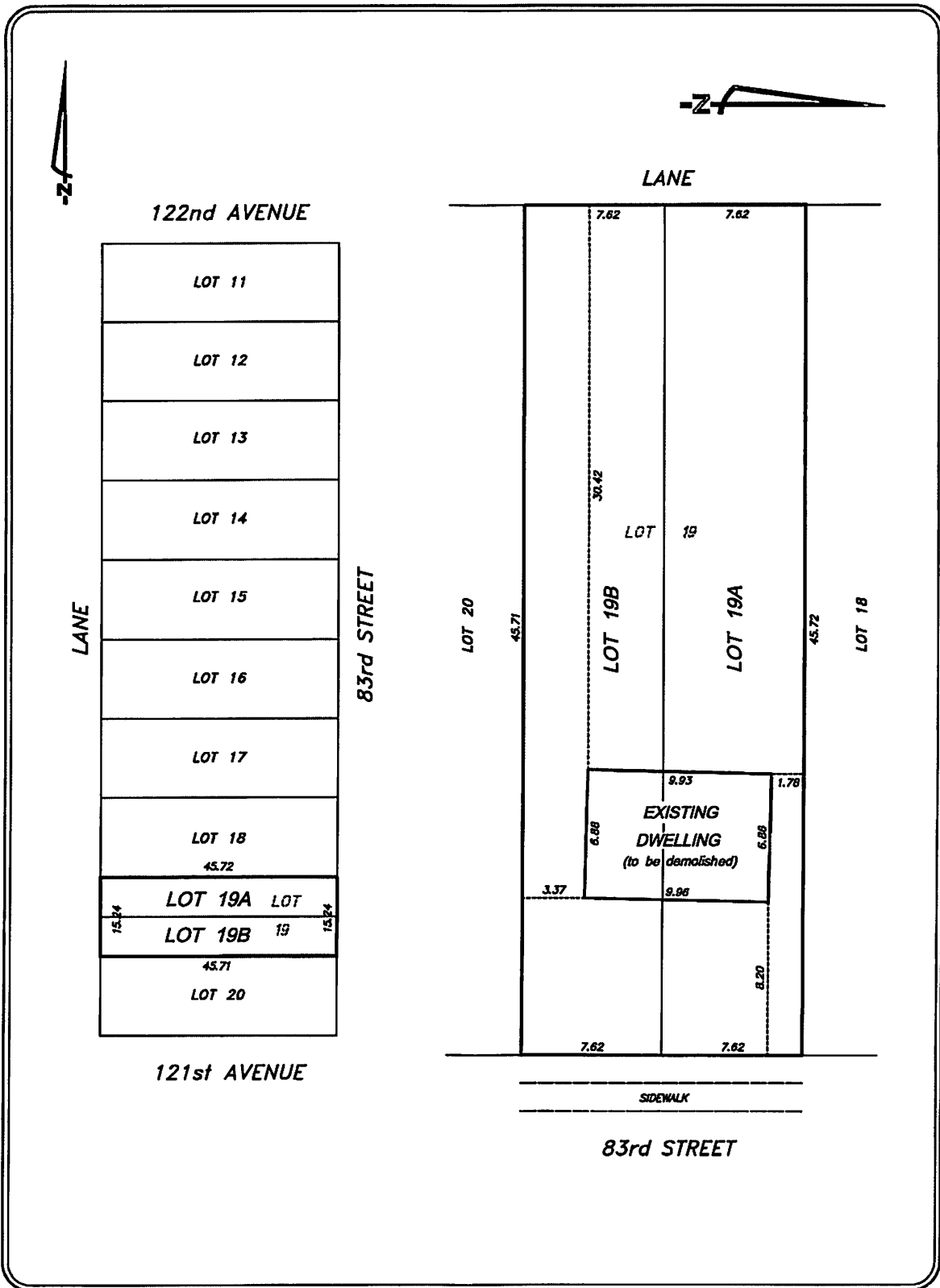
If you have further questions, please contact Darbi Kinnee at darbi.kinnee@edmonton.ca or 780-496-1758.

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #241890952-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
EDMONTON ALBERTA T6E 5K8
email: abgeo@telus.net
PH: (780) 437-8033
FAX: (780) 437-8024

**Alberta
Geomatics
Inc.**

NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
BY LEGAL SURVEY

MATURE NEIGHBOURHOOD OVERLAY MEDIUM SCALE RESIDENTIAL INFILL OVERLAY.

LOT: 19 BLOCK: 26 PLAN: RN 76

SUBDIVISION: EASTWOOD ADDRESS: 12108-83 STREET

BUILDER/OWNER: HARMONY CUSTOM HOMES LTD. EDMONTON

ZONING: RF3

FILE: E13789

LOT AREA: 0.07 ha.

SCALE: 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

2017-02-23



Subdivision Authority

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

April 13, 2017

File No. LDA17-0119

Yin Zhimin
8307 Saskatchewan Drive NW
Edmonton, AB T6G 2A7

ATTENTION: Yin Zhimin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 6226 MC located south of 54 Avenue NW and east of 109 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on April 13, 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. (Residential and Business 780-4232500), 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 9.4 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,

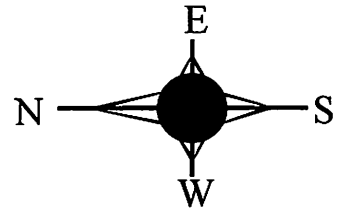
Blair McDowell
Subdivision Authority

BM/gq/Posse #242093184-001

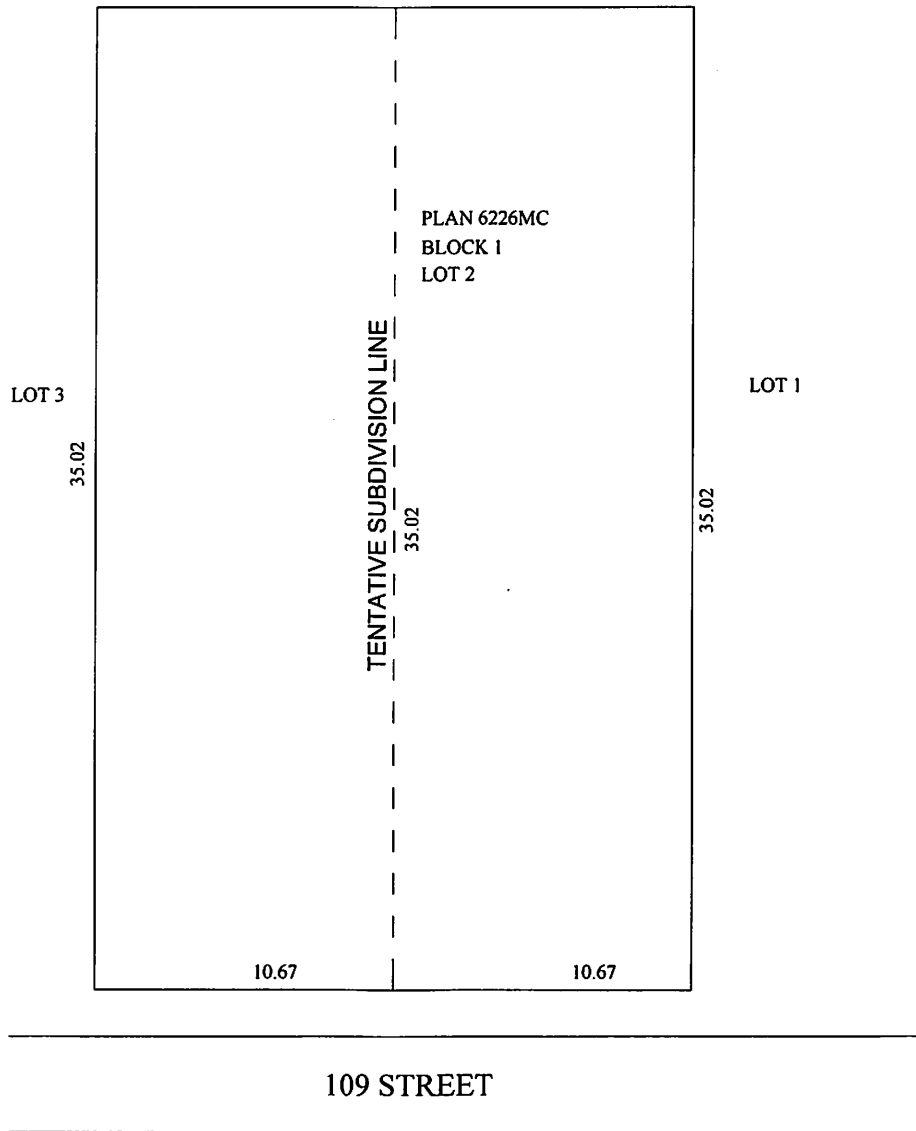
Enclosure(s)

TENTATIVE SUBDIVISION PLAN FOR
LOTS 2 BLOCK 1 PLAN 6226MC
5309-109 STREET. NW
CITY OF EDMONTON

DATUM: ASCM ELEV: _____m
TO ALL ELEVATIONS SHOWN, ADD: 600.00m
4 SEPTEMBER 2014



SCALE: 1:250



FYZ RIVER WEST HOMES LTD.
(780) 441-1456



Subdivision Authority

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

April 13, 2017

File No. LDA17-0120

Judy Chen
11026 - 128 Street NW
Edmonton, AB T5M 0W6

ATTENTION: Judy Chen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 8, Plan 1366 HW located north of 73 Avenue NW and west of 111 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on April 13, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling 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. (Residential and Business 780-4232500), 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 10.1 m west of the east property line of Lot 18. 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 (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 (\$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.

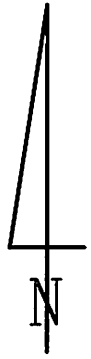
If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #241996171-001

Enclosure(s)



LANE

6.12M

7.60M

LOT 17
BLOCK 8
PLAN 1366HW

LOT 18A

LOT 18B

LOT 19
BLOCK 8
PLAN 1366HW

111 STREET

39.96M

39.70M

39.70M

10.69M

7.60M

73 AVENUE

Thursday, April 6, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 6, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 30, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA17-0058 239670269-001	Tentative plan of subdivision to create 18 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive and west of Winterburn Road; ROSENTHAL
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell		CARRIED
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2.	LDA13-0129 136493867-001	Addendum to conditionally approved subdivision LDA13-0129 to revise phasing boundaries; ROSENTHAL
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell		CARRIED
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3.	LDA17-0097 241336664-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 13, Plan 600 MC located north of 65 Avenue NW and east of 124 Street NW; GRANDVIEW HEIGHTS
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MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0098 241411351-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 2, Block 29, Plan 798 MC, located south of 133 Avenue NW and east of 66 Street NW; BELVEDERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0100 241421555-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 20, Plan 5970 HW located north of 93 Avenue NW and west of 77 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0122 241623462-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 63, Plan 8627 AH located south of 106 Avenue NW and east of 136 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 10:05 a.m.	