

Thursday, August 2, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 31

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 2, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 26, 2018 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0676 267627930-001	Tentative plan of subdivision to create 21 industrial lots and one (1) Public Utility lot from Block OT, Plan 812 1200, and the NE 35-53-25-W4M, located west of 141 Street NW and south of Anthony Henday Drive; RAMPART INDUSTRIAL
2.	LDA18-0006 269509563-001	Tentative plan of subdivision to create 144 single detached residential lots from the SW 36-52-26-W4M, located north of 92 Avenue NW and east of 231 Street NW; SECORD
3.	LDA18-0084 274340492-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Environmental Reserve lot and two (2) Municipal Reserve lots from the NW 23-51-25-W4M located north of 14 Avenue SW and east of Rabbit Hill Road SW; GLENRIDGING RAVINE
4.	LDA14-0394 159596579-001	REVISION of conditionally approved plan of subdivision to create 76 single detached residential lots, 44 semi-detached residential lots, 23 row housing lots, one (1) multiple family lot (MFL), two (2) Municipal Reserve lots, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; EDGEMONT
5.	LDA16-0167 189110637-001	REVISION of conditionally approved tentative plan of subdivision to create 114 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE

6.	LDA18-0259 282119328-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 23, Plan 3875 P located west of 128 Street NW and north of 108 Avenue NW; WESTMOUNT
7.	LDA18-0317 282777070-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2, Plan 2128 MC, located north of 83 Avenue NW and west of 134 Street NW; LAURIER HEIGHTS
8.	LDA18-0324 283002010-001	Tentative plan of subdivision to create one (1) additional unit (in two parts) from Unit 2, Condominium Plan 102 3749, located south of 23 Avenue NW and west of Saddleback Road NW; SKYRATTLER
9.	LDA18-0328 283991095-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 13, Block 41, Plan 1997 KS, located north of 106 Avenue NW and east of 63 Street NW; CAPILANO
10.	LDA18-0349 285762659-001	Tentative plan of subdivision to create separate titles for industrial lots from Lots 1-4, Block 29, Plan 4983 AM, located north of 129 Avenue NW and east of 55 Street NW; KENNEDALE INDUSTRIAL
11.	LDA18-0356 285956984-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 9, Plan N 4168 HW, located north of 105 Avenue NW and west of 76 Street NW; FOREST HEIGHTS
12.	LDA18-0357 285929829-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 22, Plan 4851 HW, located north of 103 Avenue NW and east of 79 Street NW; FOREST HEIGHTS
13.	LDA18-0359 281604851-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 12, Block 35, Plan RN46, located south of 117 Avenue NW and east of 123 Street NW; INGLEWOOD
14.	LDA18-0380 286155484-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 17, Plan 3154 HW, located south of 114 Avenue NW and east of 38 Street NW; BEVERLY HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

August 2, 2018

File No. LDA17-0676

Enterprise Land Development, City of Edmonton
10th Floor Edmonton Tower
10111 104 Avenue
Edmonton, AB T5J 0J4

ATTENTION: David Tymchak

RE: Tentative plan of subdivision to create 21 industrial lots and one (1) Public Utility lot from Block OT, Plan 812 1200, and the NE 35-53-25-W4M, located west of 141 Street NW and south of Anthony Henday Drive; **RAMPART INDUSTRIAL**

I The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$169,731.55 representing 0.318 ha for the NE 35-53-25-W4M pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$651,705.01 representing 1.221 ha for Block OT, Plan 812 1200 pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 a disturbed soil restrictive covenant in favour of EPCOR Drainage Services and EPCOR Water Services Inc. , against the lots, 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 (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 southbound right turn bay on 142 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner upgrade the existing 3 m shared use path to accommodate the proposed permanent emergency access, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m concrete sidewalk with lighting, and t-bollards within the emergency access/walkway to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a bus stop and amenities pad, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs 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
13. 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.

There is a 1.09 DRC on the NE 35-53-25 W4M. The portion of NE 35-53-25 W4M east of 142 Street NW is being subdivided by LDA14-0188. The portion of NE 35-53-25 W4M west of 142 Street NW is being subdivided by LDA17-0676. There will be a proportionate pay out of the DRC between the two files. The portion west of 142 Street NW within LDA17-0676 will pay out 0.318 ha (29.2% of the 1.09 ha DRC) in accordance with the approved appraisal for LDA17-0676. The portion east of 142 Street NW within

LDA14-0188 will pay out 0.771 ha (70.8 % of the 1.09 ha DRC) in accordance with the approved appraisal for LDA14-0188.

MR for the NE 35-53-25-W4M in the amount of \$169,731.55, representing 0.318 ha, is being provided by money in place with this subdivision. Subsequent to money in place of MR, the existing DRC for the NE 35-53-25-W4M will be discharged in full if LDA14-0188 has paid its portion of money in place of reserves prior to the endorsement of LDA17-0676. If LDA17-0676 is endorsed first, the existing DRC for the NE 35-53-25-W4M will be reduced accordingly with the balance to carry forward on title.

MR for Block OT, Plan 812 1200 in the amount of \$651,705.01, representing 1.221 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 seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #267627930-001

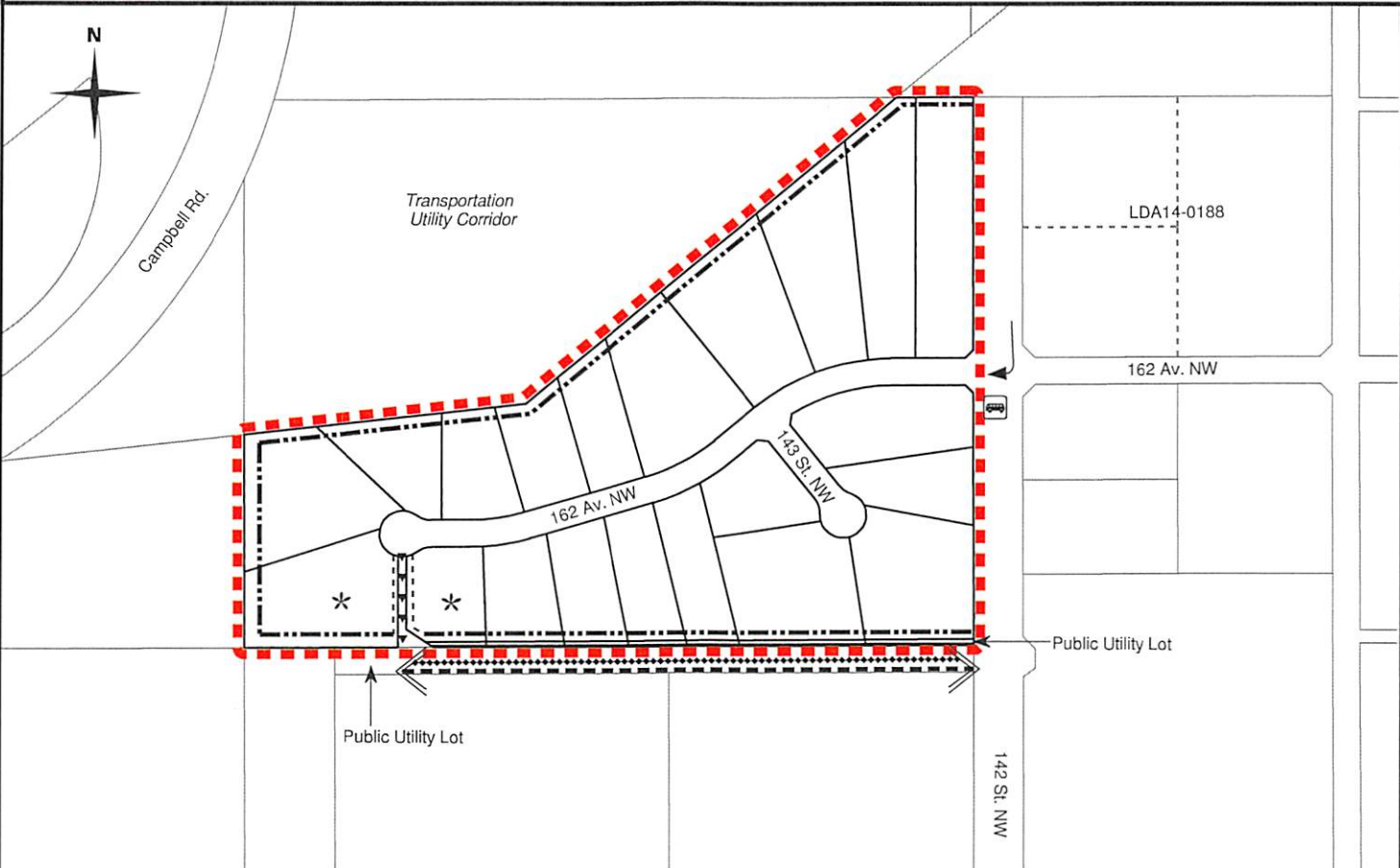
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

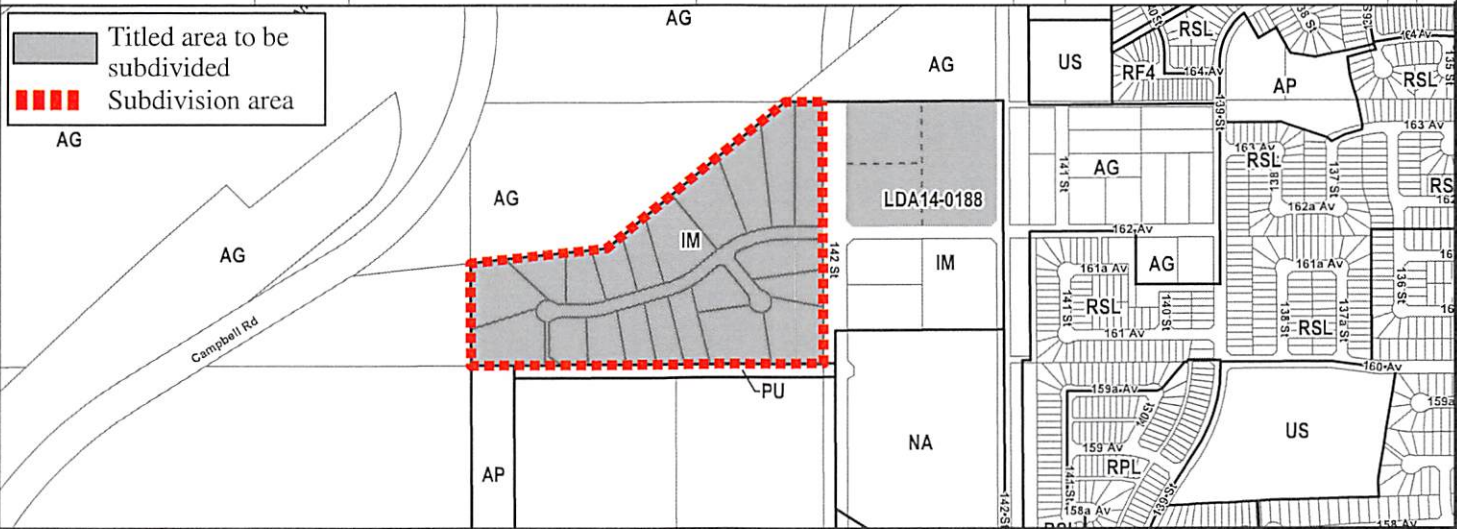
August 2, 2018

LDA 17-0676

- Limit of proposed subdivision
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- · - · - 1.8 m uniform fence
- ▶▶▶▶ 3 m concrete sidewalk
- ◆◆◆◆ Upgrade existing 3 m shared use path
- ← · - - · → Watermain extension
- * Restrictive covenant re: Disturbed Soil
- ↪ Turn bay
- ☐ Bus stop and amenities pad



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 0J4

August 2, 2018

File No. LDA18-0006

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 144 single detached residential lots from the SW 36-52-26-W4M, located north of 92 Avenue NW and east of 231 Street NW; **SECORD**

I The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA18-0352 to close a portion of 92 Avenue shall be approved prior to the endorsement of the plan of survey for phase 3;
5. that LDA18-0112 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey for phases 2 and 3; 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 constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 1.5 m concrete sidewalk with bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto or flanking 92 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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.

Municipal Reserve for the SW 36-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) in the amount of 3.216 ha. The DRC was reduced by 0.72 ha with LDA16-0471. The remaining 2.496 ha balance will carry forward on the remainder of the title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.







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


Regards,

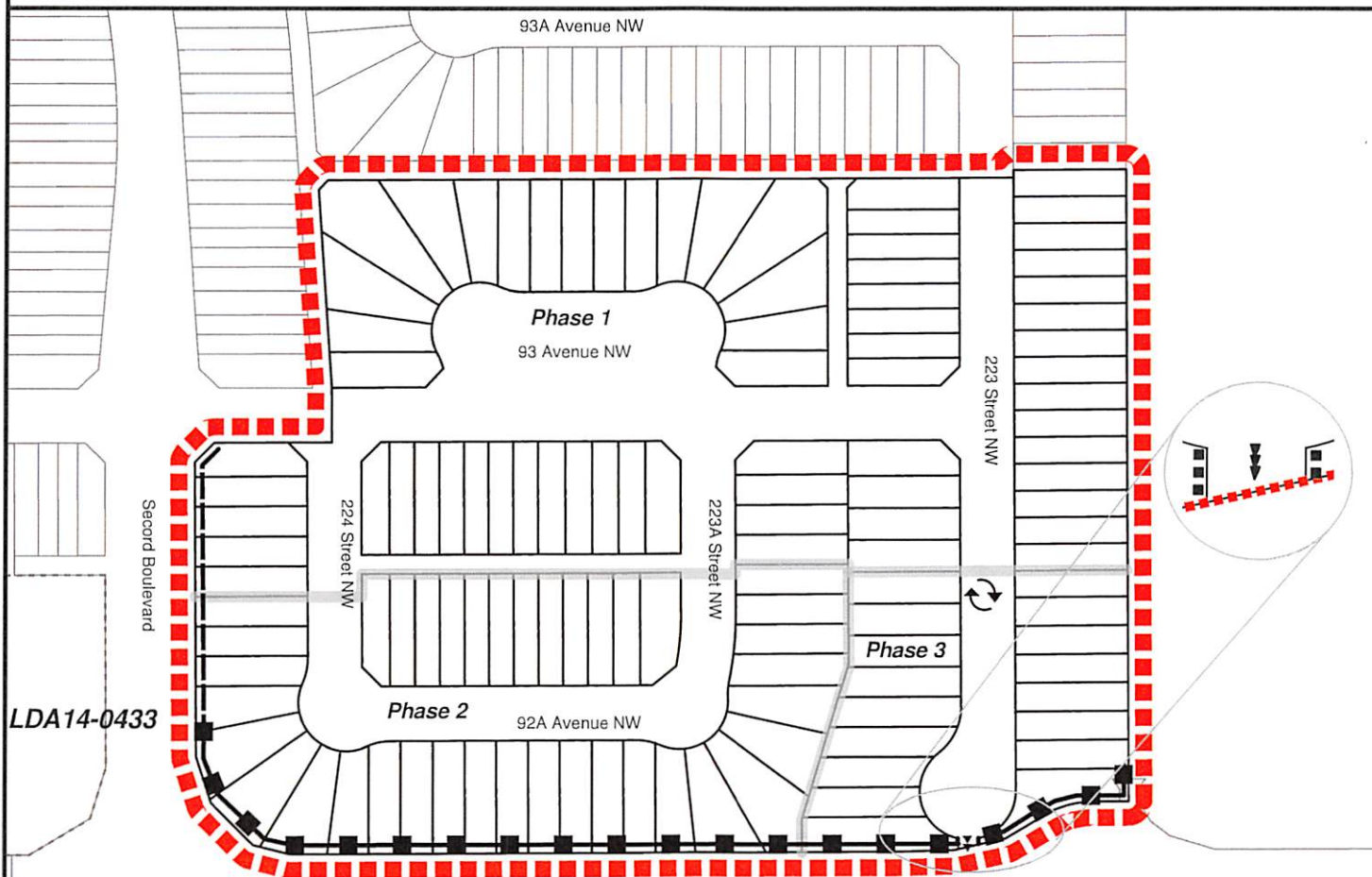
Blair McDowell
Subdivision Authority

BM/gq/Posse #269509563-001



Enclosure(s)

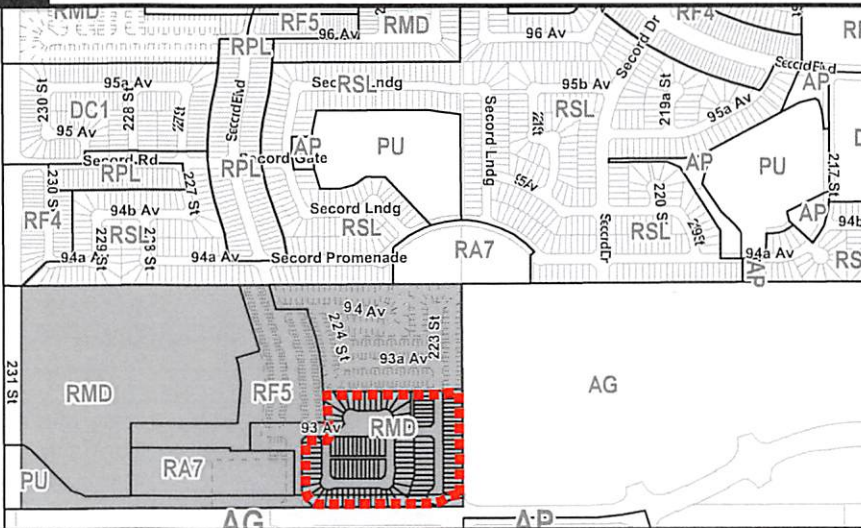
-  Limit of proposed subdivision
-  Phasing line
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.8 m uniform fence
-  Noise attenuation fence
-  1.5 m concrete sidewalk

 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 Authority

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

August 2, 2018

File No. LDA18-0084

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL), one (1) Environmental Reserve lot and two (2) Municipal Reserve lots from the NW 23-51-25-W4M located north of 14 Avenue SW and east of Rabbit Hill Road SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.13 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.02 ha and 0.04 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$127,452.00 representing 0.129 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner register an easement for major drainage conveyance as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivisions LDA17-0721 and LDA18-0105 be registered prior to or concurrent with this application for necessary underground utilities and local roadway connections;
9. that LDA18-0327 to close 156 Street SW shall be approved prior to the endorsement of the plan of survey;

10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-1892), as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (4) 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 construct 155 Street SW and 13A Avenue SW to an approved complete streets cross section to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Complete Streets cross section for 155 Street SW and 13A Avenue SW be approved prior to the submission of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m asphalt shared use path with "Shared Use" signage within the Environmental Reserve Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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;

12. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, 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 Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Reserve Lots and greenways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication and money in place of MR, the existing Deferred Reserve Caveat for the NW 23-51-25-W4M will be discharged in full. Money in place may change dependent upon final plan of survey.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority











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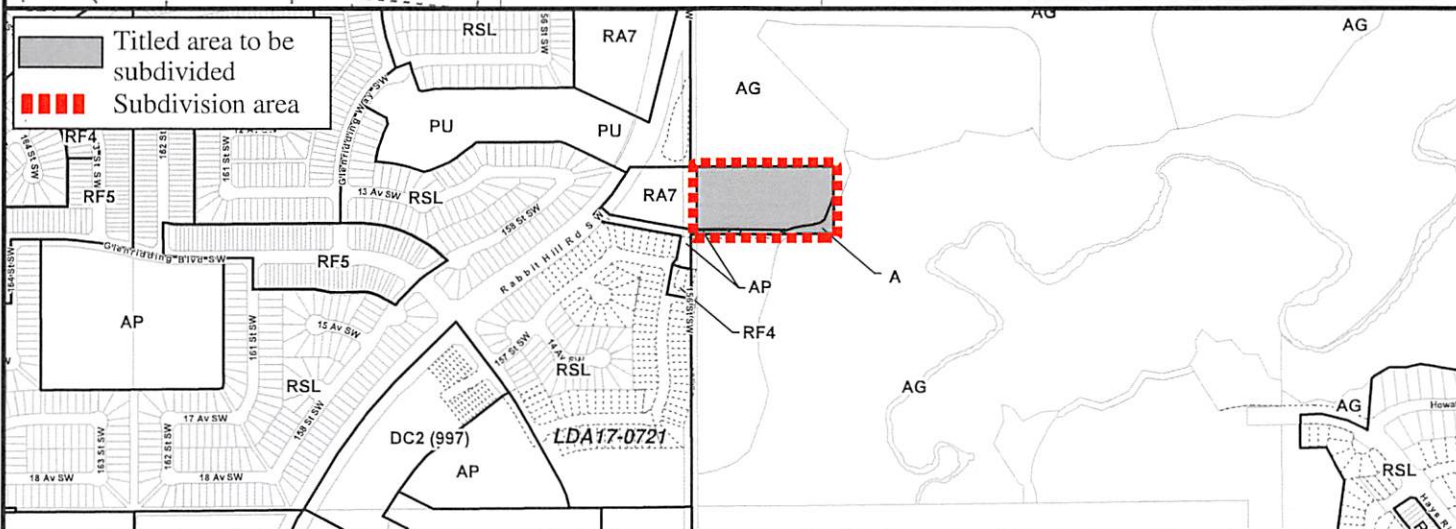
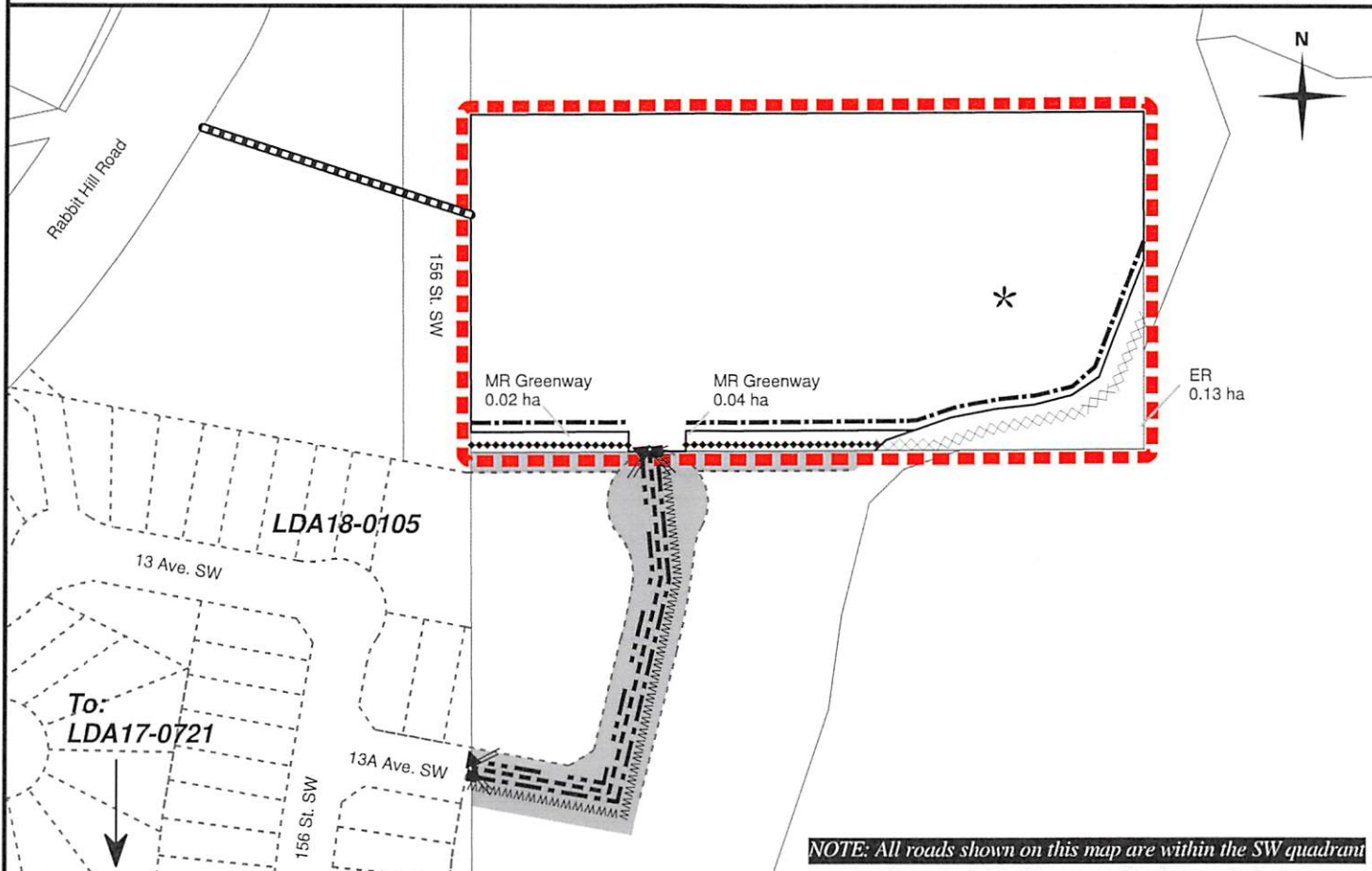
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 2, 2018

LDA 18-0084

- | | | | |
|---|----------------------------------|---|---|
|  | Limit of proposed subdivision |  | Temporary major drainage and register easement |
|  | Register public access easement |  | Restrictive covenant re: Top of Bank |
|  | 1.2 m uniform fence |  | Sanitary sewer extension |
|  | 3 m hard surface shared use path |  | Storm sewer extension |
| xxxxxx | 3 m asphalt shared use path |  | Construct to an approved complete streets cross section |
|  | Watermain extension | | |





August 2, 2018

File No. LDA14-0394

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved plan of subdivision to create 76 single detached residential lots, 44 semi-detached residential lots, 23 row housing lots, one (1) multiple family lot (MFL), two (2) Municipal Reserve lots, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

This subdivision was conditionally approved on October 6, 2016. The first revision was conditionally approved on April 5, 2018 and it removed all phasing lines, decreased the number of overall residential lots from 146 lots to 143, and updated the proposed road closure area. This revision incorporates three phases into the subdivision boundary to allow for the arterial roadway dedication and construction in proposed Phase 2.

I The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.71 ha and 2.33 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 MR in the amount of 1.05 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 782 3334, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended to include the dedication of Winterburn Road NW to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, with Phase 1 of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosures I, II and III;
6. that subject to Condition I (5) above, the owner clear and level Winterburn Road NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

7. that the owner register an easement for cross lot access, with Phase 3 of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register a temporary access easement for portions of 35 Avenue NW (Road Closure Bylaw 18423), with Phase 1 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register easements for the future road construction on Winterburn Road NW, Lessard Road NW and 35 Avenue NW, with Phase 2 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
10. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the approved subdivisions LDA12-0439, LDA14-0391, and LDA14-0085 be registered prior to or concurrent with this application for necessary underground utilities;
12. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lot flanking Winterburn Road NW, with Phase 2 of the plan of subdivision, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 shall submit redline revisions or resubmit engineering drawings for Edgemont Stage 18, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;

8. that the engineering drawings include a driveway connection, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include temporary 6 m wide gravel roadway connections, with Phases 1 and 2 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the first two (2) lanes of Winterburn Road NW and Lessard Road NW to an arterial standard, including channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, with Phase 2 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, as shown on the "Conditions of Approval" map, Enclosure III. Preliminary plans to be approved prior to the approval of engineering drawings;
11. that the engineering drawings include the removal of the existing 35 Avenue NW gravel road once the realignment of Edgemont Boulevard NW is open and operational, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures II and III;
12. that the engineering drawings include the reconstruction of 35 Avenue NW to a collector roadway standard, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
13. that the engineering drawings include a 250 mm temporary offsite water main extension, with Phase 1 of the plan of subdivision, and a 300 mm offsite water main extension, with Phase 2 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I. The 250 mm temporary offsite water main extension shall be abandoned and removed when a second water connection becomes available;
14. that the owner constructs a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, with Phase 2 of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure III. 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 City Operations. If traffic signals are not deemed warranted by City 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;
16. that the owner pay for installation of Road Closure signage at both ends of the 35 Avenue NW road closure areas, with Phase 1 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;

18. that the owner designs the ultimate Storm Water Management Facility (SWMF 7) and constructs the interim facility, with Phase 1 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the engineering drawings include grading plans to accommodate the 3 m shared use path adjacent to the SWMF, to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs offsite sanitary and storm sewers, with Phases 1 and 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner constructs necessary drainage infrastructure along the offsite permanent roadways to be constructed, to the satisfaction of Subdivision and Development Coordination;
22. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time as the downstream permanent storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
23. that the owner provides temporary accommodations for major drainage from the subdivision to SWMF 7, with Phase 1 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
24. that the owner construct and maintain temporary pumping line from SWMF 7 to SWMF 6 until downstream permanent storm sewer systems are completed and operational, with Phase 1 of the plan of subdivision, to the satisfaction of Subdivision Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
25. 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, as per the City of Edmonton Roadway Design Standards Drawing #5205 for the lot flanking Winterburn Road NW, with Phase 2 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. 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
27. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I, II and III are maps of the subdivision identifying major conditions of this approval.

MR for Lot 1, Plan 782 3334 in the amount of 0.71 ha and 2.33 ha is being provided by dedication with this subdivision. MR for Lot 1, Plan 782 3334 in the amount of 1.05 ha is being provided by a DRC with this subdivision. The DRC amount will be adjusted with dedication of arterial roadway.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #159596579-001

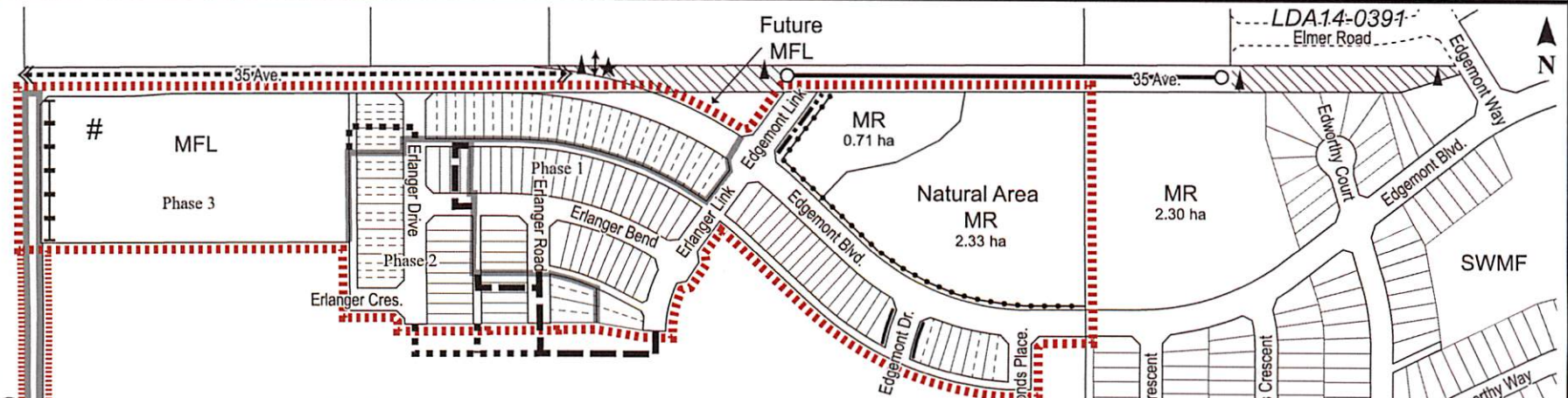
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

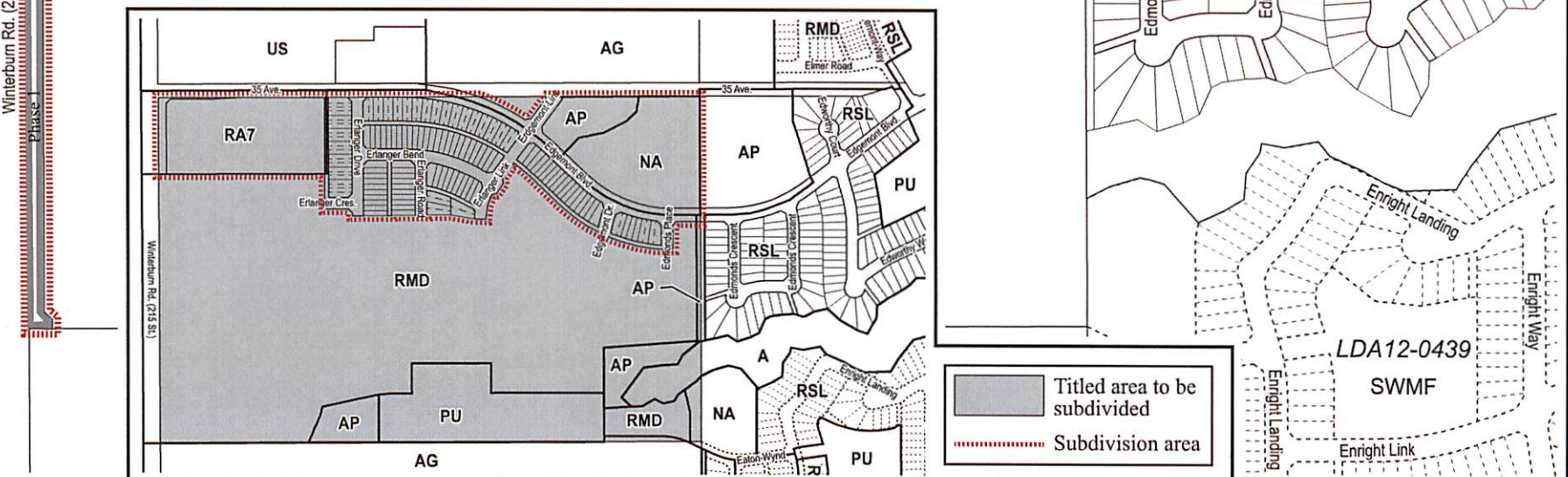
August 2, 2018

LDA14-0394

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Amend subdivision boundary ----- 1.8 m uniform screen fence as per Zoning Bylaw ----- Temporary 6.0 m roadway connections with Phase 1 ----- Temporary 6.0 m roadway connections with Phase 2 | <ul style="list-style-type: none"> # Restrictive covenant re:berm with Phase 2 ----- Post and rail fence ★ Construct driveway connection with Phase 3 ----- 2.0 m monowalk ----- Phase line ▲ Signage for Road Closure with Phase 1 | <ul style="list-style-type: none"> ----- Cross lot access easement with Phase 3 ----- Temporary access easement with Phase 1 ----- 300mm watermain extension with Phase 3 ----- Berm and Noise attenuation fence with Phase 2 ○ 250 mm temporary watermain extension with Phase 1 |
|---|---|--|



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













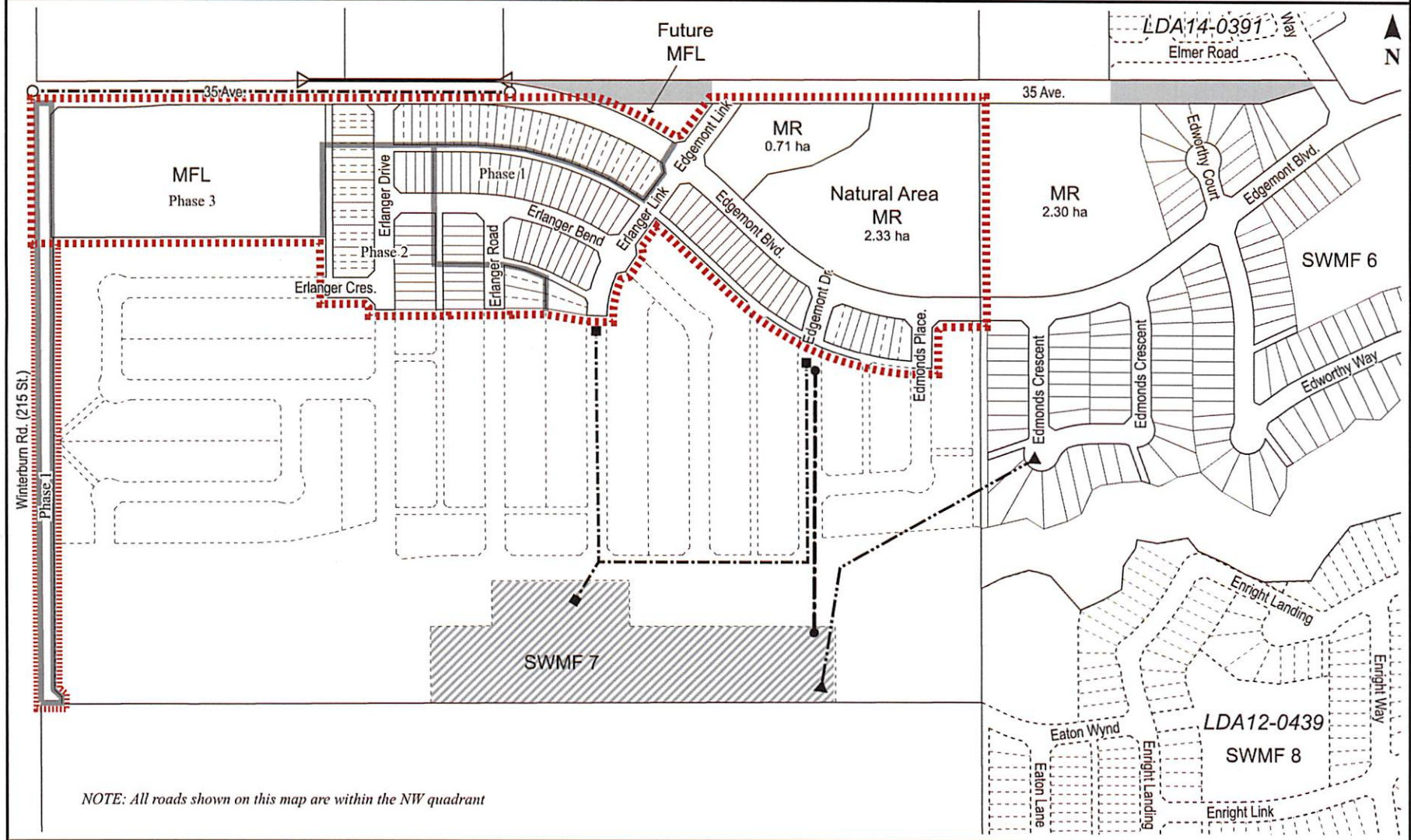
Titled area to be subdivided
 Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL

August 2, 2018

LDA14-0394

- | | |
|---|--|
|  Limit of proposed subdivision |  Removal of 35 Avenue NW with Phase 3 |
|  Amend subdivision boundary |  Temporary major drainage infrastructure with Phase 1 |
|  Storm sewer extension with Phase 1 |  Temporary pumping line with Phase 1 |
|  Storm sewer extension with Phase 3 |  Construct interim SWMF with Phase 1 |
|  Sanitary sewer extension with Phase 3 |  Phase line |



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 0J4

August 2, 2018

File No. LDA16-0167

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 114 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

The application has revised the conditional approval dated June 14, 2018 by increasing the number of single detached lots by one (1) lot and increasing the width of a portion of Crawford Way.

I The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.52 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.04 ha lot and a 0.07 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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 approved subdivision LDA14-0316 be registered prior to or concurrent with this application for the dedication of a Storm Water Management Facility (SWMF) and ER lot;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking the SWMF as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No.02-596.02); and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 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 a 3 m hard surface shared use path with "Shared Use" signage, within the MR and ER lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the MR greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path to a residential alley structure with bollards, within the SWMF, as per City of Edmonton Design and Construction Standards, 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 the Public Utility lot, the Reserve lots, road rights of way and greenway 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 was addressed by a Deferred Reserve Caveat (DRC) through LDA14-0442. The DRC will be reduced with the dedication of the MR and ER lots and the remainder will carry forward on title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #189110637-001

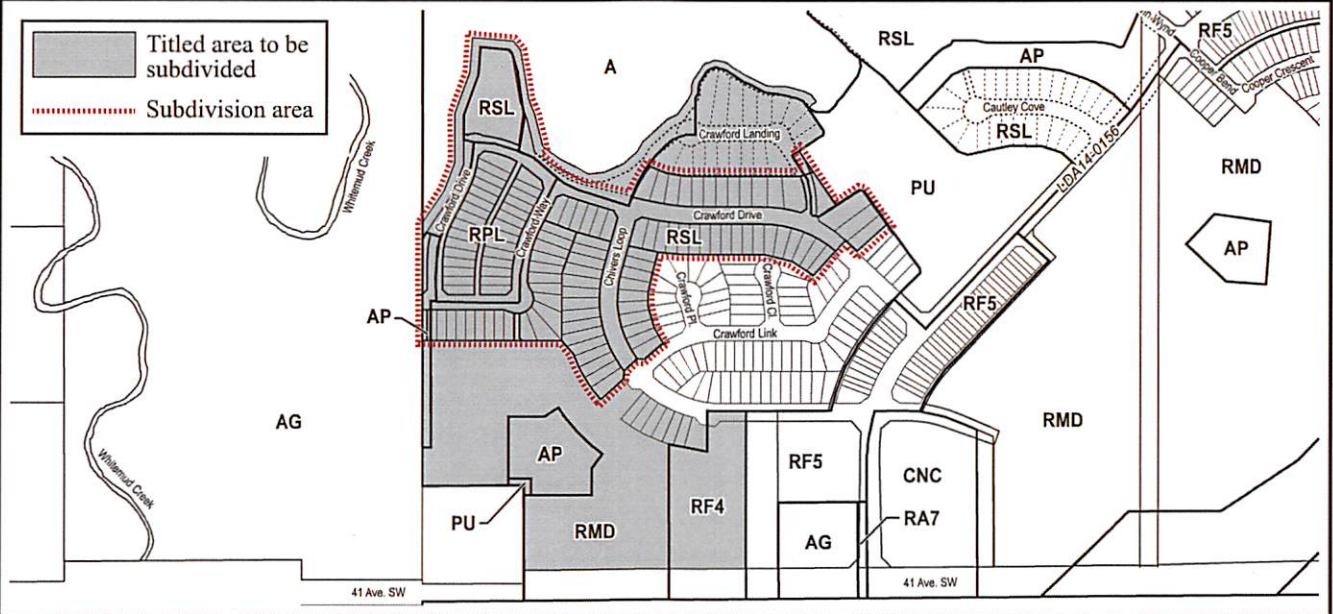
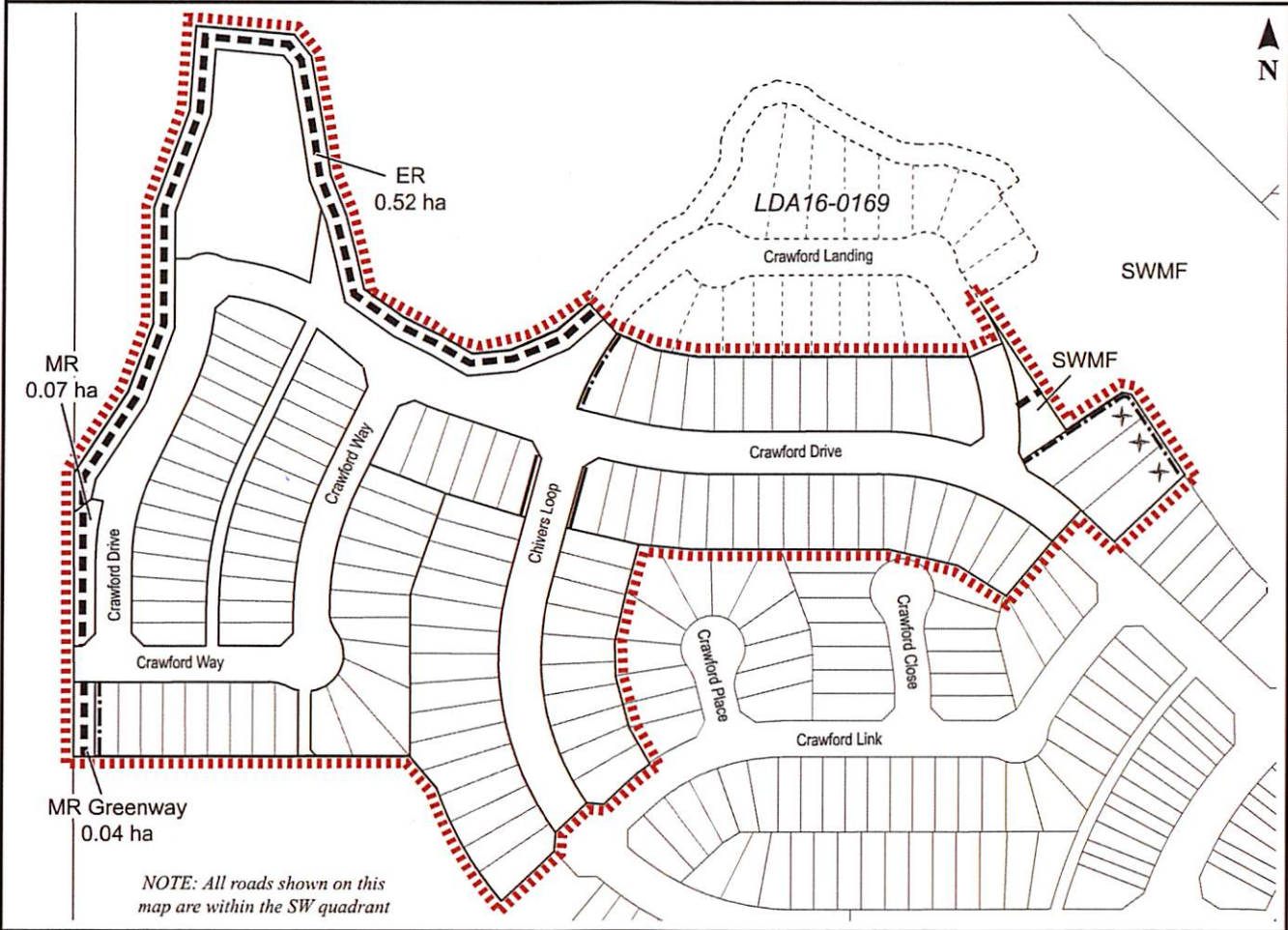
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 2, 2018

LDA16-0167

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 3 m hard surface shared use path
- +
 Restrictive covenant re: freeboard





Subdivision Authority

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

August 2, 2018

File No. LDA18-0259

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 23, Plan 3875 P located west of 128 Street NW and north of 108 Avenue NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #282119328-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 128 Street NW and on 108 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 108 Avenue NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 108 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.4 m south of the north property line of Lot 1 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

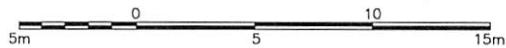
LOT 1, BLOCK 23, PLAN 3875 P.

IN

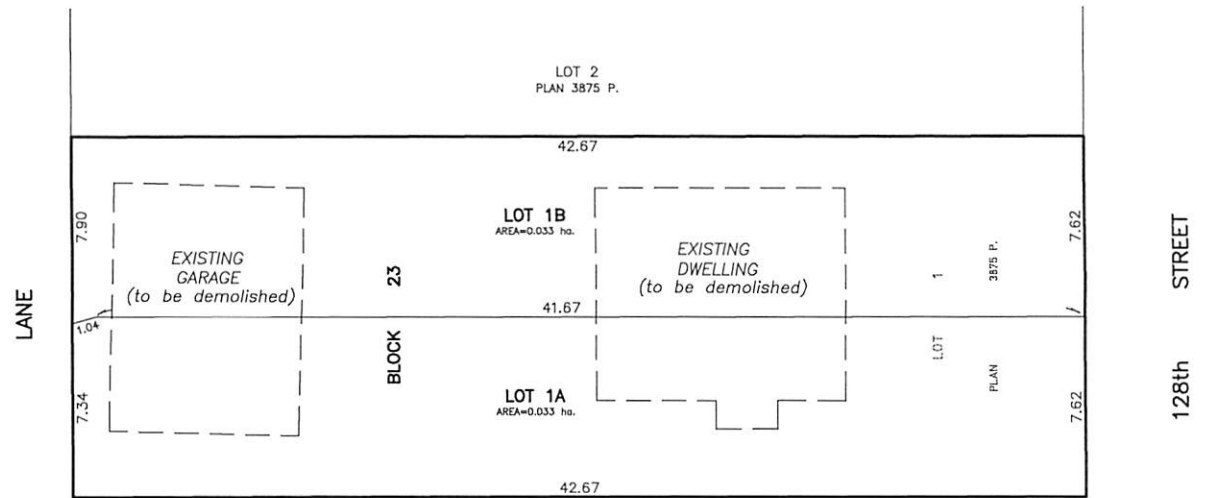
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: May 11, 2018
REVISED: -

FILE NO. 18S0333

DWG.NO. 18S0333T

108th AVENUE

128th STREET



Subdivision Authority

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

August 2, 2018

File No. LDA18-0317

Graeme Bell
17427 105 Avenue NW
Edmonton, AB T5S 2G8

ATTENTION: Graeme Bell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2, Plan 2128 MC, located north of 83 Avenue NW and west of 134 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #282777070-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 134 Street NW. Upon redevelopment, the existing residential access to 134 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

Building / Site

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

Servicing

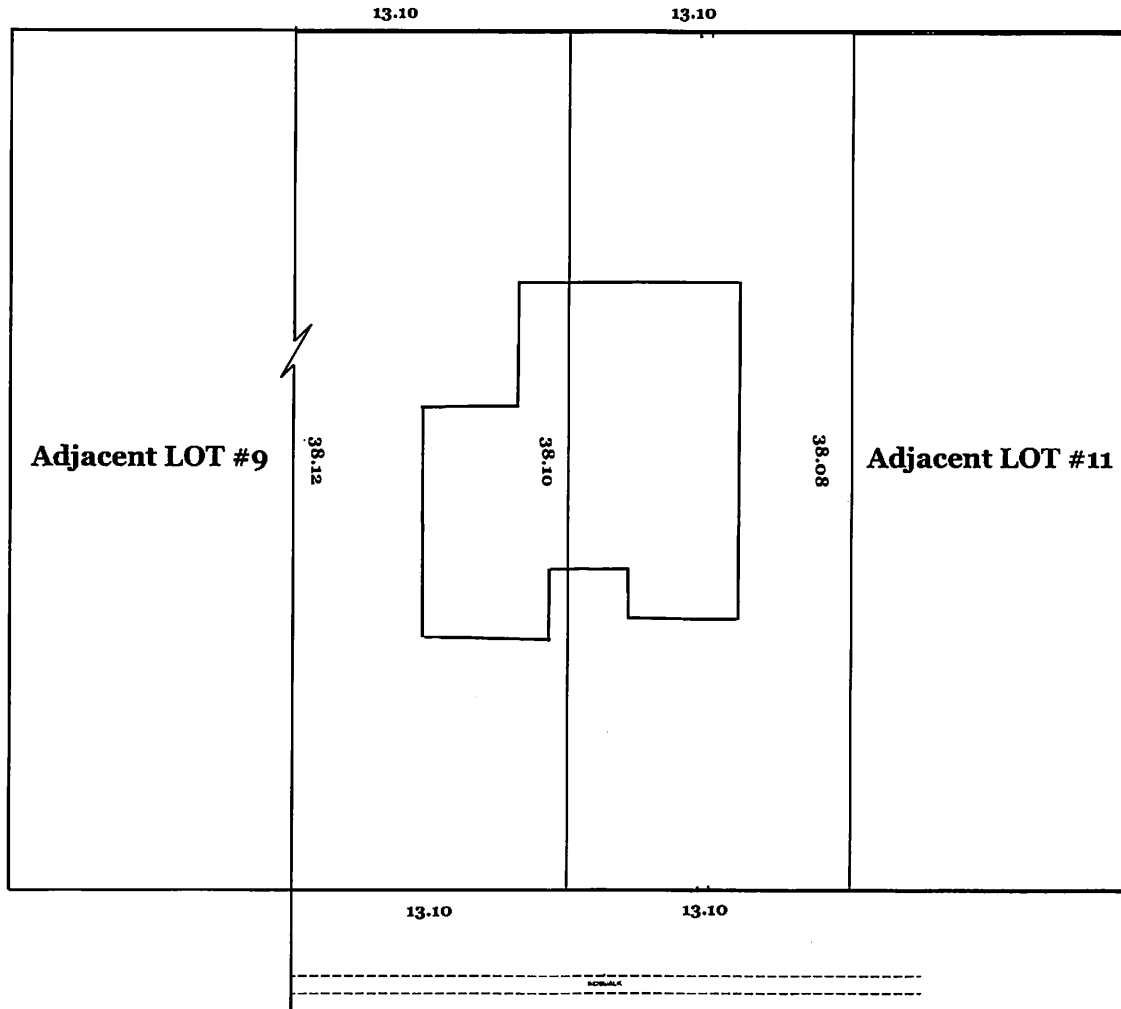
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.5 m south of the north property line of Lot 10 off of the lane. The existing storm service enters the proposed subdivision approximately 13.5 m north of the south property line of Lot 10 off 134 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN OF PROPOSED SUBDIVISION

Lot 10 Blk 2 Plan 2128MC



LANE



Adjacent LOT #9

Adjacent LOT #11

134 Street





Subdivision Authority

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

August 2, 2018

File No. LDA18-0324

Design Works
9905 97 Avenue
Grand Prairie, AB T8V 0N2

ATTENTION: Agnes Pasko

RE: Tentative plan of subdivision to create one (1) additional unit (in two parts) from Unit 2, Condominium Plan 102 3749, located south of 23 Avenue NW and west of Saddleback Road NW;
SKYRATTLER

The Subdivision by Bare Land Condominium is APPROVED on August 2, 2018, subject to the following condition(s):

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #283002010-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

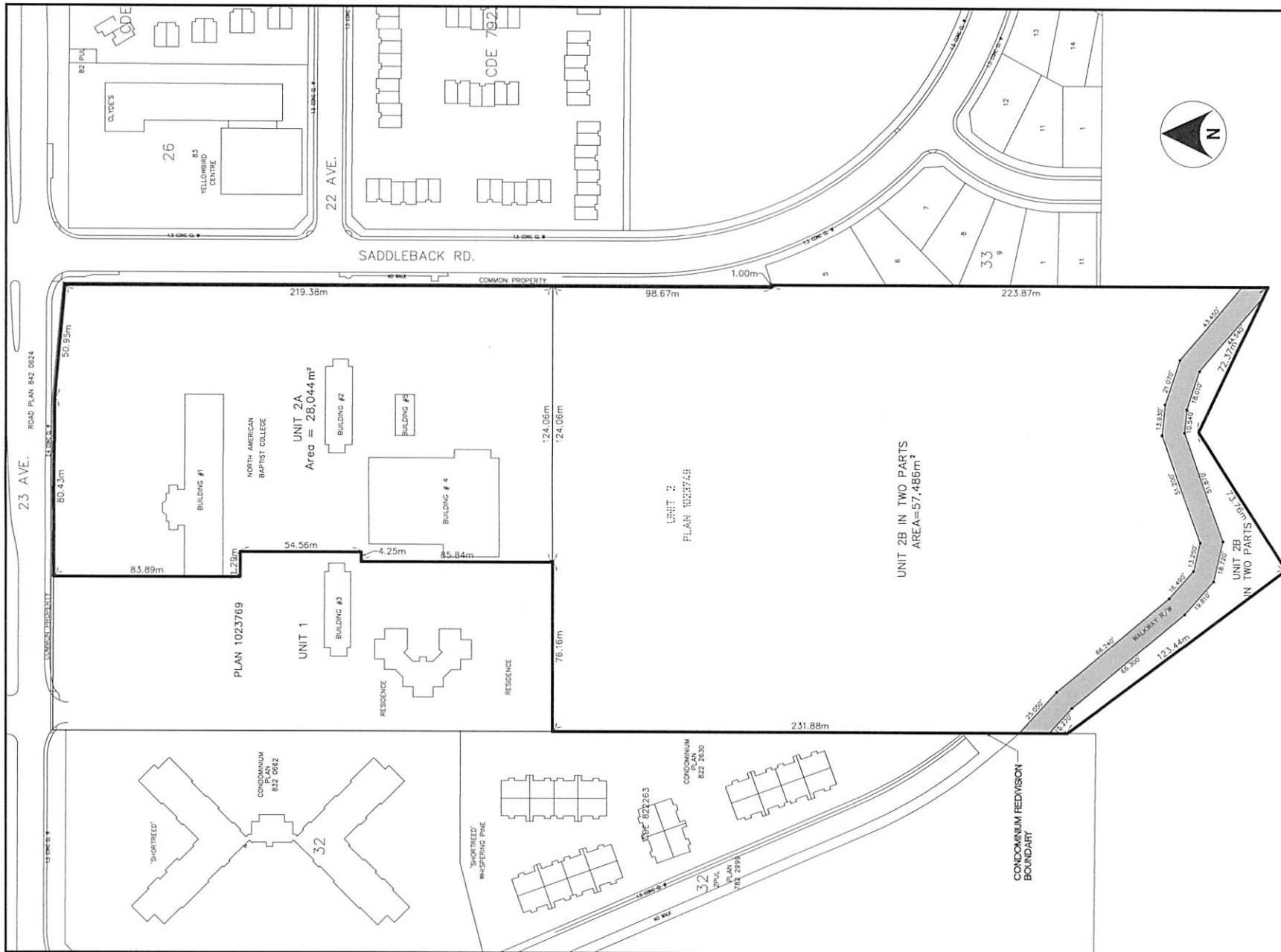
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bareland condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.




Design Works
Engineering+ Inspections Ltd.
 P: 780 814 5533 F: 780 800 2112
 5905-07 Avenue,
 Grande Prairie, AB T8V 0N2
 info@designworkswest.com
 www.designworkswest.com
 DESIGN WORKS ENGINEERING & INSPECTIONS LTD.

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 ALL WORK MUST COMPLY WITH THE MOST RECENT EDITION OF THE APPLICABLE BUILDING CODE AND ANY OTHER GOVERNING AUTHORITY.

No.	Description	Date
01	TENTATIVE PLAN	2018-05-23

DRAWN BY: SHAUN JAY DELA CALZADA
 PROJECT No.: 181001
 DATE: May 2018
 DRAWING SCALE: 1/50

PROJECT
**SADDLE BACK ROAD
 CONDOMINIUM
 RE-DIVISION**

DESCRIPTION
TENTATIVE PLAN

DRAWING NO. SHEET 1 OF 1



Subdivision Authority

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

August 2, 2018

File No. LDA18-0328

Victor Pelka
186 - 11007 Jasper Avenue NW
Edmonton, AB T5K 0K6

ATTENTION: Victor Pelka

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 13, Block 41, Plan 1997 KS, located north of 106 Avenue NW and east of 63 Street NW;
CAPILANO

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer at vos@ualberta.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse # 283991095-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

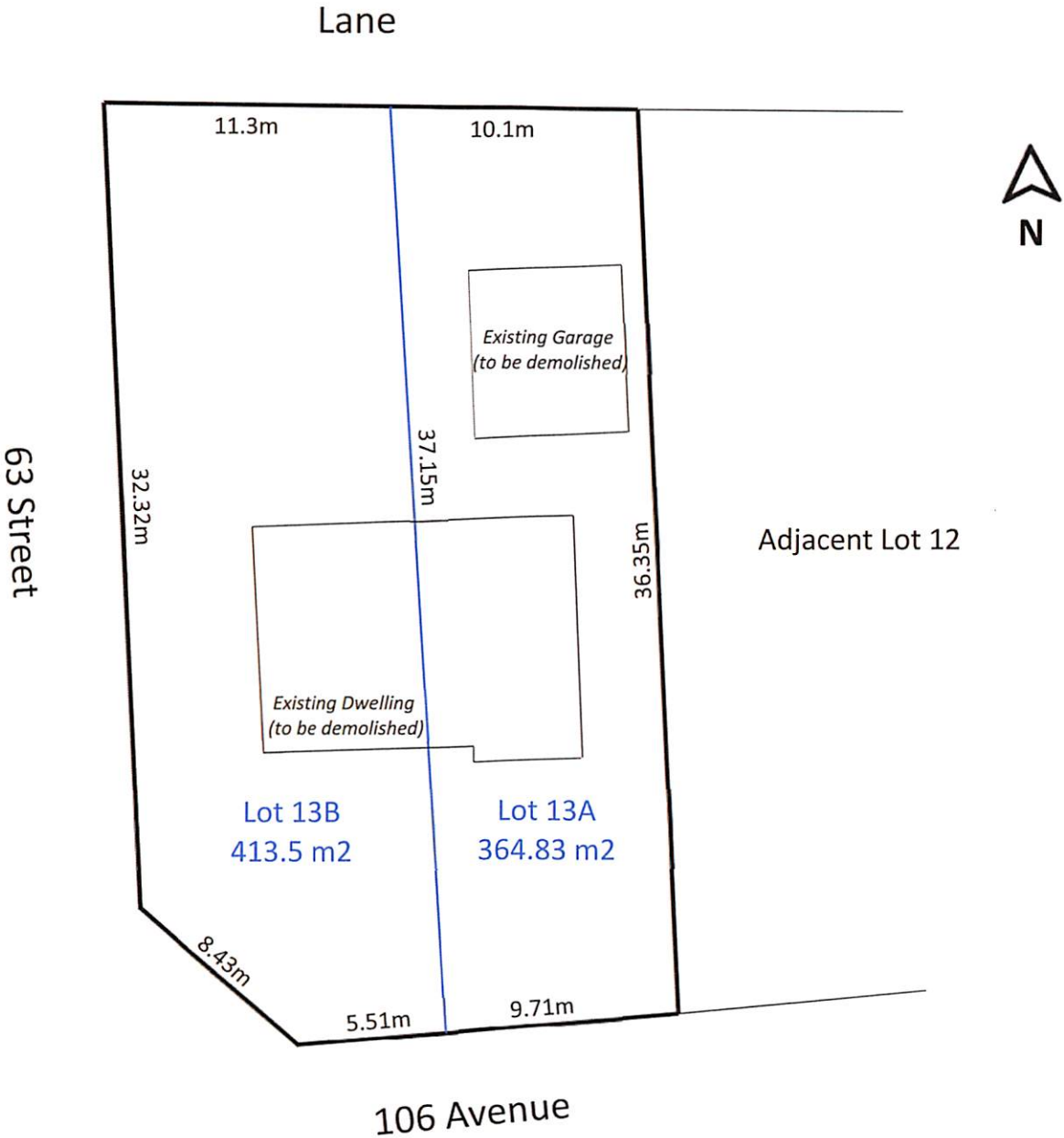
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.67 m east of the west property line of Lot 13 off of the lane. The existing storm service enters the proposed subdivision approximately 11.05 m east of the west property line of Lot 13 off 106 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole that will interfere with access to the proposed Lots 13A and 13B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Tentative Plan showing Subdivision
Lot 13, Block 41, Plan 1997 KS





Subdivision Authority

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

August 2, 2018

File No. LDA18-0349

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for industrial lots from Lots 1-4, Block 29, Plan 4983 AM, located north of 129 Avenue NW and east of 55 Street NW; **KENNEDALE INDUSTRIAL**

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to the proposed lots. These arrangements shall include the removal of the existing 20 mm lead water line that provides service to the existing lots (contact EPCOR Water Services at 780-412-3955);
2. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is the approved tentative plan of subdivision. Enclosure III is a map identifying major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #285762659-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing fence that encroaches on road right of way, as shown on Enclosure III. The owner must relocate the fence within private property.

Building / Site

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

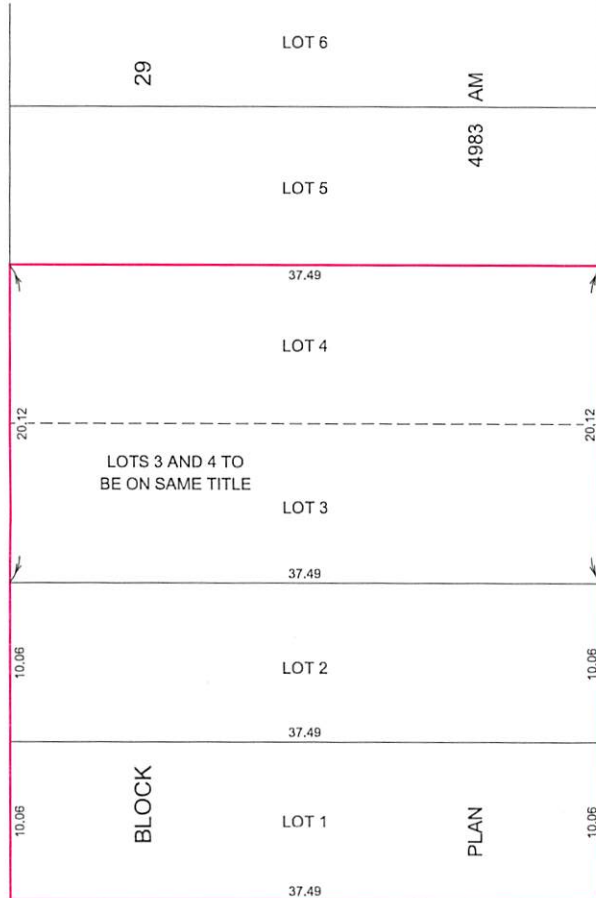
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- In order to maintain existing and future power facilities, EPCOR Distribution & Transmission Inc. will require an easement the full length and width of Lots 1, 2, 3, and 4. As part of the easement, EPCOR Distribution & Transmission Inc. may require the removal of any existing fencing or obstruction crossing the subject property in order to facilitate the installation of and maintain any existing or future electrical system at the cost of the landowner. All costs of procuring the easement or right of way are the responsibility of the landowner or the City. Contact the Land Administrator at 780-412-3252 for the current documents to be used.

ENCLOSURE II

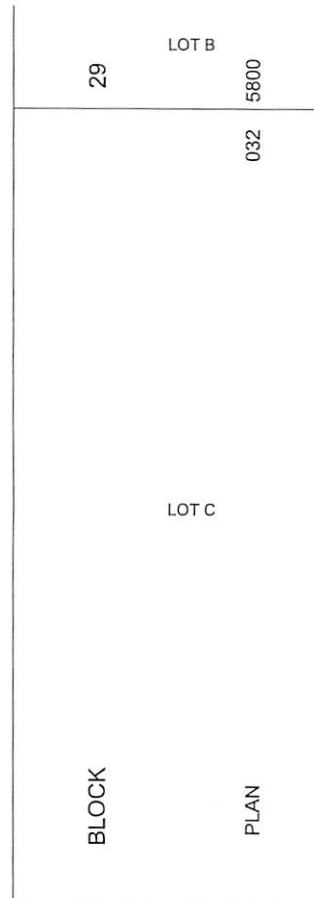


55 STREET



129 AVENUE

LANE



RMRF LLP

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 B1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.151 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	JULY 26, 2018	LOTS DIMENSIONS	ET
0	JUNE 22, 2018	ORIGINAL PLAN COMPLETED	ET

REVISIONS

KENNEDALE INDUSTRIAL
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
(BY TITLE SEPARATION)

OF
LOTS 1 TO 4 INCLUSIVE, BLOCK 29, PLAN 4983 AM
WITHIN THE

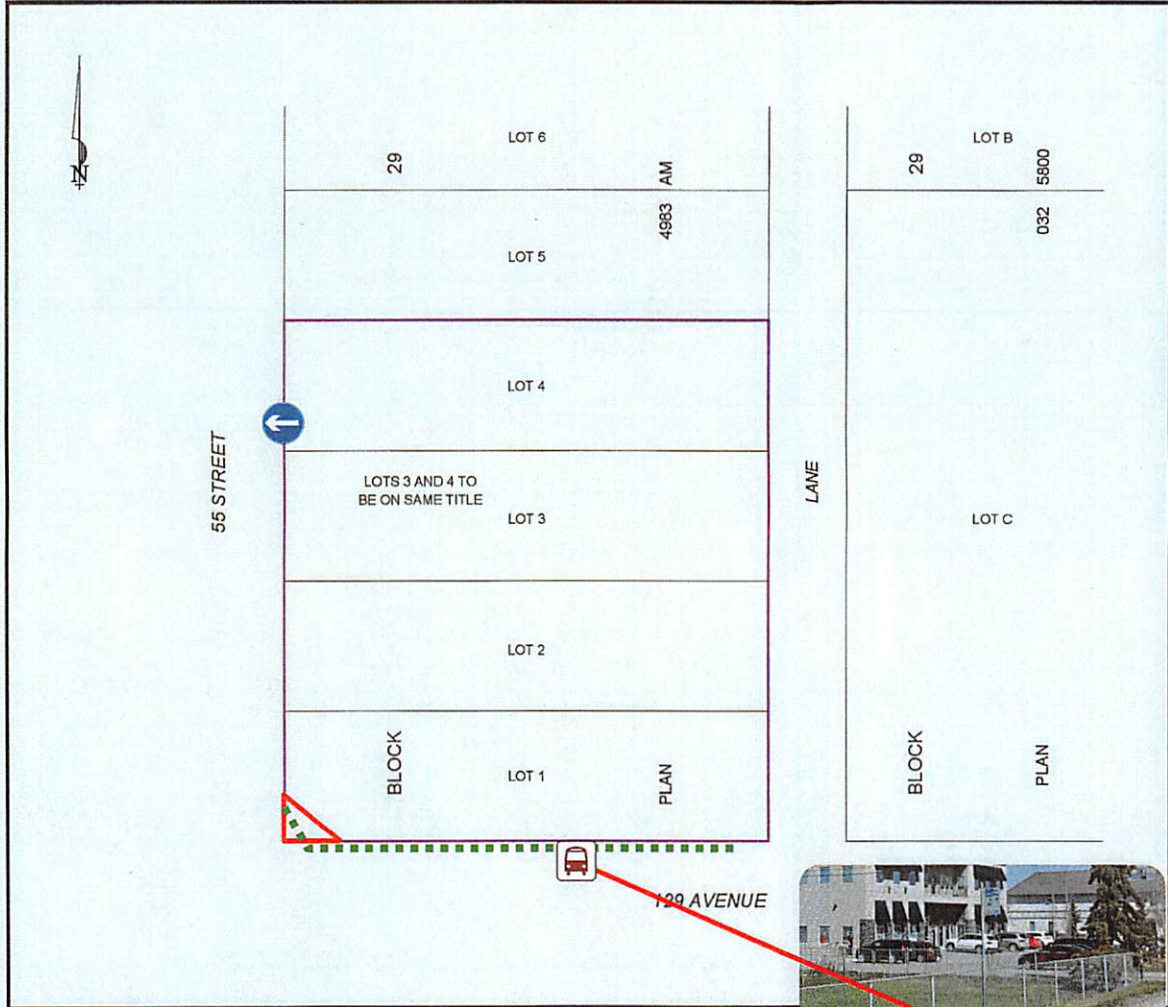
S.E. 1/4 SEC. 23 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA







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

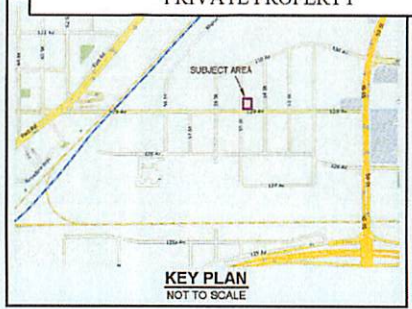
FILE NO. 11800191T DRAFTED BY: JF CHECKED BY: ET



LEGEND

-  DEDICATE ROAD RIGHT-OF-WAY FOR A 6 M X 6 M CORNER CUT
-  EXISTING ACCESS TO BE UPGRADED TO CURRENT CITY STANDARDS
-  EXISTING BUS STOP TO BE UPGRADED TO CURRENT CITY STANDARDS
-  RELOCATE EXISTING FENCE WITHIN PRIVATE PROPERTY

NOTE
- ALL D
- ALL P
- THE S
- PLAN
- AND



REV. NO.	DATE	ITEM	BY
0	JUNE 22, 2018	ORIGINAL PLAN COMPLETED	

REVISIONS

KENNEDALE INDUSTRIAL
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
(BY TITLE SEPARATION)
OF
LOTS 1 TO 4 INCLUSIVE, BLOCK 29, PLAN 4983 AM
WITHIN THE
S.E. 1/4 SEC. 23 - TWP. 53 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-124 Street SW, Edmonton, Alberta T5E 1G7

FILE NO: 118001911 CRAFTED BY:

ENCLOSURE III

FILE: LDA18-0349
DATE: JULY 11, 2018





Subdivision Authority

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

August 2, 2018

File No. LDA18-0356

Hagen Surveys (1982) Ltd.
8929 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 9, Plan N 4168 HW, located north of 105 Avenue NW and west of 76 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed northern lot;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #285956984-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 76 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.23 m south of the north property line of Lot 15 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 15B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 15, BLOCK 9, PLAN 4168 H.W.

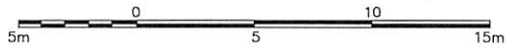
IN THE

RIVER LOT 29

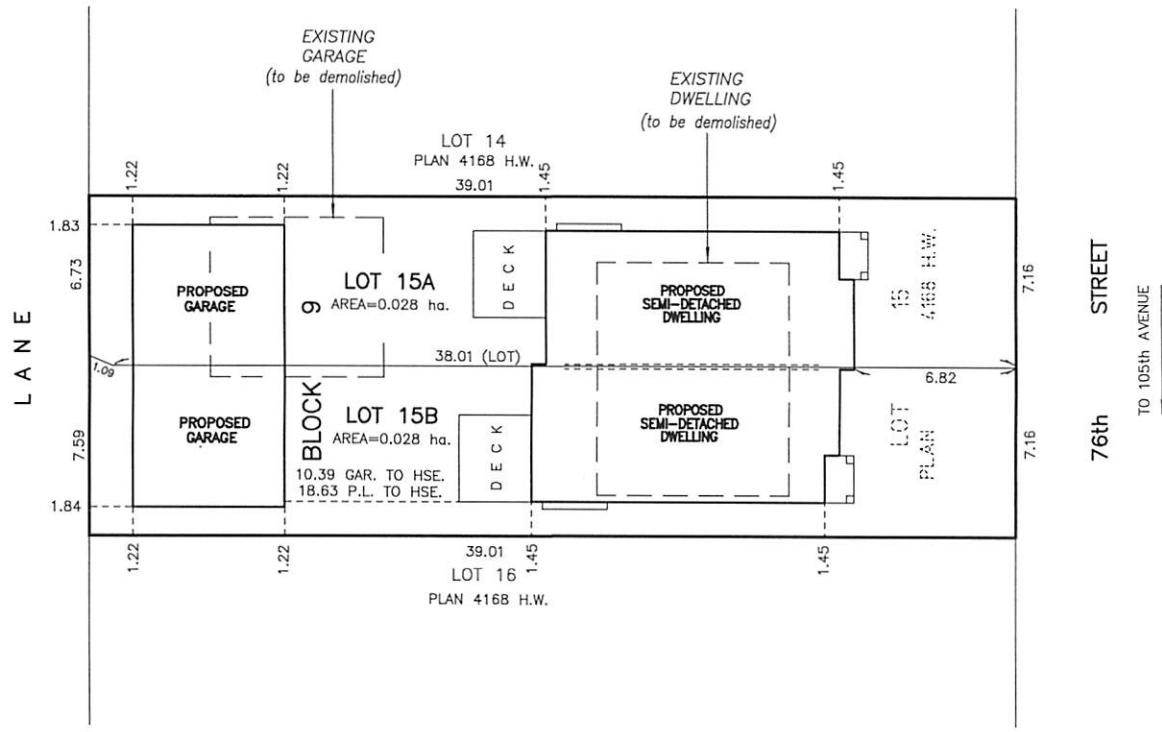
(THEO. N.E.1/4 SEC.3-53-24-4)

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 25, 2018
 REVISED: -

FILE NO. 18C0174

DWG.NO. 18C0174T



Subdivision Authority

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

August 2, 2018

File No. LDA18-0357

Hani Merei
4407 Westcliff Close SW
Edmonton, AB T6W 2L2

ATTENTION: Hani Merei

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 22, Plan 4851 HW, located north of 103 Avenue NW and east of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
3. that the owner obtain a permit to construct a semi-detached dwelling prior to endorsement of the final plan. Development permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
4. that the final plan of survey shall conform to the attached revised tentative plan; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #285929829-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 4, BLOCK 22, PLAN 4851 H.W.

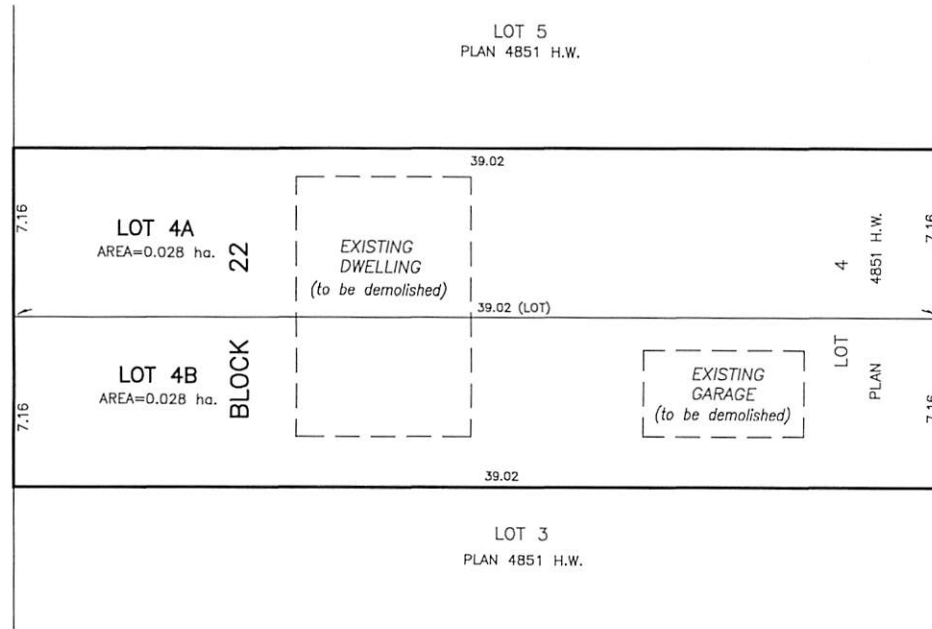
IN THE
RIVER LOT 29 EDMONTON SETTLEMENT
(THEO. S.E.1/4 SEC.3-53-24-4)
EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.
0 5 10 15m



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

TO 104th AVENUE
STREET
79th



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 18, 2018
REVISED: -

FILE NO. 18S0489

DWG.NO. 18S0489T



Subdivision Authority

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

August 2, 2018

File No. LDA18-0359

Centuryland Homes Ltd.
1017 Connelly Way SW
Edmonton, AB T6W 0R5

ATTENTION: Chang Yu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 12, Block 35, Plan RN46, located south of 117 Avenue NW and east of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Jennifer at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #281604851-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

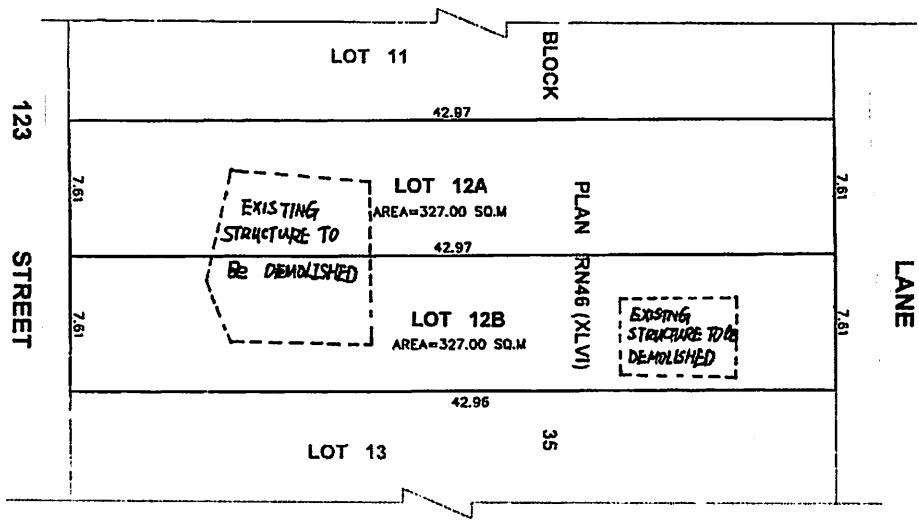
- There are existing boulevard trees adjacent to the site on 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

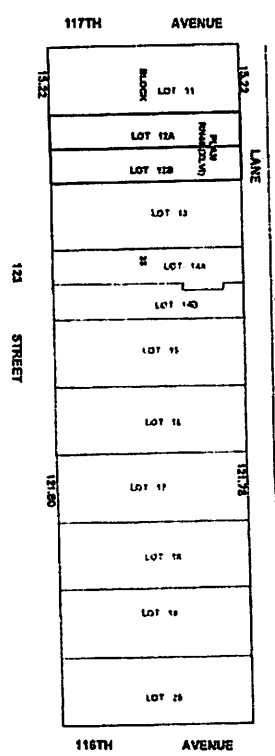
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

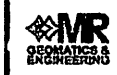
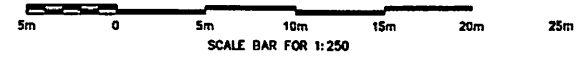
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.3 m north of the south property line of Lot 12 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



PLAN
SCALE = 1 : 250



KEY PLAN
SCALE = 1 : 1000



MR Geomatics & Engineering LTD.
9713-80 Avenue, Edmonton, AB T5E 0C4, Canada.
Ph: (780)-807-0016, (587)-709-9181
E-mail : info@mrgeotech.com
Web : www.mrgeotech.com

TO: XIU LING CAI
RE:
LOT 12 BLOCK 35 PLAN RN46 (XLVI)
MA: 11635-123 STREET, EDMONTON
ALBERTA

TENTATIVE PLAN

SHOWING SUBDIVISION OF
Lot-12 Block -35
Plan - RN46 (XLVI)

Municipality: City of Edmonton

LEGEND:

CL. OF LANE	---
SCHEMATIC BACK	---
FENCE	---
AREA EFFECTED BY THIS PLAN	---
TREE	(Symbol)

- NOTES:**
1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
 2. AREA ONLY WITH BOUNDARY DATA
 3. EXISTING TREES SHOWN ON THE PLAN
 4. BOUNDARIES TO BE CONFIRMED BY LEGAL SURVEY



ANDREW MILES - ALBERTA LAND SURVEYOR
(Copyright reserved)

Date: MAY 17, 2018
SCALE = 1 : 250
U.S. 2018-MAY-RES-015-SUBDIVISION
FILE No. 2018-MAY-RES-015
PAC -/11 A.M. 88



Subdivision Authority

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

August 2, 2018

File No. LDA18-0380

Satt Engineering Ltd.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 17, Plan 3154 HW, located south of 114 Avenue NW and east of 38 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is APPROVED on August 2, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed lots;
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision and identifies major conditions and advisements of this approval.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #286155484-001
Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 114 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 114 Avenue NW. Upon redevelopment of proposed Lot 18B, the existing residential access to 114 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

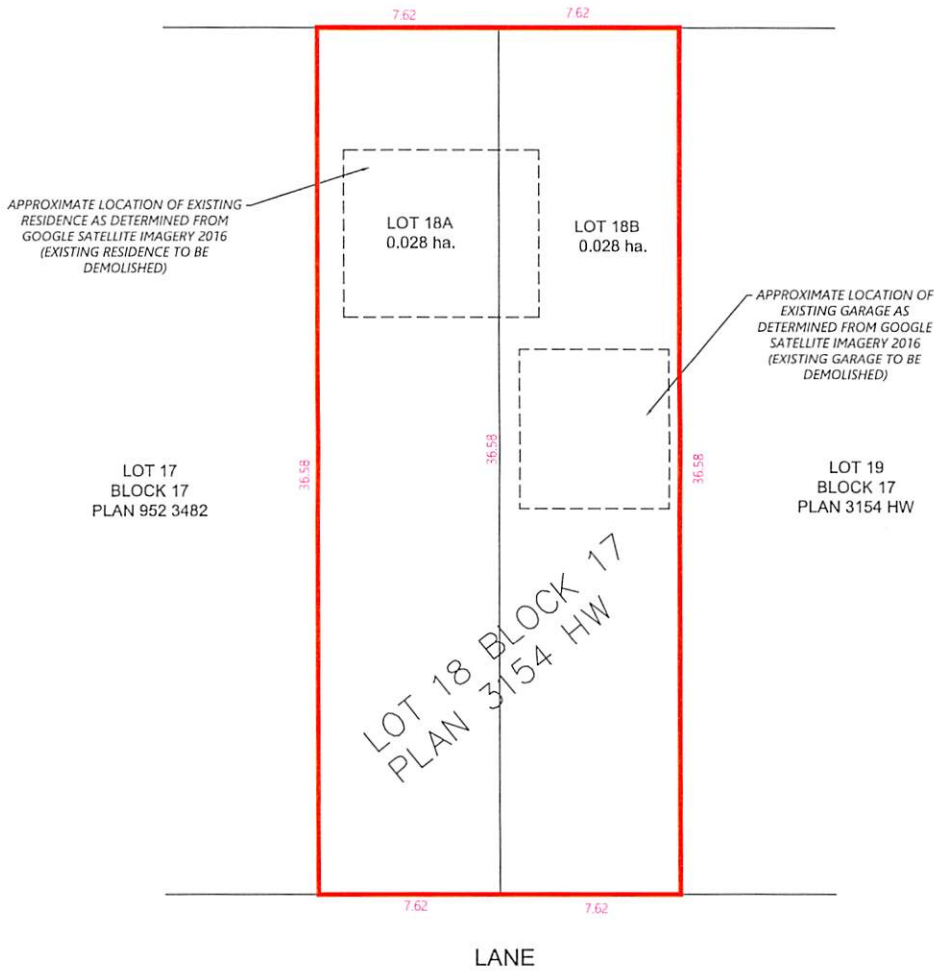
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

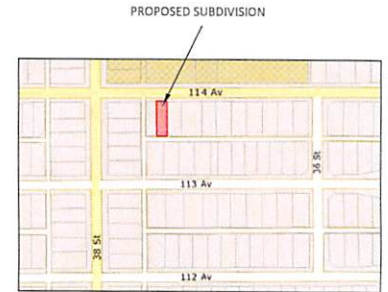
← 114 AVENUE
85m ± to 38 STREET



TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF
LOT 18, BLOCK 17, PLAN 3154 HW
RIVER LOT 40 - TP. 53 - RGE. 24 - W.4th MER.
BEVERLY HEIGHTS
EDMONTON, ALBERTA

Scale: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.056 ha



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206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315 6887

Job #: SA 17-450

Drawn by: MT

Checked by: FS

Thursday, July 26, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 26, 2018 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 19, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0007
261936684-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 61A, Plan 1690 HW, located north of 106 Avenue NW and west of 133 Street NW; **GLENORA**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0243
281206746-001

Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 109, Block 44, Plan 082 0346 located south of Savaryn Drive SW and east of 89 Street SW; **SUMMERSIDE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0254 280907297-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 95, Block 8, Plan 152 4946 located west of Tamarack Boulevard NW and north of 23 Avenue NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0257 281263403-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 33, Plan 5019 HW located south of 102 Avenue NW and east of 80 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0316 284340492-001	Tentative plan of subdivision to create one (1) multiple family unit and one (1) remnant unit from Lot 32, Block 17, Plan 162 2716, located south of Keene Crescent SW and east of Keswick Drive SW; KESWICK AREA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0318 284383518-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 47, Plan RN 22B located south of 109 Avenue NW and east of 127 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0335 284969378-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 19, Plan 3067 HW, located south of 104 Avenue NW and west of 160 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0340 285453340-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 3, Plan 744 HW located north of 104 Avenue NW and east of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:10 a.m.