

Thursday, August 3, 2017
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 3, 2017 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 27, 2017 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0337 254274286-001	Tentative plan of subdivision to create one (1) other lot from Block 1, Block 3 and the common property of Plan 132 4176 located south of Ellerslie Road SW and west of 103A Street SW; CASHMAN
2.	LDA12-0095 121726168-001	REVISION of the conditionally approved plan of subdivision to create 230 single detached residential lots, 76 semi-detached residential lots, 28 row housing residential lots, one (1) multiple family lot, three (3) Public Utility lots, five (5) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lots 1 and 2, Block 1, Plan 122 3805 and Lots 1 and 2, Block 1, Plan 142 3401, located south of Lessard Road and east of 199 Street NW, EDGEMONT
3.	LDA13-0022 130013752-001	REVISION of the conditionally approved plan of subdivision to create 91 single detached residential lots, 14 semi-detached residential lots, 23 row housing lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 042 1992 located south of 30 Avenue SW and west of Calgary Trail SW; CAVANAGH
4.	LDA13-0371 142488985-001	REVISION of the conditionally approved plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; MISTATIM INDUSTRIAL
5.	LDA15-0269 172465630-001	REVISION of the conditionally approved plan of subdivision to create 91 single detached residential lots, 8 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; CAVANAGH

6.	LDA16-0326 223296938-001	REVISION of the conditionally approved plan of subdivision to create 46 semi-detached residential lots and 30 row housing lots from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; THE UPLANDS
7.	LDA17-0194 244399984-001	Tentative plan to subdivide a portion of Lot 18, Block 1, Plan 162 3798 for the purpose of consolidation with Lot 13, Block 1, Plan 162 1448 located east of Gateway Boulevard SW and north of Ellerslie Road SE; ELLERSLIE INDUSTRIAL
8.	LDA17-0287 252008715-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 4, Plan 2630 KS located south of 91A Avenue NW and west of 141 Street NW; PARKVIEW
9.	LDA17-0290 252269316-001	Tentative plan to subdivide a portion of Lot 18, Block 1, Plan 162 3798 for the purpose of consolidation with Lot 12, Block 1, Plan 162 1448 located east of Gateway Boulevard SW and north of Ellerslie Road SE; ELLERSLIE INDUSTRIAL
10.	LDA17-0323 253427005-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 28 and 29, Block 7, Plan 823 AI, located west of 59 Street NW and north of 118 Avenue NW; MONTROSE
11.	LDA17-0362 254996632-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 26, Plan 2041 HW, located south of 70 Avenue NW and east of 110 Street NW; PARKALLEN
12.	LDA17-0364 255104586-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 13, Plan 4892 HW, located north of 83 Avenue NW and east of 77 Street NW; IDYLWYLDE
13.	LDA17-0374 255118841-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 12, Plan 4892 HW, located north of 83 Avenue NW and west of 77 Street NW; IDYLWYLDE
14.	LDA17-0377 255627740-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8, Plan RN76, located north of 119 Avenue NW and east of 90 Street NW; ALBERTA AVENUE
15.	LDA17-0378 255674253-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 19, Plan 3067 HW, located north of 103 Avenue NW and west of 160 Street NW; BRITANNIA YOUNGSTOWN
16.	LDA17-0379 255646231-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 48, Block 4, Plan 2528 HW, located north of 96 Avenue NW and west of 86 Street NW; STRATHEARN
5.	OTHER BUSINESS	



Subdivision Authority

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

August 3, 2017

File No. LDA17-0337

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create one (1) other lot from Block 1, Block 3 and the common property of Plan 132 4176 located south of Ellerslie Road SW and west of 103A Street SW;
CASHMAN

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

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

Municipal Reserve was dealt with through previous subdivision applications.

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

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

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

Regards,

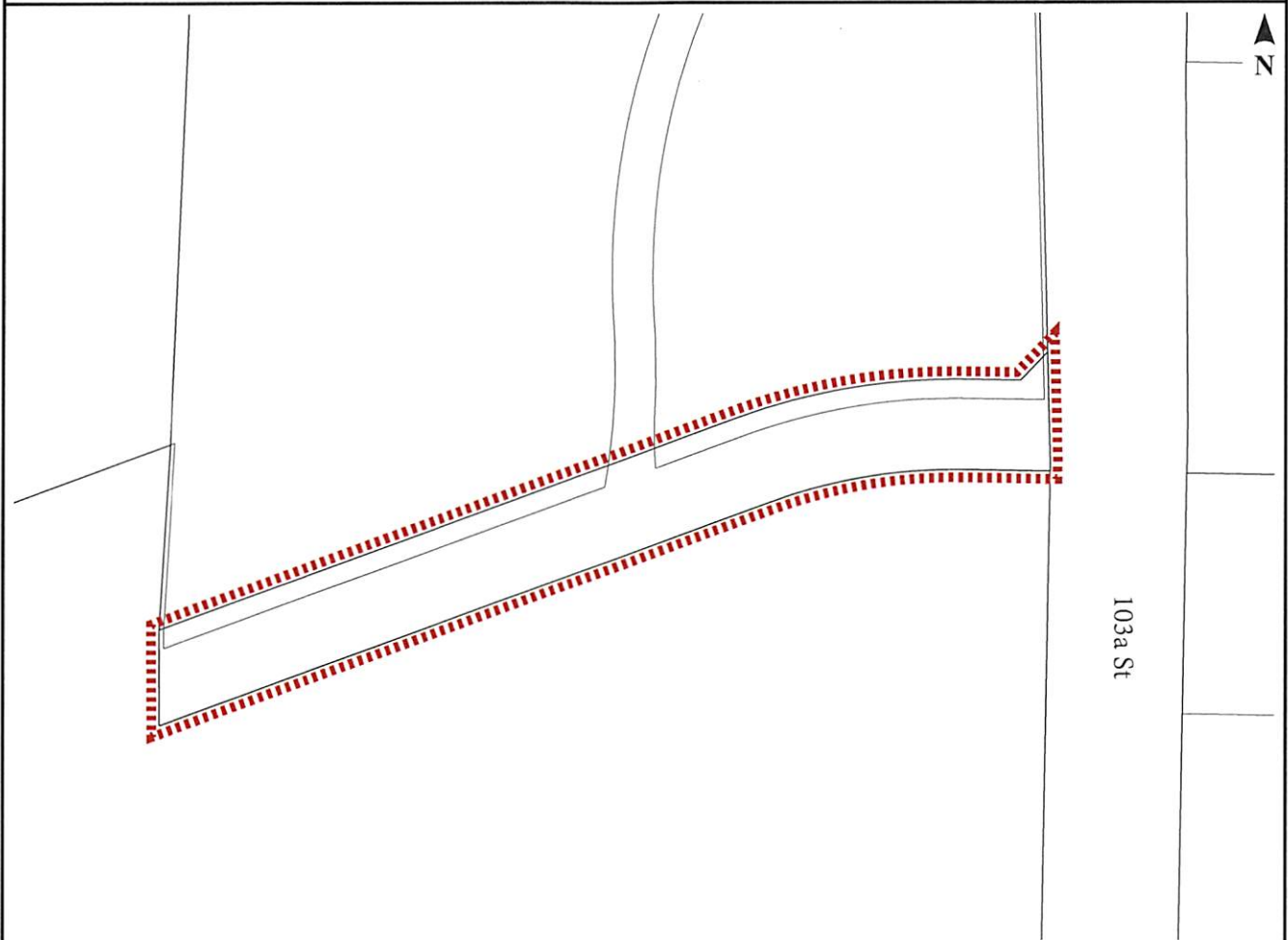
Blair McDowell
Subdivision Authority
BM/mb/Posse #254274286-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

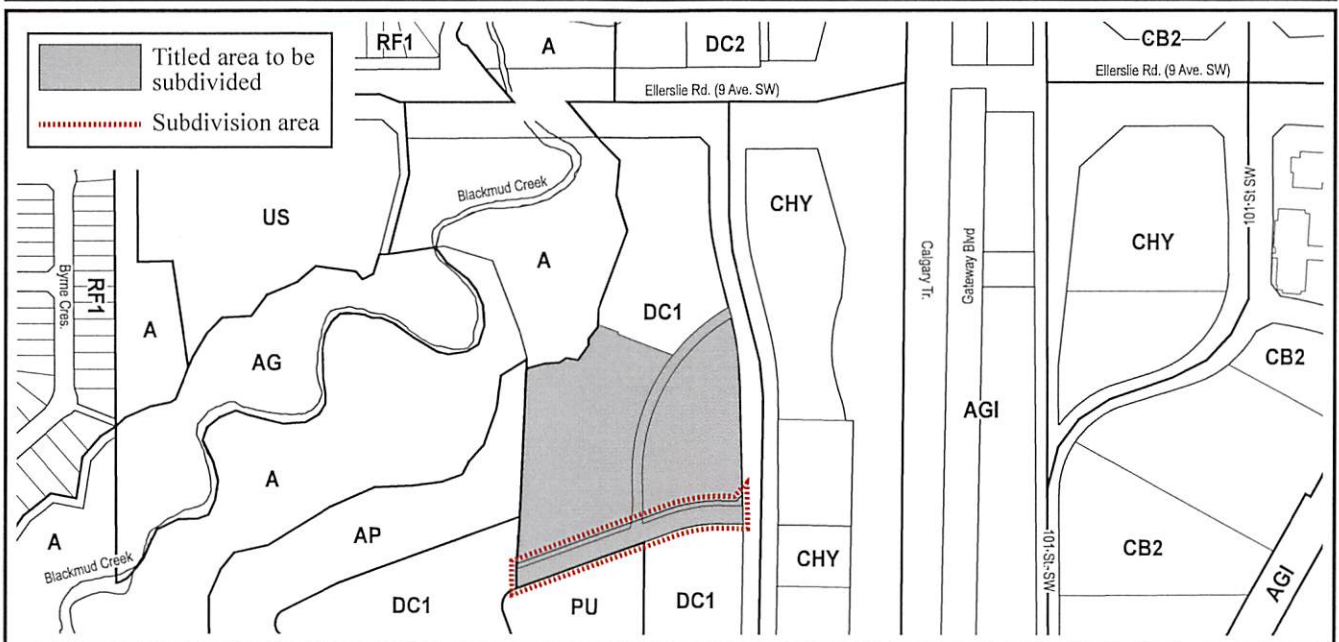
August 3, 2017

LDA17-0337

Limit of proposed subdivision



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





August 3, 2017

File No. LDA12-0095

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

ATTENTION: Keith Davies

RE: REVISION of the conditionally approved plan of subdivision to create 230 single detached residential lots, 76 semi-detached residential lots, 28 row housing residential lots, one (1) multiple family lot, three (3) Public Utility lots, five (5) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lots 1 and 2, Block 1, Plan 122 3805 and Lots 1 and 2, Block 1, Plan 142 3401, located south of Lessard Road and east of 199 Street NW, **EDGEMONT**

This revision creates 16 additional lots within Phase 2 (replacing 56 single detached residential lots with 52 single detached residential lots and 20 semi-detached residential lots). What was formerly Stage 1 has been registered with the exception of the NW pocket park.

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 12.03 ha and 1.01 ha parcels 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 0.94 ha, 0.44 ha and 0.22 ha parcels 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 MR, in the amount \$19,420.44 representing 0.04 ha for Lot 1, Block 1, Plan 122 3805 pursuant to Section 667 of the Municipal Government;
4. that the owner provide money in place of MR, in the amount \$106,812.42 representing 0.220 ha for Lot 2, Block 1, Plan 122 3805 pursuant to Section 667 of the Municipal Government;
5. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
6. 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 and Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;

7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Transportation Planning and Engineering for 199 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to Condition #7 above, the owner clear and level 199 Street NW as required for road right-of-way;
9. that the subdivision boundary be amended to include that portion of ER that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
10. that the subdivision boundary be amended to exclude that portion of future PUL that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner be permitted to register this plan of subdivision in stages, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that Bylaw 18126 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
13. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lots backing onto the Anthony Henday Drive to protect the integrity of the berm, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
15. 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 Hoggan Engineering & Testing (1980) Ltd (File No. 6004-22) together with supplemental technical correspondence, dated February 7, 2011, March 11, 2011, January 2, 2012 and October 1, 2013 geotechnical reports, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner pay all outstanding property taxes prior to the endorsement of the plan of subdivision.

II That the Servicing Agreement required in Clause I (5) 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 submit 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 submit 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 design and construct the ultimate Stormwater Management Facility (SWMF), to the satisfaction of Financial Services and Utilities, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner design and construct the ultimate storm outfall 1, to the satisfaction of Financial Services and Utilities as shown on the Conditions of Approval map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path within the Top-of-Bank setback area to the satisfaction of Transportation Planning and Engineering with a dividing yellow centreline, and "Shared Use" signage and bollards. The shared use path must be designed at a 30 kph design as per TAC guidelines including appropriate offsets, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawing include a 3 m hard surface shared use path along 199 Street NW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards, within the walkway to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m concrete sidewalk with lighting and bollards, within the walkway to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the submitted noise study, for all lots backing onto the TUC, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, road islands, boulevards, medians, walkways, greenways and Municipal Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

All Municipal Reserves and Environmental Reserve are being taken with this subdivision through a combination of land and money-in-place of land. A 0.04 ha portion of the 0.98 ha park will be dedicated in the future as a PUL. The 0.04 ha portion will be taken as money-in-place with this subdivision.

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

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

Regards,

Blair McDowell
Subdivision Authority

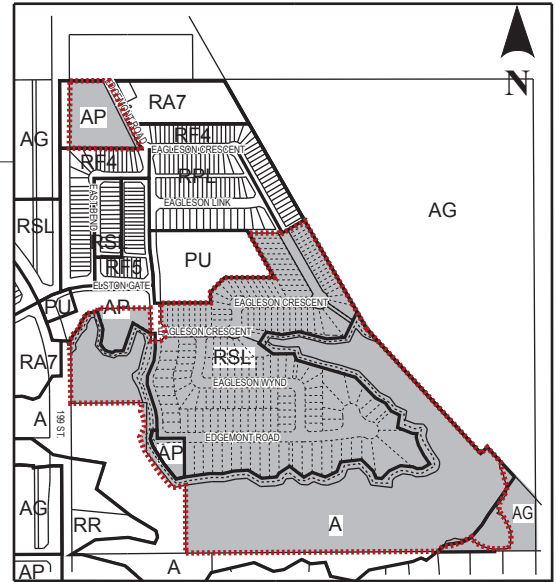
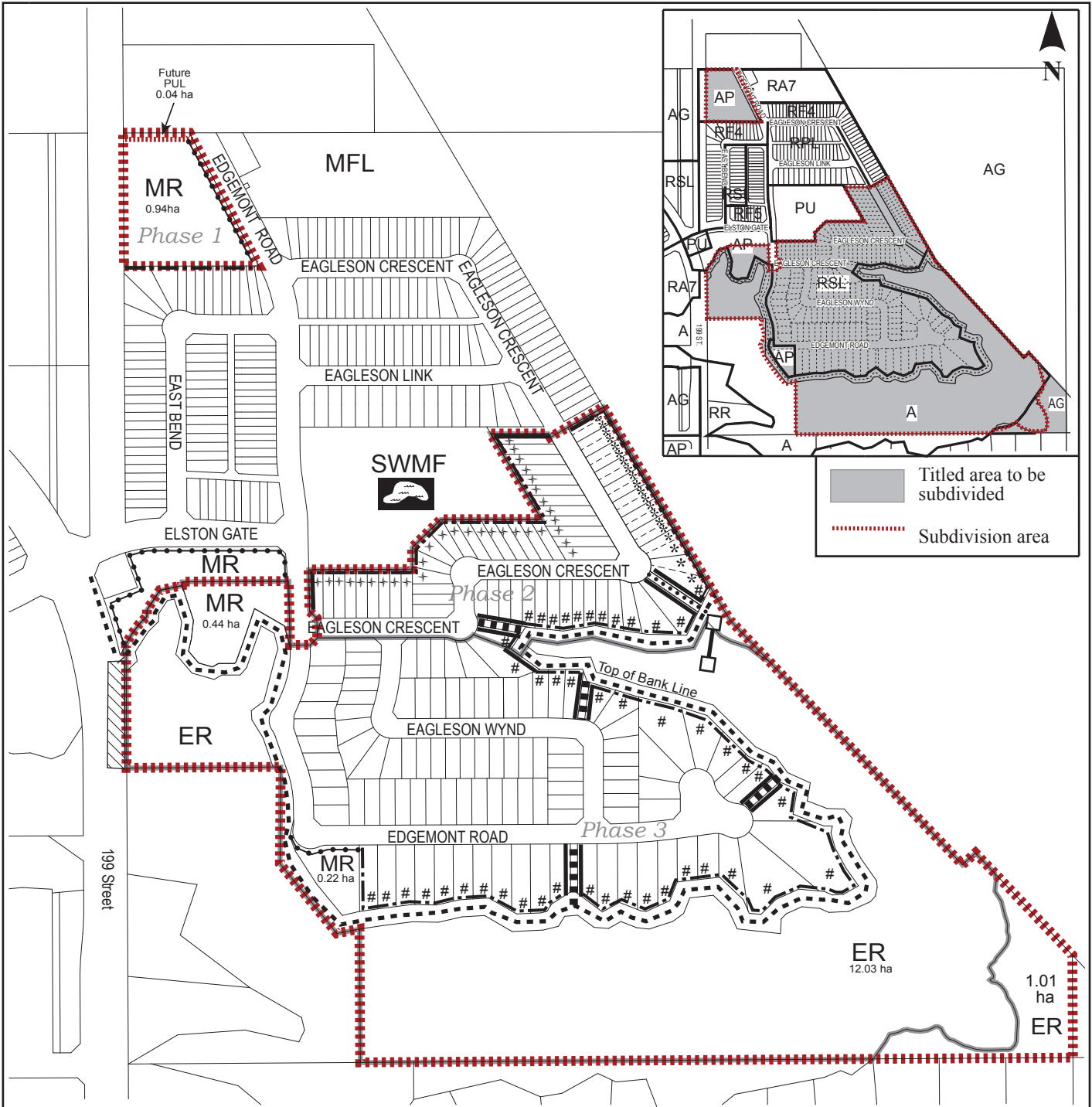
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 3, 2017

LDA 12-0095



Titled area to be subdivided
 Subdivision area

 Limit of proposed subdivision	 1.5m concrete sidewalk
 Amend subdivision boundary	 Outfall
# Restrictive covenant re: Top-of-Bank	 Construct berm and noise attenuation fence
+ Restrictive covenant re: freeboard	 1.8m uniform fence as per Zoning Bylaw
* Restrictive covenant re: berm	 1.2m uniform fence
 3.0m emergency access / walkway	 Post and rail fence
 3.0m hard surface shared use path	 Dedicate, clear and level



Subdivision Authority

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

August 3, 2017

File No. LDA13-0022

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

ATTENTION: Yolanda Lew

RE: REVISION of the conditionally approved plan of subdivision to create 91 single detached residential lots, 14 semi-detached residential lots, 23 row housing lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 042 1992 located south of 30 Avenue SW and west of Calgary Trail SW; **CAVANAGH**

The application revises the layout of one block by reducing the number of single detached lots from 19 to 18.

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Calgary Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
[Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act](#)

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 to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
8. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

The existing Deferred Reserve Caveat (DRC) for Lot 1, Block 1, Plan 042 1992 shall carry forward on title.

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

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

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







Regards,




Blair McDowell
Subdivision Authority
BM/mb/Posse #130013752-001
Enclosure

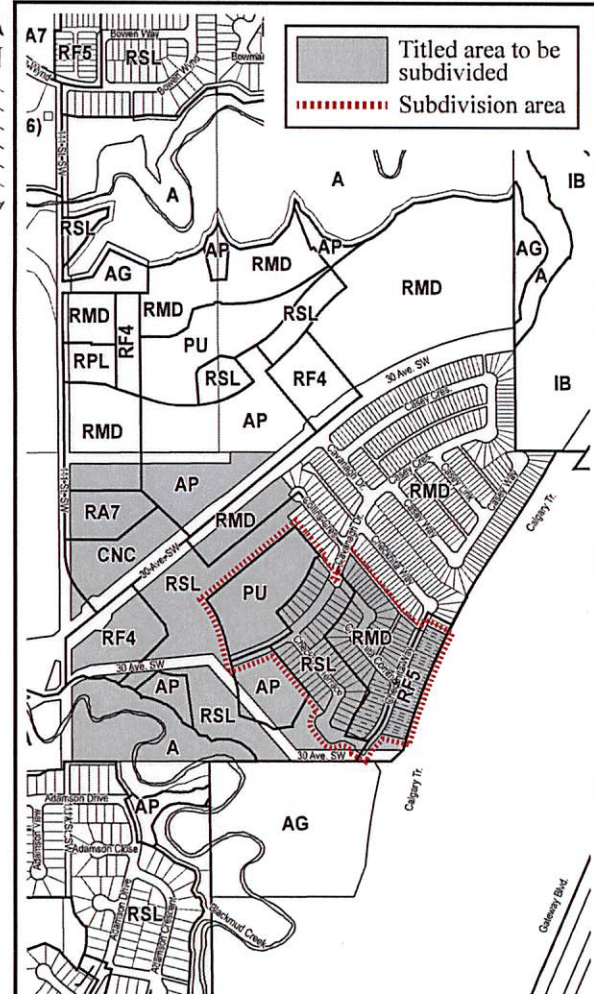
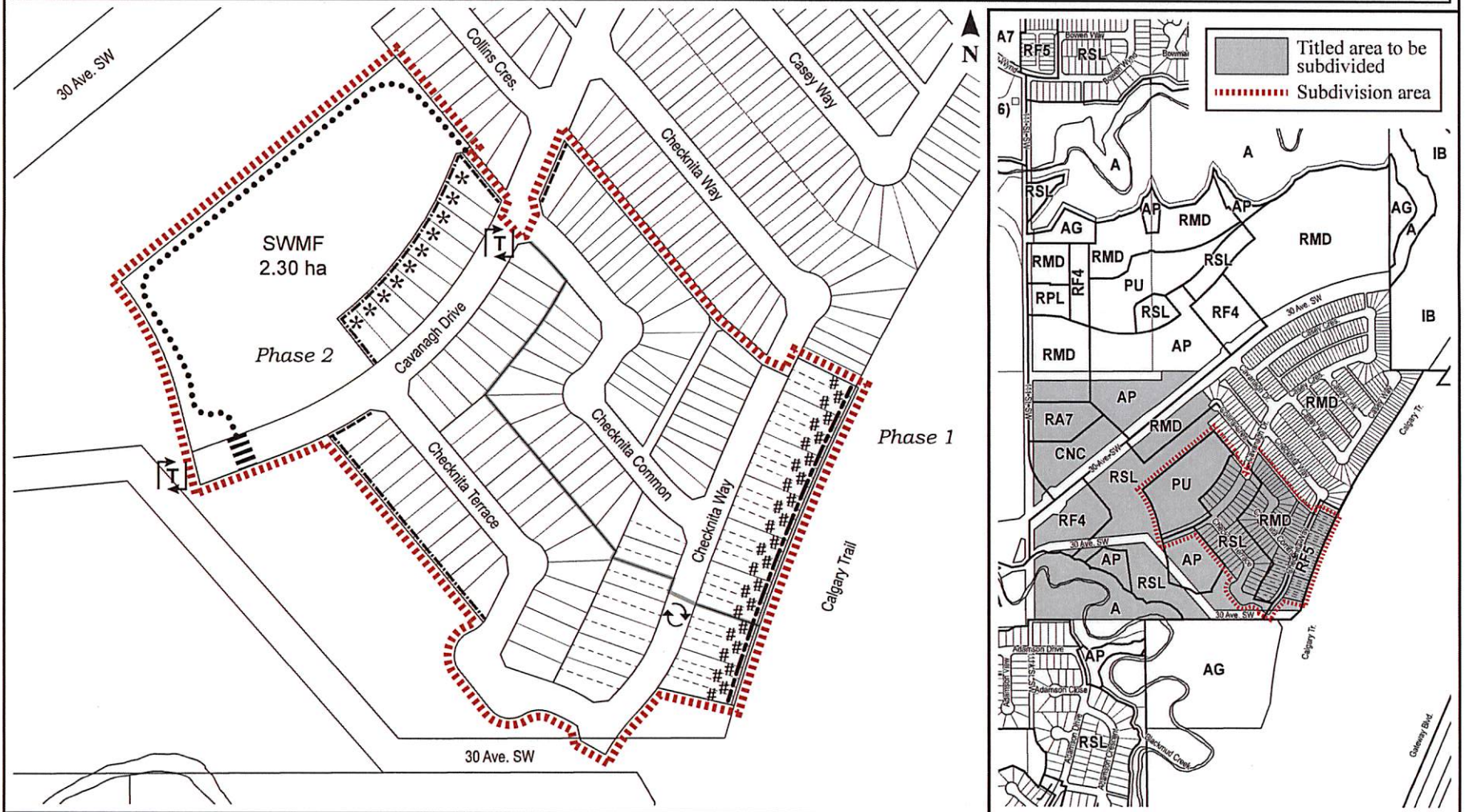
SUBDIVISION CONDITIONS OF APPROVAL

August 3, 2017

LDA13-0022

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Berm and noise attenuation fence
-  3 m hard surface shared use path
-  Zebra marked crosswalk

- # Restrictive covenant re: Berm and Fence
- * Restrictive covenant re: Freeboard
-  Temporary 12 m radius turnaround
-  Temporary 17 m radius transit turnaround
-  Phasing line





August 3, 2017

File No. LDA13-0371

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

ATTENTION: Scott Carnall

RE: REVISION of the conditionally approved plan of subdivision to create four (4) industrial lots and one (1) Public Utility lot from a portion of Block 7, Plan 179 HW and a portion of the SW 27-53-25-4 located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

LDA13-0371 was revised by LDA15-0325, LDA16-0454 and a re-phasing request was approved on January 6, 2017. This application revises the phasing and creates one (1) additional industrial lot shown as Phase 4 on the Conditions of Approval map.

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Coordination;
2. 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;

3. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
4. that the owner pay the Drainage Assessments applicable to this subdivision;
5. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
6. 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;
7. 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;
8. that the owner constructs a 1.5 m concrete sidewalk with Phase 5, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Money in place of municipal reserves was fully paid with the endorsement of Stage 1 of LDA13-0371.

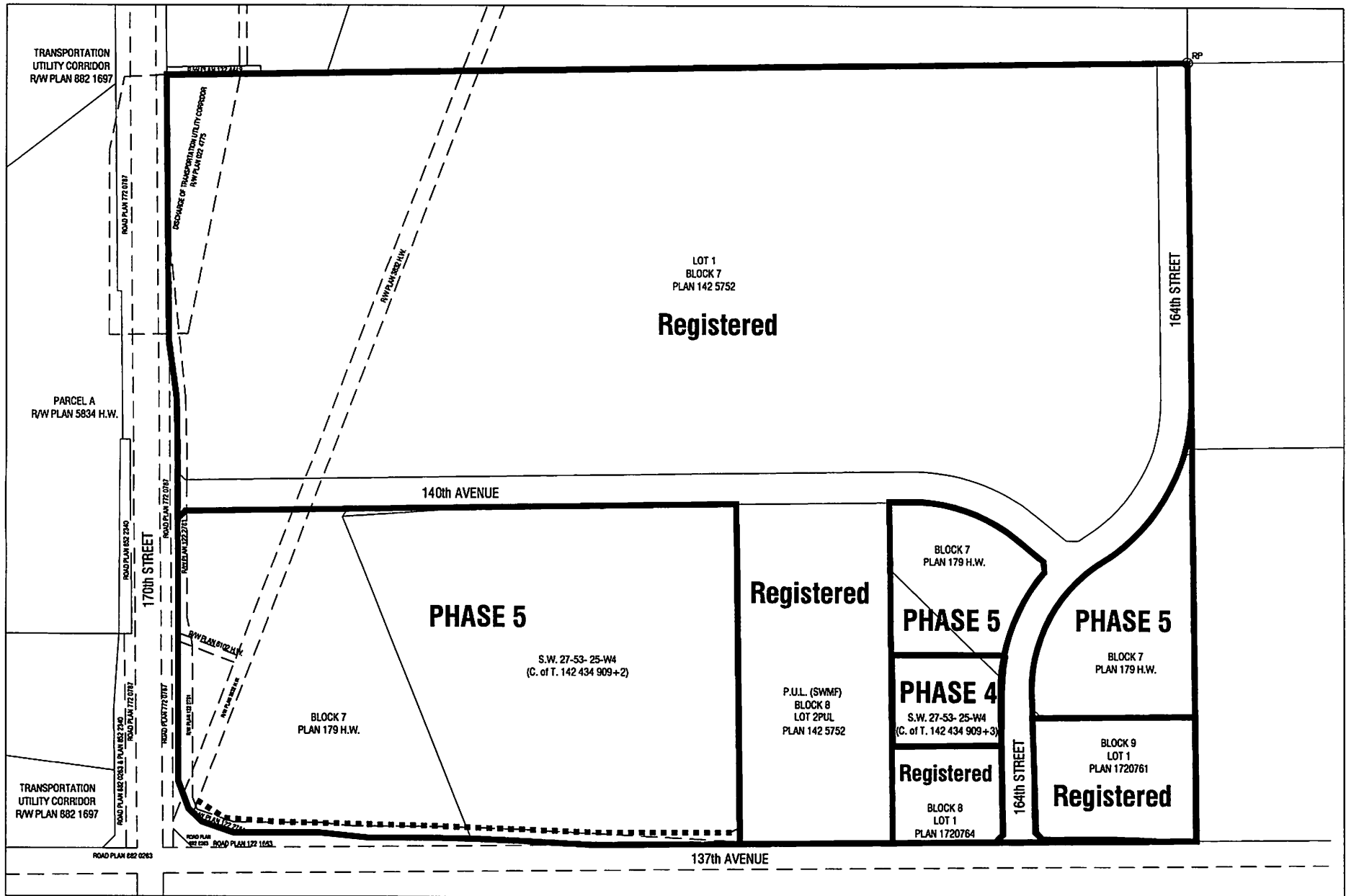
Please be advised that this revision is not an extension of the approval and is valid for one (1) year from the date on which the subdivision approval was given to the original application. An extension beyond that time may be granted by the City of Edmonton.

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

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

Regards,

Blair McDowell
Subdivision Authority
BM/gq/Posse #142488985-001
Enclosure



- Limit of proposed subdivision
- 1.5 m concrete sidewalk





August 3, 2017

File No. LDA15-0269

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

ATTENTION: Yolanda Lew

RE: REVISION of the conditionally approved plan of subdivision to create 91 single detached residential lots, 8 semi-detached residential lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from a portion of roadway to be closed and Lot 1, Block 1, Plan 042 1192, located north of Adamson Drive SW and west of Calgary Trail; **CAVANAGH**

The application has revised the number of single detached residential lots by increasing them from 82 to 91 and decreasing the number of semi-detached lots from 18 to 8 resulting in 1 less lot overall.

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 3.10 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.45 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended to exclude the intersection of 30 Avenue SW and Cavanagh Drive SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, MR and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
7. That phase 5 of the approved subdivision LDA13-0022 be registered prior to or concurrent with this application for logical extension of roadways and services;
8. that LDA15-0269 to close portions of 111 Street SW and 30 Avenue SW shall be approved prior to the endorsement of this subdivision;

9. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Stormwater Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Evaluation & Set-Back Distance Determination report (File No. LDA12-0219), as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards and landscaping along the south side of 30 Avenue SW, with Phase 1, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Top of Bank setback area, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs an offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 30 Avenue SW, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to the MR and ER dedication the existing Deferred Reserve Caveat (DRC) for Lot 1, Block 1, Plan 042 1992 will be reduced accordingly, with the balance to carry forward on title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #172465630-001

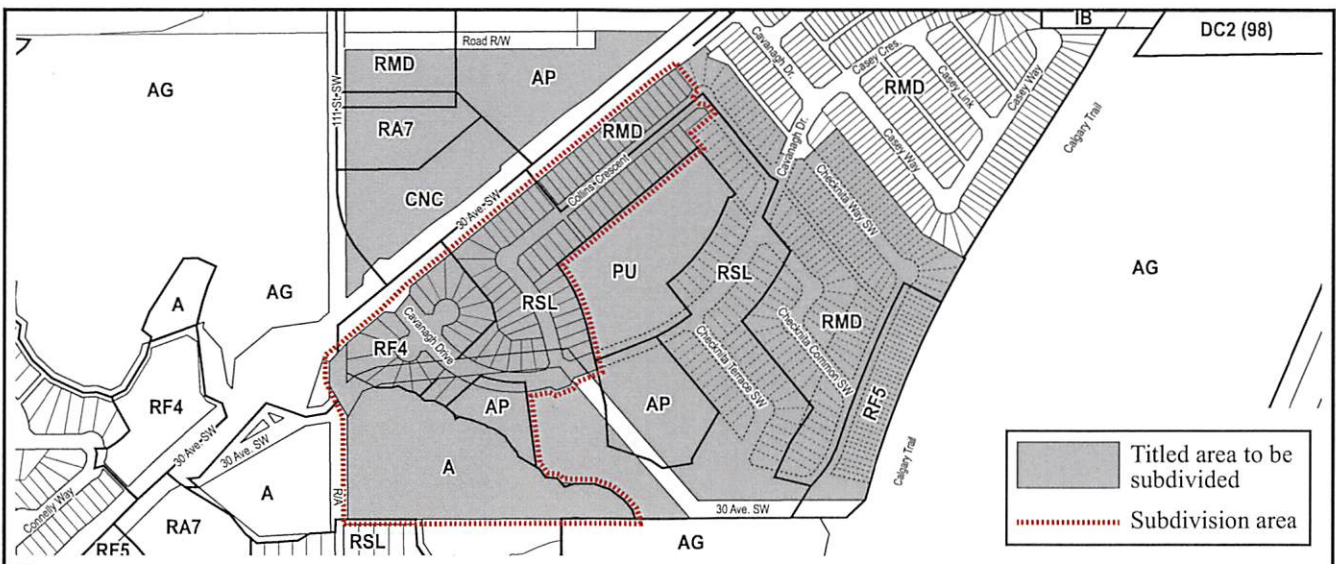
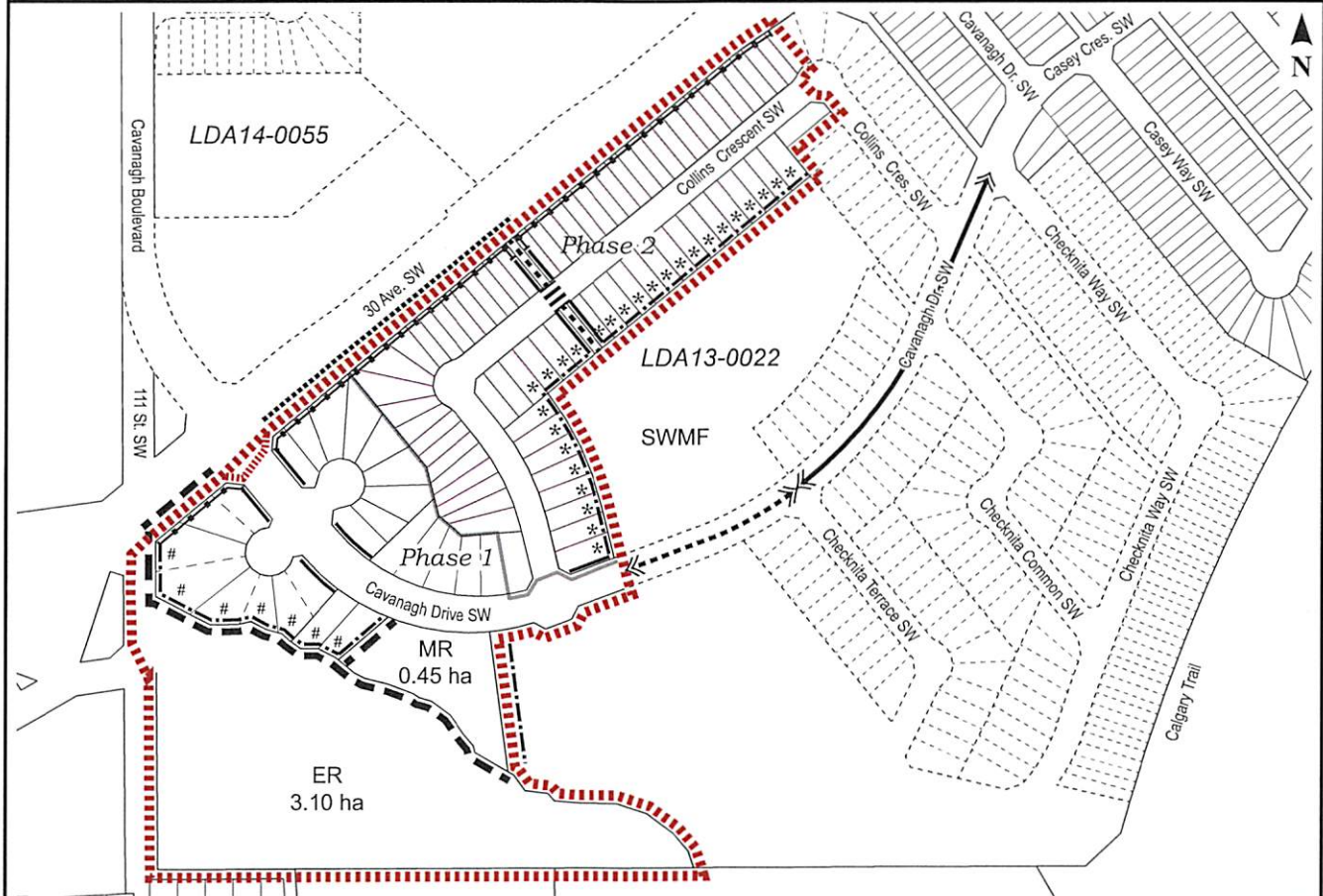
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 3, 2017

LDA15-0269

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- Amend subdivision boundary ----- 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.2 m uniform fence ----- Noise attenuation fence ----- 1.5 m concrete sidewalk ----- 1.5 m concrete sidewalk with Phase 2 ----- 3 m hard surface shared use path | <ul style="list-style-type: none"> Zebra marked crosswalk # Restrictive covenant re: Top of Bank * Restrictive covenant re: freeboard ↔ 200 mm water main extension ↔ 250 mm water main extension |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





August 3, 2017

File No. LDA16-0326

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

ATTENTION: Reanna Feniak

RE: REVISION of the conditionally approved plan of subdivision to create 46 semi-detached residential lots and 30 row housing lots from the SE 6-52-25-W4M located north of 23 Avenue NW and west of 199 Street NW; **THE UPLANDS**

The application has been revised to remove 46 semi-detached residential lots and replace them with 50 single detached residential lots. The 30 row housing lots remain unchanged. A walkway has also been added.

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA14-0566 be registered prior to or concurrent with this application;
4. that LDA17-0291 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Drainage Planning and Engineering;
8. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for this subdivision as indicated in the Neighbourhood Design Report is completed and operational, to the satisfaction of Drainage Planning and Engineering;
9. that the owner construct a temporary sanitary forcemain connection from the connection point to 199 Street and 27 Avenue to the temporary offsite lift station, including any required removals (CCC for sanitary sewers will not be issued until such time as the sanitary forcemain and offsite temporary lift station with storage component is completed and operational), to the satisfaction of Drainage Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the CCC for the subdivision storm sewers will not be issued until such time as the ultimate SWMF, storm water outfall, and all required interconnecting pipes are completed and operational to the satisfaction of Drainage Planning and Engineering;
11. that the owner is responsible, at their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Drainage Planning and Engineering;
12. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the sanitary forcemain and lift station with storage component, until such time the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Drainage Planning and Engineering;
13. that the owner install bollards to the satisfaction of the Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct a 1.8 m fence of a high quality, low maintenance material, as shown on the conditions of approval map, to the satisfaction of the Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto 199 Street, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for SE 6-52-25-W4M was addressed by Deferred Reserve Caveat through LDA14-0566. The DRC will carry forward on title.

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

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

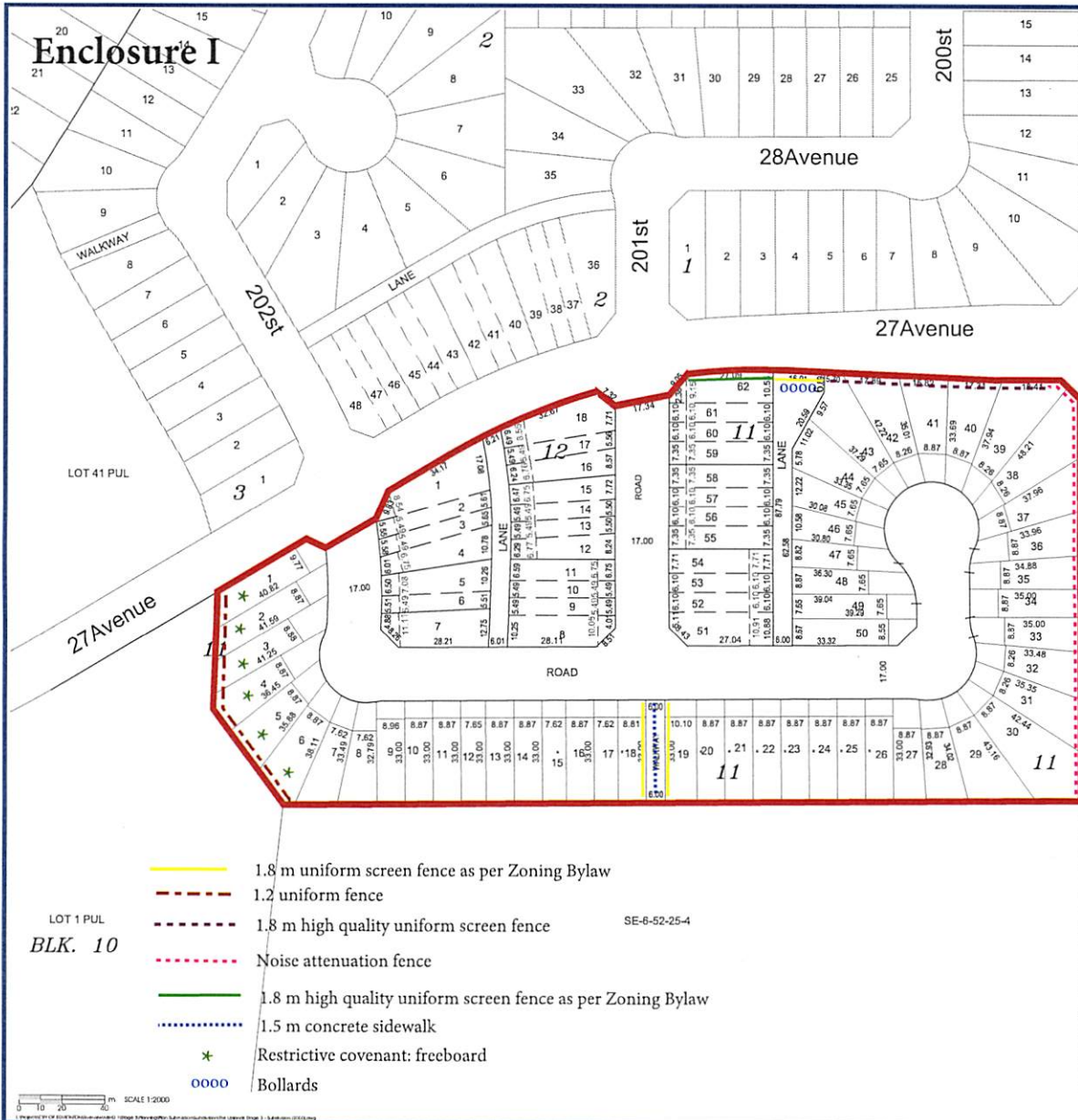
If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,

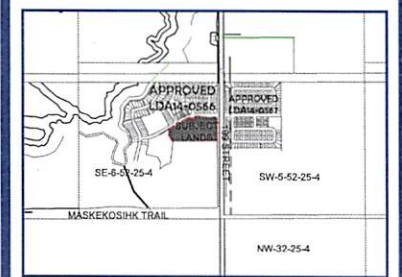
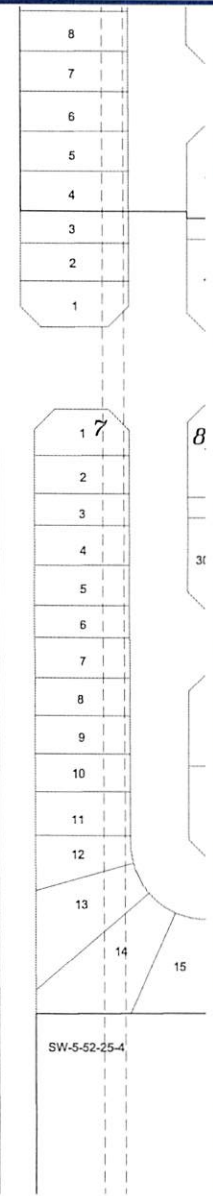
Blair McDowell
Subdivision Authority

BM/sc/Posse #223296938-001

Enclosure



199st



KEY PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF
S.E. 1/4 SEC. 6 -TWP. 52-RGE. 25-W. 4th MER.
ALL WITHIN THE
S.E. 1/4 SEC. 6 -TWP. 52-RGE. 25-W. 4th MER.

NOTES:
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS
 AND CONTAINS: 3.24 ha.

ARTERIAL ROADS	= 0.0 ha.
TOP OF BANK	= 0.0 ha.
ENVIRONMENTAL RESERVE	= 0.0 ha.
INTERNAL ROADS & WALKWAYS	= 0.79 ha.
RESIDENTIAL LOTS	= 2.45 ha.
PUBLIC UTILITY LOT	= 0.0 ha.
TOTAL:	= 3.24 ha.

Number of Units

8	RPL (PLANNED RESIDENTIAL LOTS)
42	DC1 (DIRECT CONTROL LOTS)
30	RF5 (ROW HOUSING LOTS)

TENTATIVE PLAN

THE UPLANDS
STAGE 3
EDMONTON - ALBERTA

June 13, 2017

QUALICO[®]
communities

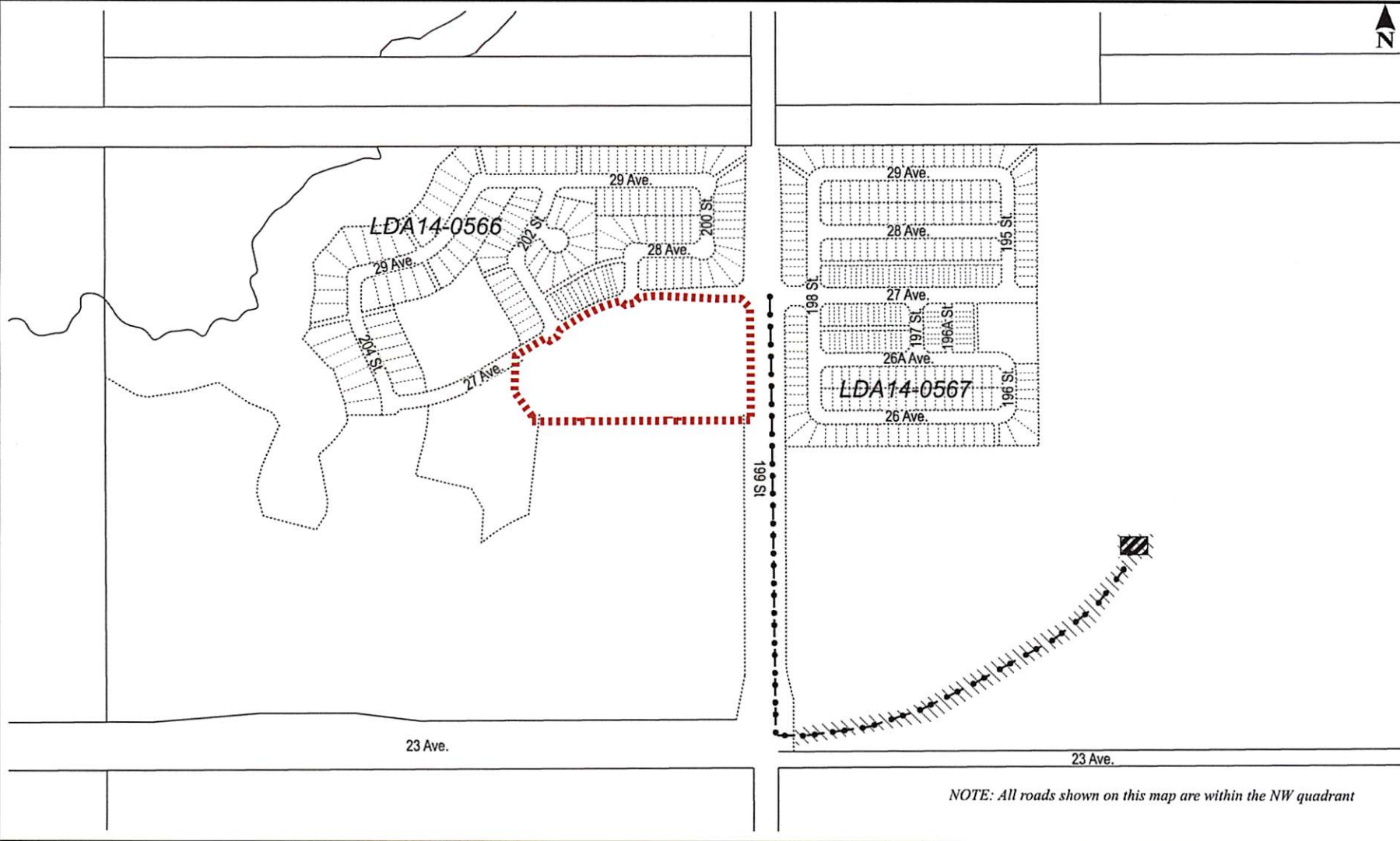
SUBDIVISION CONDITIONS OF APPROVAL

August 3, 2017

LDA16-0326

- Limit of proposed subdivision
- ▨ Register easement
- Temporary forcemain extension

▨ Temporary lift station





Subdivision Authority

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

August 3, 2017

File No. LDA17-0194

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

ATTENTION: Yolanda Lew

RE: Tentative plan to subdivide a portion of Lot 18, Block 1, Plan 162 3798 for the purpose of consolidation with Lot 13, Block 1, Plan 162 1448 located east of Gateway Boulevard SW and north of Ellerslie Road SE; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the dedication of 100 Street SW to conform to an approved Concept Plan, or to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings (or redline revisions) 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 mutual access to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves for Lot 18, Block 1, Plan 162 3798 and Lot 13, Block 1, Plan 162 1448 was addressed by money in place through LDA07-0340.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #244399984-001

Enclosure

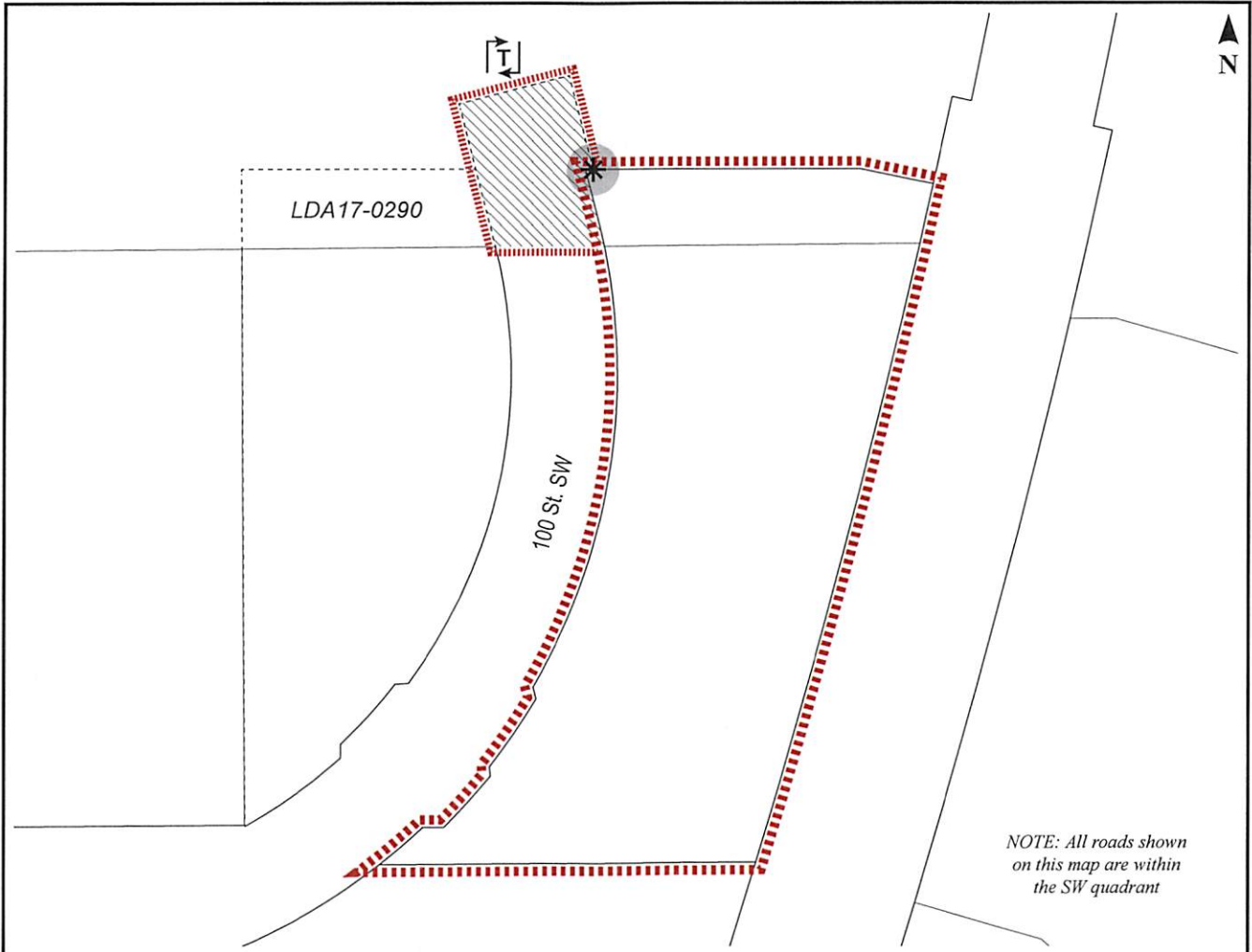
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 3, 2017

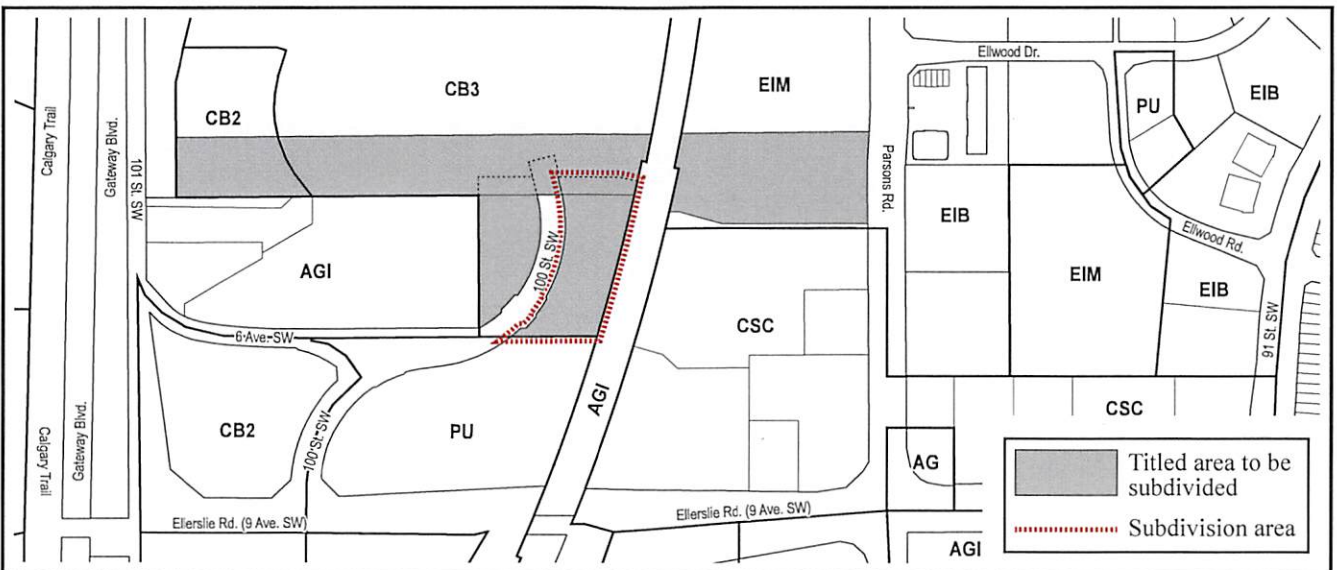
LDA17-0194

- Limit of proposed subdivision
- Amend subdivision boundary
- Register easement

- Dedicate as road right or way
- * Mutual access
- ↑
↓ Temporary 17 m radius transit turnaround



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





Subdivision Authority

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

August 3, 2017

File No. LDA17-0287

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 4, Plan 2630 KS located south of 91A Avenue NW and west of 141 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 26.21 m east of the east property line of the Lane east of 142 Street NW. The existing storm service enters the proposed subdivision approximately 7.92 m west of the east property line of Lot 30. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #252008715-001

Enclosure(s)

2038232 AB LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS Rf1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.115 ha.



REV. NO.	DATE	ITEM	BY
1	JULY 20, 2017	ADD 0.50m DEFLECTION TO THE FRONT OF LOT	AN
0	MAY 16, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

PARKVIEW

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 30, BLOCK 4, PLAN 2630 KS

WITHIN THE

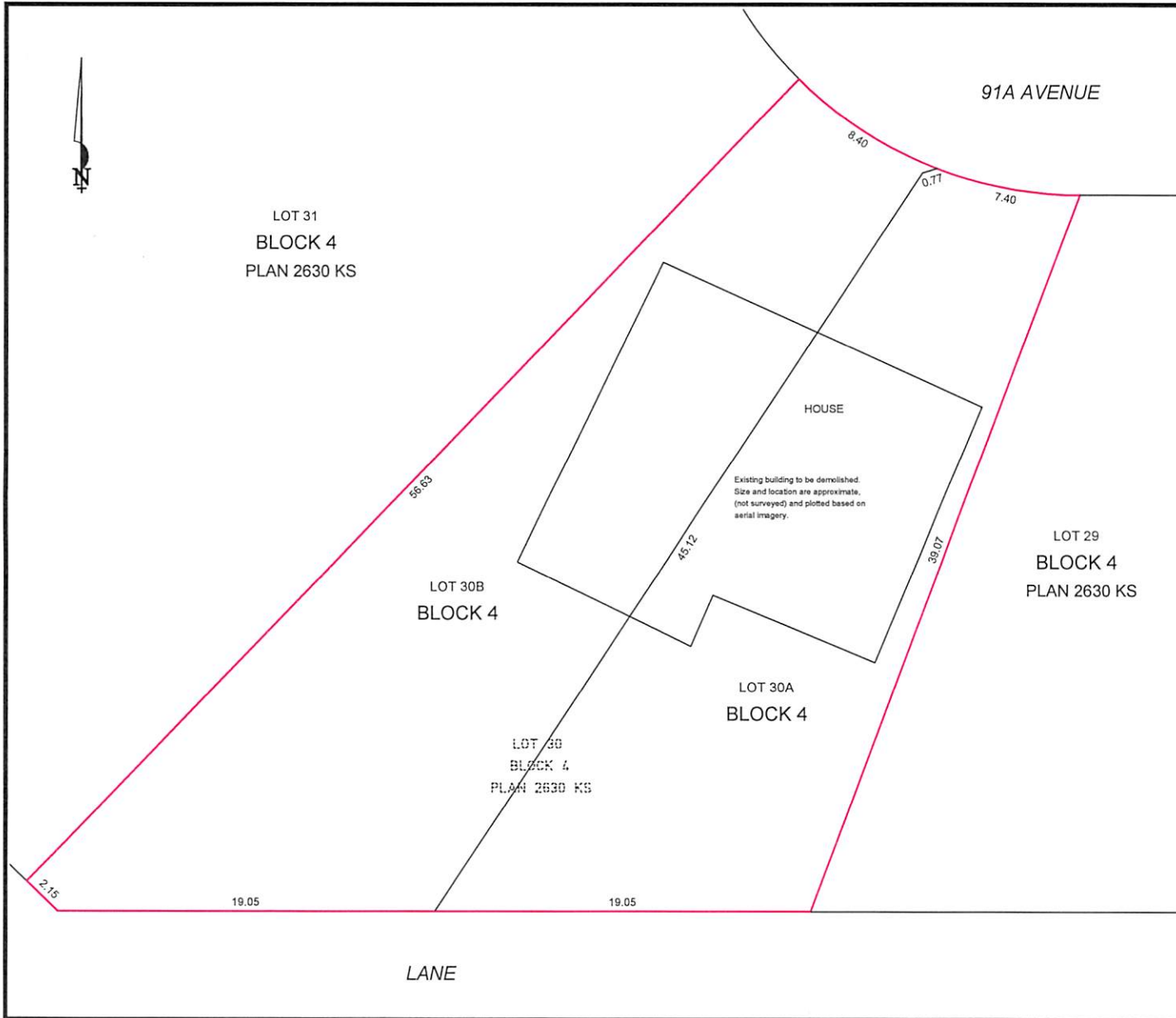
N.W. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO.	61700035T	DRAFTED BY:	AN	CHECKED BY:	BM
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Subdivision Authority

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

August 3, 2017

File No. LDA17-0290

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

ATTENTION: Yolanda Lew

RE: Tentative plan to subdivide a portion of Lot 18, Block 1, Plan 162 3798 for the purpose of consolidation with Lot 12, Block 1, Plan 162 1448 located east of Gateway Boulevard SW and north of Ellerslie Road SE; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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 (or redline revisions) 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 mutual access to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to FAC for roads (or when required by Transportation Planning and Engineering);
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves for Lot 18, Block 1, Plan 162 3798 and Lot 12, Block 1, Plan 162 1448 was addressed by money in place through LDA07-0340.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #252269316-001

Enclosure

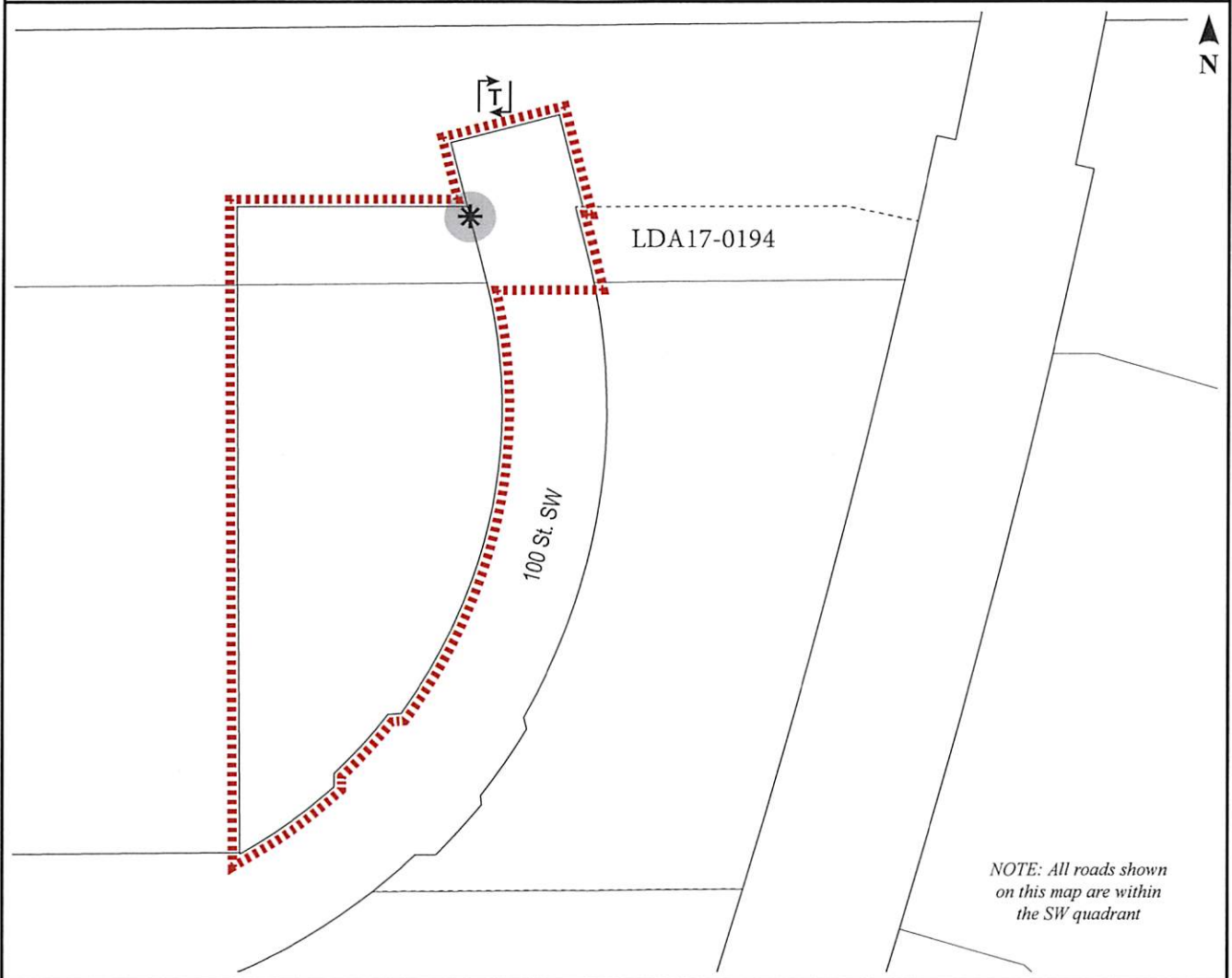
SUBDIVISION CONDITIONS OF APPROVAL MAP

August 3, 2017

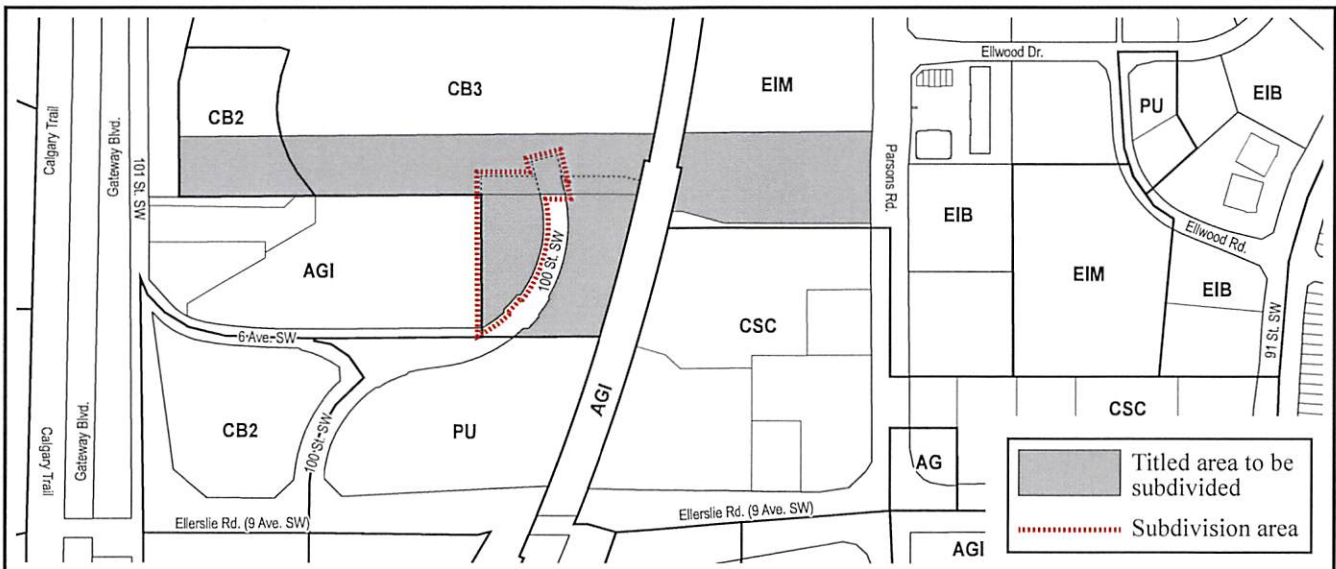
LDA17-0290

- Limit of proposed subdivision
- Register easement

- Mutual access
- Temporary 17 m radius transit turnaround



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





Subdivision Authority

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

August 3, 2017

File No. LDA17-0323

Anna Lin
20 Hillside Crescent
Sherwood Park, AB T8A 5C9

ATTENTION: Anna Lin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 and the north half of Lot 29, Block 7, Plan 823 A1, located west of 59 Street NW and north of 118 Avenue NW; **MONTROSE**

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 21.64 m north of the north property line of the lane north of 118 Avenue NW. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

If you have further questions, please contact Steven Ketz at steven.ketza@edmonton.ca or 780-944-0250.

Regards,

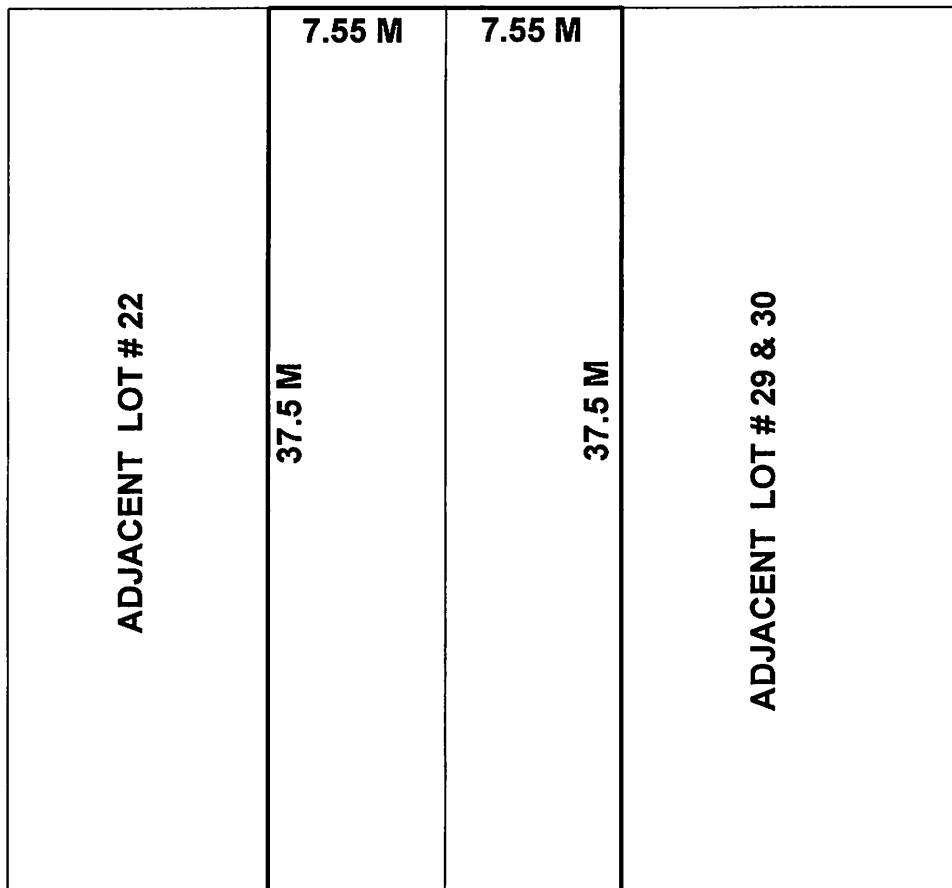
Blair McDowell
Subdivision Authority

BM/sk/Posse #253427005-001

Enclosure(s)

**TENTATIVE PLAN OF PROPOSED SUBDIVISION
LEGAL DESCRIPTION:
LOT 28 & 29, BLOCK 7 , PLAN 823AI**

59 STREET
→ TO 118 AVENUE



LANE



Subdivision Authority

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

August 3, 2017

File No. LDA17-0362

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 46, Block 26, Plan 2041 HW, located south of 70 Avenue NW and east of 110 Street NW;
PARKALLEN

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately exist 5.5m west of the east property line of Lot 46. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
6. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

7. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
8. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

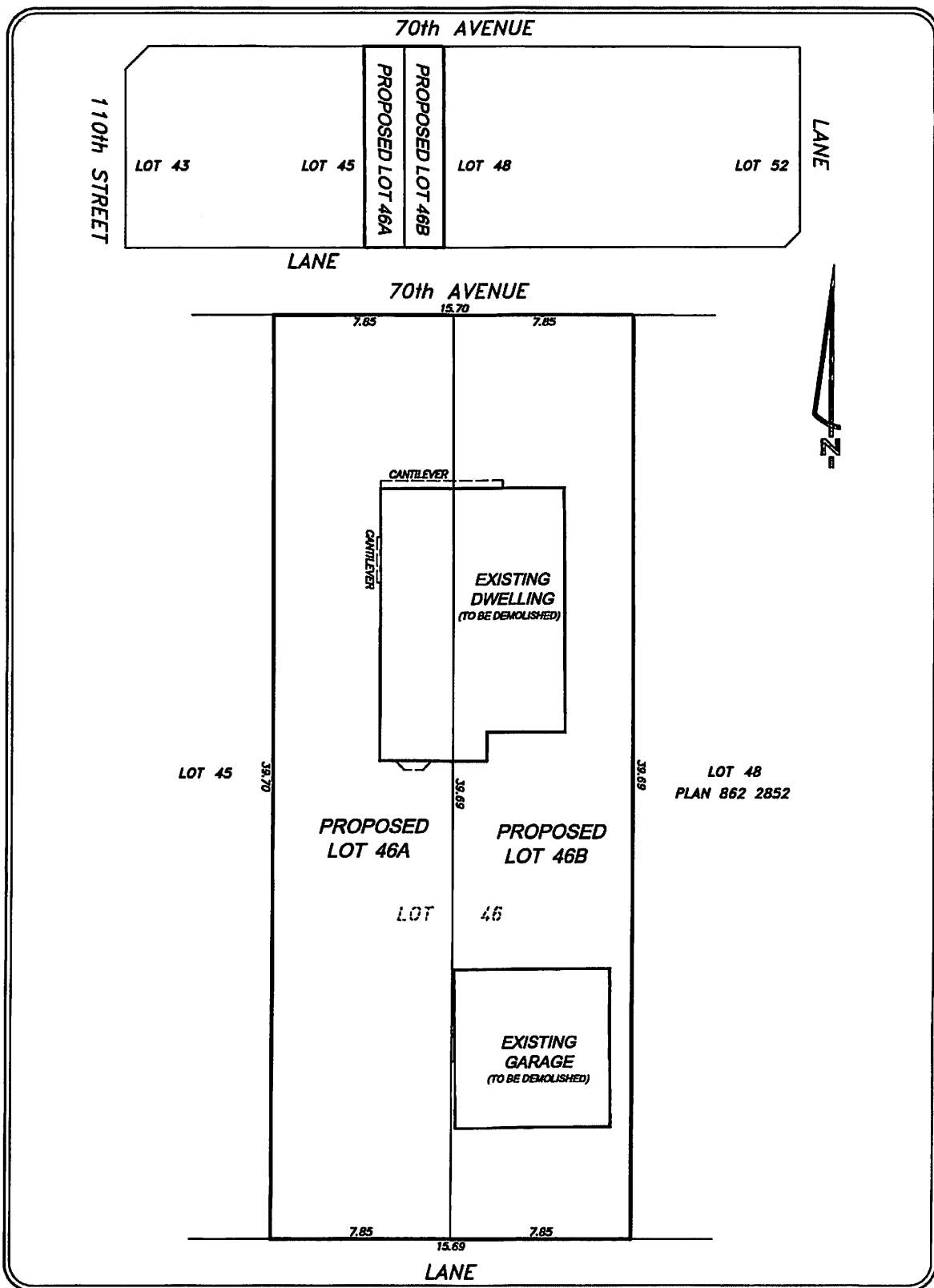
If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,


Blair McDowell
Subdivision Authority

BM/sm/Posse #254996632-001

Enclosure



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p><small>NOTE:</small></p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>
LOT: 46 BLOCK: 26 PLAN: 2041 HW		
SUBDIVISION: PARKALLEN ADDRESS: 10945 - 70 AVENUE		ZONING: RF1
BUILDER/OWNER: M. HUNTER EDMONTON		DRAWN BY: J.K. CHECKED BY: P.S. 2017-06-21
FILE: E14422	LOT AREA: 0.06 ha.	SCALE: 1:200



Subdivision Authority

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

August 3, 2017

File No. LDA17-0364

Satt Engineering Ltd.
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 33, Block 13, Plan 4892 HW, located north of 83 Avenue NW and east of 77 Street NW;
IDYLWYLDE

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 5.0 m south of the north property line of Lot 33. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/at/Posse #255104586-001

Enclosure(s)



77 STREET

LOT 35

LOT 34

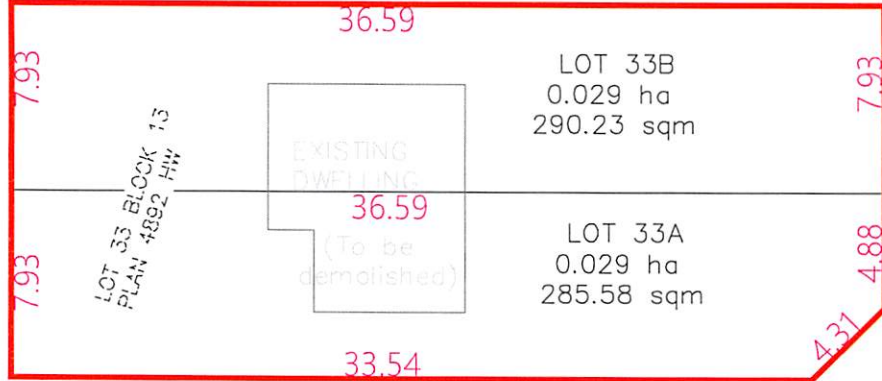
LOT 25

LOT 26

LOT 27

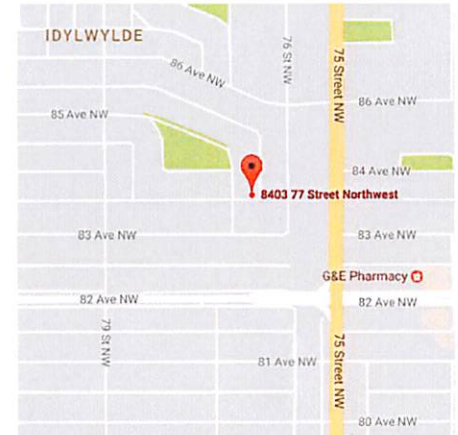
LANE

LANE



TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF
 LOT 33, BLOCK 13, PLAN 4892 HW
 E.1/2 SEC27 - TWP.52 - RGE.24 - W.4th MER.)
 IDYLWYLDE AREA
 EDMONTON, ALBERTA



Note:

1. DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
2. AREA DEALT WITH ARE BOUNDED THUS:

Scale: 1:200



207 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (780) 218 3896

Job #: SA 17-296

Drawn by: SP

Checked by: FS



Subdivision Authority

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

August 3, 2017

File No. LDA17-0374

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 12, Plan 4892 HW, located north of 83 Avenue NW and west of 77 Street NW;
IDYLWYLDE

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 13.11 m west of the east property line of Lot 35. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #255118841-001

Enclosure(s)



Stantec Geomatics Lt
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client
CANYON SPRING HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

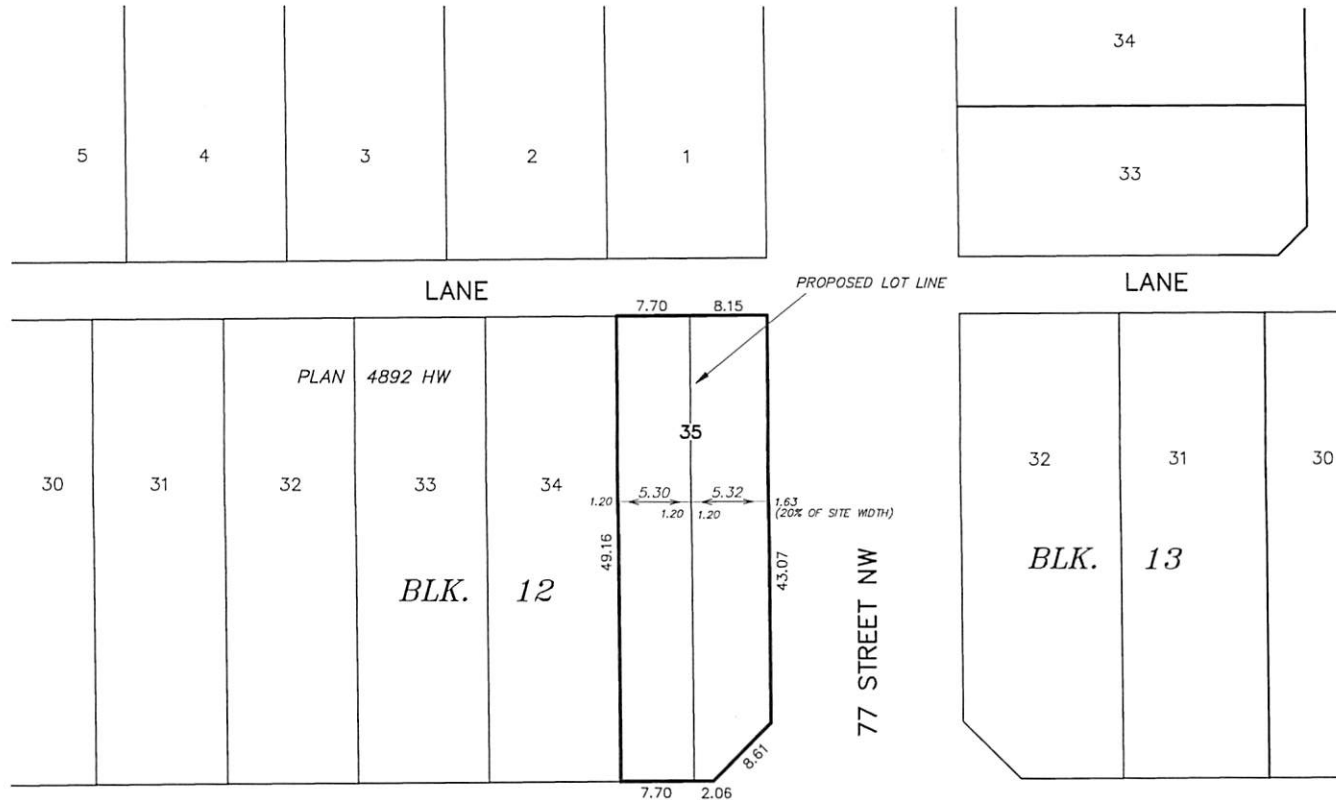
OF
 LOT 35, BLOCK 12, PLAN 4892HW
 WITHIN
 N.E 1/4 SEC. 27, TWP. 52, RGE 24, W.4M.

IDYLLWYLDE

SCALE 1 : 500
 JUNE 2017

NOTES

- All distances are expressed in metres and decimals there
- Area referred to bounded thus Containing 0.076 Hectares, including 1 residential lot.



-SIDE SETBACKS SHALL TOTAL AT LEAST 20% OF SITE WIDTH WITH A MINIMUM SIDE SETBACK OF 1.2m
 -ON A CORNER SITE WHERE THE BUILDING FACES THE FRONT LOT LINE, THE MINIMUM SIDE SETBACK ABUTTING THE FLANKING SIDE LOT LINE SHALL BE 20% OF SITE WIDTH
 -MINIMUM SETBACK REQUIREMENTS MUST BE APPROVED BY CITY OF EDMONTON

SITE WIDTH - 7.70	SITE WIDTH - 8.15
SIDE AREA - 378.5m ²	SITE WIDTH - 382.0m ²
BUILDING POCKET WIDTH - 5.30	BUILDING POCKET WIDTH - 5.32

83 AVENUE NW



Subdivision Authority

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

August 3, 2017

File No. LDA17-0377

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8, Plan RN76, located north of 119 Avenue NW and east of 90 Street NW; **ALBERTA AVENUE**

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 7.92 m south of the north property line of Lot 6. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #255627740-001

Enclosure(s)

TENTATIVE PLAN

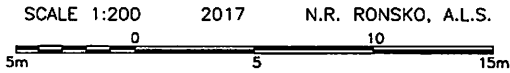
SHOWING SUBDIVISION OF

LOT 6, BLOCK 8, PLAN RN76

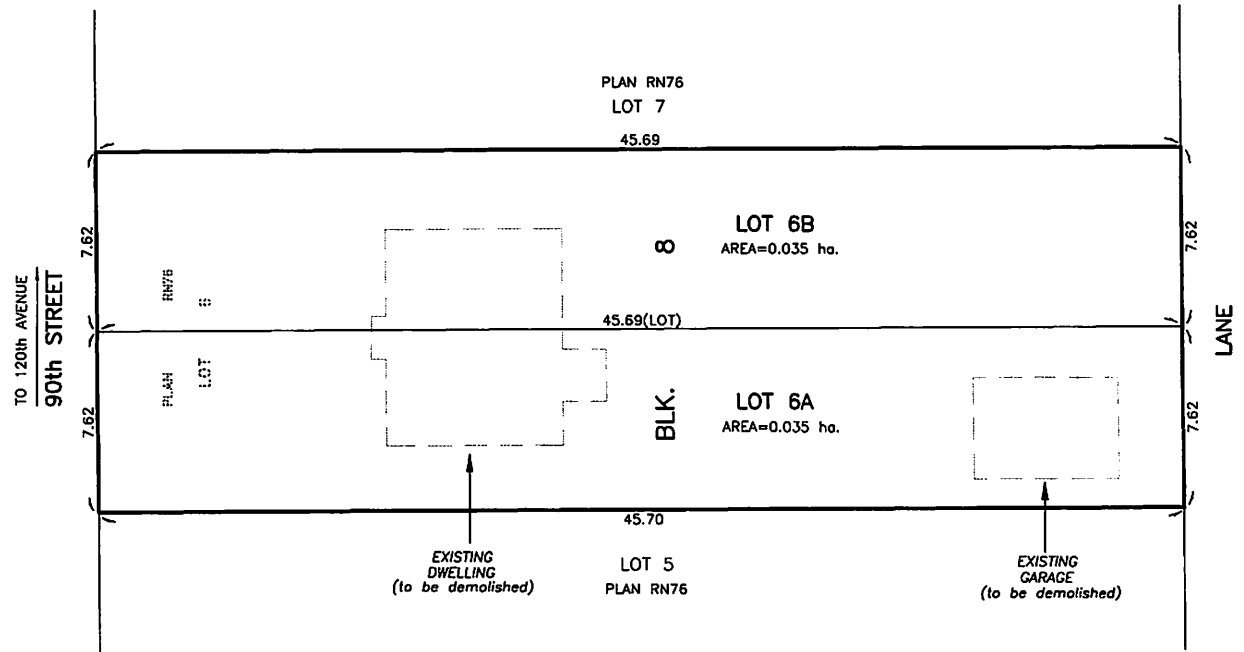
IN THE

S.E.1/4 SEC.16-53-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: JUNE 30, 2017
 REVISED: -

FILE NO. 17S0612

DWG.NO. 17S0612T



Subdivision Authority

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

August 3, 2017

File No. LDA17-0378

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 6, Block 19, Plan 3067 HW, located north of 103 Avenue NW and west of 160 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on August 3, 2017, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.7 m north of the south property line of Lot 6. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #255674253-001

Enclosure(s)

TENTATIVE PLAN

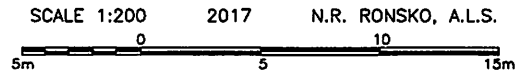
SHOWING SUBDIVISION OF

LOT 6, BLOCK 19, PLAN 3067 H.W.

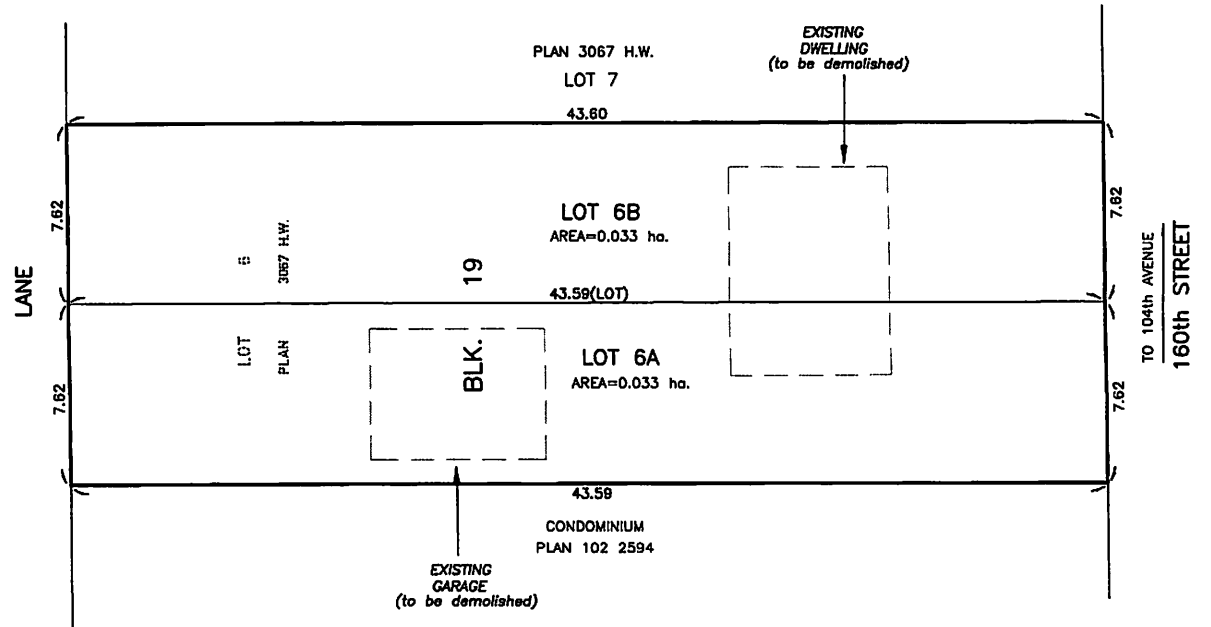
IN THE

S.E.1/4 SEC.3-53-25-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: JUNE 21, 2017

REVISED: -

FILE NO. 17S0531

DWG.NO. 17S0531T



Subdivision Authority

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

August 3, 2017

File No. LDA17-0379

Hagen Surveys Ltd.
8928-20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 48, Block 4, Plan 2528 HW, located north of 96 Avenue NW and west of 86 Street NW;
STRATHEARN

The Subdivision by Plan is APPROVED on August 3, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.8 m south of the north property line of Lot 48. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tl/Posse #255646231-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

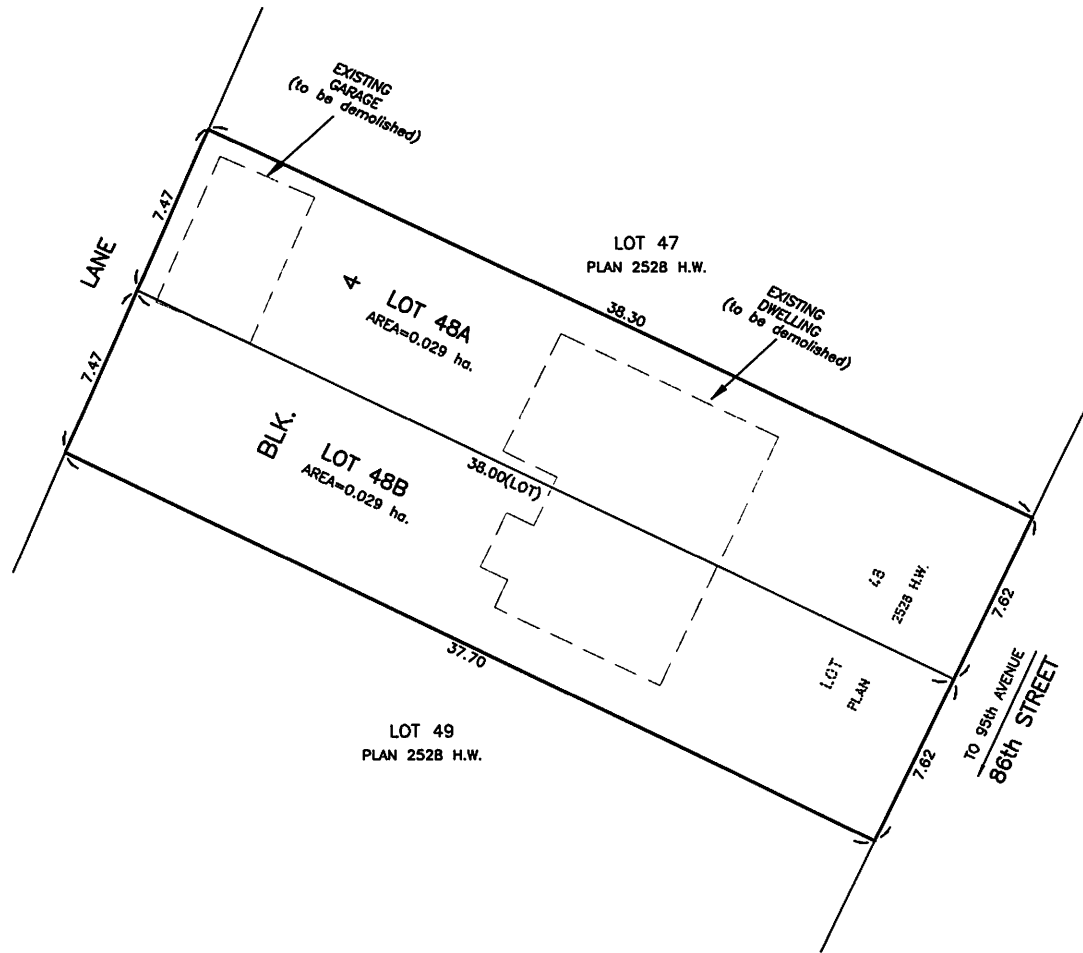
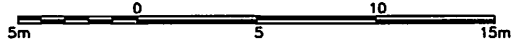
LOT 48, BLOCK 4, PLAN 2528 H.W.

IN THE

S.W.1/4 SEC. 34-52-24-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: JUNE 27, 2017

REVISED: -

FILE NO. 17S0357

DWG. NO. 17S0357T

Thursday, July 27, 2017
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 27, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 20, 2017 meeting be adopted.
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FOR THE MOTION	Blair McDowell		CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA15-0099 168014476-001	Tentative plan of subdivision to create 99 single detached residential lots, 168 semi-detached residential lots, two (2) Municipal Reserve (non-credit) lots, one (1) multiple family residential lot and three(3) Public Utility lots from Lot B, Plan 2310 TR and closed portions of 91 Street SW located south of Mayday Lane SW and west of 91 Street SW; THE ORCHARDS AT ELLERSLIE
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell		CARRIED
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2.	LDA16-0597 237580311-001	Tentative plan of subdivision to create one (1) commercial lot, from Block C, Plan 172 1978, Lot 2, Block 1, Plan 172 1233, and Lot T, Block 99, Plan 142 1867 located north of 41 Avenue SW and west of Heritage Valley Trail SW; CHAPPELLE
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA15-0398 176535174-001	REVISION of tentative plan of subdivision to create 20 single detached residential lots and one (1) Environmental Reserve lot from the S ^{1/2} of NE 20-51-25-W4M located south of Ellerslie Road SW and west of 184 Street SW; KESWICK	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA15-0562 182076444-001	REVISION to tentative plan of subdivision to create 65 single detached residential lots, 39 row housing lots, two (2) Municipal Reserve lots, one (1) Public Utility lot and two (2) Environmental Reserve lots from the SW 19-53-25-W4M and the SE 19-53-25-W4M, located south of Trumpeter Way NW and west of 202 Street NW; TRUMPETER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA17-0309 253031748-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 7, Plan 6054HW, located south of 92A Avenue NW and east of 146 Street NW; PARKVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA17-0329 253260419-001	Tentative plan of subdivision to create 17 single detached residential lots from Lots 1-18, Block 20, Lots 1-18, Block 21, Lots 8-57, Block 23, Plan 142 5542 located south of Stony Plain Road NW and west of Winterburn Road NW; SECORD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA17-0335 253751564-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 6, Plan 4818 HW, located north of 98 Avenue NW and east of 142 Street NW; CRESTWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA17-0340 254531571-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 22, Plan 2655 HW, located south of 71 Avenue NW and west of 95 Street NW; HAZELDEAN	

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA17-0341 254520799-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 54, Plan 3875 P, located north of 106 Avenue NW and east of 128 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA17-0346 254600391-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot S, Block 19, Plan 426 HW, located north of 73 Avenue NW and east of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA17-0347 254778404-001	Tentative plan of subdivision to adjust the boundary between Lot 9, Block 6, Plan 935 KS, and Lot 12, Block 6, Plan 142 5162, located south of 76 Avenue NW and east of Saskatchewan Drive NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA17-0353 254860766-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 39, Plan 3068 HW, located south of 78 Avenue and west of 81 Street; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA17-0354 254881698-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 39, Block 60, Plan 2061 HW, located south of 80 Avenue NW and west of 75 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	