

Thursday, November 24, 2016
9:30 am



PLACE: Room 701

SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the November 24, 2016 meeting be adopted as amended.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the November 17, 2016 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA15-0136 169350836-001	Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; BOYLE STREET	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA16-0117 187931462-001	Tentative plan of subdivision to create one (1) lot from Lot A, Plan 842 2557 to consolidate with the SW 25-53-24-W4M, located north of 142 Avenue NW and east of Manning Drive NW; CLAREVIEW TOWN CENTRE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED

3.	LDA16-0399 227928483-001	Tentative plan of subdivision to create 48 single detached residential lots from Lot 1, Plan 992 1891, and the SE-31-51-23-W4M located south of 17 Avenue NW and west of 17 Street NW; LAUREL
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0324 225489760-001	Tentative plan of subdivision to subdivide a portion of Lot 46, Block 1, Plan 072 2789 for the purpose of consolidation with Lot 45, Block 1, Plan 072 2789 located east of 82 Street NW and north of 167 Avenue NW; SCHONSEE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0435 232104801-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW; DOVERCOURT
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0436 230787558-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19B, Block 25, Plan 5664 RS located south of 98 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0464 231777425-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan RN 64, located south of 121 Avenue NW and west of 124 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0481 231938847-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 15, Plan 5112 HW, located north of 93 Avenue NW and west of 83 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0487 232275262-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 22, Plan RN64, located west of 123 Street and north of 121 Avenue; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA16-0488 232104801-001	Tentative plan of subdivision to adjust the property line between Lot 46A, Block 2, Plan 16 23399 and Lot 46B, Block 2, Plan 16 23399 located west of 141 Street NW and north of 92 Avenue NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA16-0498 231490771-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 1, Plan 1719KS, located east of 75 Street NW and south of 106 Avenue; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA16-0538 235316309-001	Tentative plan of subdivision to revise conditionally approve LDA15-0369 (138 residential units to 136 residential units) by bare land condominium from Lot 142A, Block 1, Plan 042 0150, located north of 15 Avenue SW and east of 127 Street SW; RUTHERFORD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:00 a.m.	



November 24, 2016

File NO. LDA15-0136

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

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create four (4) multiple family lots (MFL) and two (2) Municipal Reserve lots, from Lots 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, Lot B Block 7, Plan 862 2802, Block A Plan 2123KS and the closed road right-of-way, located west of 84 Street NW and south of 111 Avenue NW; **BOYLE STREET**

I The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.18 ha and a 0.10 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$ 242,069.04 representing 0.09 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that LDA15-0136 to close a portion of 85 Street NW shall be approved prior to the endorsement of this subdivision;
6. that the subdivision boundary be amended to include the dedication of Muttart Crossing to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 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;
4. 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;
5. that the engineering drawings include and that the owner design and construct a storm sewer main, in general accordance with the draft Muttart Land Redevelopment Storm and Sanitary Servicing Feasibility Study dated July 2015, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Drainage Planning and Engineering;
6. that the engineering drawings include and that the owner construct Muttart Crossing, including channelization, accesses, intersections, shared use path, sidewalk, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Muttart Crossing must be designed and constructed in general accordance with the approved cross section, with provisions included to accommodate continued operations off the Edmonton Transit bus staging area, or to the satisfaction of Transportation Planning and Engineering and City Operations;
7. that the engineering drawings include modifications to 84 Street NW, 85 Street NW and 106A Avenue NW, including sidewalk, lighting, and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
8. that the owner pay half the cost of the traffic signals at the intersection of Muttart Crossing NW and Stadium Road NW, and a portion of the costs of the traffic signals at the intersection of 84 Street NW and Jasper Avenue NW as required in Servicing Agreement DS-1765 for Edgewater Towers Phases 1&2, which traffic signals are shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include a minimum 3 m hard surface shared use path, including "Shared Use" signage, lighting, uniform fencing, and bollards within the LRT right-of-way, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Transportation Planning and Engineering and City Operation;
10. that the engineering drawings include an at-grade pedestrian access, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;

11. that the engineering drawing include a sidewalk connection, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Transportation Planning and Engineering;
12. that the owner construct 0.5 m uniform fence wholly on privately-owned lands to the satisfaction of Sustainable Development, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Municipal Reserve lots, road rights of way, walkways, and greenways 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.

MR for Lot 4-8, Block 8, Plan 278 NY, Lot 13, Block 6, Plan RN 61, Lot 1 and OT, Block 7, Plan RN 61, Block Q and X, Plan RN 61 Lot 12A, Block 6, Plan 992 0751, and Lot B Block 7, Plan 862 2802 in the amount of 0.28 ha is being provided by dedication and in the amount of \$ 242,069.04, representing 0.09 ha, is being provided by cash in lieu with this subdivision.

Fencing will be reviewed for compatibility in materials and heights as off-site improvements design discussions of the Muttart site proceeds, to the satisfaction of Sustainable Development.

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 Carman Yeung at 780-496-6213 or carman.yeung@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cy/Posse #169350836-001

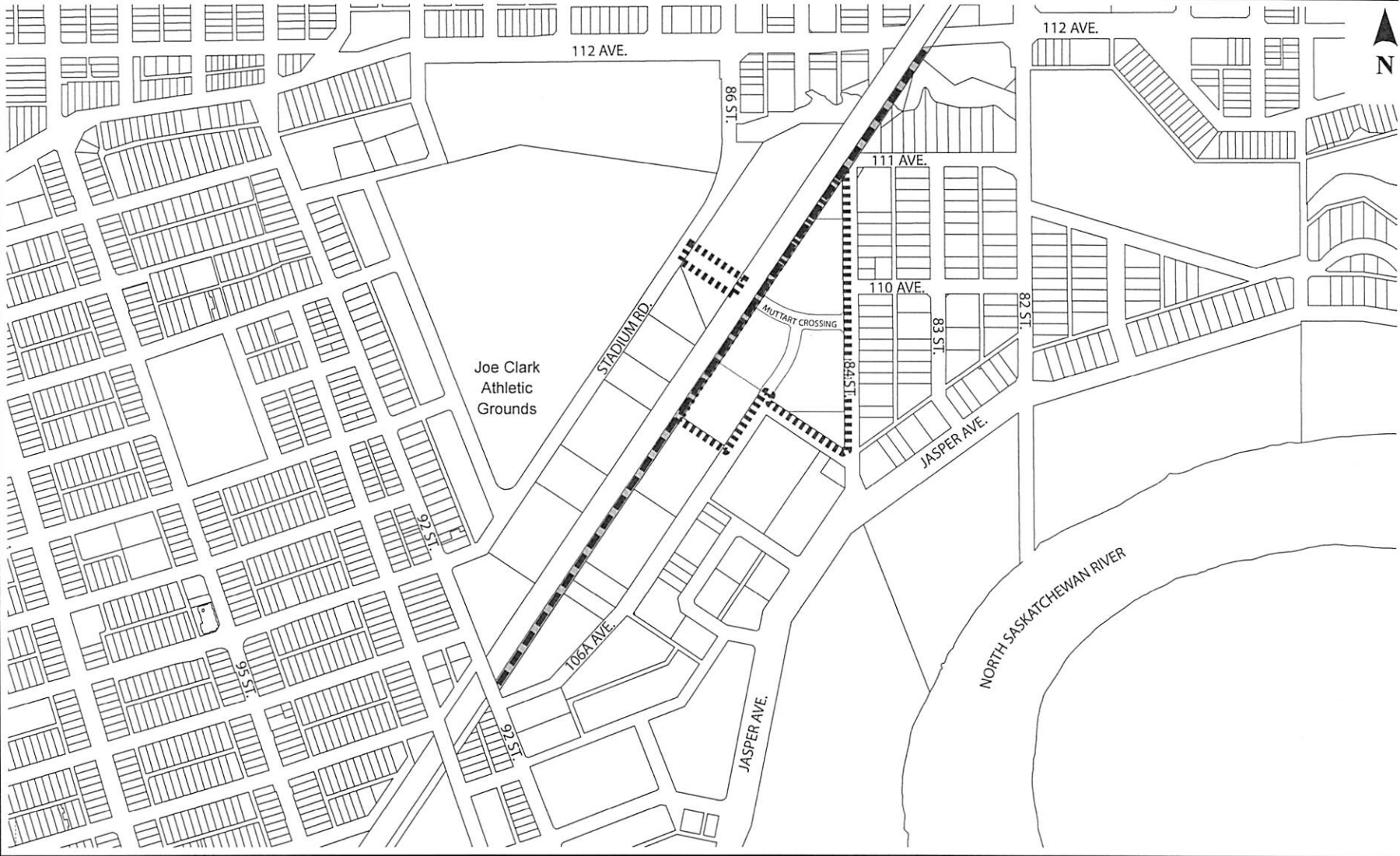
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 24, 2016

LDA15-0136

- Limit of proposed subdivision
- Construct minimum 3 m hard-surface shared use path including fencing Include in engineering drawings





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

November 24, 2016

File NO. LDA16-0117

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

ATTENTION: Mark Lawrence

RE: Tentative plan of subdivision to create one (1) lot from Lot A, Plan 842 2557 to consolidate with the SW 25-53-24-W4M, located north of 142 Avenue NW and east of Manning Drive NW;
CLAREVIEW TOWN CENTRE

The Subdivision by Plan is APPROVED on November 24, 2016, 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;
2. that the owner submit a lot grading plan showing the non-existence or elimination of cross lot overland drainage, to the satisfaction of Drainage Planning and Engineering; 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. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. 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
3. 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 Sarah Ramey at 780-496-6214 or sarah.ramey@edmonton.ca.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/sr/Posse #187931462-001

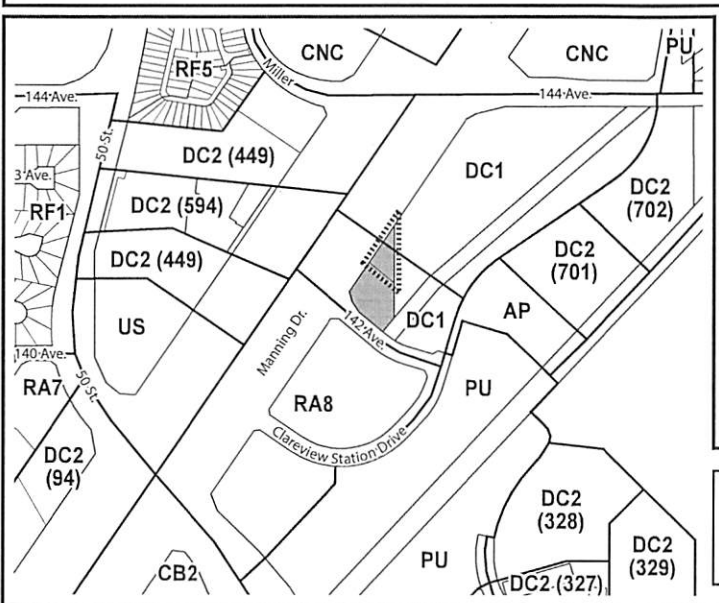
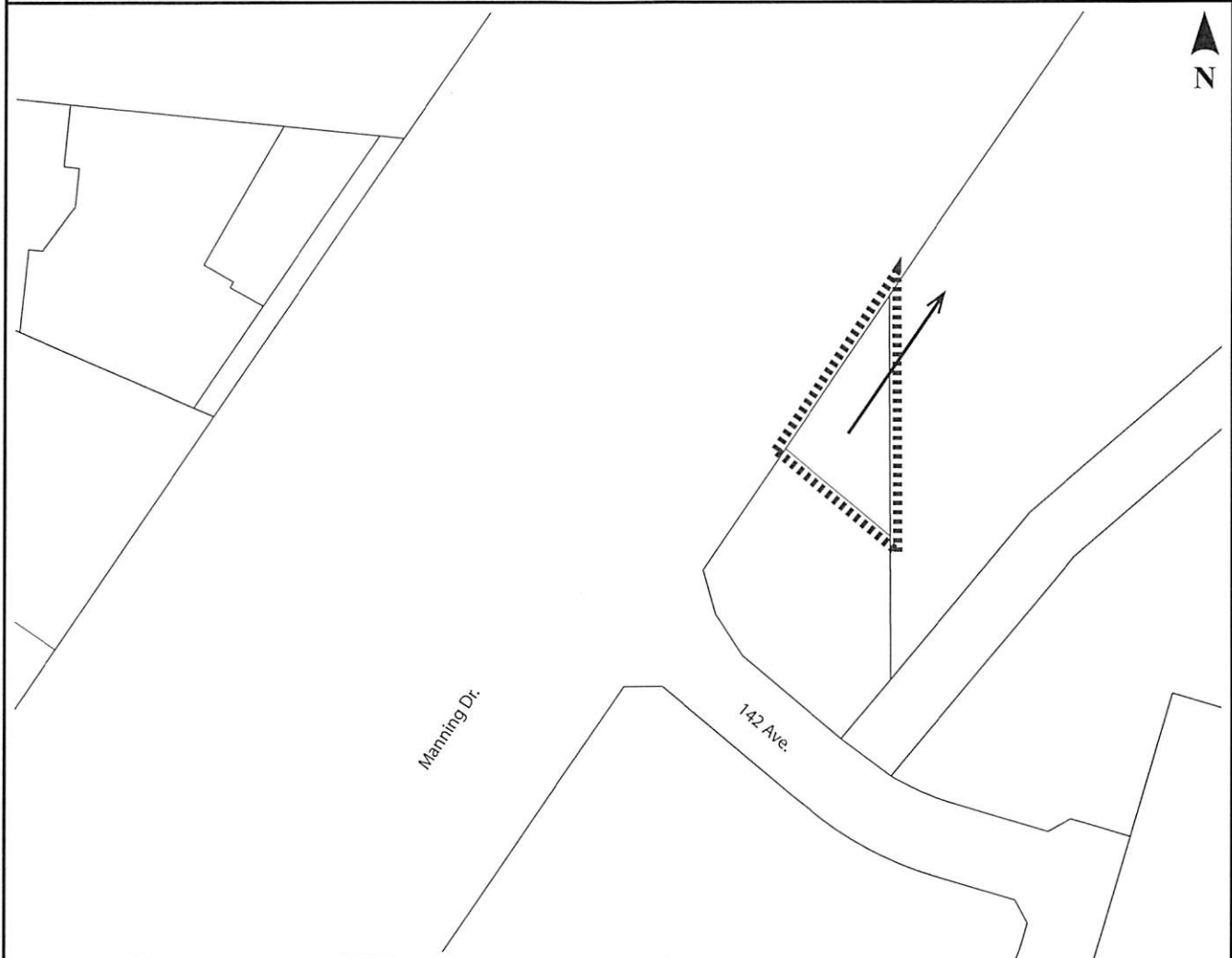
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 24, 2016

LDA16-0117

----- Limit of proposed subdivision
← Consolidate with adjacent lots



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

■ Titled area to be subdivided
----- Subdivision area



November 24,2016

File NO. LDA16-0399

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

ATTENTION: Reanna Feniak

RE: Tentative plan of subdivision to create 48 single detached residential lots from Lot 1, Plan 992 1891, and the SE-31-51-23-W4M located south of 17 Avenue NW and west of 17 Street NW; **LAUREL**

I The Subdivision by Plan is APPROVED on November 24, 2016 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 prepares the necessary plans and documentation to grant new or carry forward existing easements 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 LDA14-0313 be registered concurrent with this application;
4. that Bylaw 17845 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

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 will not be issued the CCC for the storm or sanitary sewer facilities until all required downstream storm and sanitary sewer systems are completed to the satisfaction of Drainage Planning and Engineering;
8. that the owner provides a letter signed by themselves as well as the owner of the lands to the north that includes SWMF 608, agreeing to the joint operation and maintenance of the temporary/interim storm water management system, including the temporary pumping operations, to the satisfaction of Drainage Planning and Engineering;
9. that the owner pays for and provides the agreed to portion of joint operation and maintenance of the temporary pumping program required from the last manhole into Mill Creek as set out in the agreement between the developers, until the permanent stormwater servicing is in place to the satisfaction of Drainage Planning and Engineering of Sustainable Development;
10. that the owner completes the interim construction of SWMF 608A necessary to service the current subdivision and to provide for any additional storage or other requirements due to the need for temporary / interim stormwater management;
11. that the owner designs and constructs an acceptable means for temporary minor and major storm drainage to be accommodated from the subdivision to SWMF 608A including an inlet into the SWMF to the satisfaction of Drainage Planning and Engineering; and
12. and that the owner is responsible for the landscape design and construction within the boulevards, medians and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SE-31-51-23-W4M was addressed by a Deferred Reserve Caveat (DRC) through LDA14-0284. The DRC will carry forward on the remainder of the title.

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 Mark Harrison at 780-944-0459 or mark.harrison@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority
BM/mh/Posse #227928483-001

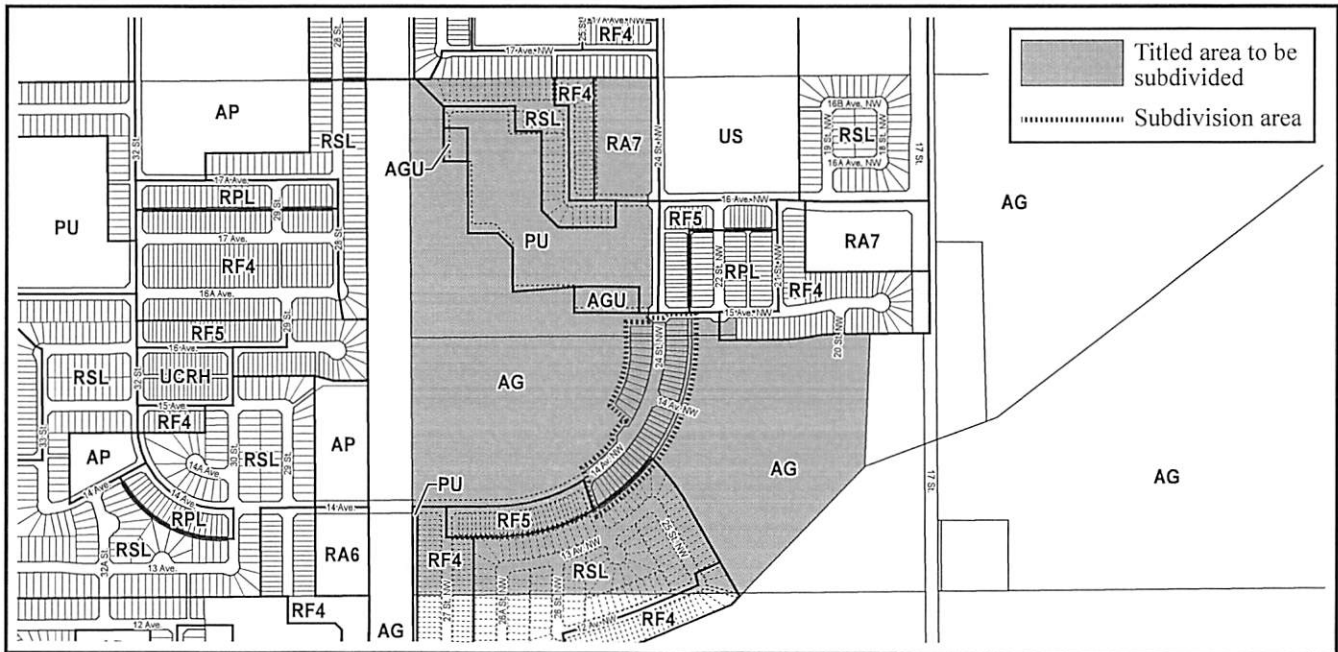
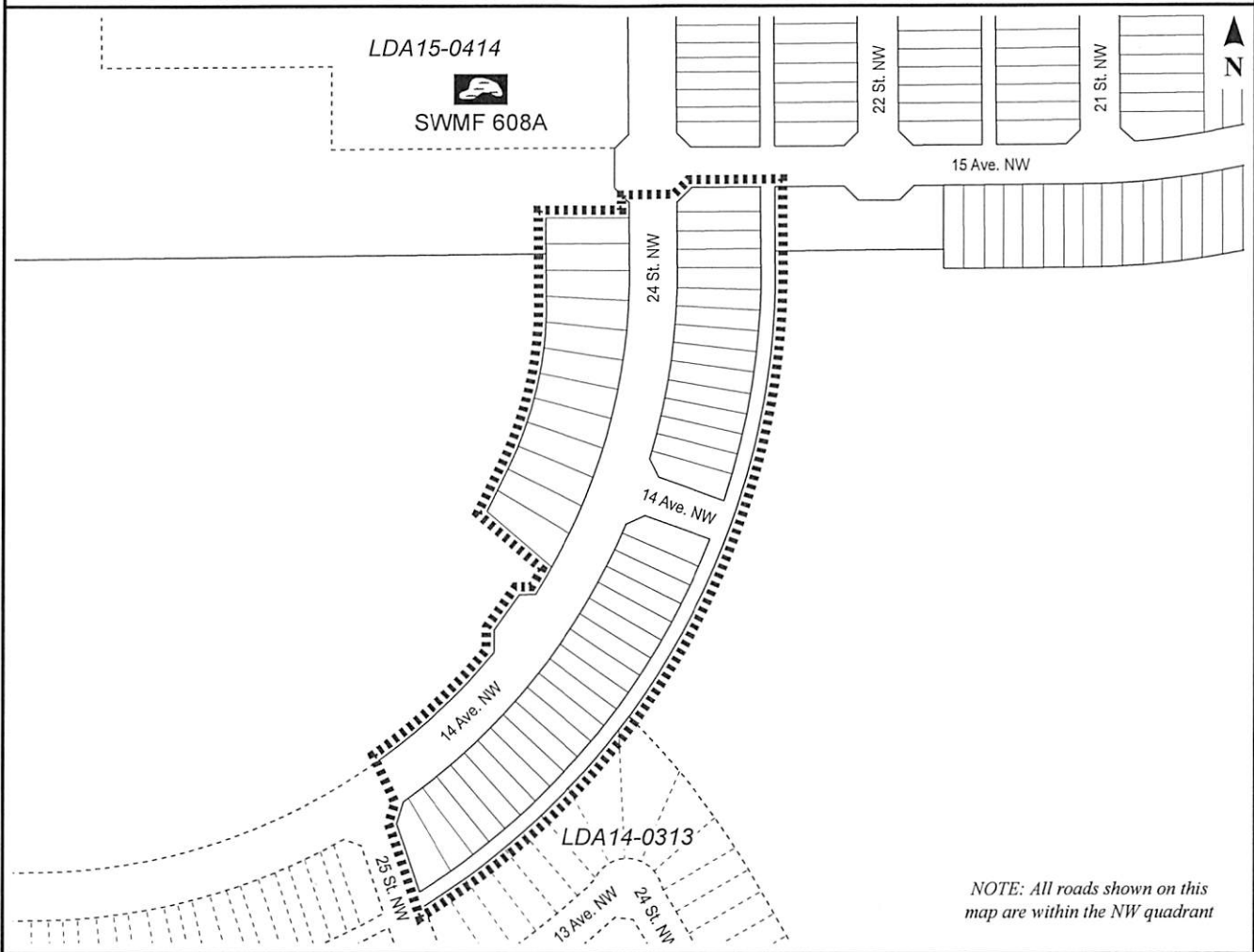
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 24, 2016

LDA16-0399

----- Limit of proposed subdivision





November 24, 2016

File NO. LDA16-0324

Northland Surveys
100, 18103 – 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to subdivide a portion of Lot 46, Block 1, Plan 072 2789 for the purpose of consolidation with Lot 45, Block 1, Plan 072 2789 located east of 82 Street NW and north of 167 Avenue NW; **SCHONSEE**

The Subdivision by Plan is APPROVED on November 24, 2016, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering and EPCOR Water Services Inc. to resolve cross lot servicing for water and sanitary that has been identified;
2. that if water main looping is present due to the existence of multiple services into the site, EPCOR Water Services Inc. requires the installation of check valves and the registration of a multiple service check valve restrictive covenant (contact Gerald Wildeman at 780-412-7864); 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that 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;

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1973.00 – 2016 fee schedule) 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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #225489760-001

Enclosure(s)

SCHONSEE WAY

82 STREET

79 STREET

167 AVENUE

SCHONSEE

TENTATIVE PLAN SHOWING A PROPOSED SUBDIVISION

OF
LOT 45 BLOCK 1 PLAN 072 2789

AND PART OF
LOT 46 BLOCK 1 PLAN 072 2789

EDMONTON ALBERTA

SCALE 1:1000

LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS AND CONTAINS FROM:

PART OF LOT 46	0.516 Hectares
LOT 45	0.842 Hectares
	1.358 Hectares

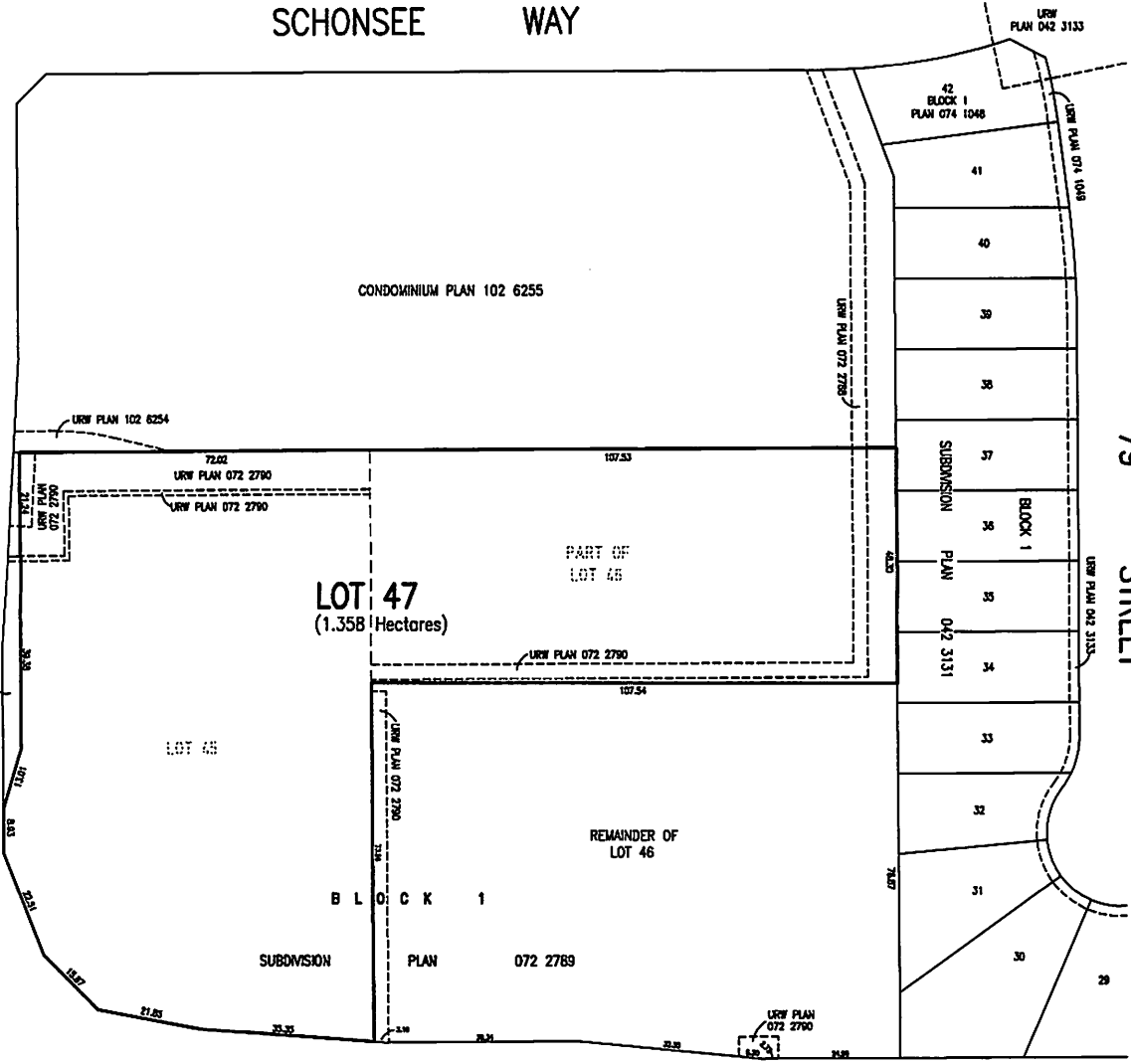


NORTHLAND SURVEYS

LAND INFORMATION

FILE: 1883PROP.DWG

JULY 6, 2016





Subdivision Authority

5th Floor,
10250 - 101 Street NW
Edmonton, Alberta T5J 3P4

November 24, 2016

File NO. LDA16-0435

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW;
DOVERCOURT

The Subdivision by Plan is REFUSED on November 24, 2016, for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110 of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the RF1 (Single Detached Residential) Zone for permitted and discretionary uses is 30.0 metres. The averaged lot depth of proposed Lot 33 is 23.34 metres and therefore deficient in depth by 6.66 metres, or 22.2%; and
2. When an application for subdivision is submitted for consideration, the Subdivision Authority is charged with the responsibility to ensure that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land (Section 654 of the Municipal Government Act).

The proposal will result in site depths that are uncharacteristically smaller when compared to properties on the block face. For example, the site depths on the block face range from 36.58 metres to 56.97 metres. The averaged lot depth of proposed Lot 33 is 23.34 metres, which is significantly smaller than lots characteristic to the block face.

Therefore, it is the position of the Subdivision Authority that the proposed subdivision would not comply with Section 654 of the Municipal Government Act.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #232104801-001

Enclosure(s)

TENTATIVE PLAN

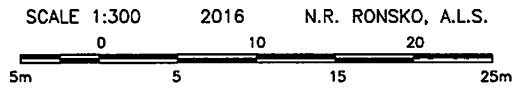
SHOWING SUBDIVISION OF

LOT 31, BLOCK 15, PLAN 2639 K.S.

IN THE

S.W.1/4 SEC.13-53-25-4

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

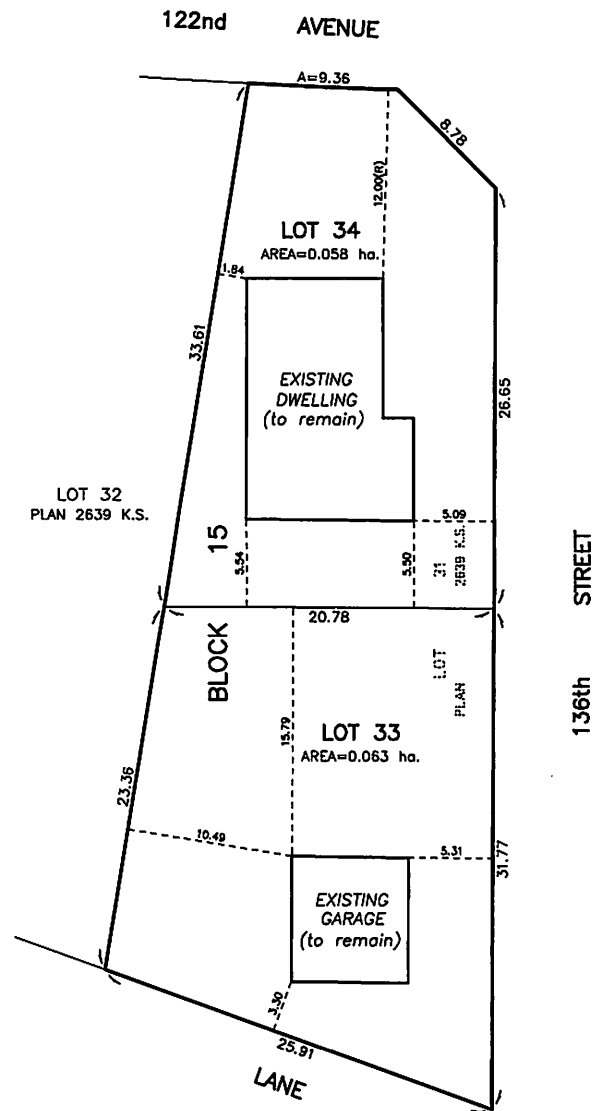
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: Sept. 8, 2016
 REVISED: -

FILE NO. 16S0707

DWG.NO. 16S0707T





November 24, 2016

File NO. LDA16-0436

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19B, Block 25, Plan 5664 RS located south of 98 Avenue NW and east of 154 Street NW;
WEST JASPER PLACE

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.5 m south of the north property line of Lot 19B. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fee schedule) 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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #230787558-001

Enclosure(s)

TENTATIVE PLAN

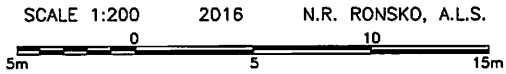
SHOWING SUBDIVISION OF

LOT 19B, BLOCK 25, PLAN 5664 R.S.

IN THE

N.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

B929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP

DRAWN BY: RTP

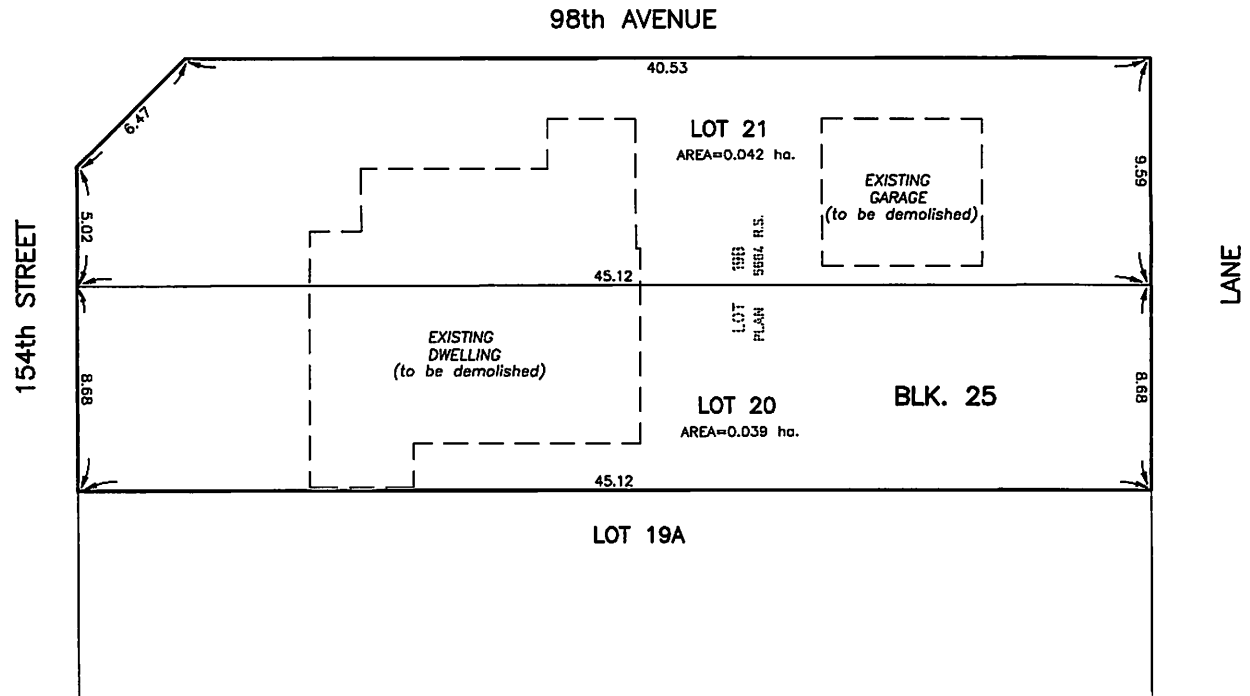
CALC'D. BY: RTP

DATE: September 15, 2016

REVISED: -

FILE NO. 16S0733

DWG.NO. 16S0733T





November 24, 2016

File NO. LDA16-0464

Vida Nova Homes Ltd.
201, 10715 – 124 Street NW
Edmonton AB, T5M 0H2

ATTENTION: Jordan Seitz

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 15, Plan RN 64, located south of 121 Avenue NW and west of 124 Street NW;
PRINCE CHARLES

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.8 m north of the south property line of Lot 12. 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 (\$636.00 – 2016 fees) 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #231777425-001

Enclosure(s)



WORKING DRAWINGS ARE A GRAPHIC REPRESENTATION ONLY. ACTUAL PRODUCTS AND MATERIALS USED MAY VARY FROM DEPICTED ON DRAWINGS. SALES CONTRACT AND SPECIFICATIONS MUST TAKE PRECEDENCE OVER THESE DRAWINGS.



REDESIGNING THE FUTURE @
721-10140 114 STREET
EDMONTON, AB
CANADA, T5J 0B5
780-908-2860

CLIENT:

VIDA NOVA HOMES

Ph: 780.231.2639
Email: troy@vidanovahomes.com

PROJECT:

(PROPOSED) NEW HOME CONSTRUCTION
12035 - 124 STREET, NW
EDMONTON, ALBERTA

JOB NO: 0004A
DRAWN:
CHECKED: TODD A. PRUDEN
REVISION: ISSUED FOR PERMITS/ESTIMATES
SCALE: 1:250
DATE: 21-SEPTEMBER-2016
SHEET: 1 OF 1
TITLE:

TENTATIVE PLAN

LEGAL ADDRESS:
12035 - 124 STREET NW

LEGAL DESCRIPTION:
LOT: 12
BLOCK: 15
PLAN: RN 64
AREA: 650.533 m²



November 24, 2016

File NO. LDA16-0481

Satt Associates Inc.
207, 3132 – Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Roberta Holtner

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 15, Plan 5112 HW, located north of 93 Avenue NW and west of 83 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.6 m north of the south line of Lot 19. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the 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 (\$636.00 – 2016 fees) 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/sc/Posse #231938847-001

Enclosure(s)

LOT 18
BLOCK 15
PLAN 5112 HW

39.01m

EXISTING
GARAGE
(To be
demolished)

LOT 19A
AREA = 0.0315 ha.

39.01m

EXISTING
DWELLING
(To be
demolished)

LOT 19B
AREA = 0.0315 ha.

LOT 19

39.01m

LOT 20
BLOCK 15
PLAN 5112 HW

LANE

8.08m

8.08m

83rd STREET



TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOT 19, BLOCK 15, PLAN 5112 HW
IN
SW $\frac{1}{4}$ SEC. 34 - TWP. 52 - RGE. 24 - W4M

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 16-225

Drawn by: SP

Checked by: RH



November 24, 2016

File NO. LDA16-0487

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

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 22, Plan RN64, located west of 123 Street and north of 121 Avenue;
PRINCE CHARLES

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.6 m south of the north property line of Lot 4. 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 (\$636.00 - 2016 fees) 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

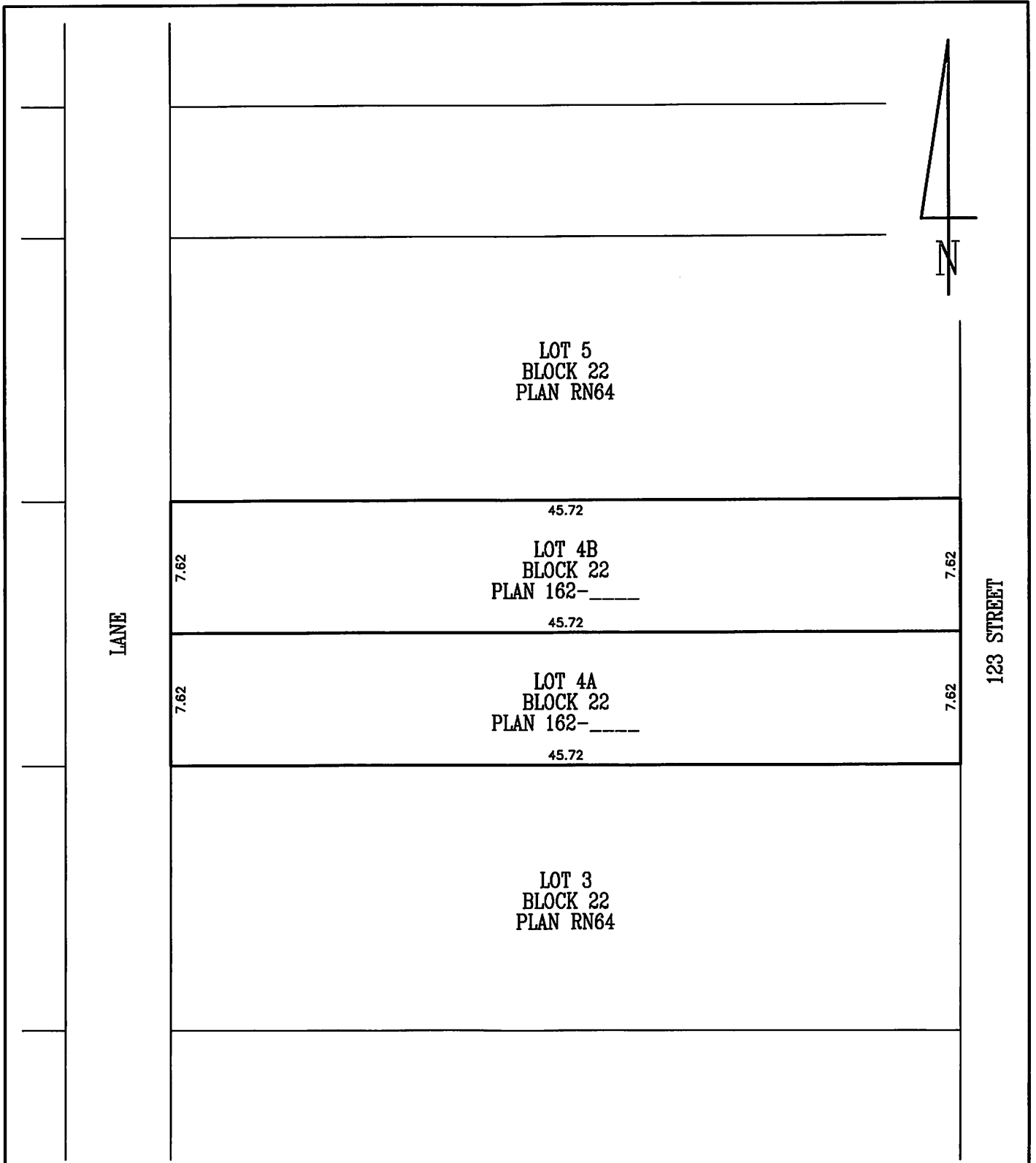
Regards,



Blair McDowell
Subdivision Authority

BM/dk/Posse #232275262-001

Enclosure(s)



DRAWING

THIS DRAWING IS PREPARED FOR:
ADAM TASSONE

SHOWING PROPOSED SUBDIVISION OF
LOT 4, BLOCK 22, PLAN RN64
12114 - 123 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB No. G0605LTO | OCT. 07, 2016.



November 24, 2016

File NO. LDA16-0488

Alberta Geomatics Inc.
201, 8762 – 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to adjust the property line between Lot 46A, Block 2, Plan 16 23399 and Lot 46B, Block 2, Plan 16 23399 located west of 141 Street NW and north of 92 Avenue NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on November 24, 2016, 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. (780-412-4000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-423-2500), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.1 m east of the west property line of Lot 46B. The existing storm service enters the proposed subdivision approximately 10.7 m west of the east property line of Lot 46B. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

5. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00 – 2016 fee schedule) 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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

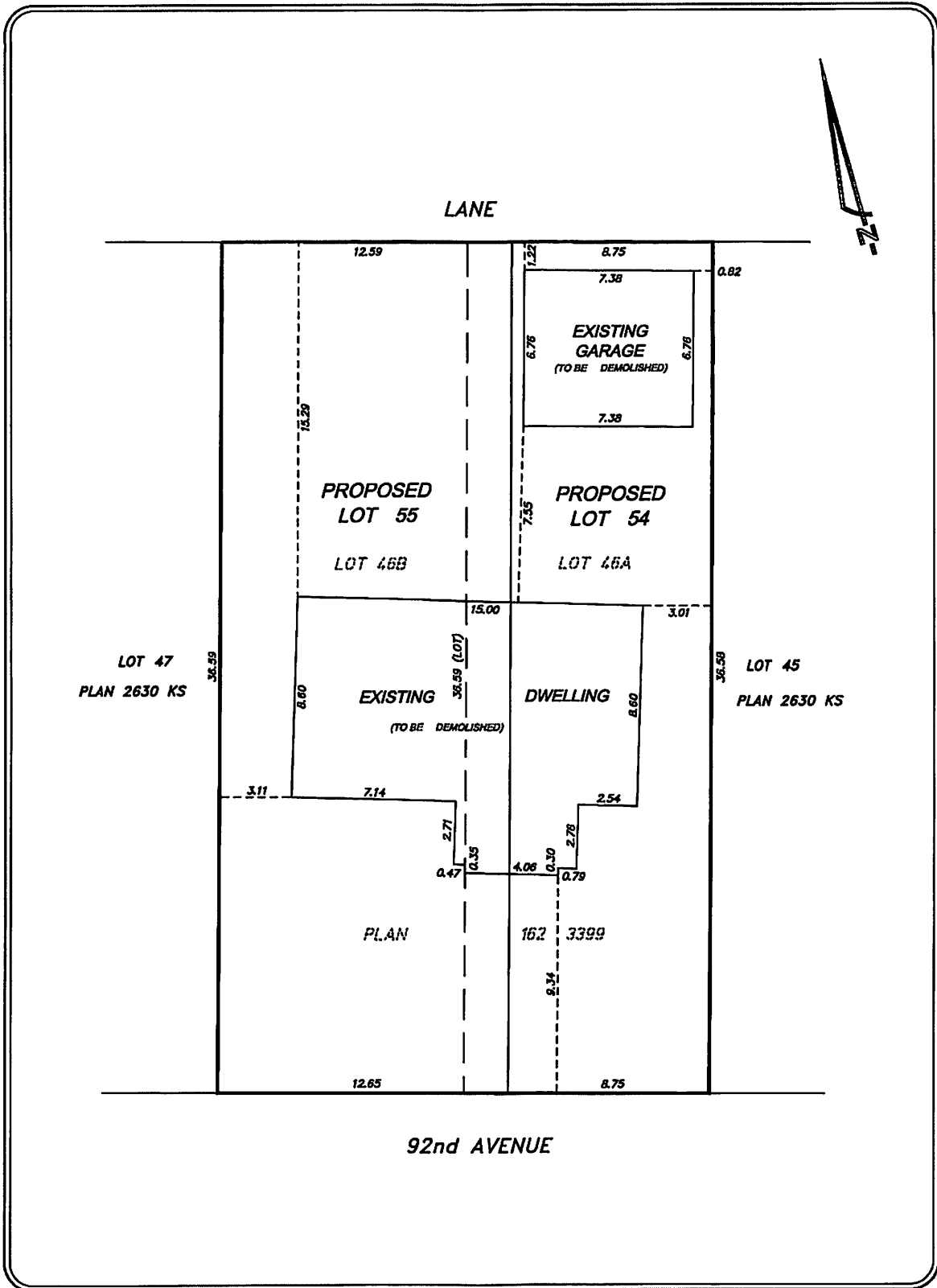
Regards,




Blair McDowell
Subdivision Authority

BM/gq/Posse #232104801-001

Enclosure(s)



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE:</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: 46A & 46B BLOCK: 1 PLAN: 162 3399		
SUBMISSION: PARKVIEW		ADDRESS: 13908 & 13910 - 92 AVENUE
BUILDER/OWNER: TECH VIEW HOME LTD. EDMONTON		ZONING: RF1
FILE: E11642	LOT AREA: 0.078 ha.	SCALE: 1:200
DRAWN BY: D.S.	CHECKED BY: P.S.	2016-10-05



November 24, 2016

File NO. LDA16-0498

VIGA Developments
7-24524 - Township Road 544
Edmonton, AB T8T 0B3

ATTENTION: Andrew Afonso

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 1, Plan 1719KS, located east of 75 Street NW and south of 106 Avenue;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on November 24, 2016, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 10.2m north of the south property line of Lot 18 (see attached comments from Drainage Planning and Engineering). 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 (\$636.00 - 2016 fees) 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

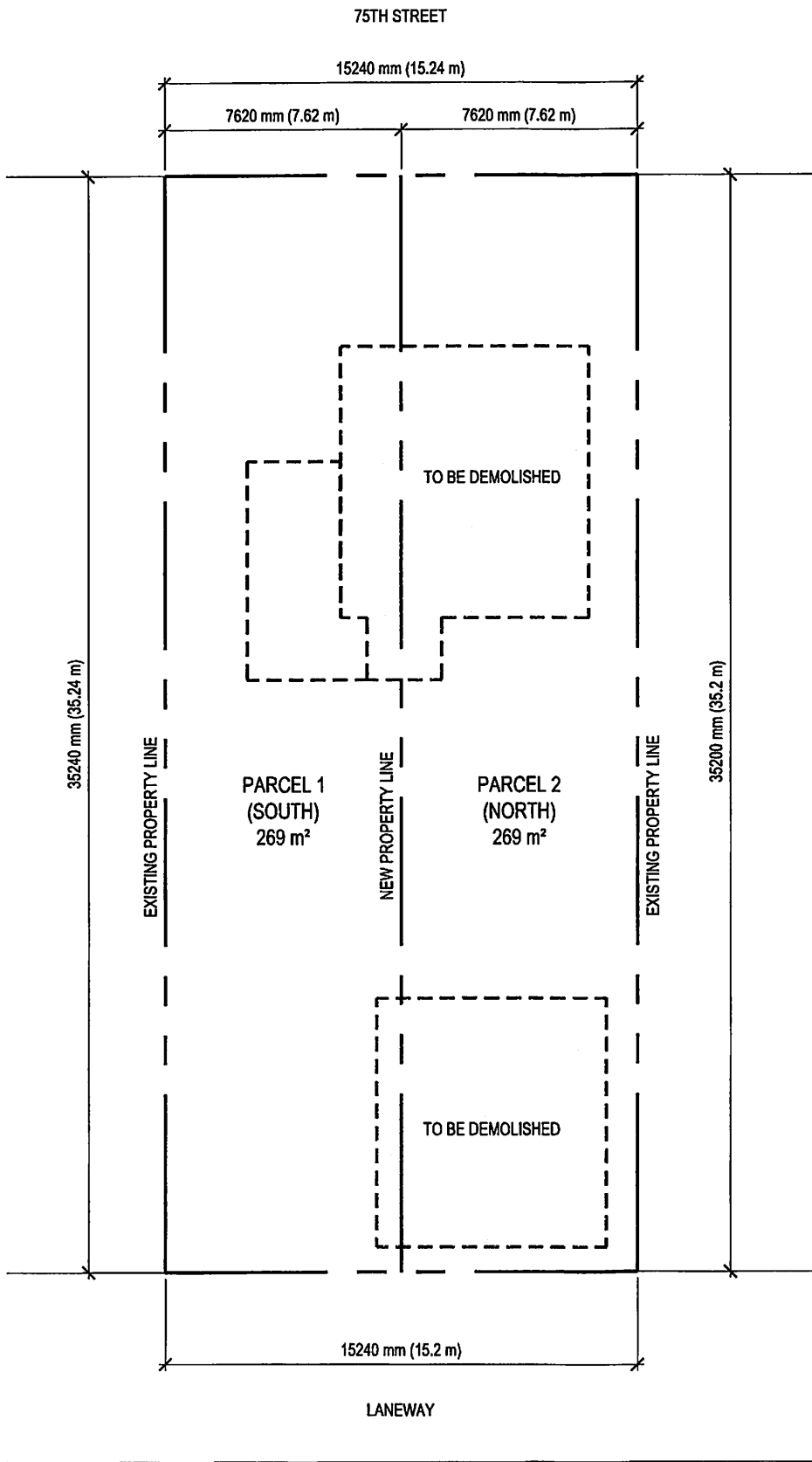
Regards,



Blair McDowell
Subdivision Authority

BM/dk/Posse #231490771-001

Enclosure(s)



SITE INFORMATION

LEGAL ADDRESS:
 LOT 18
 BLOCK 1
 PLAN 1719 KS

MUNICIPAL ADDRESS:
 10509 - 75 ST N.W.
 EDMONTON, AB
 T6A 2Z6

ZONING:
 (RF3) SMALL SCALE INFILL
 DEVELOPMENT ZONE

EXISTING SITE AREA:
 537 m²

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY SUBDIVISION
- BUILDINGS & ACCESSORY
- BUILDINGS TO BE DEMOLISHED

Date	Scale
2016-10-12	1:200

Project
AFONSO INFILL

Drawing Title
**LOT SUBDIVISION
 PLAN**

Project No.	Drawing No.
	1 OF 1



November 24, 2016

File NO. LDA16-0538

WSP Canada Inc.
9925 - 109 Street NW
Edmonton, AB T5K 2J8

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to revise conditionally approve LDA15-0369 (138 residential units to 136 residential units) by bare land condominium from Lot 142A, Block 1, Plan 042 0150, located north of 15 Avenue SW and east of 127 Street SW; **RUTHERFORD**

The Subdivision by Bare Land Condominium is APPROVED on November 24, 2016 , subject to the following condition(s):

1. that the approved subdivision LDA15-0369 be registered concurrent with this application;
2. that the owner obtain a development permit for the reduction of units from 138 to 136 prior to endorsement of Phase II. Development Permits can be obtained from Development Services; 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 all municipal services enter the site through Common Property;
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$636.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

If you have further questions, please contact April Gallays at 780-496-1895 or april.gallays@edmonton.ca.

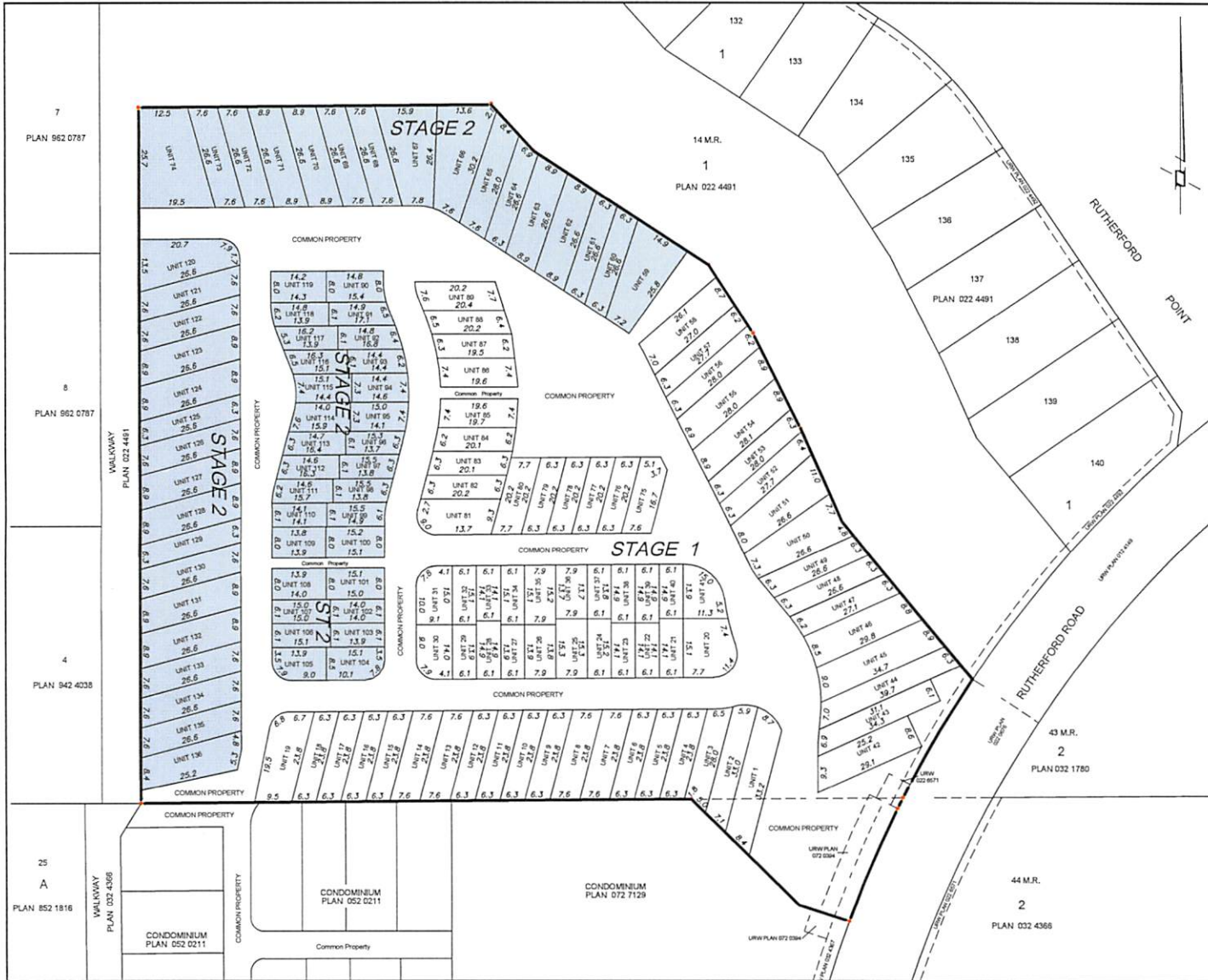
Regards,



Blair McDowell
Subdivision Authority

BM/ag/Posse #235316309-001

Enclosure(s)



RUTHERFORD

Tentative Plan showing Proposed
Subdivision for Bareland Condominium

of

**Lot 142A, Block 1
Plan 0420150**

within

EDMONTON, ALBERTA



Area to be subdivided shown thus and contains 136 Bareland Condominium units and common property and is approximately 3.05 hectares.

All dimensions are in metres and decimals thereof.

Original Submission Date: MARCH 25, 2015
Last Revision Date (R): NOVEMBER 17, 2016

Project Number: D6020948

