

Thursday, January 19, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the January 19, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 12, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0269
172465630-001 Tentative plan of subdivision to create 76 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1), Environmental Reserve lot from a portion of a roadway to be closed and Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail and north of Adamson Drive SW; **CAVANAGH**

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

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA16-0167
189110637-001 Tentative plan of subdivision to create 120 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SE and west of 156 Street SW; **CHAPPELLE**

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

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA16-0169 189110937-001	Tentative plan of subdivision to create 18 single detached residential lots and one (1) Environmental Reserve lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0525 232928939-001	Tentative plan of subdivision to create three (3) industrial lots from the SE 35-53-25-W4M located south of 157 Avenue NW and west of 142 Street NW; RAMPART INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA16-0541 234669800-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue NW and west of Mark Messier Trail NW; MISTATIM INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA16-0557 235821346-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 22 and 23, Block 60, Plan 4636 AB located north of 120 Avenue NW and east of 55 Street NW; NEWTON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA16-0558 235821385-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3A, Block 23, Plan 673 MC located north of 125 Avenue NW and east of 77 Street NW; ELMWOOD PARK
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA16-0561 236510273-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 98, Plan 4590W located north of 99 Avenue NW and east of 147 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA16-0563 234303100-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 41, Plan RN46, located south of 118 Avenue NW and west of 125 Street NW; INGLEWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA16-0586 237391636-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling, on Lot 22, Block 38, Plan 162234, located north of 122 Avenue NW and west of 60 Street NW; MONTROSE	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:50 a.m.		



January 19, 2017

File NO. LDA15-0269

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 76 single detached residential lots, 18 semi-detached residential lots, one (1) Municipal Reserve lot and one (1), Environmental Reserve lot from a portion of a roadway to be closed and Lot 1, Block 1, Plan 042 1992, located west of Calgary Trail and north of Adamson Drive SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on January 19, 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 stages 3 and 5 of 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 Storm Water 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 engineering drawings include 200 mm and 250 mm offsite water main extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the engineering drawings include a 3 m hard surface shared use path with "Shared Use" signage, bollards and landscaping along the south side of 30 Avenue SW, with Phase 1, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings for Phase 3 include a 1.5 m concrete sidewalk with lighting and bollards, within 30 Avenue SW to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 2 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);

11. that the owner construct 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, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 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, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards, within the walkways to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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;
15. that the owner construct a noise attenuation fence as per the City of Edmonton Roadway Design Standards Drawing No. 5205, within residential property lines for all lots backing onto 30 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the engineering drawings include 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
17. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

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 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 780-496-6092 or marco.beraldo@edmonton.ca

Yours truly,



Blair McDowell
Subdivision Authority

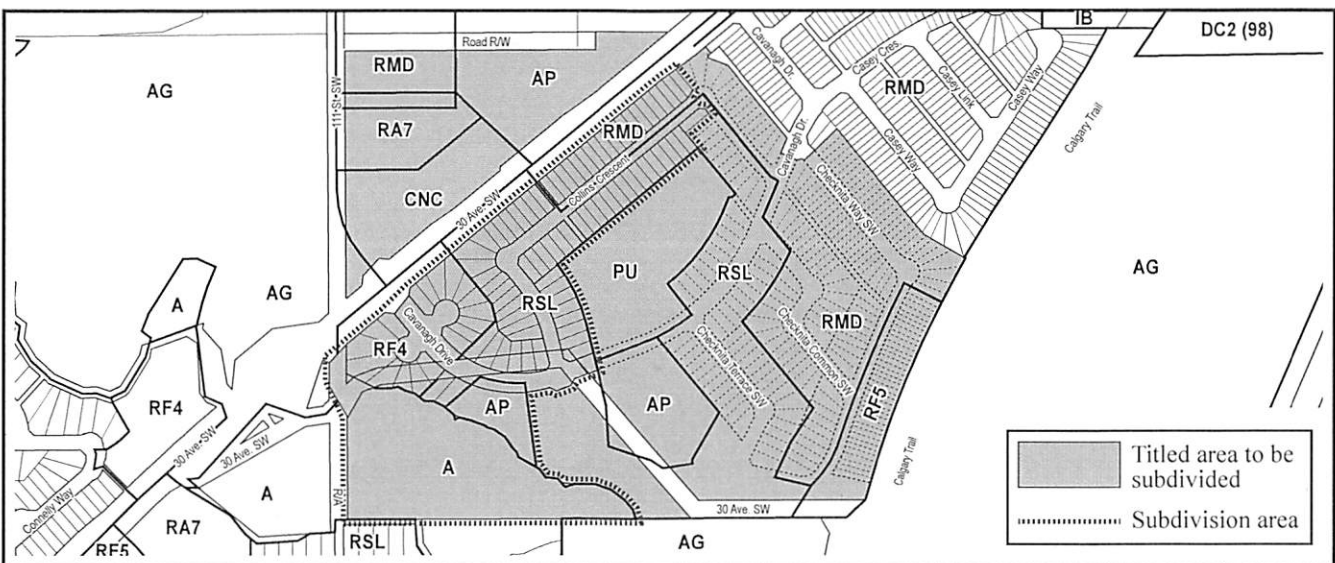
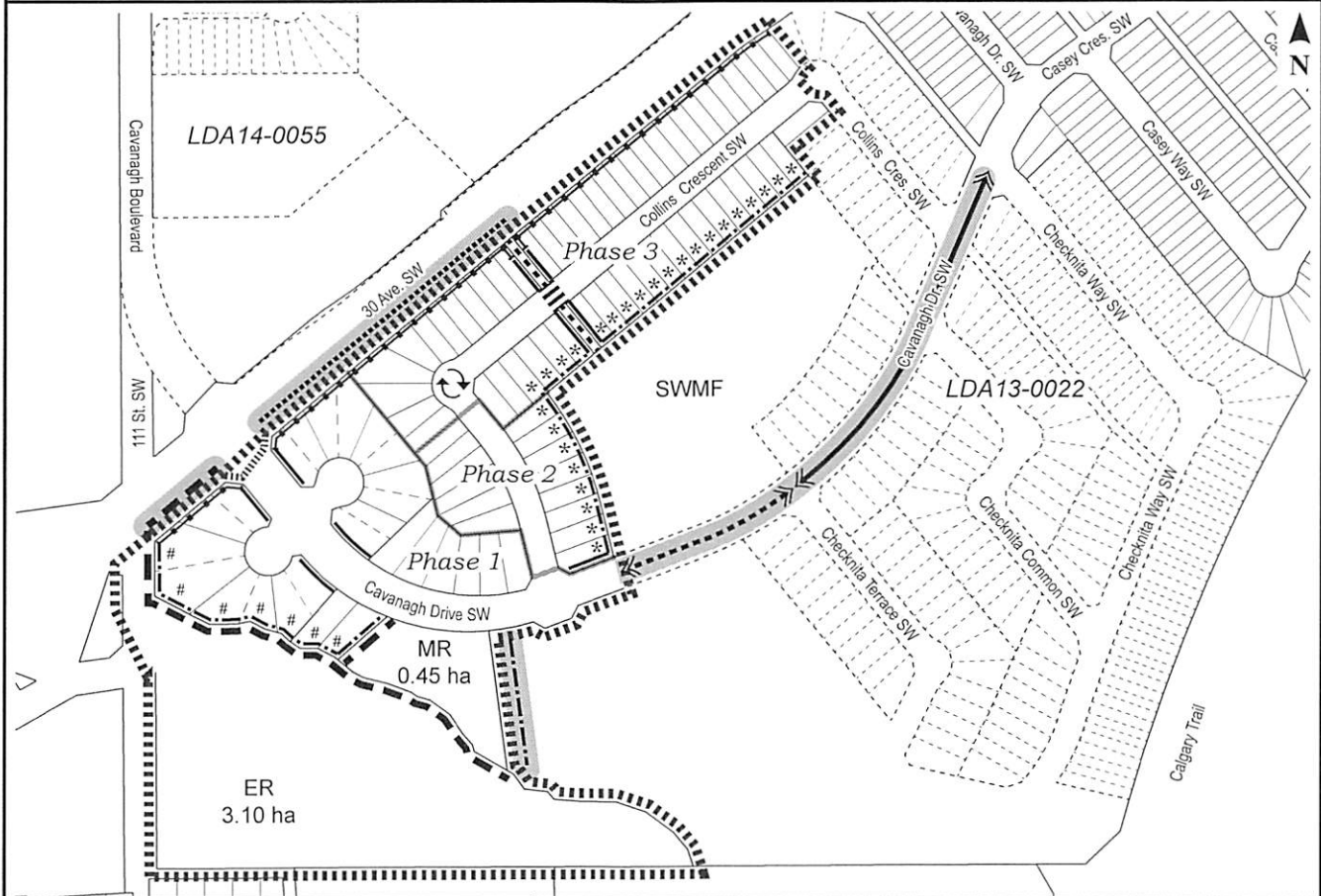
BM/mb/Posse #172465630-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 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 3 ▬▬▬▬ 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 ↻ Temporary 12 m radius turnaround ▬▬▬▬▬▬ Include in engineering drawings |
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Subdivision Authority

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

January 19, 2017

File NO. LDA16-0167

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create 120 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SE and west of 156 Street SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on January 19, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.52 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.04 ha lot and a 0.07 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner may require dedication of additional road right of way for Crawford Drive SW to accommodate transition from a local road to a collector road to the satisfaction of Transportation Planning and Engineering;
6. that the subdivision boundary be amended to include that portion of the ER and road rights of way that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;

7. that the approved subdivisions LDA15-0639, LDA14-0316 and LDA14-0156 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
8. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, within the MR and ER lots, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the MR greenway, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path to a residential alley structure with bollards, within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct a 1.5 m concrete sidewalk 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;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Public Utility lot, Reserve lots, road rights of way, walkways, and greenway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot N, Block 99, Plan 152 2816 was addressed by Deferred Reserve Caveat (DRC) through LDA14-0442. The DRC will be reduced with the dedication of the MR and ER lots and the remainder will carry forward on title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #189110637-001

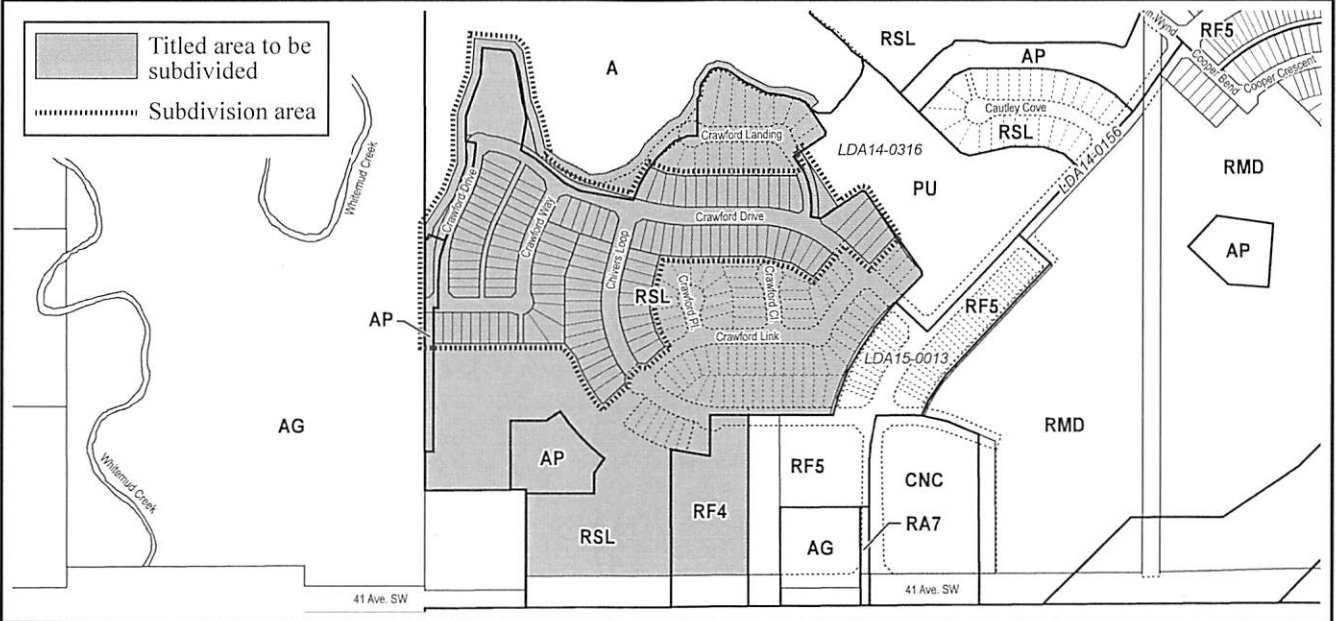
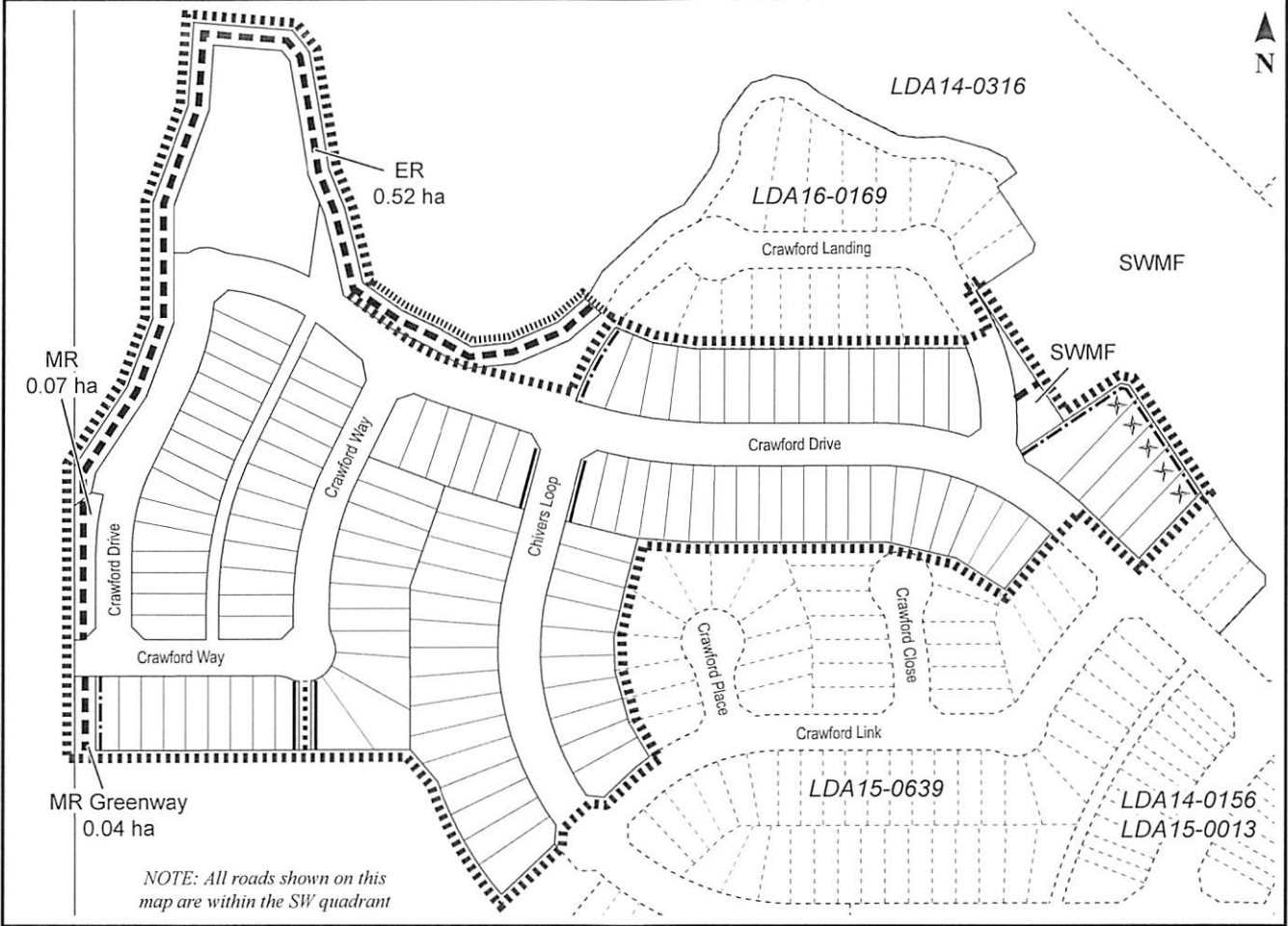
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2017

LDA16-0167

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





January 19, 2017

File NO. LDA16-0169

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

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create 18 single detached residential lots and one (1) Environmental Reserve lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on January 19, 2017, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to exclude the portion of the ER lot and road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA16-0167 be registered prior to or concurrent with this application to provide the logical roadway extension and essential water main feeds;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-596.01) as shown on the "Conditions of Approval" map, Enclosure I; and

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

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pay for the installation of “no parking” signage on the local roadways for emergency vehicle access to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
8. that the engineering drawings include a 3 m concrete sidewalk with lighting and t-bollards within the emergency access to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with “Shared Use” signage, within the ER lot, to the satisfaction of Transportation Planning and Engineering, as shown on the “Conditions of Approval” map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parks and Biodiversity, as shown on the “Conditions of Approval” map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Environmental Reserve (ER) lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot N, Block 99, Plan 152 2816 was addressed by Deferred Reserve Caveat (DRC) through LDA14-0442. The DRC will be reduced with the dedication of ER and the remainder will carry forward on 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 Marco Beraldo at 780-496-6092 or marco.beraldo@edmonton.ca.

Yours truly,



Blair McDowell
Subdivision Authority

BM/mb/Posse #189110937-001

Enclosure(s)

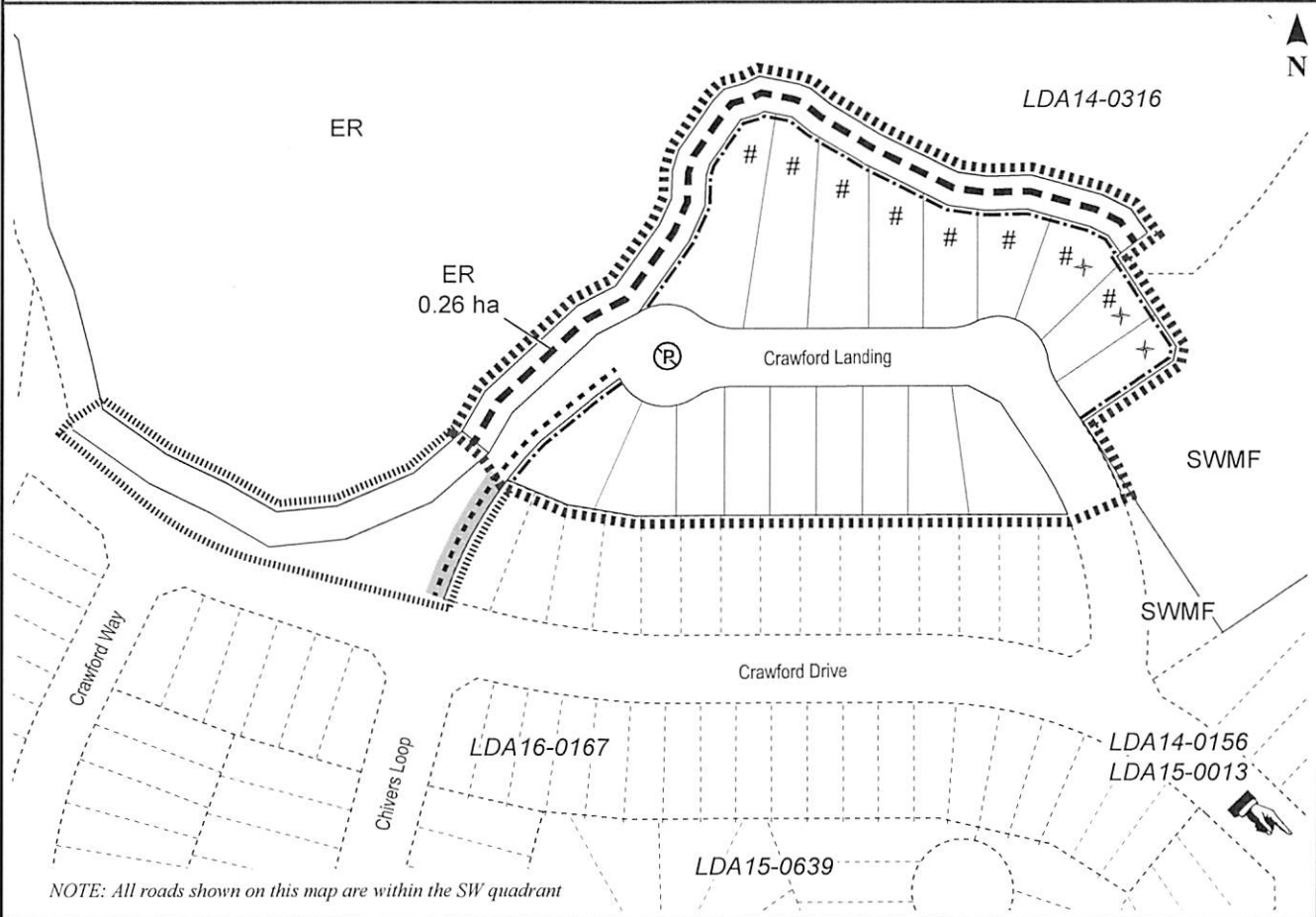
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2017

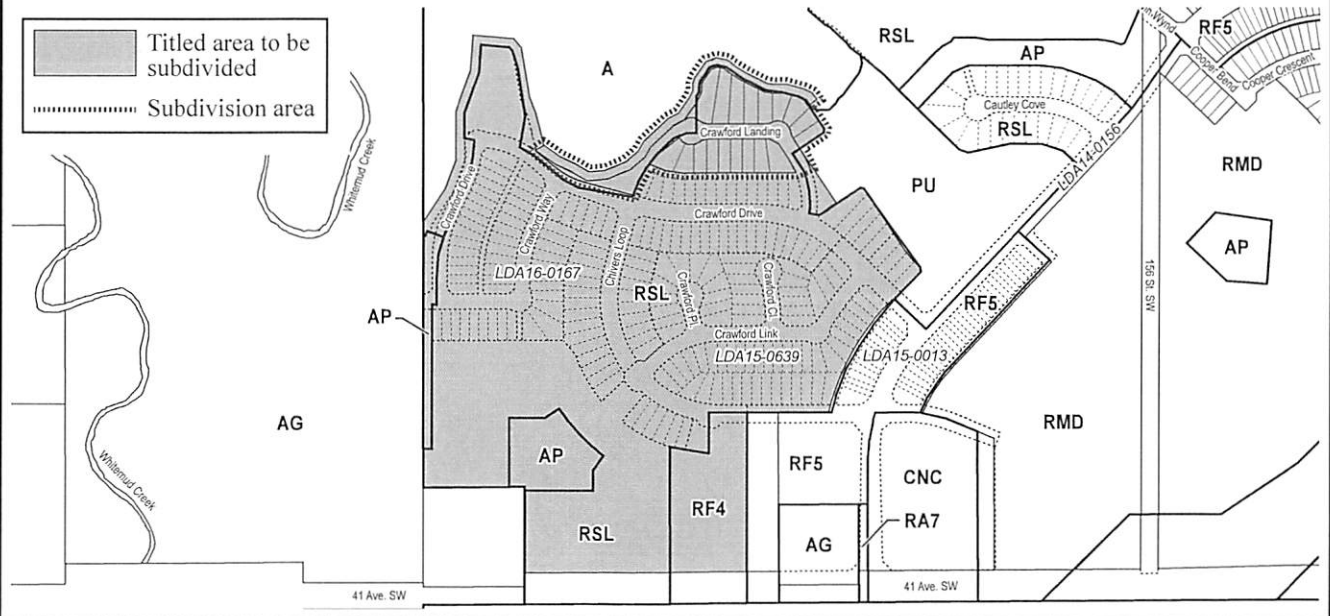
LDA16-0169

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Amend subdivision boundary
- ▬▬▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬▬ 3 m concrete emergency access sidewalk

- ▬▬▬▬▬▬▬ 3 m hard surface shared use path
- # Restrictive covenant re: Top of Bank
- + Restrictive covenant re: freeboard
- Ⓡ No parking
- ▬▬▬▬▬▬▬ Include in engineering drawings



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





January 19, 2017

File NO. LDA16-0525

Enterprise Land Development
9803 – 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: David Tymchak

RE: Tentative plan of subdivision to create three (3) industrial lots from the SE 35-53-25-W4M located south of 157 Avenue NW and west of 142 Street NW; **RAMPART INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 19, 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 clear and level 153 Avenue NW as required for road right of way, to the satisfaction of Transportation Planning and Engineering;
4. that the approved subdivisions LDA16-0427 and LDA16-0108 be registered prior to or concurrent with this application for local roadway connection;
5. that LDA16-0525 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 construct 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); and
8. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SE 35-53-25-W4M was addressed by Deferred Reserve Caveat (DRC) through LDA09-0195. 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 Luke Cormier at 780-496-7370 or luke.cormier@edmonton.ca

Regards,



Blair McDowell
Subdivision Authority

BM/lc/Posse #232928939-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 19, 2017

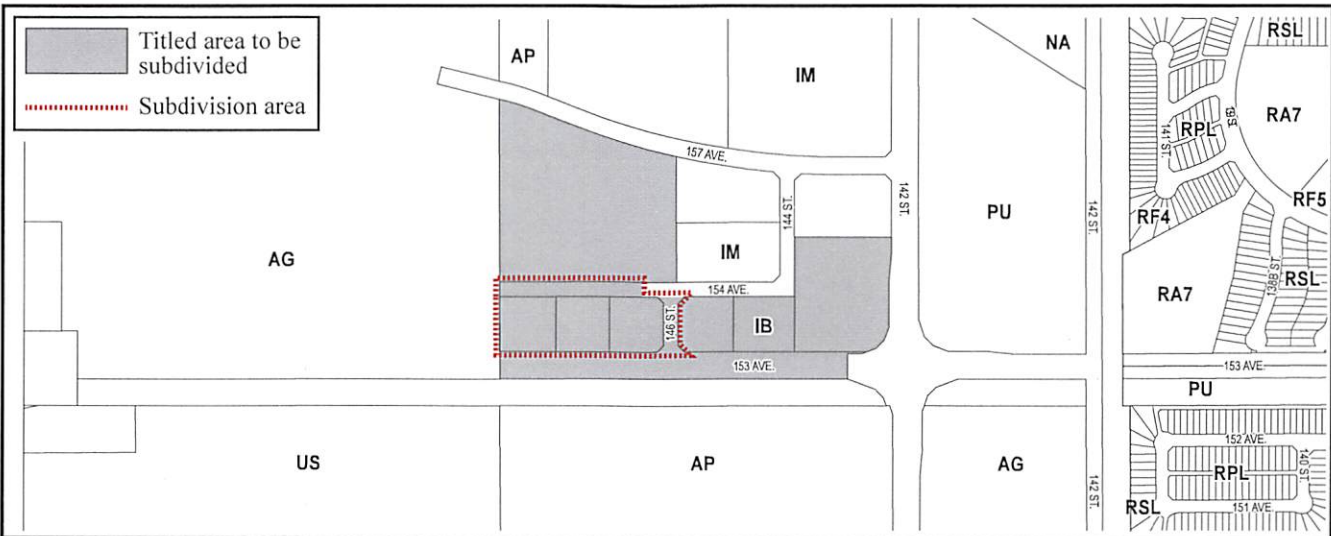
LDA16-0525

----- Limit of proposed subdivision



Temporary 12 m radius turnaround

Include in engineering drawings





January 19, 2017

File NO. LDA16-0541

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

ATTENTION: Conner Smith

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 1, Plan 092 5647, located north of 137 Avenue NW and west of Mark Messier Trail NW;
MISTATIM INDUSTRIAL

The Subdivision by Plan is APPROVED on January 19, 2017, subject to the following conditions:

1. that the approved subdivision LDA15-0480 be registered prior to or concurrent with this subdivision; 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 there are currently no services available to the proposed lot. Services will be provided through the servicing agreement for Mistatim Stage 8B. As per the Sewers and Waterworks Bylaws, these future services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,013.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

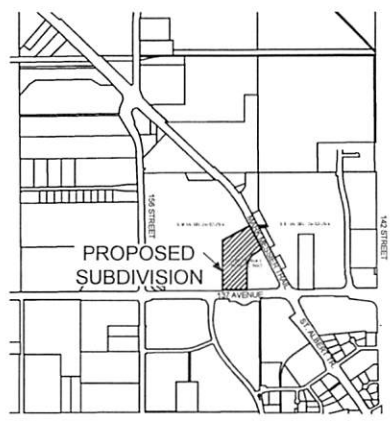
Regards,



Blair McDowell
Subdivision Authority

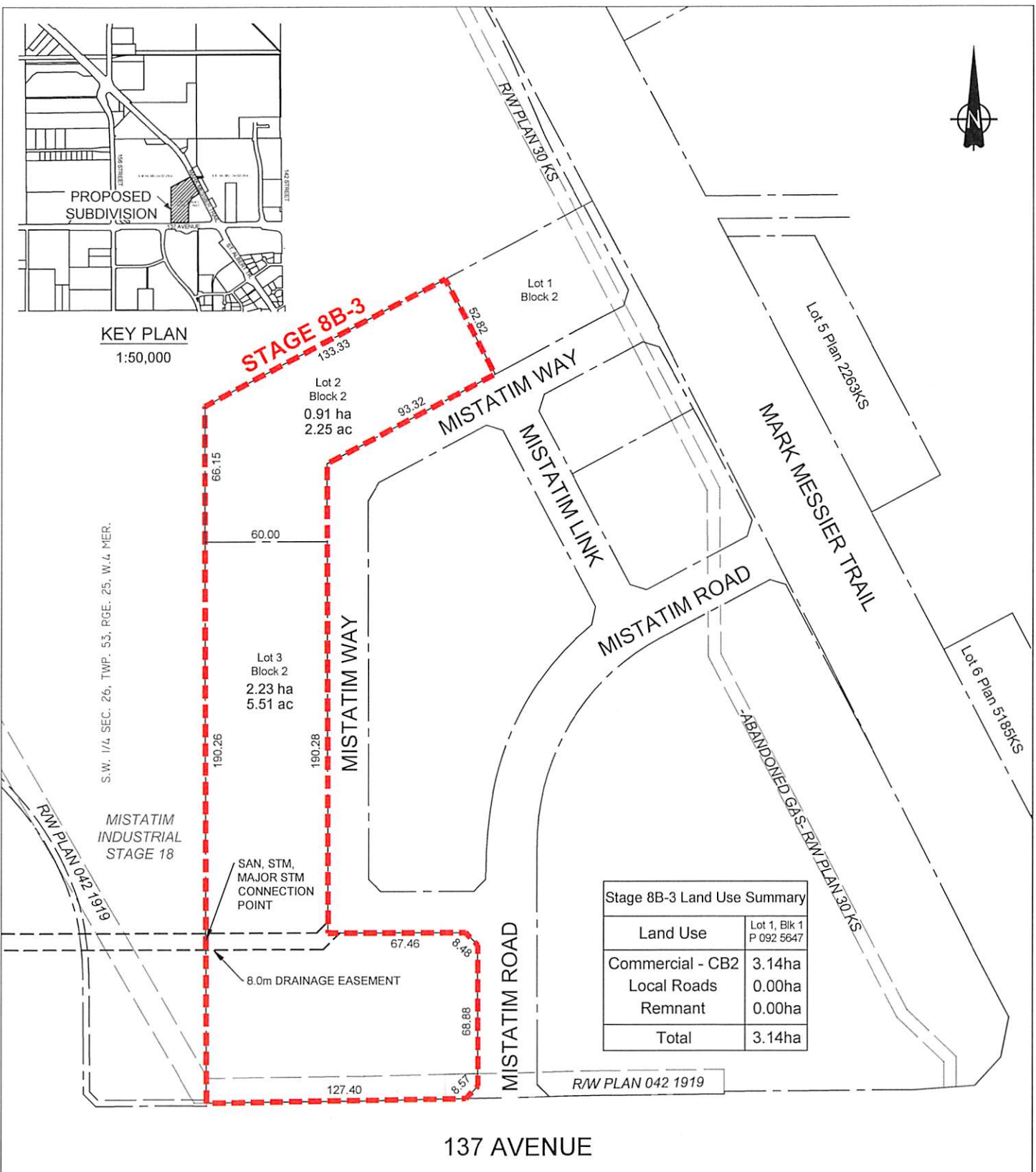
BM/sc/Posse #234669800-001

Enclosure(s)



KEY PLAN
1:50,000

STAGE 8B-3



Stage 8B-3 Land Use Summary	
Land Use	Lot 1, Blk 1 P 092 5647
Commercial - CB2	3.14ha
Local Roads	0.00ha
Remnant	0.00ha
Total	3.14ha

137 AVENUE

NOVEMBER 5, 2016

Mistatim Industrial

Job #8048A

--- STAGE 8B-3 BOUNDARY

Stage 8B-3 Tentative Plan

Within Lot 1, Block 1, Plan 092 5647



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

Scale: 1:2,500



January 19, 2017

File NO. LDA16-0557

Peter Jorgesen
11835 - 60 Street NW
Edmonton, AB T5W 3Z4

ATTENTION: Peter Jorgesen

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 22 and 23, Block 60, Plan 4636 AB located north of 120 Avenue NW and east of 55 Street NW; **NEWTON**

The Subdivision by Plan is APPROVED on January 19, 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.

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 7.06 m north of the south property line of Lot 23. 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 780-496-6295 or gilbert.quashie-sam@edmonton.ca.

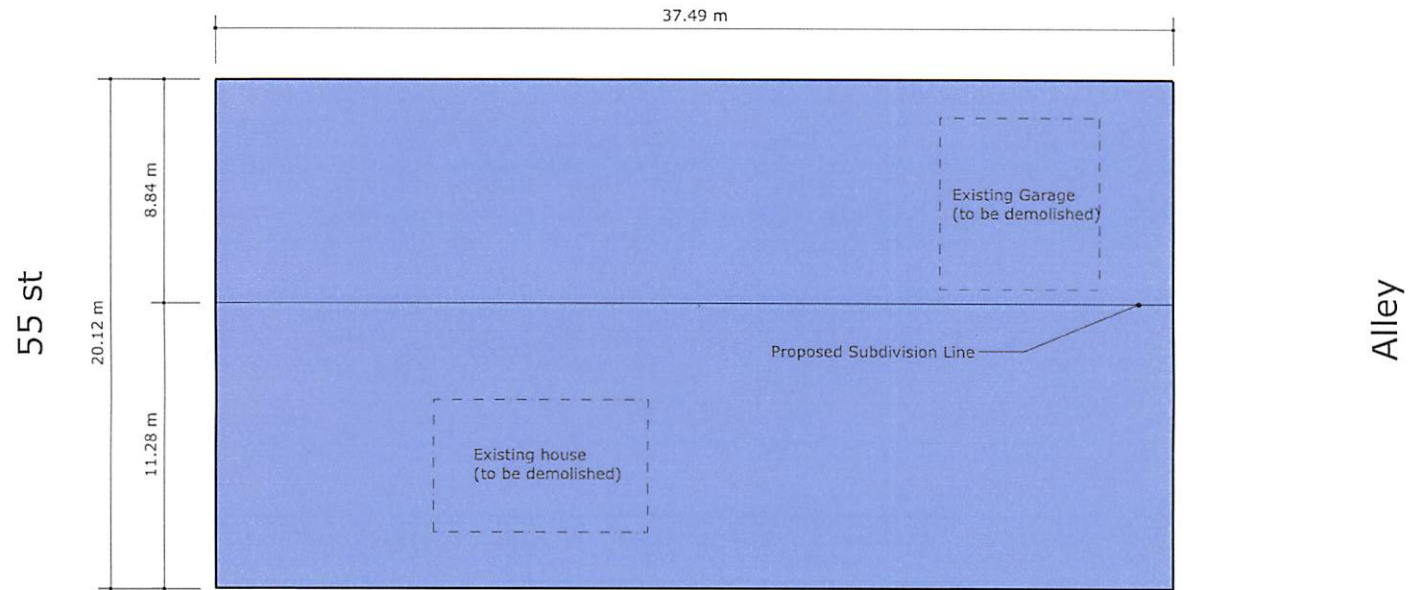
Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #235821346-001

Enclosure(s)



12021 55 st
Scale - 1/16" = 1'-0"

-Current site area: 753.97 m²
-Proposed site area (north lot): 331.27 m²
-proposed site area (south lot): 422.70 m²



January 19, 2017

File NO. LDA16-0561

Nilkanth Chotalia
201, 10226 - 104 Street NW
Edmonton, AB T5J 1B8

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 98, Plan 4590W located north of 99 Avenue NW and east of 147 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on January 19, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 1.89 m north of the south property line of Lot 16. The existing storm service enters the proposed subdivision approximately 7.01 m south of the north property line of Lot 16. 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 Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,



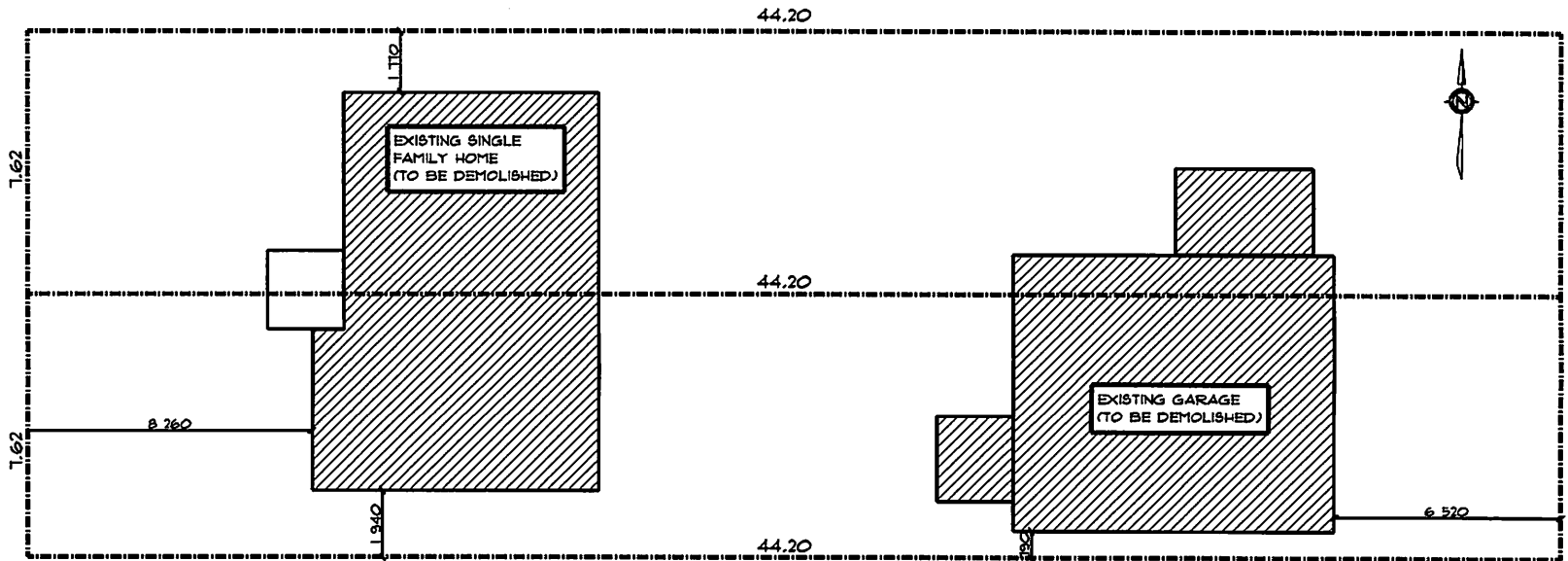
Blair McDowell
Subdivision Authority

BM/sc/Posse #236510273-001

Enclosure(s)

147 STREET

LANE



TENTATIVE SUBDIVISION PLAN
SCALE: 1:200

LEGAL DESCRIPTION:
LOT: 16 BLOCK: 98 PLAN: 4590W
SUBDIVISION: CRESTWOOD
IN: EDMONTON, ALBERTA
MUNICIPAL ADDRESS:
9925-147 STREET

PREPARED FOR NILKANTH CHOTALIA





January 19, 2017

File NO. LDA16-0563

Magdalena Luczak Cwik
17603 - 59 Avenue NW
Edmonton, AB T6M 1H1

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 41, Plan RN46, located south of 118 Avenue NW and west of 125 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on January 19, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 8.9 m north of the south property line of Lot 7. 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 Darbi Kinnee at 780-496-1758 or darbi.kinnee@edmonton.ca.

Regards,

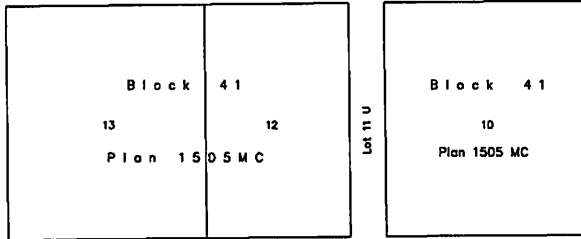


Blair McDowell
Subdivision Authority

BM/dk/Posse #234303100-001

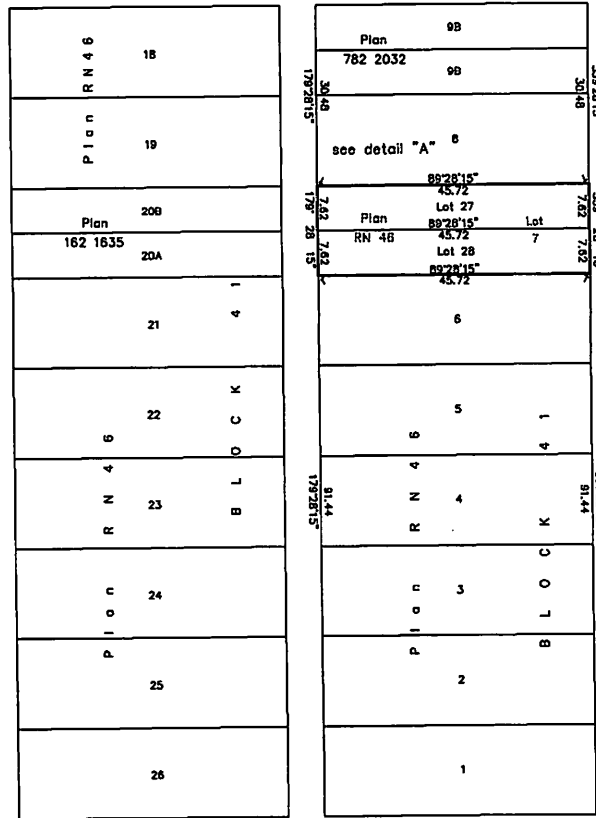
Enclosure(s)

1 1 8 T H A V E N U E



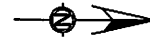
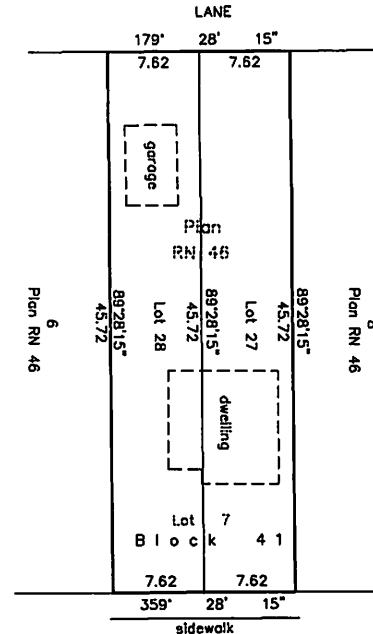
Schedule of Areas
 LOT 27 = 0.035ha
 LOT 28 = 0.035ha
 TOTAL = 0.070ha

1 2 6 T H S T R E E T



1 2 5 T H S T R E E T

1 1 7 T H A V E N U E



existing buildings
(to be demolished)

Detail "A"
 Scale 1 : 400

CITY OF EDMONTON
 TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION

AFFECTING ALL OF
 Lot 7 Block 41 Plan RN 46
 WITHIN
 SW1/4 Sec. 7 Twp. 53 Rge. 24 W. 4th Mer.



Registered Owner(s):
 MAGDALENA LUCZAK AND CEZARY CMIK
 Registered Address:
 11726 - 125TH STREET EDMONTON, AB T5M 0N6
 Site Address:
 11726 125TH STREET EDMONTON, AB T5M 0N6

Prepared By:
 Richard David, A.L.S., C.L.S.
 Alberta Land Surveyor
 November 1, 2016
 Date

Note: All bearings and distances are for illustration purposes only and shall be the subject of a field legal survey.

Date	Drawn By	Job No. 134-016
01 Nov. 2016	EDD	Tentative Plan Proposal

Quantum Geomatics Ltd.
 O: (780) 760-9576 M: (780) 242-2012
 inquiries@QGeo.ca
 www.QGeo.ca
 20512 - 98th Avenue Edmonton, AB T5T 4V9



Subdivision Authority

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

January 19, 2017

File NO. LDA16-0586

Monarch Group
11835 - 60 Street NW
Edmonton, AB T5W 3Z4

ATTENTION: Peter Jorgesen

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling, on Lot 22, Block 38, Plan 162234, located north of 122 Avenue NW and west of 60 Street NW;
MONTROSE

The Subdivision by Plan is APPROVED on January 19, 2017, subject to the following conditions:

1. that the existing residential access to 60 Street must be removed, the curb and gutter constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development; 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 if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;

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

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

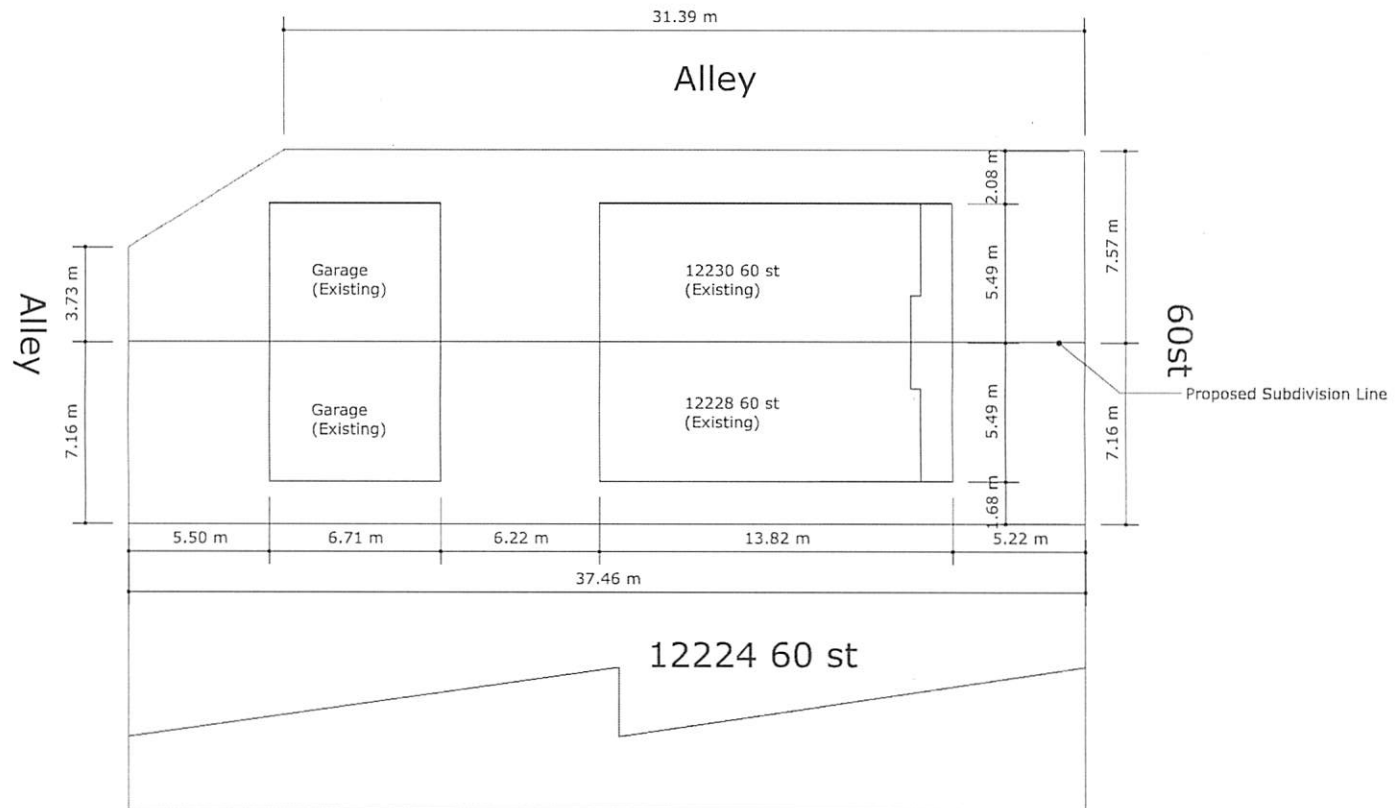
Regards,



Blair McDowell
Subdivision Authority

BM/dk/Posse #237391636-001

Enclosure(s)



12228 & 12230 60 st
Lot 22, Block 38, Plan 1622364
Scale - 1/16" = 1'-0"

-Current site area: 542.15 m²
-Proposed site area (north lot): 273.83 m²
-proposed site area (south lot): 268.32 m²