

Thursday, March 1, 2018
11:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 1, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 22, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0468
260037969-001

Tentative plan of subdivision to create one (1) additional industrial lot from the SW 21-53-25-W4M located north of Yellowhead Drive NW and west of 170 Street NW; **KINOKAMAU PLAINS**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0572
264313569-001

Tentative plan of subdivision to create 57 single detached residential lots, 28 semi-detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA14-0468
161927306-001

REVISION of conditionally approved plan of subdivision to create 122 single detached residential lots, 10 semi-detached residential lots, 60 row housing lots, and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS & HERITAGE VALLEY TOWN CENTRE**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0494 260311238-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 13, Plan 142 0502 located north of Maple Road NW and west of Tamarack Way NW; TAMARACK
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0726 270402984-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 4, Block F, Plan 2214 HW located east of 50 Street NW and south of 74 Avenue NW; WEIR INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0041 271335036-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 55, Plan 3875 P and Lot J, Block 55, Plan 3804 ET, located north of Stony Plain Road NW and west of 127 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0045 271136407-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17-18, Block 57, Plan 1990 AJ, located south of 99 Avenue NW and east of 151 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 11:15 a.m.	



March 1, 2018

File No. LDA17-0572

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

ATTENTION: Scott Carnall

RE: Tentative plan of subdivision to create 57 single detached residential lots, 28 semi-detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on March 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA15-0605 (Phase 2) and LDA17-0011 (Phase 2) be registered prior to or concurrent with this application for necessary underground utilities and roadway connections;
5. that LDA17-0590 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Whitemud Drive, 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 (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 2.8 m berm centered on property line and a 1.8 m noise attenuation fence, for all lots backing onto Whitemud Drive, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) were previously addressed with LDA17-0452 by a combination of dedication and MR transfer.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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


Regards,



Blair McDowell
Subdivision Authority



BM/sc/Posse #264313569-001

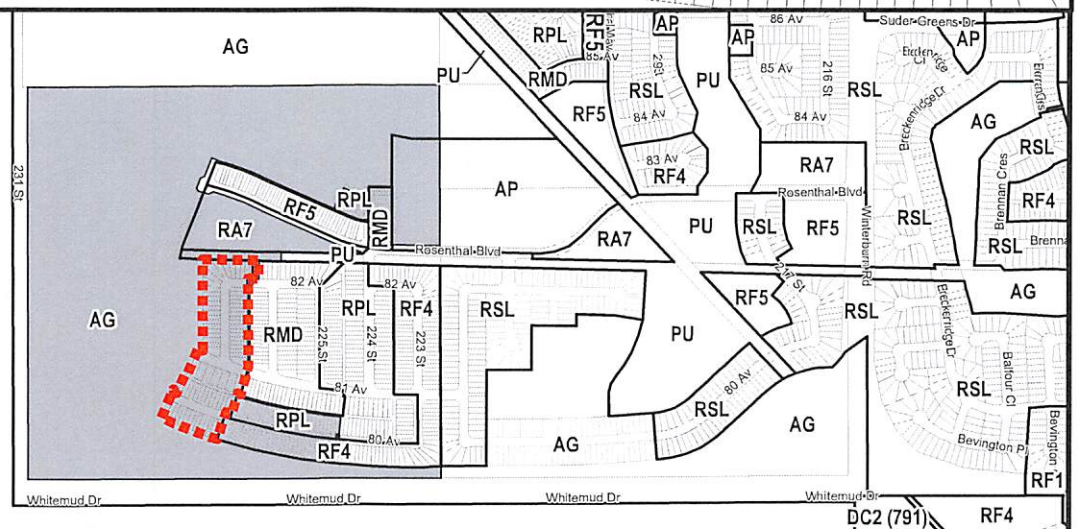
Enclosure(s)

-  Limit of proposed subdivision
-  Phasing line
-  Temporary 6 m roadway
-  Watermain extension
-  Abandoned well site
-  Restrictive covenant re: berm and fence
-  Berm and noise attenuation fence



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

-  Titled area to be subdivided
-  Subdivision area



DC2 (791) RF4



March 1, 2018

File No. LDA14-0468

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved plan of subdivision to create 122 single detached residential lots, 10 semi-detached residential lots, 60 row housing lots, and one (1) multiple family lot (MFL), from the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS & HERITAGE VALLEY TOWN CENTRE

The application has revised the conditional approval dated May 21, 2015 to add one (1) additional phase and 17 lots.

I The Subdivision by Plan is APPROVED on March 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a temporary easement for the temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register easements for the Storm Water Management Facility (SWMF 9A), the temporary major drainage connection to SWMF 9A, and a 6 m wide easement for the storm sewer extensions as shown on the "Conditions of Approval" map, Enclosure II. EPCOR Drainage Services shall be a party to the easement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto SWMF 9B as shown on the "Conditions of Approval" map, Enclosure I;
7. that the lots identified be withheld from registration until remedial work is completed on the Ucana-Whitemud Oil Limited wellsite (Licence #0001597; Well ID 00/07-13-051-25W4/0), to the satisfaction of Subdivision and Development Coordination and the Alberta Energy Regulator, 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 (1) contain, among other things, the following:**
1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
 2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
 3. that the owner pay the Drainage Assessments applicable to this subdivision;
 4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
 5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
 6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
 7. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
 8. that the owner constructs a 2 m concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
 9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
 10. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
 11. that the engineering drawings show the abandoned well sites, demonstrating that a 6.5 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;

12. that the owner designs the ultimate SWMF 9A and constructs the interim facility, including the inlet and outlet, prior to the registration of Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner provides accommodations for temporary major drainage to SWMF 9A prior to the registration of Phase 4, to the satisfaction of Subdivision and Development Coordination;
14. that the engineering drawings include grading plans to accommodate a 3 m shared use path within SWMF 9A prior to the registration of Phase 4, to the satisfaction of Subdivision and Development Coordination;
15. that the owner constructs storm sewer main extensions prior to the registration of Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SE 13-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0426. The DRC will carry forward on the remainder of the title.

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

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

If you have further questions, please contact Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,



Blair McDowell
Subdivision Authority














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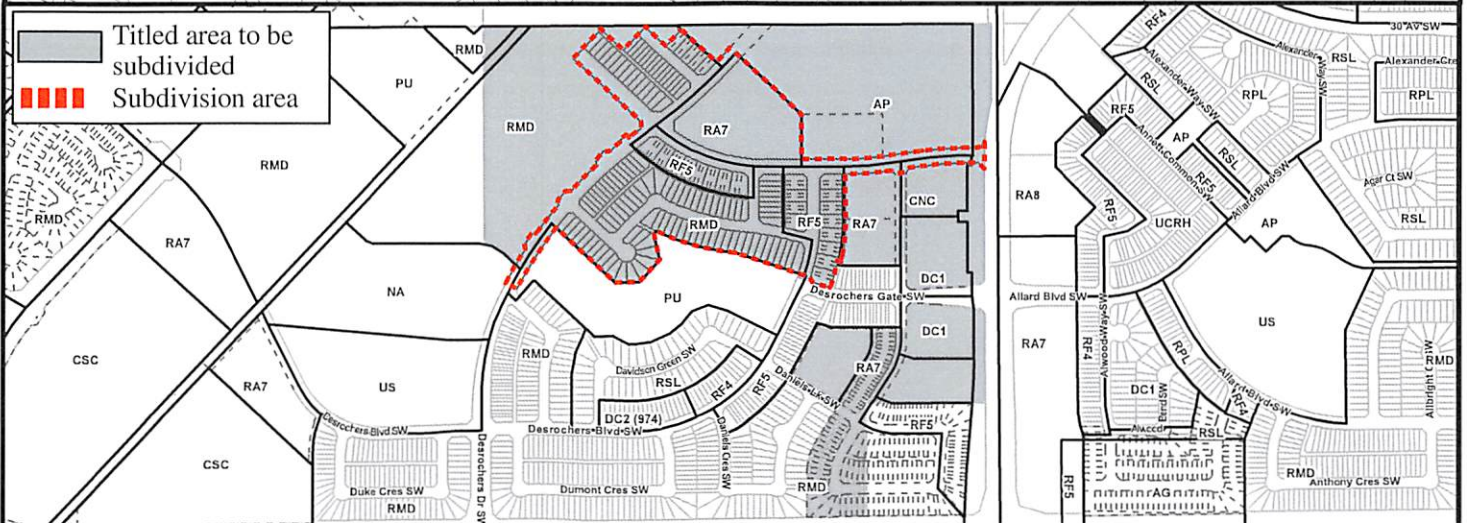
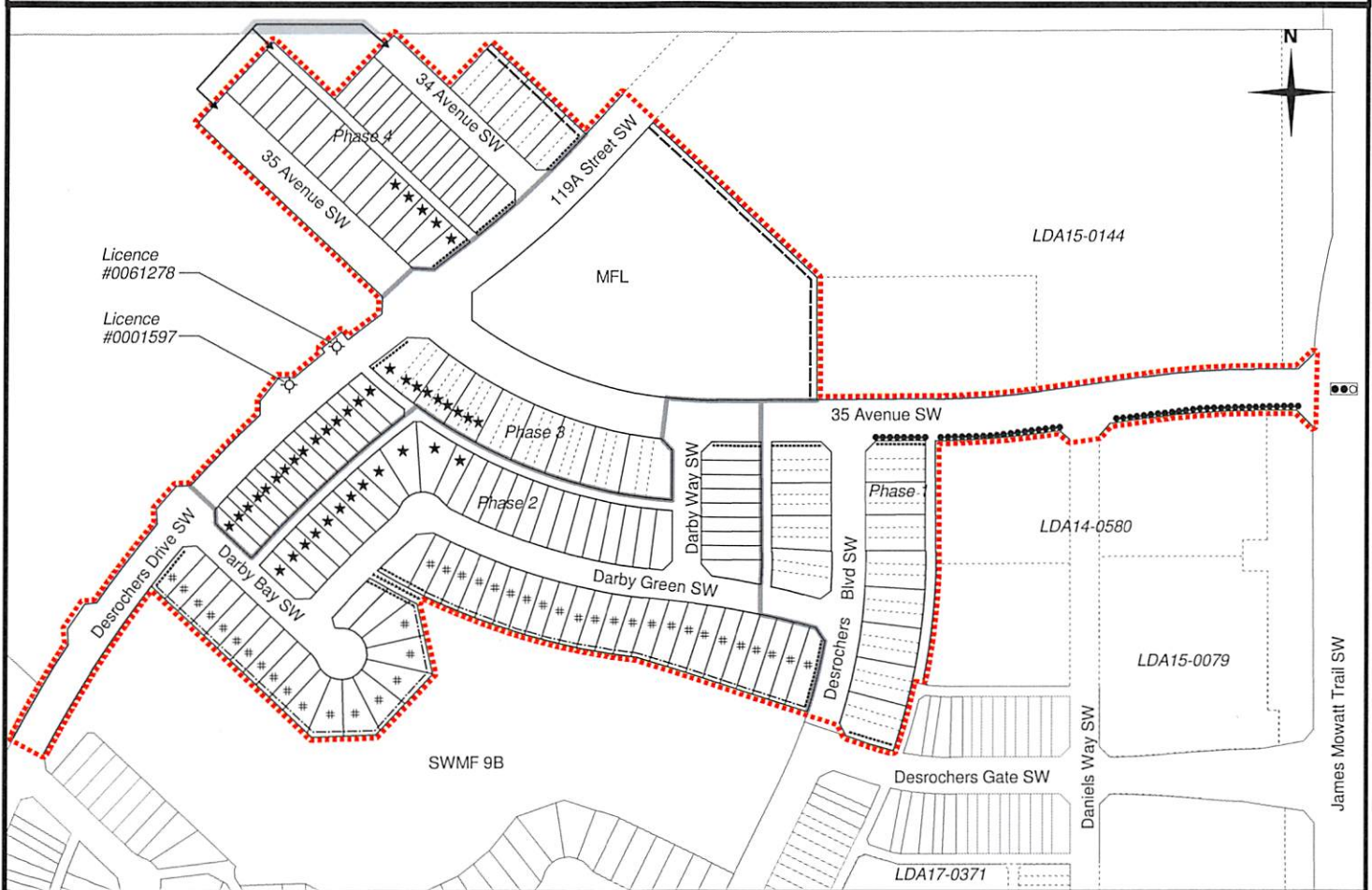
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 1, 2018

LDA14-0468

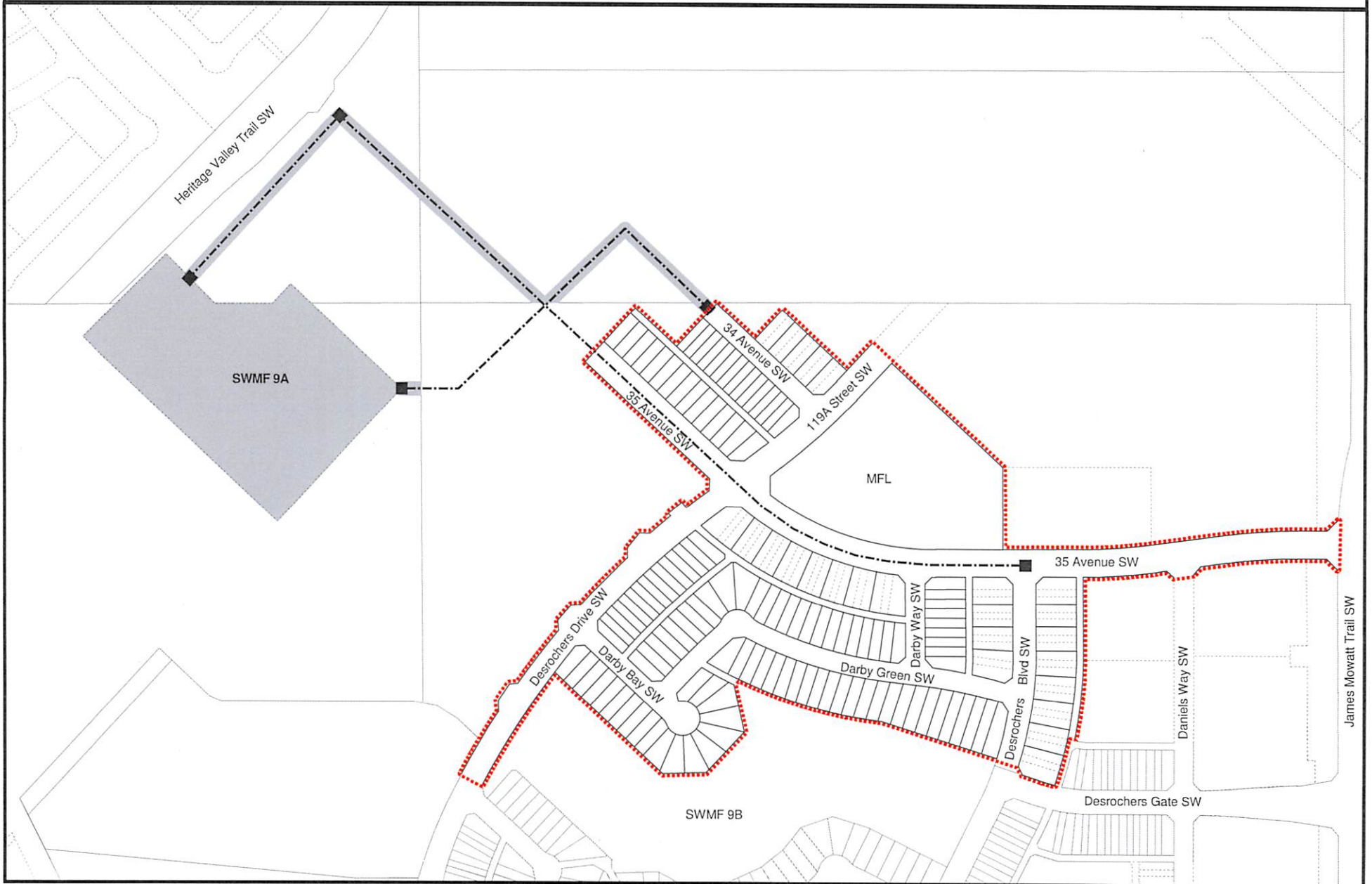
- | | | | |
|---|-------------------------------|---|--|
|  | Limit of proposed subdivision |  | 1.2 m uniform fence |
|  | Register easement |  | Temporary 6 m roadway |
|  | Traffic signal |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Abandoned well site |  | 1.8 m uniform fence |
|  | 2 m concrete sidewalk |  | Withhold lots from registration |
|  | Phasing line |  | Restrictive covenant re: freeboard |
|  | 1.5 m concrete sidewalk | | |



Limit of proposed subdivision

Storm sewer extension

Register easement





Subdivision Authority

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

March 1, 2018

File No. LDA17-0726

WSP Canada Inc.
1200 - 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 4, Block F, Plan 2214 HW located east of 50 Street NW and south of 74 Avenue NW; **WEIR INDUSTRIAL**

The Subdivision by Plan is APPROVED on March 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions and the Sanitary Sewer Expansion Assessment, pursuant to Section 655 of the Municipal Government Act (contact Steve Jensen at 780-944-7673);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to the proposed lots;
3. that the owner submit site mechanical and lot grading plans, and on-site storm water management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Development Services;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #270402984-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1080.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 50 Street NW that will be closed as part of the future widening of 50 Street as per the approved Concept Plan or to the satisfaction of Subdivision Planning and Development Coordination and Integrated Infrastructure Services.

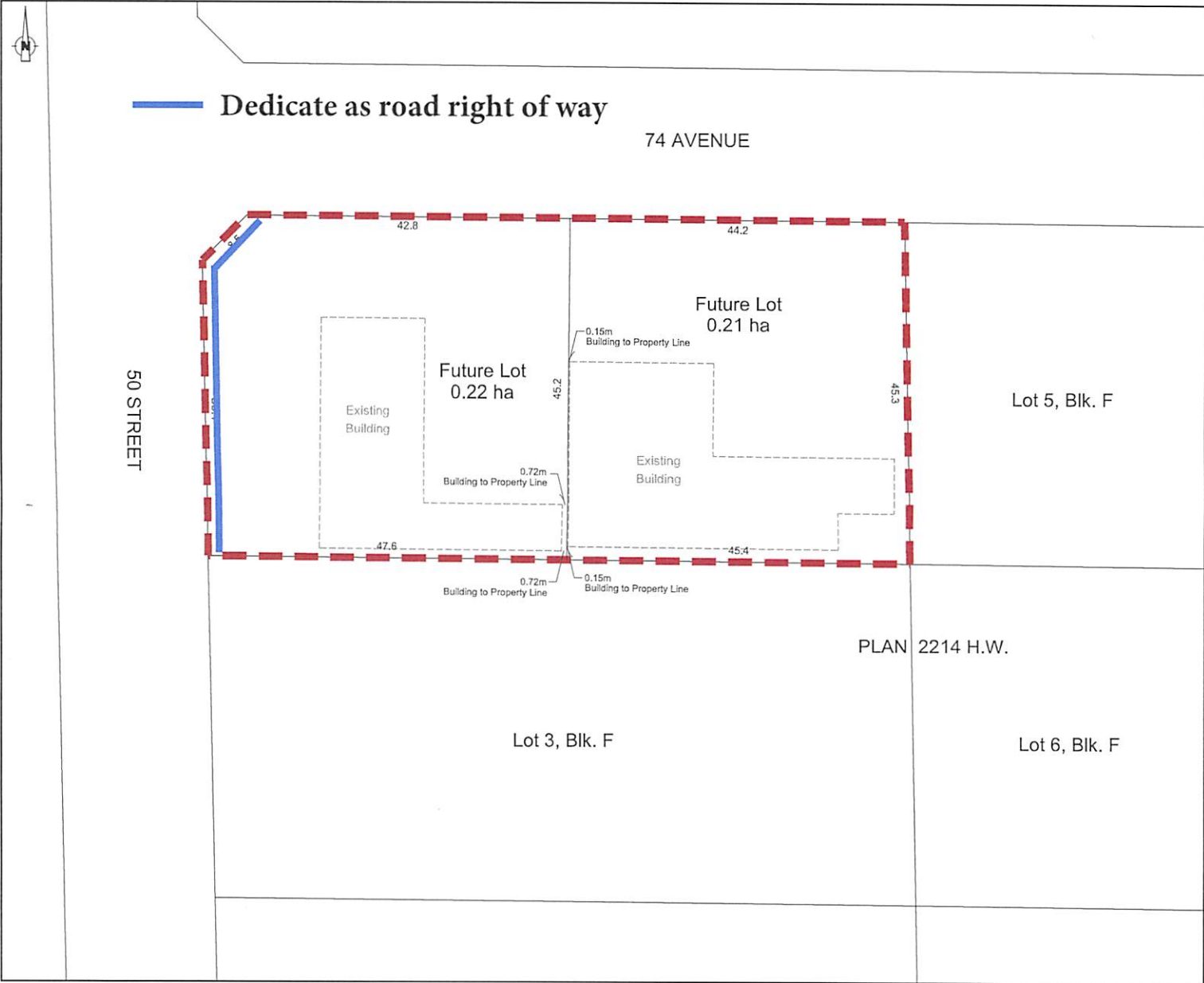
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Due to the size and configuration of the proposed lots, on-street fire protection is limited to portions of this site directly fronting 74 Avenue NW and 50 Street NW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit Stage.
- If there is on-site water main looping between the existing services, each service must contain a check valve within private property in accordance with the Canadian Plumbing code. It is the owner's responsibility to install and maintain these check valves. Please contact waterlandadmin@epcor.com with your request or for more information.

Enclosure II



Area to be subdivided shown thus and contains 2 industrial business lots and is approximately 0.43 hectares.

All dimensions are in metres and decimals thereof.

Location of existing buildings are approximate only.

WEIR INDUSTRIAL

TENTATIVE PLAN OF SUBDIVISION

OF LOT 4, BLOCK F, PLAN 2214H.W.

EDMONTON, ALBERTA



Submission Date: December 20, 2017
 Project Number: 17M-02422-00





Subdivision Authority

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

March 1, 2018

File No. LDA18-0041

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

ATTENTION: Ryan Smith

RE: Tentative plan to subdivide the northerly 5.18 metres from Lot 1, Block 55, Plan 3875 P and consolidate that portion with adjacent Lot J, Block 55, Plan 3804 ET, located north of Stony Plain Road NW and west of 127 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on March 1, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #271335036-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 127 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision off of the lane approximately 10.6 m north of the north property line of 105 Avenue NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LOT H
BLOCK 55
PLAN 3804 ET

LOT I
BLOCK 55
PLAN 3804 ET

LOT J
BLOCK 55
PLAN 3804 ET

LOT 1B
BLOCK 55

LOT 1
BLOCK 55
PLAN 3875P

LOT 1A
BLOCK 55

BUILDING

Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

LANE

STONY PLAIN ROAD

127 STREET

EURO DESIGN MASTER BUILDER

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.086 ha.



REV. NO.	DATE	ITEM	BY
0	DEC. 22, 2017	ORIGINAL PLAN COMPLETED	AN

REVISIONS

WESTMOUNT

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

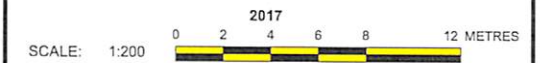
LOT 1, BLOCK 55, PLAN 3875P

LOT J, BLOCK 55, PLAN 3804 ET

WITHIN THE RIVER LOT 2, EDMONTON SETTLEMENT

(THEO. TWP. 53 - RGE. 25 - W. 4th MER.)

EDMONTON - ALBERTA



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

FILE NO.	81700094T	DRAFTED BY:	AN	CHECKED BY:	RS
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Subdivision Authority

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

March 1, 2018

File No. LDA18-0045

Steve Urban
Box 44207 RPO Garside
Edmonton, AB T5V 1N6

ATTENTION: Steve Urban

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17-18, Block 57, Plan 1990 AJ, located south of 99 Avenue NW and east of 151 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on March 1, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/sm/Posse #271136407-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 1.5 m south of the north property line of Lot 18 off 151 Street NW. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Back Lane.

