

Thursday, March 15, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 15, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 8, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA15-0454
179626794-001

Tentative plan of subdivision to create 24 single detached residential lots, 80 semi-detached residential lots, one (1) multiple family lot (MFL), one (1) commercial lots and two (2) Public Utility lots, from Lots A, B and C, Block 3, Plan 152 1821, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA17-0512
275503296-001

Tentative plan of subdivision to create 27 single detached residential lots, 70 semi-detached residential lots, 27 row housing lots and one (1) Public Utility lot, from the NW 15-51-25-W4M located south of Rabbit Hill Road SW and east of 170 Street SW; **GLENRIDGING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA15-0067 167618806-001	REVISION of conditionally approved tentative plan of subdivision to create 56 single detached residential lots, 28 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot and two (2) other lots, from the NE 13-53-26-W4M located north of 124 Avenue NW and west of Winterburn Road NW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0642 261518483-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) multiple family condominium unit and one (1) remnant unit in three (3) parts by Phased Condominium from Lot A, Block 122, Plan 172 1468, located east of Terwillegar Drive NW and south of Bulyea Road NW; BULYEA HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0544 263735061-001	Tentative plan of subdivision to create three (3) commercial lots from Lot 18, Block 5, Plan 132 5021, located north of Hiller Road SW and east of 175 Street SW; WINDERMERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0030 271429424-001	Tentative plan of subdivision to create one (1) additional single detached bareland unit from Unit 3, Plan 122 2257, located south of Stony Plain Road NW and east of Sylvancroft Lane NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0044 271659156-001	Tentative plan of subdivision to create three (3) single detached residential lots from Lots 29, 30, 31 and 32 Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0063 273219862-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8 and part of Lot 9, Block 49, Plan 6800 AK located north of 104 Avenue NW and east of 83 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA18-0073 273426423-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 46, Plan 1738 HW, located north of 81 Avenue and east of 81 Street NW; KING EDWARD PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA18-0076 271659156-001	Tentative plan of subdivision to create one (1) single detached residential lot from Lot N, Block 99, Plan 152 2816 and Lot 32, Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW; CHAPPELLE	
MOVED		Blair McDowell That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

March 15, 2018

File No. LDA15-0454

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 24 single detached residential lots, 80 semi-detached residential lots, one (1) multiple family lot (MFL), one (1) commercial lots and two (2) Public Utility lots, from Lots A, B and C, Block 3, Plan 152 1821, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on March 15, 2018, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$444,600.00 representing 0.80 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register temporary access easement, with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level Lessard Road, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate, clear and level the right turn bay, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA15-0008 be registered prior to or concurrent with this application;

8. that LDA15-0008 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that LDA17-0640 to amend the Edgemont Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey for Phase 2;
10. that LDA15-0343 to close 199 Street NW shall be approved prior to Phase 2 of the endorsement of this plan of survey;
11. that the subdivision boundary be amended to include that portion of the Stormwater Management Facility (SWMF) that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the PUL, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the proposed Public Utility lot be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner pay all outstanding property taxes prior to the endorsement of the plan of 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 provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct the median, right turn bay and curb return access to Lessard Road, as per the Access Management Guidelines, with Phase 3, 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 within 199 Street NW and Lessard Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install temporary barricades with phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Lessard Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lots A, B and C, Block 3, Plan 152 1821 have been addressed. MR for the NE 7-52-25-W4M in the amount of \$444,600.00 representing 0.80 ha, is being provided by money in place with this subdivision.

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority














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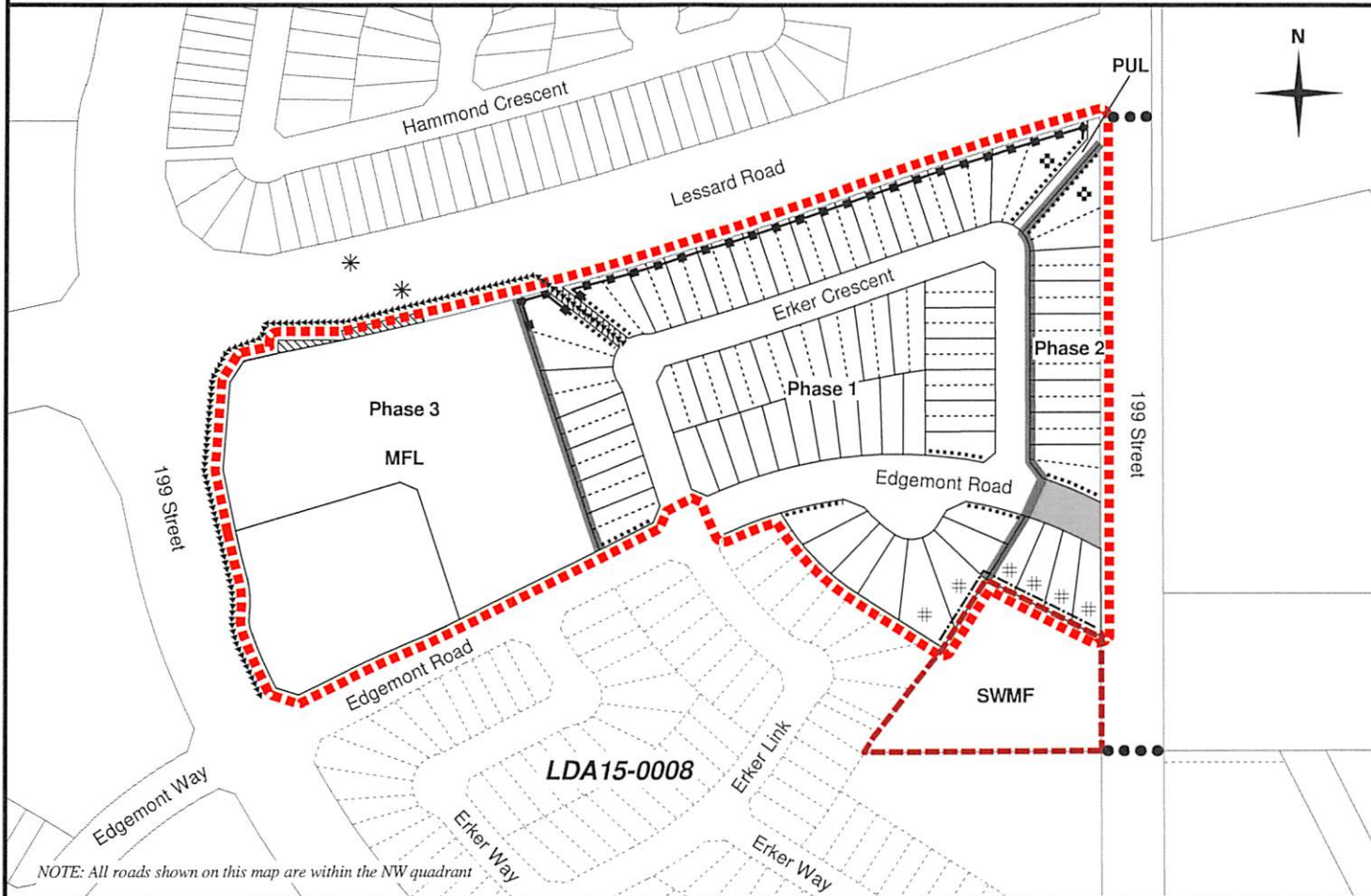
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

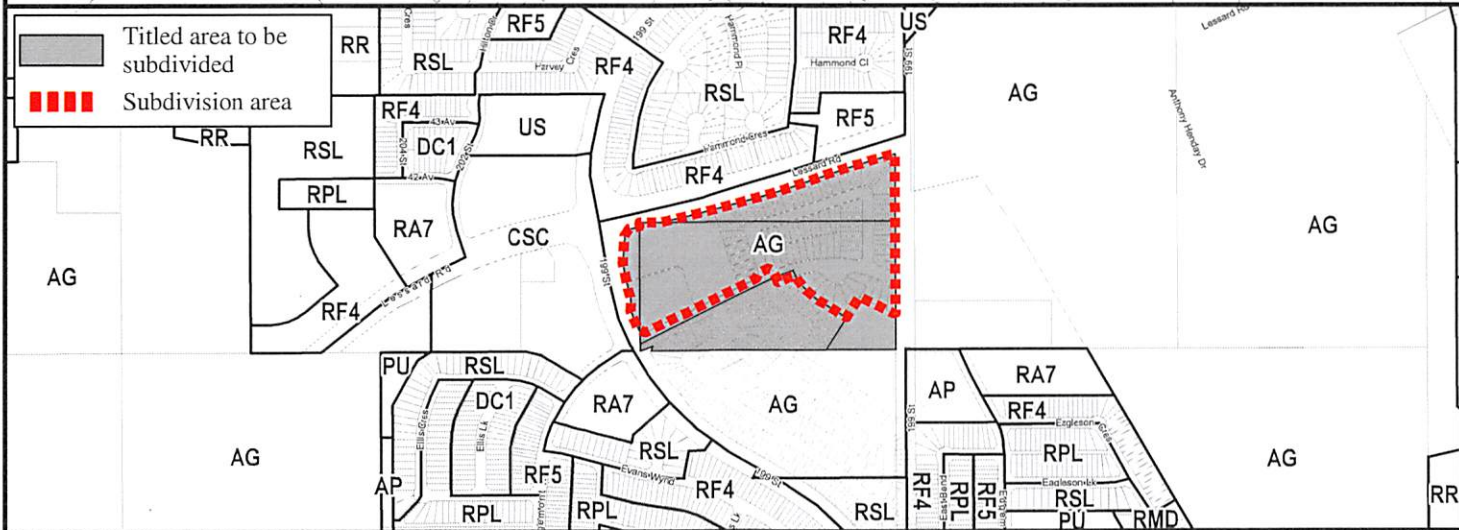
March 15, 2018

LDA 15-0454

	Limit of proposed subdivision		Register easement
	Amend subdivision boundary		Dedicate as road right of way
	Phasing line		Construct median, turn bay and curb returns
	1.2 m uniform fence		1.5 m concrete sidewalk
	1.8 m uniform screen fence as per Zoning Bylaw		Restrictive covenant re: Disturbed Soil
	Noise attenuation fence		Restrictive covenant re: Freeboard
	Temporary barricades		



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





Subdivision Authority

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

March 15, 2018

File No. LDA17-0512

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 27 single detached residential lots, 70 semi-detached residential lots, 27 row housing lots and one (1) Public Utility lot, from the NW 15-51-25-W4M located south of Rabbit Hill Road SW and east of 170 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on March 15, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.669 ha by a Deferred Reserve Caveat (DRC) registered against the NW 15-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a public access easement in favour of the City of Edmonton for the 3 m shared use path as shown on the "Conditions of Approval" maps Enclosure I;
5. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
6. that the owner register an easement for storm sewer extensions and storm outfall as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
7. that the owner dedicate, clear and level 170 Street SW and Rabbit Hill Road SW as required for road right of way, and said dedication shall 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;

8. that the owner dedicate additional road right-of-way on Glenridding Ravine Wynd SW, to accommodate the easement for the oil well site to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) 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 (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 constructs temporary 4 m gravel surface emergency accesses with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II. These roadways 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 temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. 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. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

10. that the owner constructs the first two (2) lanes of 170 Street SW to an arterial roadway standard including channelization, accesses, 3 m shared use path along the east side, lighting, landscaping, transitional improvements and intersections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
11. that the owner constructs the first two (2) lanes of Rabbit Hill SW to an arterial roadway standard including channelization, accesses, 3 m shared use path along the north side, lighting, landscaping, transitional improvements and intersections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct Glenridding Ravine Drive SW and Glenridding Ravine Wynd SW to approved Complete Streets cross-sections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within and adjacent to the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pays for the installation of "no parking" signage on Glenridding Ravine Wynd SW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner designs the ultimate SWMF and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs the storm outfall to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner constructs underground utilities including, sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the engineering drawings include identification of the abandoned well site, 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;

19. 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

20. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for the NW 15-51-25-W4M in the amount of 3.669 ha is being provided by a DRC with this subdivision.

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

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

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

Regards,



Blair McDowell
Subdivision Authority














BM/mb/Posse #275503296-001

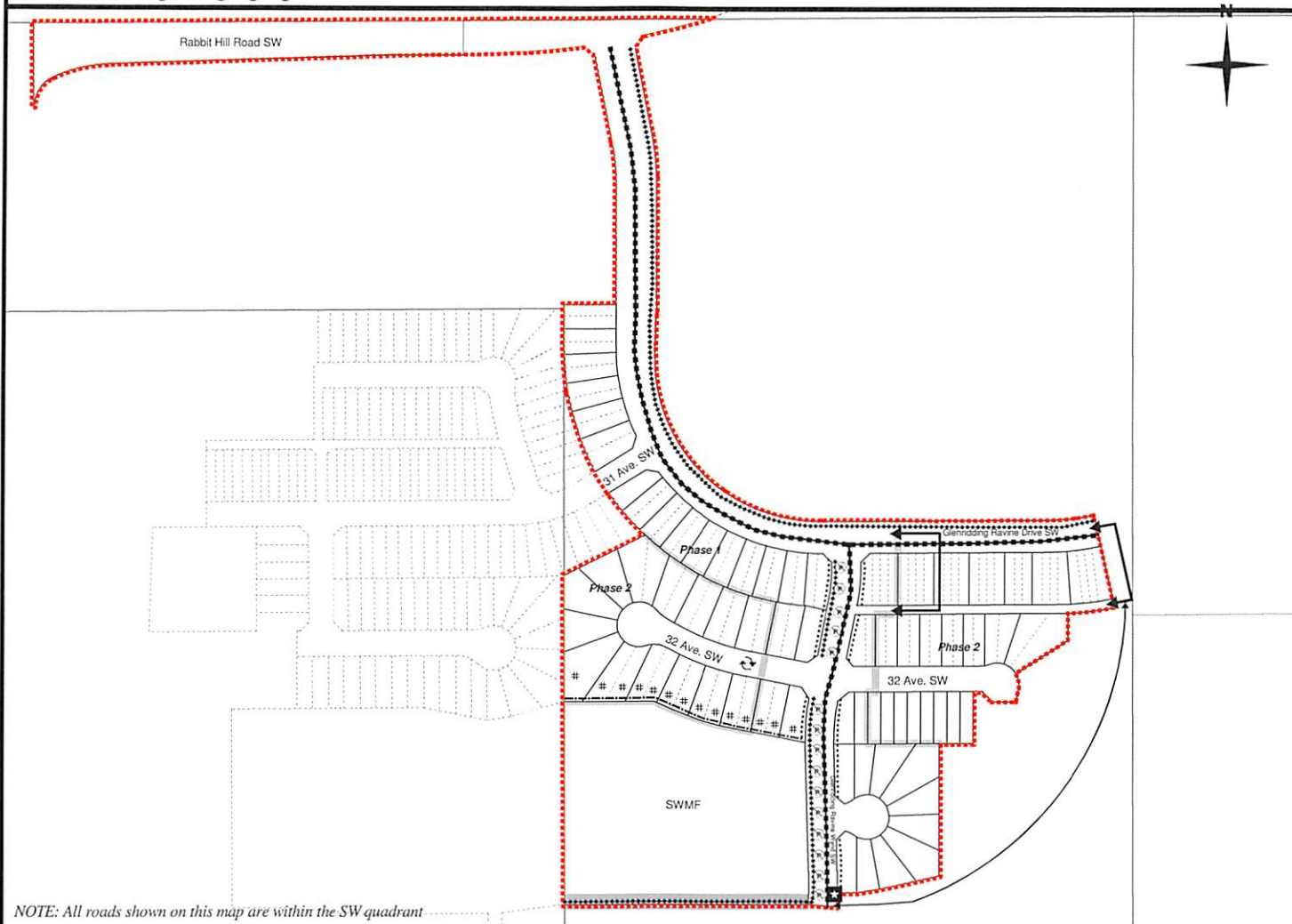
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

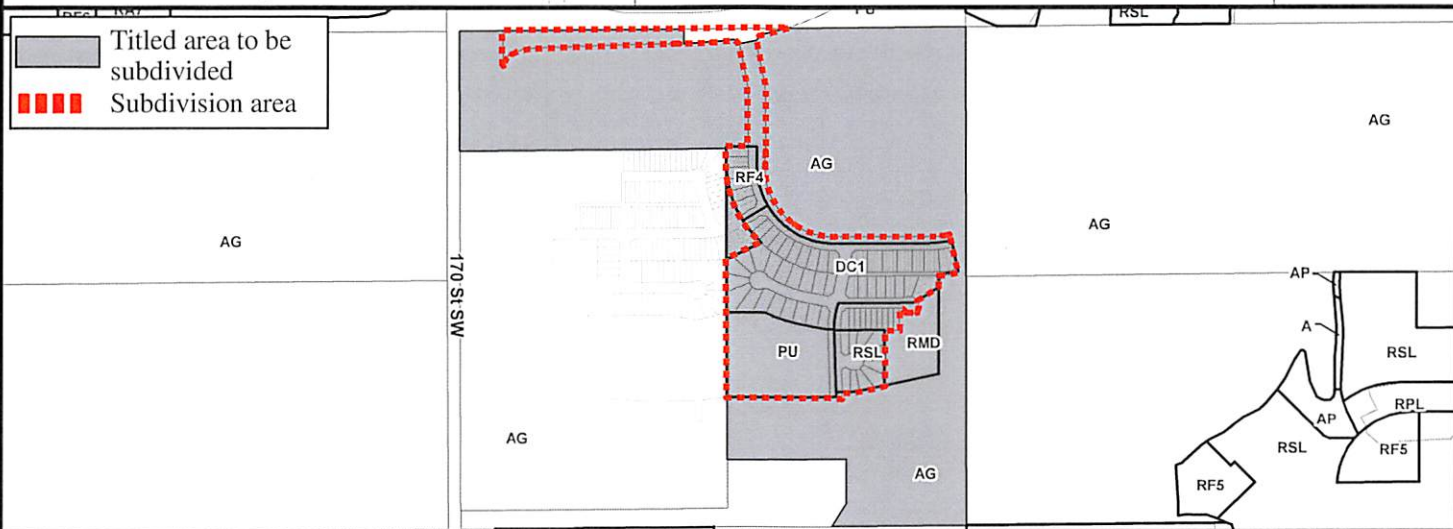
March 15, 2018

LDA 17-0512

- | | | | |
|---|------------------------------------|---|--|
|  | Limit of proposed subdivision |  | Temporary 6 m roadway |
|  | Temporary 12 m radius turnaround |  | Temporary 4 m emergency access |
|  | 1.2 m uniform fence |  | 3 m hard surface shared use path |
|  | Restrictive covenant re: Freeboard |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Phasing line |  | Dedicate additional road right of way |
|  | Register easement |  | Construct to approved complete streets cross section |
|  | No parking signage | | |











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

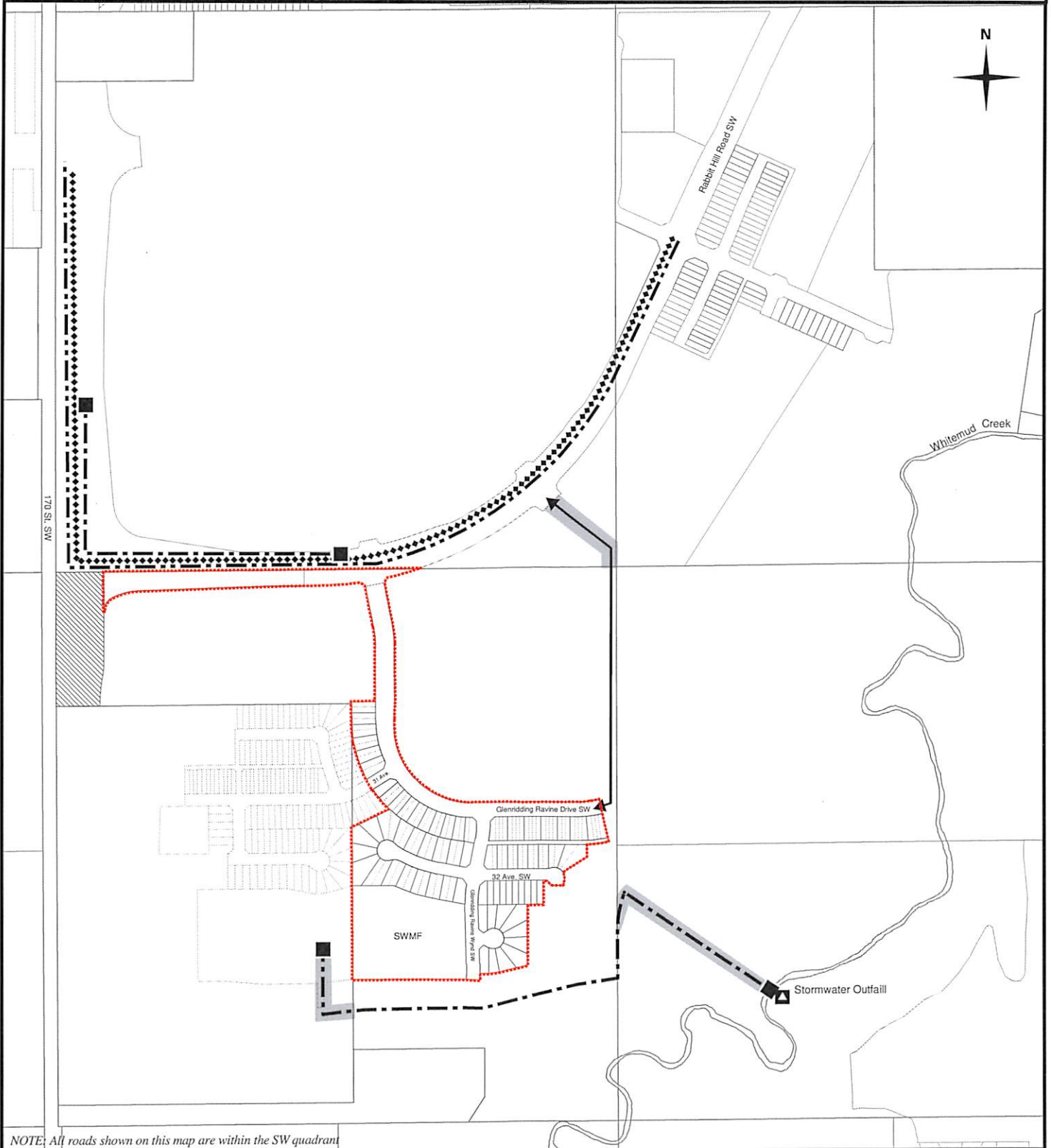


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2018

LDA 17-0512

- | | | | |
|---|-------------------------------|---|---|
|  | Limit of proposed subdivision |  | Construct first two lanes to an arterial roadway standard |
|  | Dedicate as road right of way |  | 3 m hard surface shared use path |
|  | Storm sewer extension |  | Storm outfall |
|  | Register easement |  | Temporary 4 m emergency access |



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



Subdivision Authority

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

March 15, 2018

File No. LDA15-0067

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

ATTENTION: Mark Michniak

RE: REVISION of conditionally approved tentative plan of subdivision to create 56 single detached residential lots, 28 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot and two (2) other lots, from the NE 13-53-26-W4M located north of 124 Avenue NW and west of Winterburn Road NW; **KINGLET GARDENS**

This revision will increase the number of single detached residential lots from 50 to 56. Due to the reconfiguration of the lots in Lark Point NW, the amount of Municipal Reserve dedication will increase from 2.11 ha to 2.19 ha.

The Subdivision by Plan is APPROVED on March 15, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 14.79 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 2.19 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services and EPCOR Drainage Services as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended to include a walkway and a portion of Kinglet Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate the walkway/emergency access as road right of way as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lot flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. 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 March 2013 geotechnical report (File No. 02-1564) and the November 2015 addendum (File No. 02-1564.05), as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide additional information as is required to support the proposed stormwater outfall/management scheme, pursuant to the approved Kinglet Gardens Neighbourhood Structure Plan (Section 3.4.3 - Objective 8) and the Neighborhood Design Report. Updates to the *Natural Area Water Sustainability Assessment, Neighbourhoods 4 & 5, Big Lake (Golder, July 8, 2016) Report* must be provided and approved prior to engineering drawing approval, to the satisfaction of Planning Coordination (contact Michael Silzer at 780-944-5588 or Sincy Modayil at 780-496-2653); and
10. 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 grading plans to accommodate a 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs a 1.5 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 3 m asphalt shared use path with "Shared Use" signage, within the top-of-bank area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the western walkway/emergency access, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs 3 m concrete emergency access/walkway with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 2.5 m hard surface shared use path, within Kinglet Boulevard NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pays for the installation of "no parking" signage on Kinglet Boulevard NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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 CCC for roads (or when required by Subdivision and Development Coordination);
16. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
17. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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 CCC for roads (or when required by Subdivision and Development Coordination);
18. that the owner constructs a northbound left turn bay to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. 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;

20. that the owner constructs an offsite 450 mm watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner designs and constructs the permanent sanitary infrastructure, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner designs and constructs the temporary private sanitary forcemain and temporary private lift station (CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station are completed and operational), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
23. that FAC for the sanitary sewers will not be issued until the permanent sanitary servicing for Kinglet Gardens required to service this subdivision, as indicated in the Neighborhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
24. that the owner is responsible, at their cost, for the operation and maintenance of the temporary sanitary system, including the temporary private sanitary forcemain and temporary private lift station, until such time that the permanent sanitary sewer servicing is completed and operational, to the satisfaction of Subdivision and Development Coordination;
25. that the owner designs and constructs the storm water drainage infrastructure, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
26. that the owner designs the ultimate SWMF and constructs the interim facility, including all inlets, outlets, and Outfall #2 to the North Saskatchewan Ravine System (CCC for the storm sewers will not be issued until such time that the ultimate or interim SWMF, including all required inlets, outlets and Outfall #2 are completed and operational), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
27. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

28. 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
29. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 13-53-26-W4M in the amount of 2.19 ha is being provided by dedication with this subdivision.

Subsequent to MR dedication the existing Deferred Reserve Caveat for the NE 13-53-26-W4M will be reduced accordingly, with the balance to 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 Carman Yeung at carman.yeung@edmonton.ca or 780-944-0459.

Regards,



Blair McDowell
Subdivision Authority




















BM/cy/Posse #167618806-001

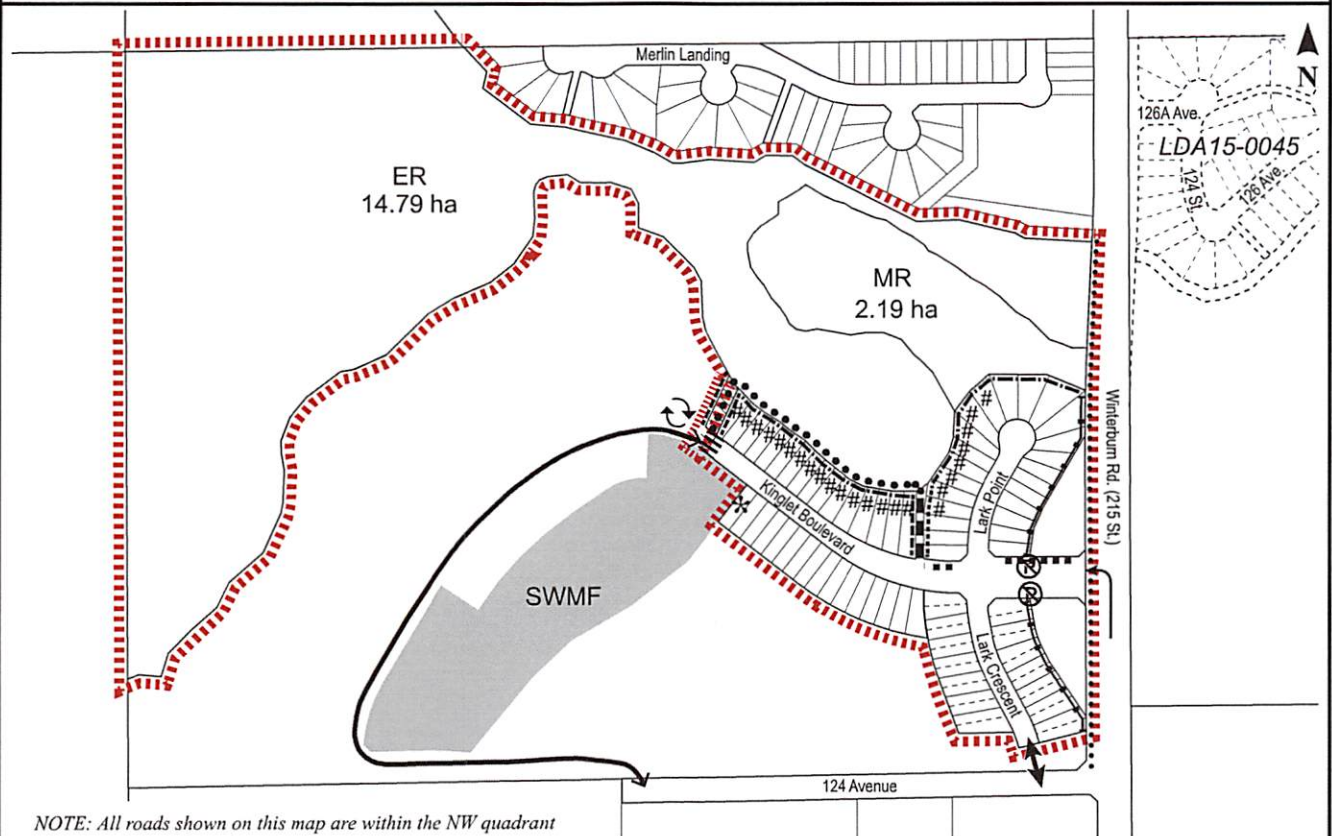
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

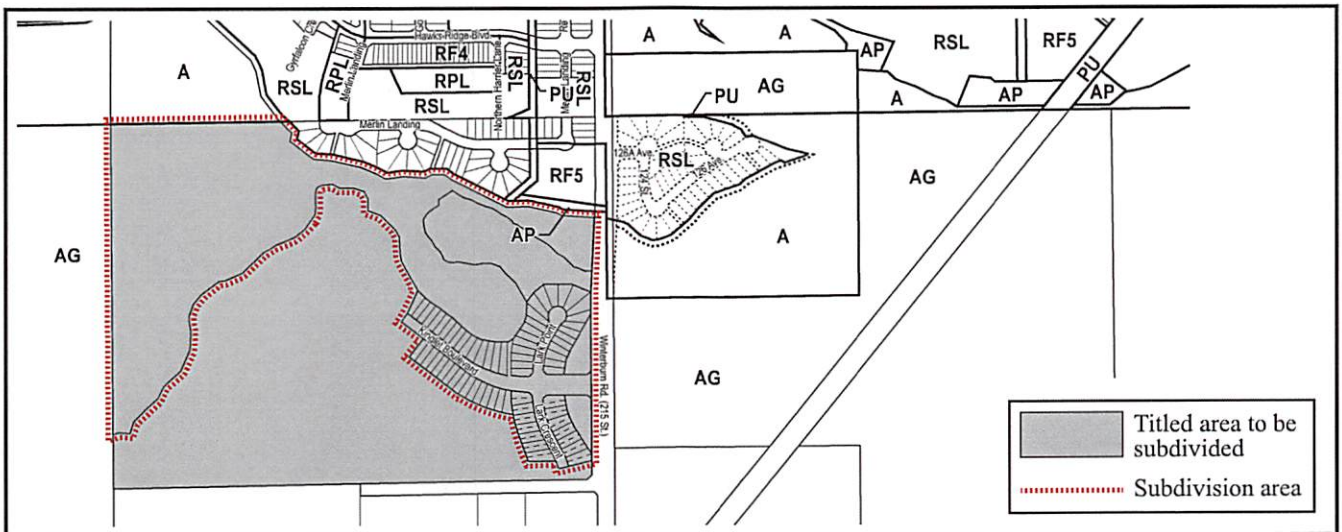
March 15, 2018

LDA15-0067

- | | |
|--|--|
|  Limit of proposed subdivision |  Zebra marked crosswalk |
|  Amend subdivision boundary |  Dedicate as road right-of-way |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Turn bay |
|  1.8 m uniform fence |  Restrictive covenant re: Top-of-Bank |
|  1.2 m uniform fence |  Restrictive covenant re: Freeboard |
|  Noise attenuation fence |  No parking signage |
|  1.5 m concrete sidewalk |  Temporary 4 m emergency access |
|  2.5 m hard surface shared use path |  Temporary 6 m roadway |
|  3 m hard surface shared use path |  Temporary 12 m radius turnaround |
|  3 m concrete emergency access/walkway | |



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

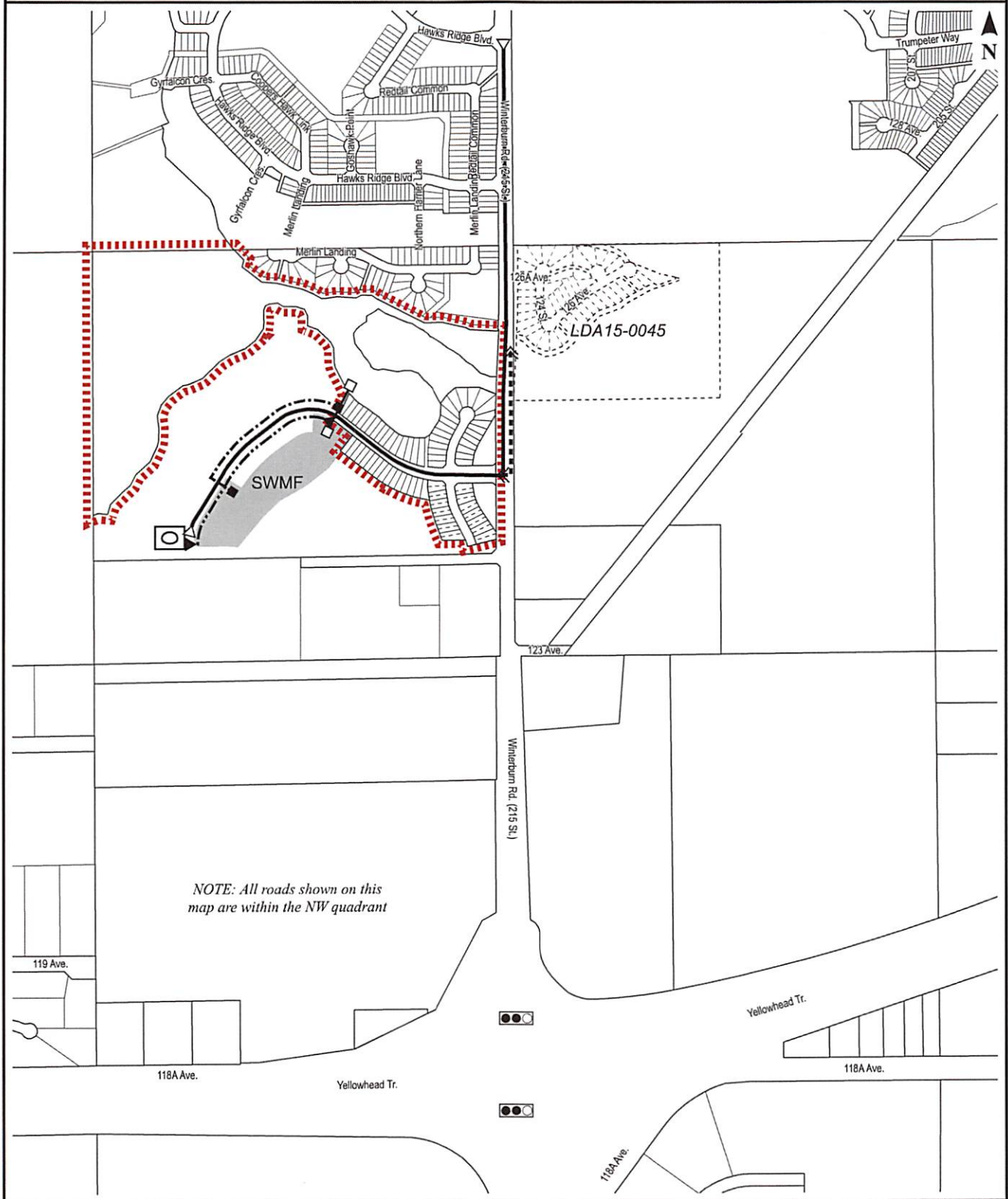


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 15, 2018

LDA15-0067

- ▬▬▬▬▬▬ Limit of proposed subdivision
- Traffic signal
- Temporary lift station
- ▬▬▬▬ Sanitary sewer extension
- ▬▬▬▬ Temporary forcemain
- ▬▬▬▬ Storm sewer extension
- ▬▬▬▬ Storm outfall extension
- ◀-▬▬▬▬▶ 450 mm watermain extension





Subdivision Authority

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

March 15, 2018

File No. LDA17-0642

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

ATTENTION: Ryan Smith

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multiple family condominium unit and one (1) remnant unit in three (3) parts by Phased Condominium from Lot A, Block 122, Plan 172 1468, located east of Terwillegar Drive NW and south of Bulyea Road NW; **BULYEA HEIGHTS**

The application has revised the boundaries of multiple family condominium unit and remnant unit.

The Subdivision by Phased Condominium is APPROVED on March 15, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Steven Ketz at 780-844-0250 or steven.ketza@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sk/Posse #261518483-001

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 (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.

Phased Condominium

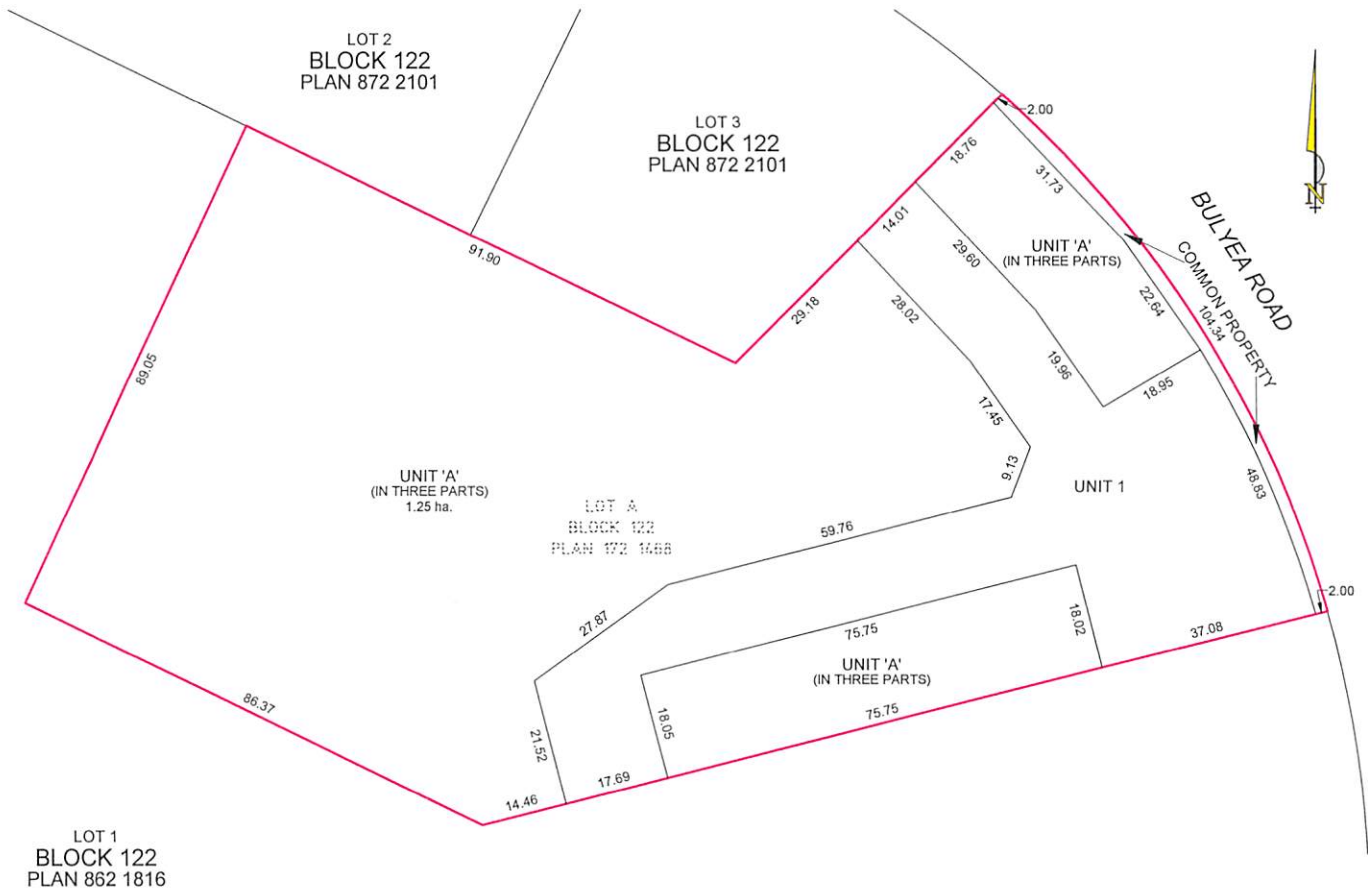
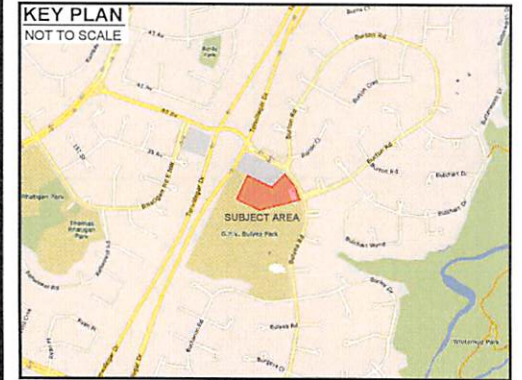
- All municipal services must enter the site through Common Property.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS CS3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:
- AND CONTAINS: 1.64 ha.

KEY PLAN

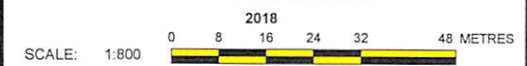
NOT TO SCALE



REV. NO.	DATE	ITEM	BY
1	MAR. 7/18	SHRUNK TO BUILDING 1 ONLY	ME
0	SEP. 6/17	ORIGINAL PLAN COMPLETED	ME

REVISIONS

BULYEA HEIGHTS LANDING
 TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM
 OF
 LOT A, BLOCK 122, PLAN 172 1468
 WITHIN THE
 S. E. 1/4 SEC. 11 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO. 11700143T	DRAFTED BY: ME	CHECKED BY: MK
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Subdivision Authority

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

March 15, 2018

File No. LDA17-0544

Invistec Consulting Ltd.
400 - 10235 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create three (3) commercial lots from Lot 18, Block 5, Plan 132 5021, located north of Hiller Road SW and east of 175 Street SW; **WINDERMERE**

The Subdivision by Plan is APPROVED on March 15, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the construction an offsite watermain extension and installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner register an easement for mutual access access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

Please be advised of the following:

An abandoned well site exists on the site (Licence #0105376; Well ID 00/16-21-051-25W4/0). Please forward the results of any gas migration testing, as required to satisfy the Alberta Energy Regulator's (AER) Directive 079 to AER and Kuni Niina (City of Edmonton, Oil and Gas Liaison, 780-496-3460).

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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

Blair McDowell
Subdivision Authority

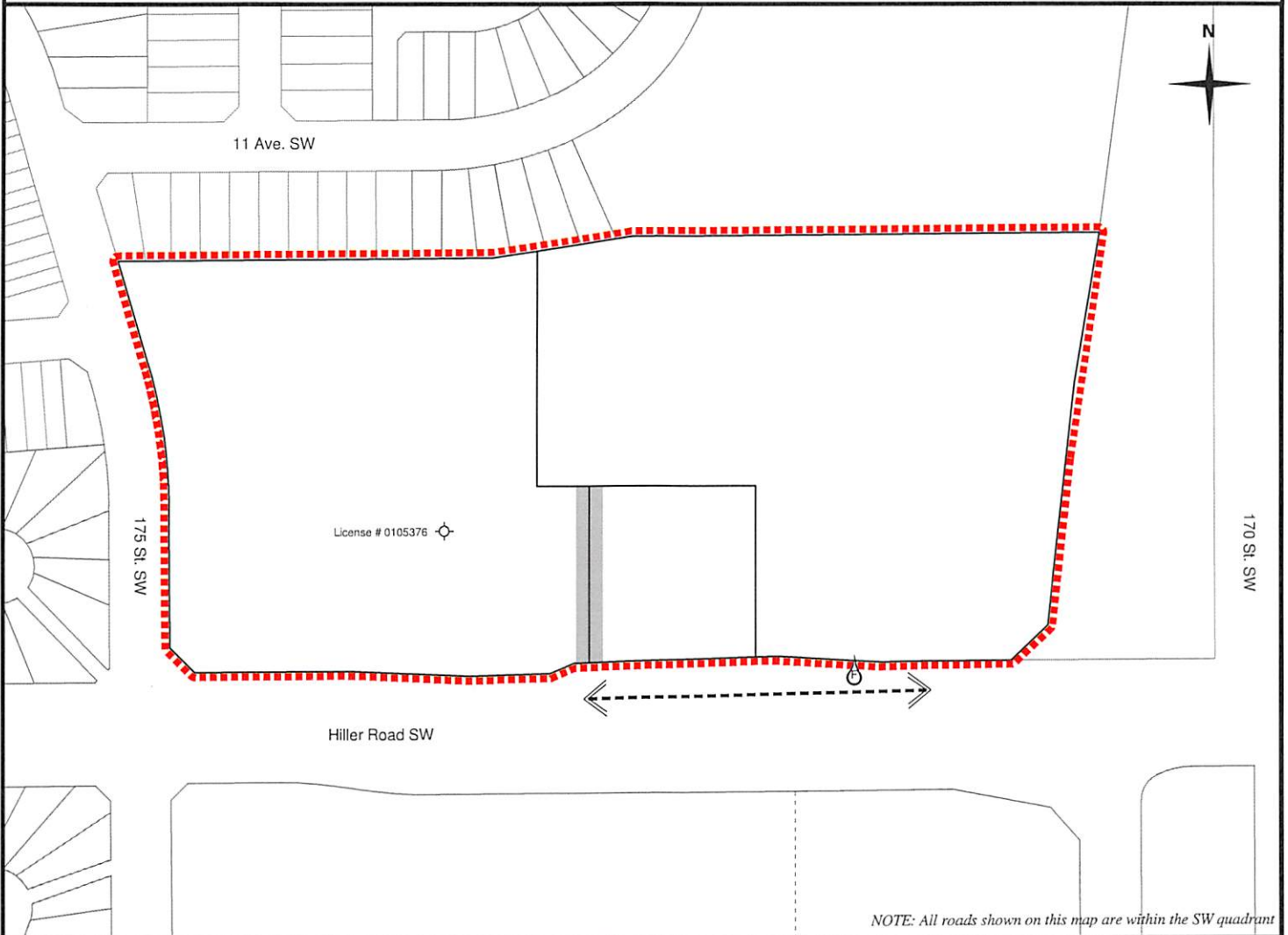
BM/kw/Posse #263735061-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

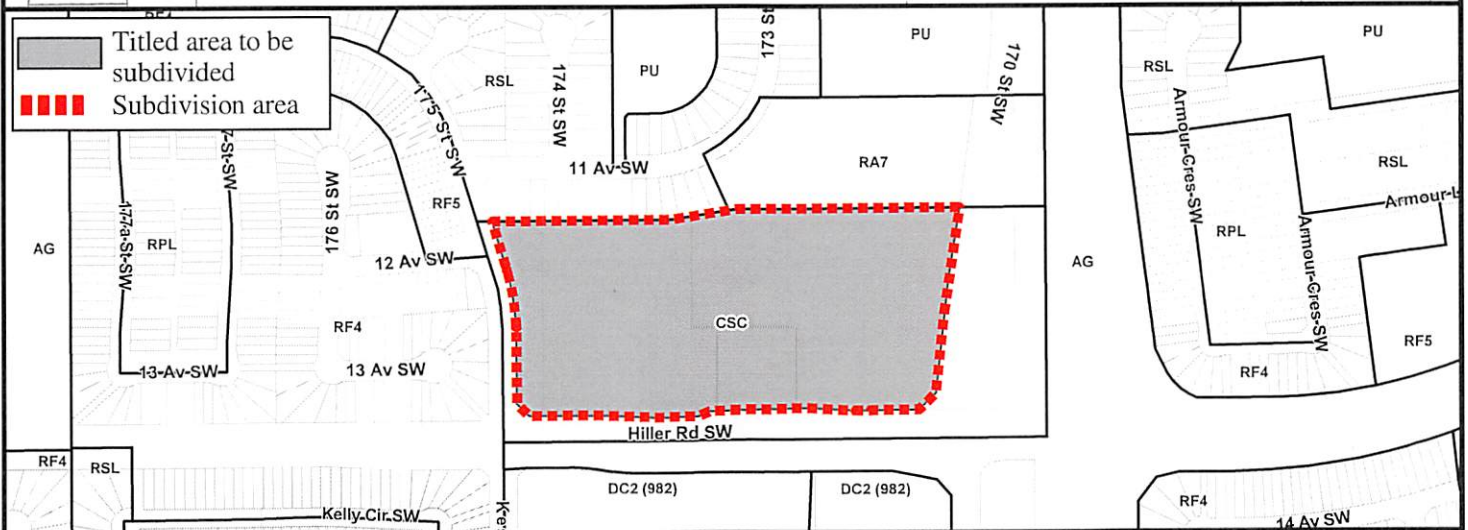
March 15, 2018

LDA 17-0544

- Limit of proposed subdivision
- Register mutual access easement
- Watermain extension
- Fire hydrant
- Abandoned well site



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





Subdivision Authority

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

March 15, 2018

File No. LDA18-0030

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached bare land unit from Unit 3, Plan 122 2257, located south of Stony Plain Road NW and east of Sylvanecroft Lane NW;
WESTMOUNT

The Subdivision by Bare Land Condominium is APPROVED on March 15, 2018, subject to the following condition(s):

1. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against both the proposed additional unit and the remnant unit; 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 Steven Ketz at 780-944-0250 or steven.ketza@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #271429424-001

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

- Stony Plain Road is designated to accommodate the future Valley Line West LRT. Based on the current review, the 2011 LRT design plan does not identify any land requirement from this parcel. The preliminary design completion is expected in fall 2018. There is currently no construction timeline or funding for thh West LRT (Valley Line Stage).
- The access from Stony Plain Road to Sylvancroft Lane will be changed to right-in/right-out only once the LRT is constructed.

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

- 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).

Bareland Condominium

- All Municipal services must enter the site through Common Property.

TENTATIVE PLAN

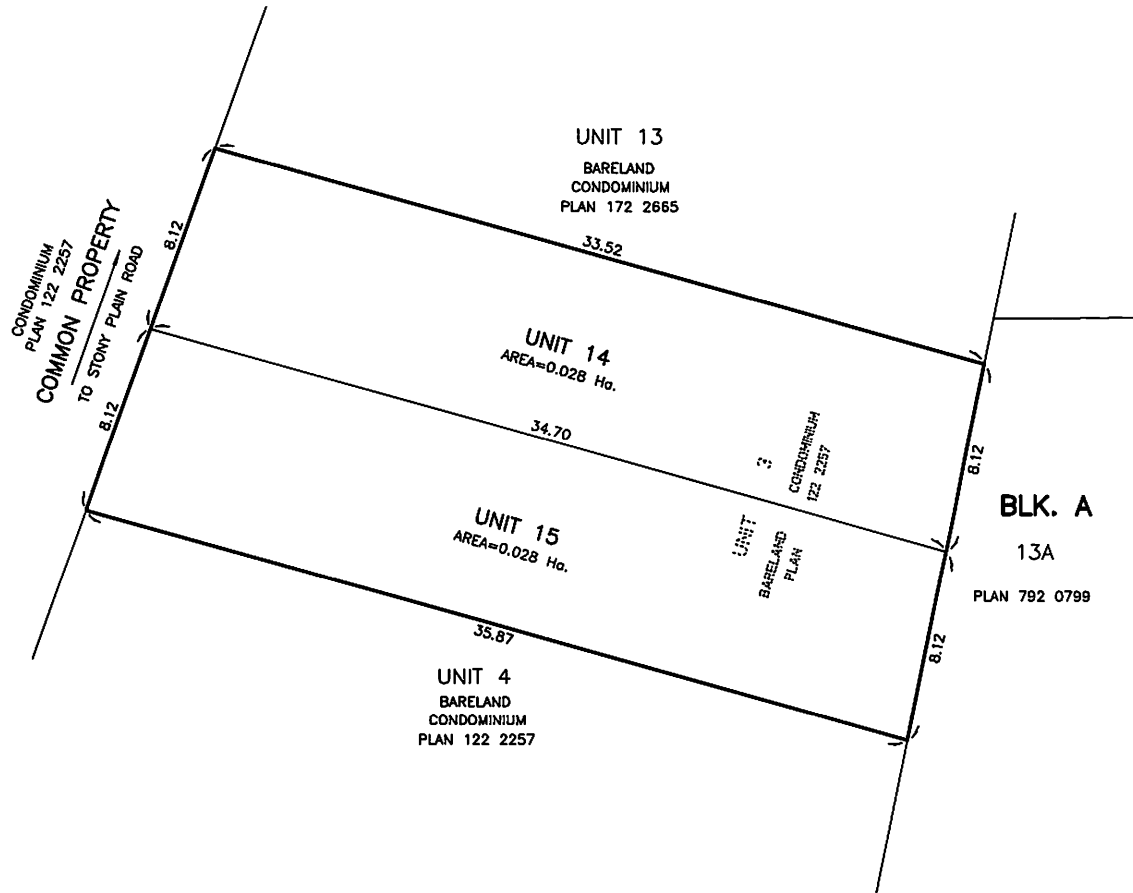
SHOWING REDIVISION OF
UNIT 3 AND UNDIVIDED 1036/10,000 SHARES
IN THE COMMON PROPERTY
BARELAND CONDOMINIUM PLAN 122 2257

IN THE
S.E.1/4 SEC.1-53-25-4
EDMONTON ALBERTA

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



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: JANUARY 5, 2018

REVISED: -

FILE NO. 18S0009

DWG.NO. 18S0009T



Subdivision Authority

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

March 15, 2018

File No. LDA18-0044

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create three (3) single detached residential lots from Lots 29, 30, 31 and 32 Block 28, Plan 172 2558, located north of Crawford Link SW and east of Crawford Drive SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on March 15, 2018, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings for Chappelle Stage 39, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

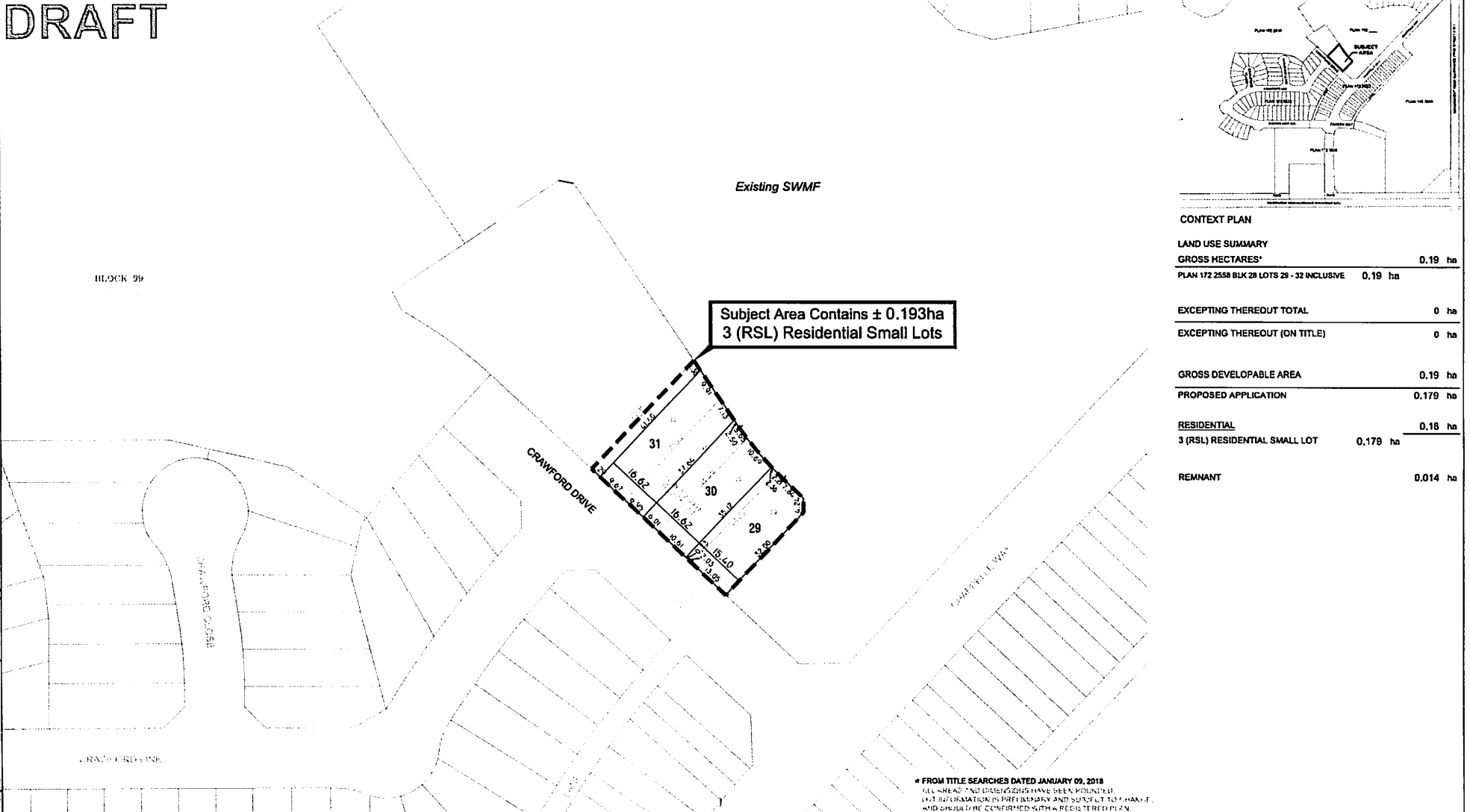
Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a faint blue circular stamp.

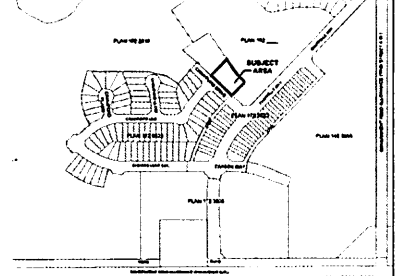
Blair McDowell
Subdivision Authority

BM/mb/Posse #271659156-001
Enclosure

DRAFT



Subject Area Contains ± 0.193ha
3 (RSL) Residential Small Lots



CONTEXT PLAN

LAND USE SUMMARY

GROSS HECTARES*	0.19 ha
PLAN 172 2558 BLK 28 LOTS 29 - 32 INCLUSIVE	0.19 ha
EXCEPTING THEREOUT TOTAL	
	0 ha
EXCEPTING THEREOUT (ON TITLE)	
	0 ha
GROSS DEVELOPABLE AREA	
	0.19 ha
PROPOSED APPLICATION	
	0.179 ha
RESIDENTIAL	
	0.18 ha
3 (RSL) RESIDENTIAL SMALL LOT	0.179 ha
REMNANT	
	0.014 ha

* FROM TITLE SEARCHES DATED JANUARY 09, 2018
ALL AREAS AND DIMENSIONS HAVE BEEN POINTED
ALL INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN



IBI GROUP PROFESSIONAL SERVICES (CANADA) INC
300 - 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

CITY OF EDMONTON
Proposed Subdivision Application
Chappelle - Part of Stage 39

Part of Plan 172 2558, Lots 29 to 32, Blk 28

NO	DATE	DESCRIPTION	BY	APP'D
1	09 Jan 2018	SUBDIVISION SUBMITTED TO CITY OF EDMONTON	GS	GS
2	09 Jan 2018	DE SIGNATURE	BY	APP'D

DATE: January 19, 2018
DESIGNED BY: GS
DRAWN BY: GS
CHECKED BY: JB
SCALE: 1:1000
JOB NUMBER: 114293





Subdivision Authority

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

March 15, 2018

File No. LDA18-0063

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8 and part of Lot 9, Block 49, Plan 6800 AK located north of 104 Avenue NW and east of 83 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is **APPROVED** on March 15, 2018, subject to the following conditions:

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

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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue grid background.

Blair McDowell
Subdivision Authority

BM/gq/Posse #273219862-001

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 83 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 approximately 7.7 m north of the south property line of Lot 8 off the lane. 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).

TENTATIVE PLAN

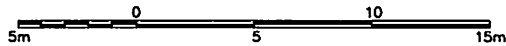
SHOWING SUBDIVISION OF

LOT 8 & PART OF LOT 9,
BLOCK 49, PLAN 6800 A.K.

IN
RIVER LOT 27, EDMONTON SETTLEMENT
THEO. TWP.52, RGE.24, W.4 M.

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

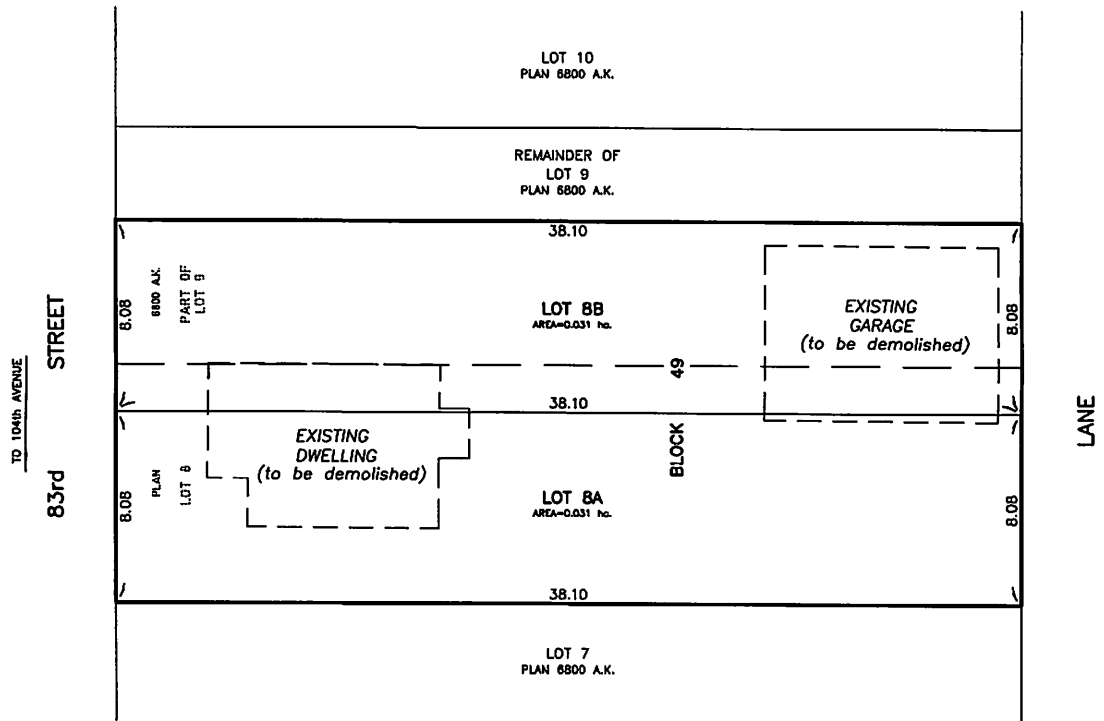
CALC'D. BY: J.V.

DATE: March 2, 2018

REVISED: -

FILE NO. 18S0048

DWG.NO. 18S0048T





Subdivision Authority

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

March 15, 2018

File No. LDA18-0073

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 46, Plan 1738 HW, located north of 81 Avenue and east of 81 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is **APPROVED** on March 15, 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, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889); 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 faint blue circular stamp.

Blair McDowell
Subdivision Authority

BM/sm/Posse #273426423-001

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 81 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

Building / Site

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

Servicing

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

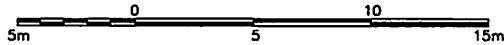
LOT 6, BLOCK 46, PLAN 1738 H.W.

IN THE

S.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 26, 2018

REVISED: -

FILE NO. 18S0057

DWG.NO. 18S0057T

