

Thursday, March 30, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 13

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 30, 2017 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 23, 2017 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA16-0578
237012613-001 | Tentative plan of subdivision to create 144 single detached residential lots and 18 semi-detached residential lots, from Lot 2, Block 1, Plan 832 1482, located north of 41 Avenue SW and east of Allard Road SW; ALLARD |
| 2. | LDA17-0012
238670578-001 | Tentative plan of subdivision to create one (1) other parcel from Block 1, Plan 772 2209 located north of McConachie Drive and west of 50 Street; MCCONACHIE AREA |
| 3. | LDA17-0034
239309159-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 55, Plan 3875 P located south of 106 Avenue NW and east of 128 Street NW; WESTMOUNT |
| 4. | LDA17-0054
240148822-001 | Tentative plan of subdivision to adjust a property boundary and create one (1) additional single detached residential lot from Lots 30 and 31, Block 18, Plan 2503 HW, located south of 72 Avenue NW and east of 113 Street NW; PARKALLEN |
| 5. | LDA17-0070
240731512-001 | Tentative plan to subdivide a portion from Lot Z, Block A, Plan 2809 HW for the purpose of consolidation with Lot 3, Block A, Plan 3867 ET, located north of 109A Avenue NW and east of 101 Street NW; MCCAULEY |
| 6. | LDA17-0075
240944260-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 24, Plan 3458HW, located south of 69 Avenue NW and west of 95 Street NW; HAZELDEAN |
| 7. | LDA17-0079
241067822-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 18, Plan 2857 HW located south of 104 Avenue NW and west of 159 Street NW.; BRITANNIA YOUNGSTOWN |

8.	LDA17-0101 241524919-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13C, Block 26, Plan 8447 ET located north of 105 Avenue NW and west of 153 Street NW; CANORA
5.	OTHER BUSINESS	



Subdivision Authority

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

March 30, 2017

File No. LDA16-0578

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 144 single detached residential lots and 18 semi-detached residential lots, from Lot 2, Block 1, Plan 832 1482, located north of 41 Avenue SW and east of Allard Road SW; **ALLARD**

I The Subdivision by Plan is APPROVED on March 30, 2017, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a berm and fence restrictive covenant in favour of the City of Edmonton against the lots backing onto 41 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
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, having regard to the provision of roadways and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary gravel surface roadway connection, for emergency vehicle access, with Phase 3, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner pays for the installation of "no parking" signage on Anton Wynd SW and Anton Place SW until the roadway in Phase 4 is open and operational, for emergency vehicle access, to the satisfaction of Transportation Planning and Engineering and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I ;
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 owner construct a 1.1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing 41 Street SW, to the

satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;

12. 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

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

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

Municipal Reserve (MR) for Lot 2, Block 1, Plan 832 1482 was addressed by dedication through LDA12-0378.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #237012613-001

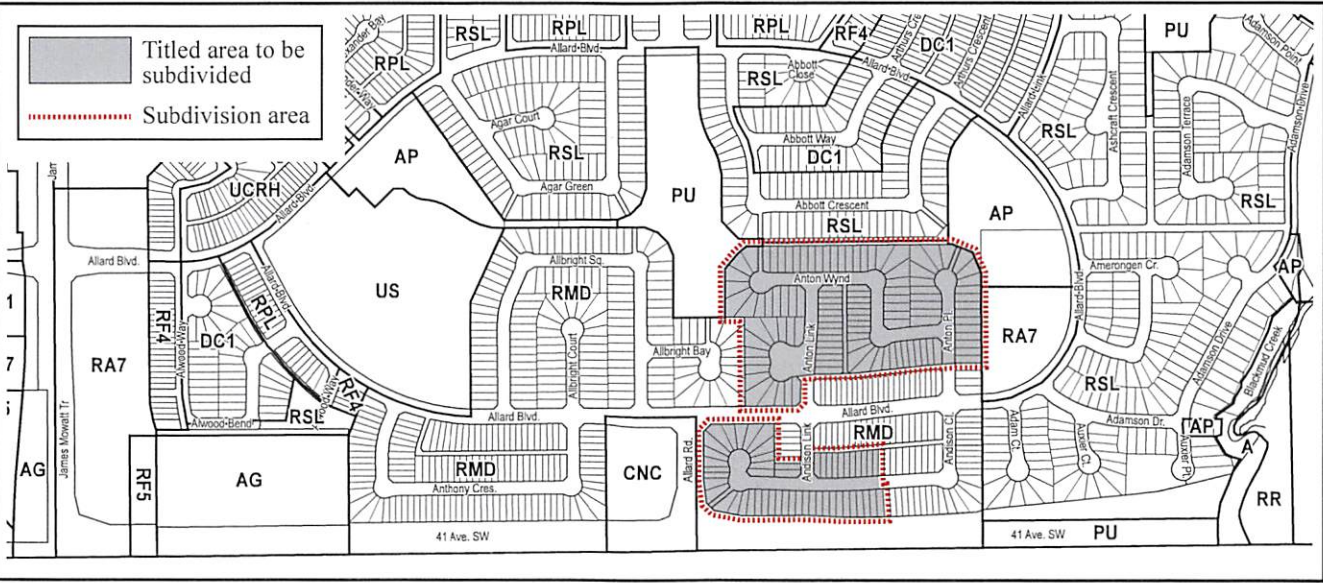
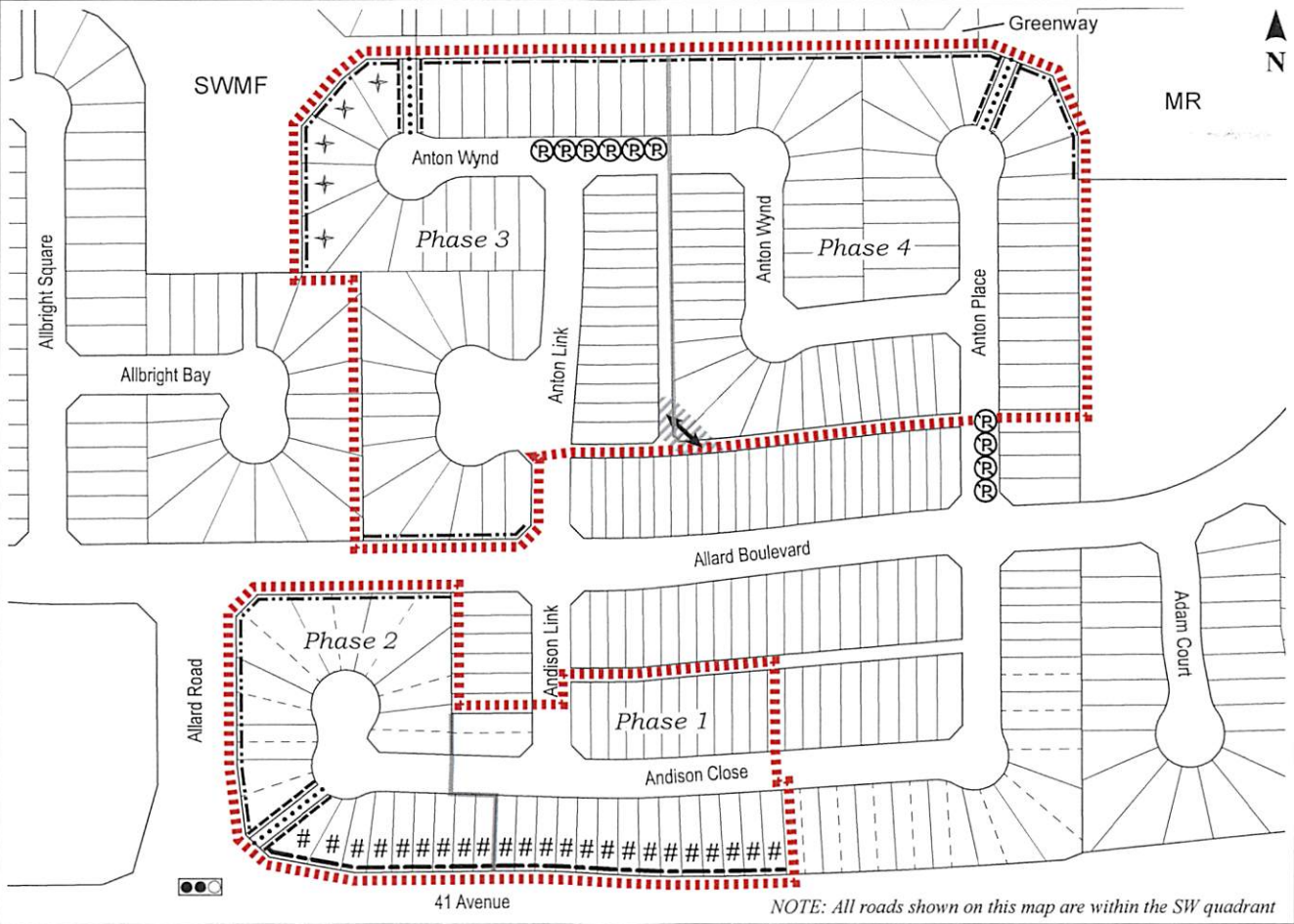
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 30, 2017

LDA16-0578

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform screen fence
- 1.2 m uniform fence
- Berm and noise attenuation fence
- 1.5 m concrete sidewalk
- Temporary public access easement
- Temporary gravel surface roadway
- # Restricted covenant re: Berm and Fence
- + Restrictive covenant re: Freeboard
- (P) No parking
- (●●●) Traffic signal





Subdivision Authority

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

March 30, 2017

File No. LDA17-0012

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

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) other parcel from Block 1, Plan 772 2209 located north of McConachie Drive and west of 50 Street; **MCCONACHIE AREA**

The Subdivision by Plan is APPROVED on March 30, 2017, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that in those instances where lesser lot dimensions and areas have been allowed pursuant to Section 654 of the Municipal Government Act, this approval does not relieve the subject lands from any of the remaining development regulations contained within the applicable Zone;
3. that the next step in the subdivision process is to have a legal instrument prepared (i.e. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #238670578-001

Enclosure(s)



LAND TITLES OFFICE

PLAN No.

ENTERED AND REGISTERED

ON

INSTRUMENT No.

.....

A.D. REGISTRAR
N.A.L.R.D.

EDMONTON, ALBERTA

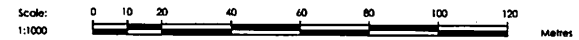
McCONACHIE DESCRIPTIVE PLAN

SHOWING
SUBDIVISION

OF PART OF
BLOCK 1, PLAN 772 2209

WITHIN THE
S.E. 1/4 SEC. 2, TWP. 54, RGE. 24, W.4 MER.

JOEL CORCORAN, A.L.S.



NOTES

- Area required shown bounded thus containing 2.21 ha.
- A field inspection was not carried out and boundaries have not been established on the ground.
- The Geo-referenced Point is shown thus RP
The Coordinate values are 31M, the reference Meridian is 114° West Longitude and based on NAD 83 (Original) datum. The coordinate values of the geo-referenced point: 5946641.13 N, 35473.72 E.

List of abbreviations used on this plan:

BLK.	denotes Block	A.L.S.	denotes Alberta Land Surveyor
SFC.	denotes Section	ha.	denotes hectare
TWP.	denotes Township	N.	denotes north
RGE.	denotes Range	S.	denotes south
MER.	denotes Meridian	E.	denotes east
URW	denotes Utility Rights-Of-Way	W.	denotes west
MR	denotes Municipal Reserve	RP	denotes Geo-referenced Point

SURVEYOR

JOEL CORCORAN, A.L.S.
FILE: 11846051

REGISTERED OWNER

McCONACHIE COMMUNITIES INVESTMENT LTD.

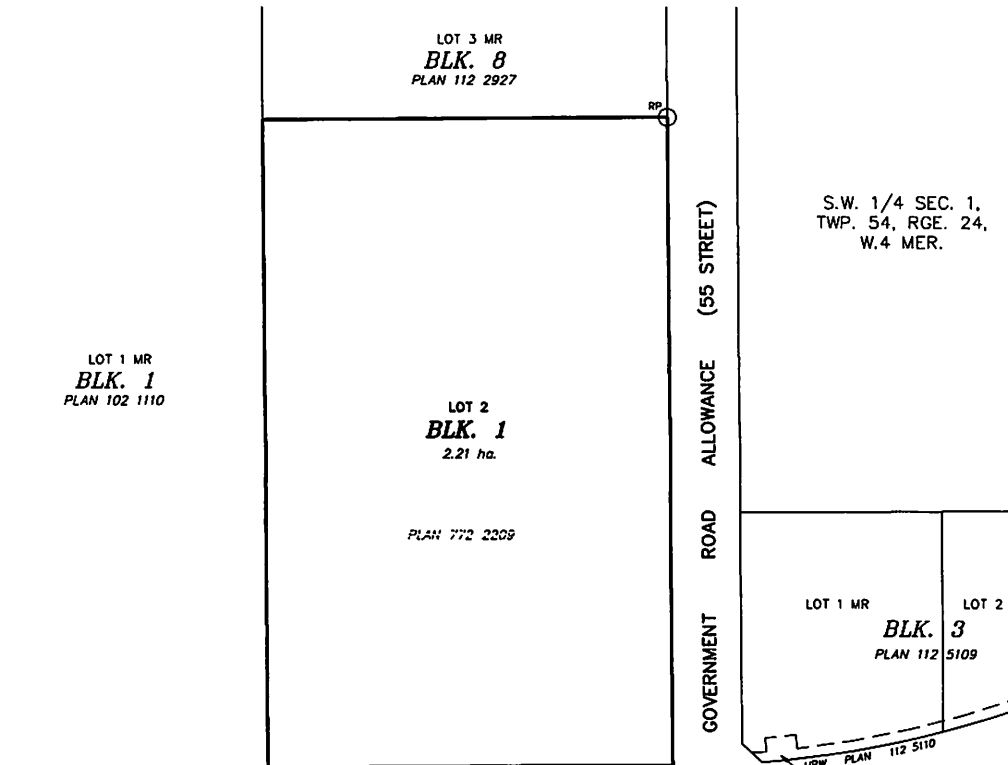
SUBDIVISION AUTHORITY

THE CITY OF EDMONTON

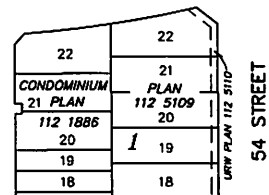
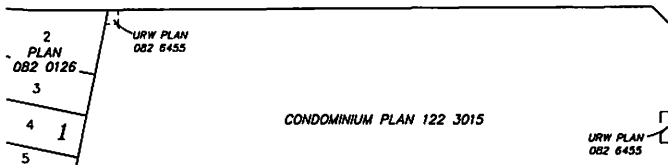


Stantec Geomatics Ltd.
10160 - 112th Street
Edmonton Alberta, Canada
T5K 2L6
Tel: 780-917-7000
Fax: 780-917-7289
www.stantec.com

Stantec



McCONACHIE DRIVE PLAN 082 0126



54 STREET



Subdivision Authority

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

March 30, 2017

File No. LDA17-0034

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 55, Plan 3875 P located south of 106 Avenue NW and east of 128 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on March 30, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m north of south property line of Lot 11. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #239309159-001

Enclosure(s)

TENTATIVE PLAN

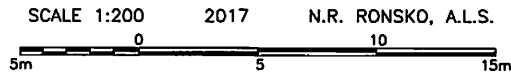
SHOWING SUBDIVISION OF

LOT 11, BLOCK 55, PLAN 3875 P.

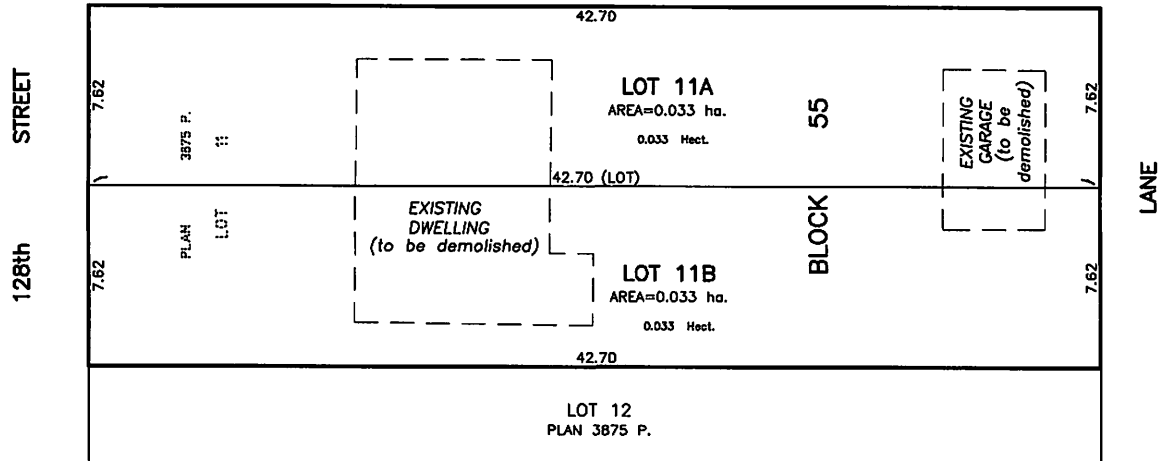
IN

RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.25 W.4 M.

EDMONTON ALBERTA



106th AVENUE



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 16, 2017

REVISED: -

FILE NO. 17S0011

DWG.NO. 17S0011T



Subdivision Authority

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

March 30, 2017

File No. LDA17-0054

Delta Land Surveys Ltd.
9808 - 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to adjust a property boundary and create one (1) additional single detached residential lot from Lots 30 and 31, Block 18, Plan 2503 HW, located south of 72 Avenue NW and east of 113 Street NW; **PARKALLEN**

The Subdivision by Plan is APPROVED on March 30, 2017, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage on Lot 31 prior to endorsement of the final plan. Demolition permits can be obtained from Development Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 3.0 m west of the east property line of Lot 31. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If

required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);

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

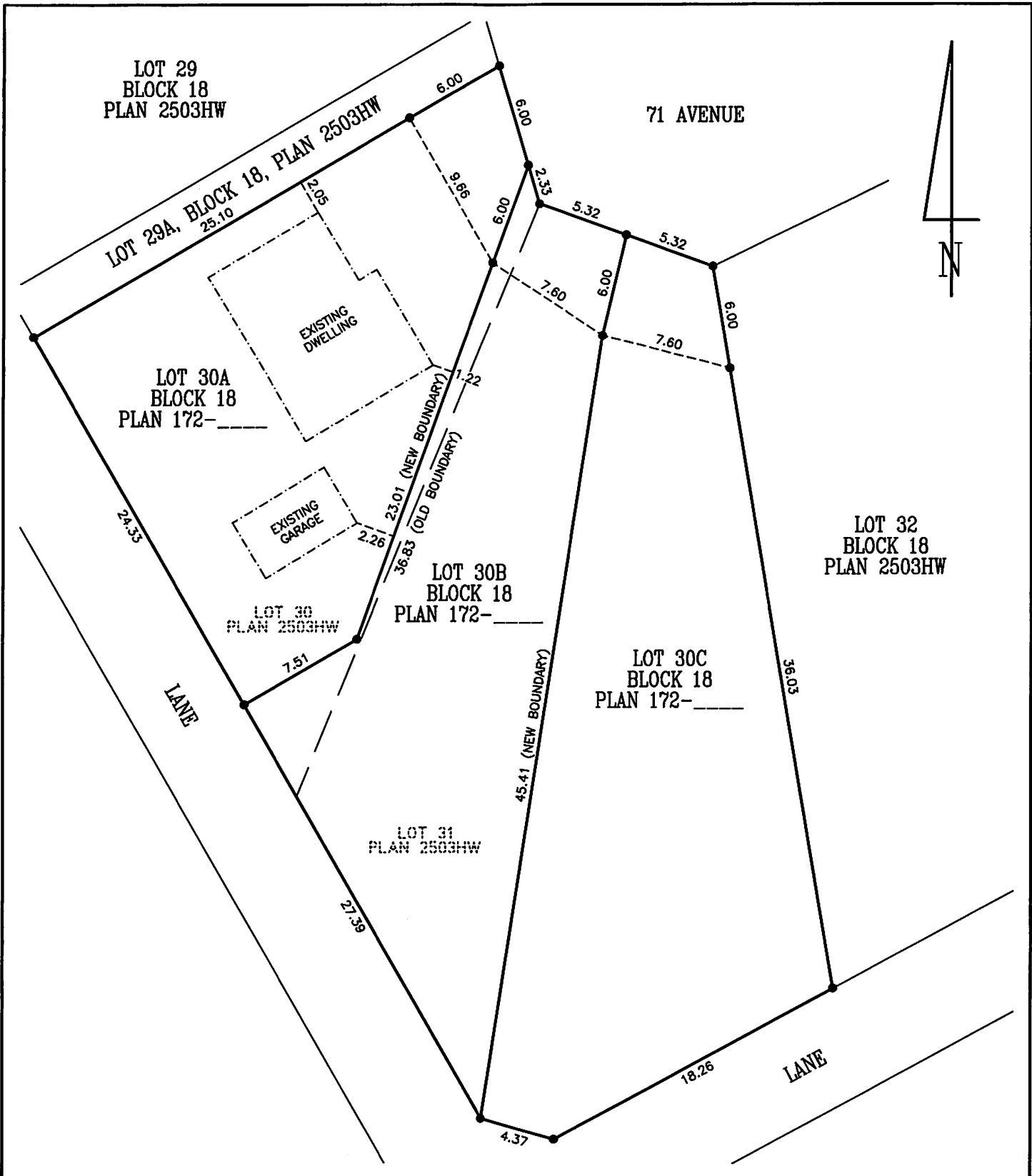
If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority

BM/sc/Posse #240148822-001

Enclosure(s)



LOT 29
BLOCK 18
PLAN 2503HW

LOT 29A, BLOCK 18, PLAN 2503HW
25.10

71 AVENUE

LOT 30A
BLOCK 18
PLAN 172-

EXISTING
DWELLING

EXISTING
GARAGE

LOT 30
PLAN 2503HW

LOT 30B
BLOCK 18
PLAN 172-

LOT 30C
BLOCK 18
PLAN 172-

LOT 32
BLOCK 18
PLAN 2503HW

LOT 31
PLAN 2503HW

LANE

LANE

DRAWING

THIS DRAWING IS PREPARED FOR:
JILLIAN BUILDERS INC.

SHOWING PROPOSED SUBDIVISION OF
LOTS 30 AND 31, BLOCK 18, PLAN 2503HW
11247/51 - 71 AVENUE
CITY OF EDMONTON - ALBERTA

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

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

SCALE 1:300 | JOB NO. H0018LTO | JAN. 27, 2017.



March 30, 2017

File No. LDA17-0070

Pals Geomatics Corp.
101704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ben De Jong

RE: Tentative plan to subdivide a portion from Lot Z, Block A, Plan 2809 HW for the purpose of consolidation with Lot 3, Block A, Plan 3867 ET, located north of 109A Avenue NW and east of 101 Street NW; **MCCAULEY**

The Subdivision by Plan is **APPROVED** on March 30, 2017, pursuant to Section 654 of the Municipal Government Act, and subject to the following condition(s):

1. that the owner remove and replace the existing lead water service to proposed Lot 3A (contact Water and Sewer Services at 780-496-5444); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

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

4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;
5. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
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If you have further questions, please contact Stuart Carlyle at 780-496-6068 or stuart.carlyle@edmonton.ca.

Regards,


Blair McDowell
Subdivision Authority

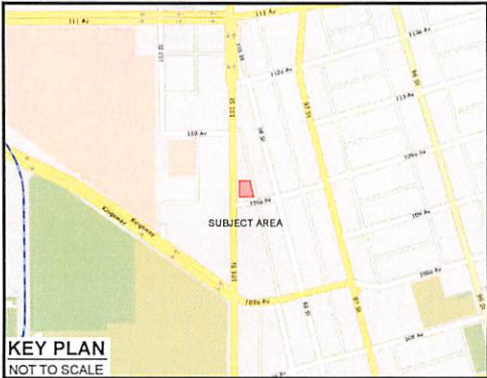
BM/sc/Posse #240731512-001

Enclosure(s)

Reynolds Mirth Richards & Farmer LLP

NOTES:

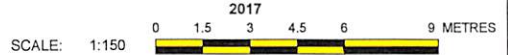
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS CB2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.060 ha.



REV. NO.	DATE	ITEM	BY
0	FEB. 6/17	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

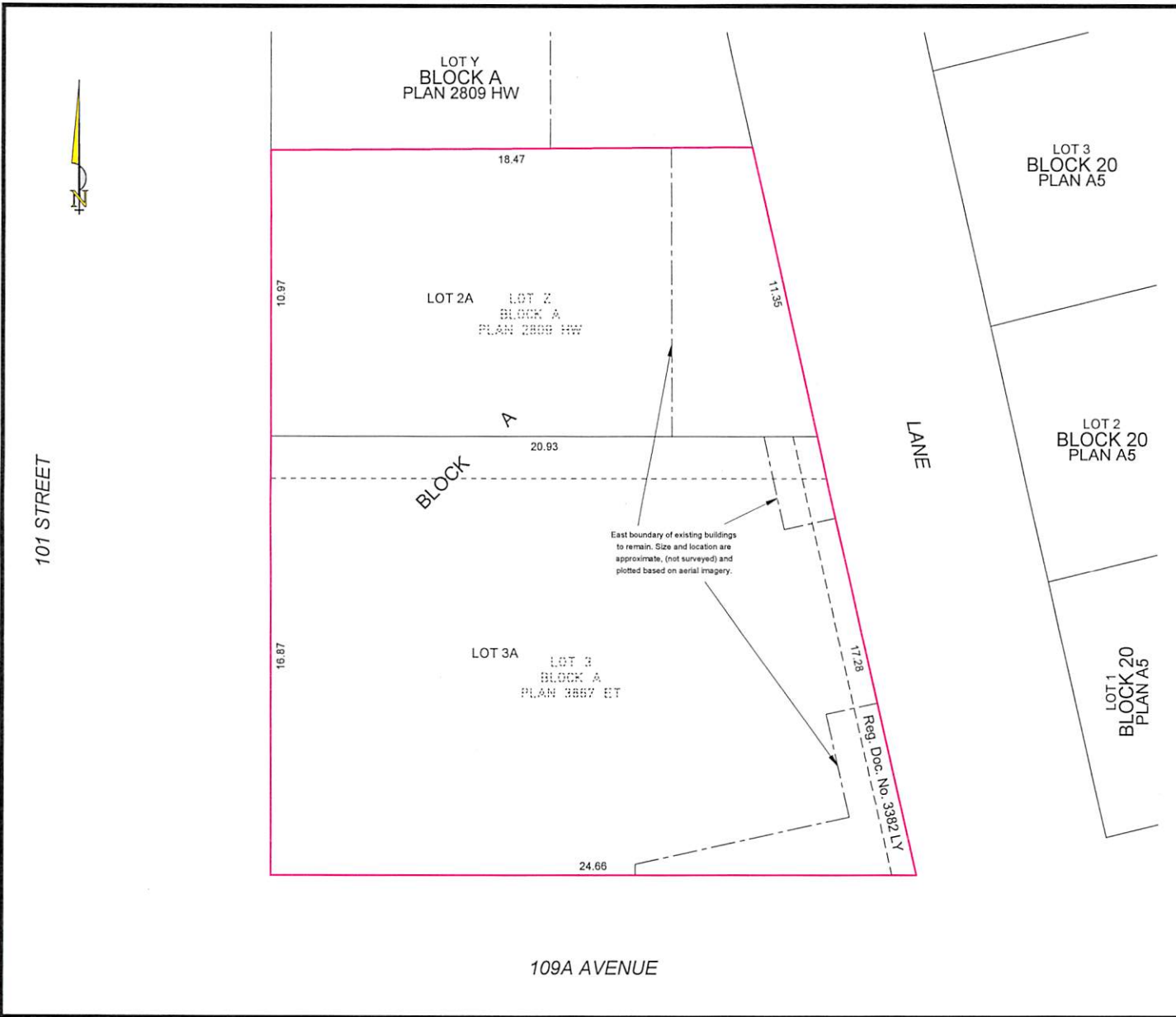
McCAULEY
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION AND CONSOLIDATION

OF
LOT 3, BLOCK A, PLAN 3867 ET
LOT Z, BLOCK A, PLAN 2809 HW
WITHIN
RIVER LOT 6, EDMONTON SETTLEMENT
(THEO. S.E. 1/4 SEC. 8-TWP. 53-RGE. 24-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.	11700039T	DRAFTED BY:	ME	CHECKED BY:	BM
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Subdivision Authority

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

March 30, 2017

File No. LDA17-0075

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

ATTENTION: Dungen Chen

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 24, Plan 3458HW, located south of 69 Avenue NW and west of 95 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on March 30, 2017, subject to the following conditions:

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/dk/Posse #240944260-001

Enclosure(s)

TENTATIVE PLAN

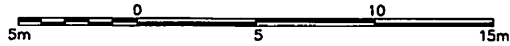
SHOWING SUBDIVISION OF

LOT 7, BLOCK 24, PLAN 3458 H.W.

IN THE
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 D.G. CHEN, A.L.S.

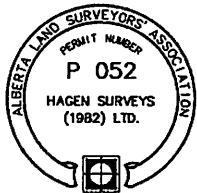


NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



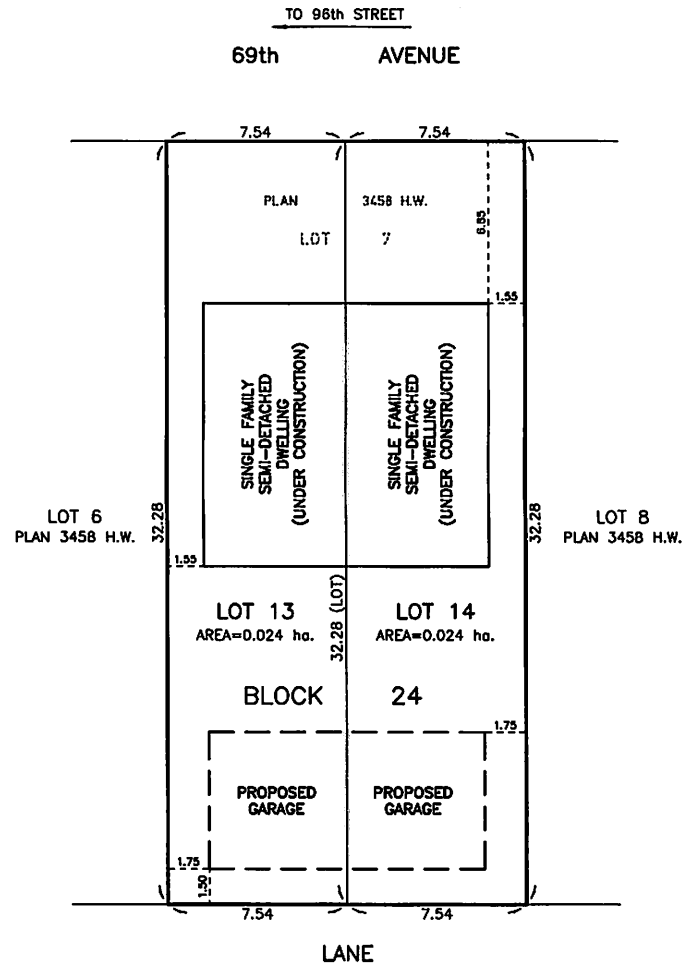
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 8, 2017
REVISED: -

FILE NO. 17S0093

DWG.NO. 17S0093T





Subdivision Authority

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

March 30, 2017

File No. LDA17-0079

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 7, Block 18, Plan 2857 HW located south of 104 Avenue NW and west of 159 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on March 30, 2017, subject to the following conditions:

1. that the owner make satisfactory arrangements with Drainage Planning and Engineering for the provision of separate services (water and sanitary) to the proposed northern lot;
2. that the existing residential access to 159 Street must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Transportation Planning and Engineering. The owner must obtain a permit to remove the access from Sustainable Development; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-5082456), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);

2. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
3. that the next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$649.00) and subsequently released to the applicant for registration at the Land Titles Office;
4. that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed;
5. that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton; and
6. that the owner may lodge an appeal in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be five (5) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #241067822-001

Enclosure(s)

TENTATIVE PLAN

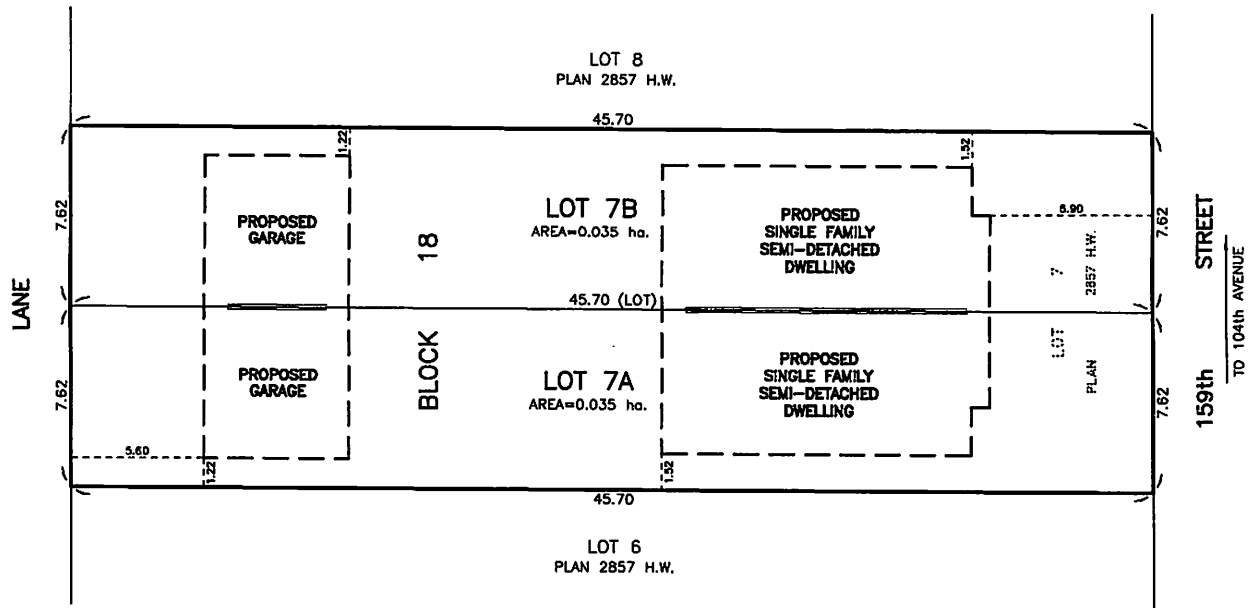
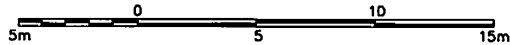
SHOWING SUBDIVISION OF

LOT 7, BLOCK 18, PLAN 2857 H.W.

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

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 9, 2017
REVISED: -

FILE NO. 17S0099

DWG.NO. 17S0099T



Subdivision Authority

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

March 30, 2017

File No. LDA17-0101

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

ATTENTION: Roy Maxwell

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13C, Block 26, Plan 8447 ET located north of 105 Avenue NW and west of 153 Street NW;
CANORA

The Subdivision by Plan is APPROVED on March 30, 2017, subject to the following condition(s):

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

Please be advised of the following:

1. that the owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-4124000), TELUS Communications (Edmonton) Inc. (Residential and Business 780-4232500), ATCO Gas (780-4245222) and Drainage Planning and Engineering (water and sewer 780-4965444);
2. that the existing services (water and sanitary) enter the proposed subdivision approximately 9.71 m north of the south property line of Lot 13C. As per the Sewers and Waterworks Bylaws, these services cannot cross the proposed property line;
3. that if power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan (contact EPCOR Land and Administration Group at 780-412-3252);
4. that the owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the *Safety Codes Act* and *Alberta Building Code*. Permits may be required for such changes. Please contact 311 for more information;

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #241524919-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 13C, BLOCK 26, PLAN 8447 E.T.

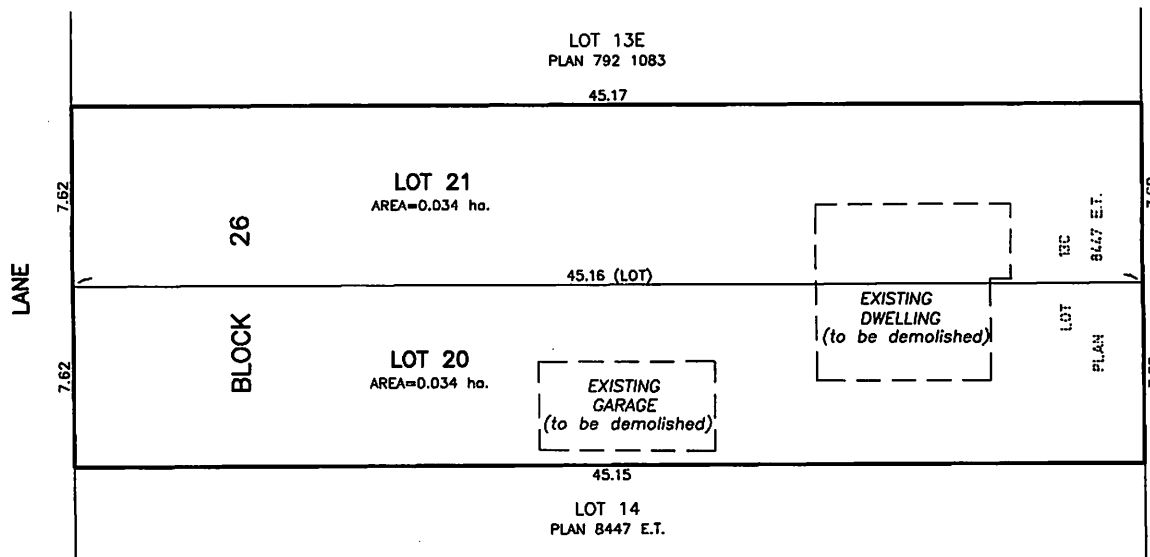
IN THE
S.W.1/4 SEC.2-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



NOTE:
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- AREA DEALT WITH BOUNDED THUS. _____



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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 16, 2017

REVISED: -

FILE NO. 17S0103

DWG.NO. 17S0103T

Thursday, March 23, 2017
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the March 23, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the March 16, 2017 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

1. LDA16-0567
236933287-001 Tentative plan of subdivision to create 20 semi-detached residential lots, two (2) Public Utility lots and one (1) Municipal Reserve lot from the SW 24-51-25-W4M located south of Ellerslie Road SW and east of 141 Street SW; **PAISLEY**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

4. NEW BUSINESS

1. LDA15-0050
167167439-001 Tentative plan of subdivision to create 128 single detached residential lots, two (2) multiple family lots (MFL), one (1) Environmental Reserve lot, and three (3) Public Utility lots, from Lot A, Plan 2056 NY located north of 41 Avenue SW and east of Ewing Trail SW; **THE ORCHARDS AT ELLERSLIE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2.	LDA16-0016 185550338-001	Tentative plan of subdivision to create 56 single detached residential lots, 32 semi-detached residential lots from a portion of roadway to be closed and Lot 5, Block 1, Plan 032 0993, located north of 30 Avenue SW and east of Cavanagh Boulevard SW (currently 111 Street SW); CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0537 234989778-001	Tentative plan of subdivision to create one (1) Public Utility lot, and one other lot, from Lot 1PUL, Block 19, Plan 162 0053, and the NW 14-51-25-W4M located north of Chappelle Way SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0609 237919192-001	Tentative plan of subdivision to create one (1) other lot, from Lot F, Block 1, Plan 142 2586 , located north of Hays Ridge Drive SW and west of 141 Street SW; HAYS RIDGE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0049 239789080-001	Tentative plan of subdivision to revise conditionally approved subdivision LDA15-0144 by adding two (2) row housing lots to the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0068 240323084-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 12, Plan 1760 KS, located south of 89 Avenue NW and west of 142 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0073 240955812-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 19, Block 26, Plan 5229 AD located south of 97 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA17-0077 240462057-001	Tentative plan of subdivision to revise conditionally approved subdivisions LDA12-0414 (Stage 2) and LDA16-0562 by adding three (3) row housing lots and changing a portion of the housing product from semi-detached lots to row housing lots from Lot 1, Block 1, Plan 112 3855 located north of Schonsee Drive NW and east of 82 Street NW; CRYSTALLINA NERA WEST	
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA17-0078 241093096-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Block 11, Plan 169 HW located south of 78 Avenue NW and east of 113 Street NW; MCKERNAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA17-0087 241217019-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1, Block 5, Plan 6258 HW located south of 98 Avenue NW and west of 76 Street NW; HOLYROOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURMENT The meeting adjourned at 10:50 a.m.		