

Thursday, April 5, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 14

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 5, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 29, 2018 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0564 169345110-001	Tentative plan of subdivision to create to create 95 single detached lots, 28 row housing lots, one (1) multiple family lot, and three (3) Municipal Reserve lots from Lot A, Plan 4270NY and the W 1/2 of the NE-31-51-25-W4M, located south of Stony Plain Road NW and east 199 Street NW; STEWART GREENS
2.	LDA18-0067 273258505-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 94, Plan 152 5501 located north of 51 Avenue NW and east of Calgary Trail; CALGARY TRAIL NORTH
3.	LDA18-0071 273715226-001	Tentative plan of subdivision to create two (2) semi-detached residential lots from the NE 13-53-26-W4M located north of 124 Avenue NW and east of Lark Crescent NW; KINGLET GARDENS
4.	LDA14-0394 159596579-001	REVISION of conditionally approved plan of subdivision to create 76 single detached residential lots, 44 semi-detached residential lots, 23 row housing lots, one (1) multiple family lot (MFL), two (2) Municipal Reserve lots, and portion of roadway to be closed, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; EDGEMONT
5.	LDA18-0058 271730972-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 13, Plan 915 KS, located north of 128 Avenue NW and east of 108 Street NW; LAUDERDALE
6.	LDA18-0090 273694935-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 103, Plan 3875 P, located east of 139 Street NW and north of Stony Plain Road; GLENORA
5.	OTHER BUSINESS	



April 5, 2018

File No. LDA17-0564

WSP Canada Group Ltd.
1200, 10909 Jasper Avenue NW
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create to create 95 single detached lots, 28 row housing lots, one (1) multiple family lot, and three (3) Municipal Reserve lots from Lot A, Plan 4270NY and the W 1/2 of the NE-31-51-25-W4M, located south of Stony Plain Road NW and east 199 Street NW;
STEWART GREENS

I The Subdivision by Plan is APPROVED on April 5, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 1.02 ha, 0.14 ha and 0.06 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Stony Plain Road NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. That the owner register an easement for the watermain extension to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate a 4.5 m right-of-way for the 1.5 m concrete sidewalk as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate additional road right-of-way within the alley to accommodate emergency vehicle turning movement should it be deemed necessary through the review of the engineering drawings and Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that LDA17-0588 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 pays for the installation of “no parking” signage on the alley roadway 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;
8. that the owner construct the alley to a commercial standard including hard-surfacing for the full width of the right-of-way with a wider alley crossing to accommodate permanent emergency access to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I. A Swept Path Analysis for emergency vehicles must be included in the submission of the engineering drawings to ensure that the alley and alley crossing are designed for adequate emergency access;
9. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. 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;
11. that the owner constructs a 3 m hard surface shared use path with “Shared Use” signage, lighting, and bollards, within the greenway and MR parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;

12. that the owner constructs a 1.5 m concrete sidewalk including lighting to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a berm centered on property line and noise attenuation fence to a combined height of 2.8 m contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Stony Plain Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct the watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within, the Reserve lots, road rights of way, walkway, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Three (3) MR parcels in the amount of 3.47 ha, 0.14 ha and 0.06 ha are being dedicated with this subdivision. The existing Deferred Reserve Caveat (DRC) for Lot A, Plan 4270 NY in the amount of 1.23 ha will be provided by dedication. Subsequent to MR dedication, the existing DRC in title will be discharged in full. The Future MR parcel will be purchased by the City of Edmonton.

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 Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

















Blair McDowell
Subdivision Authority

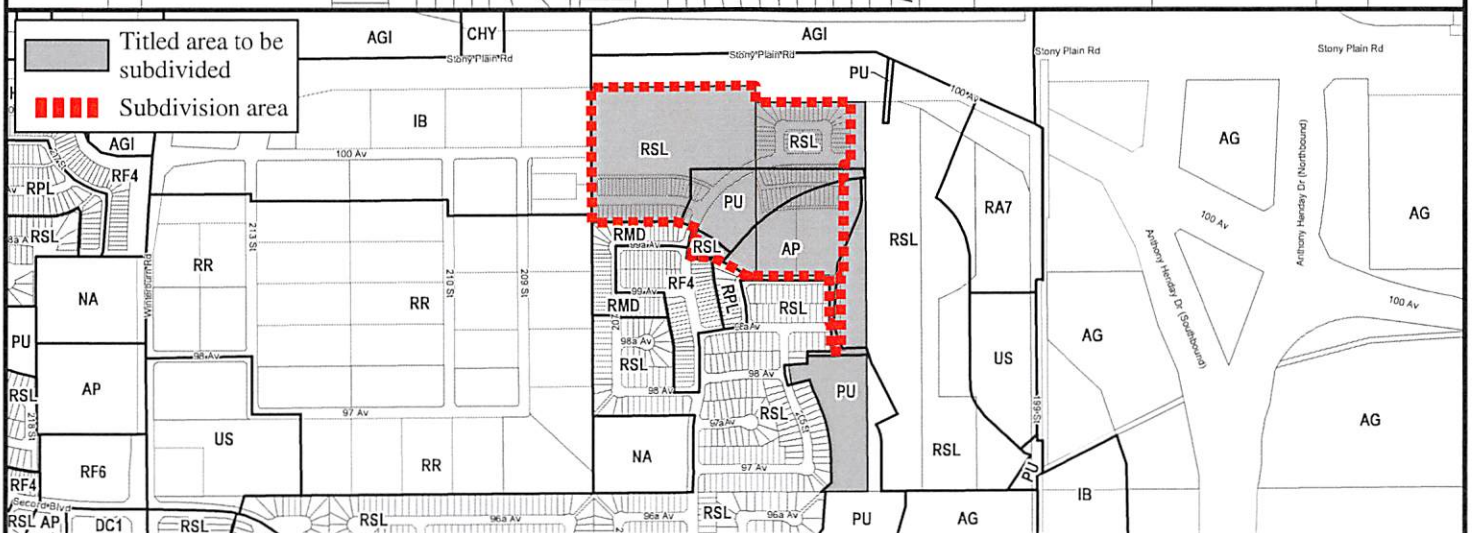
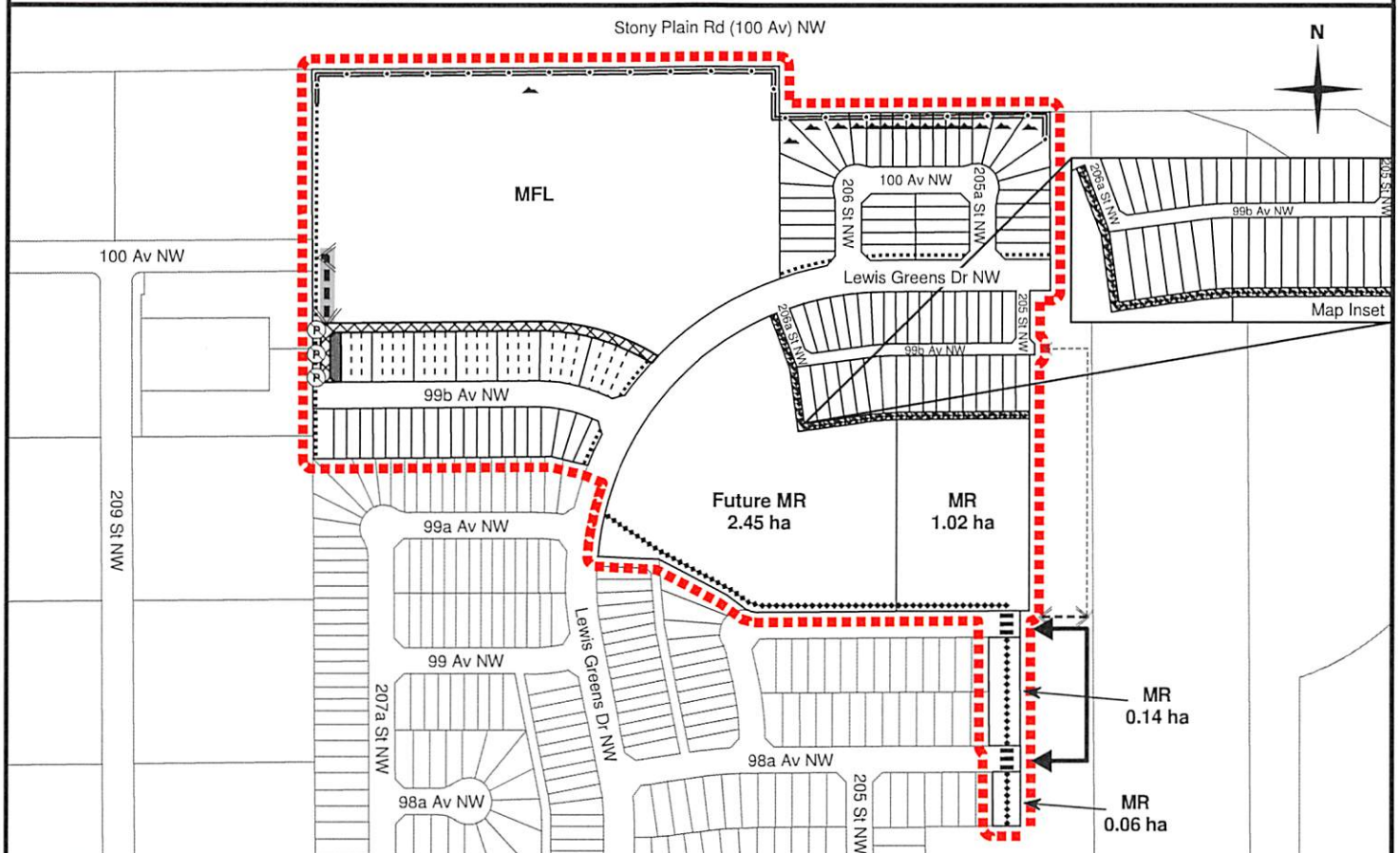
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 5, 2018

LDA 17-0564

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Restrictive covenant re: Berm and Fence |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | No parking signage |
|  | Berm and noise attenuation fence |  | Temporary 6 m roadway |
|  | 3 m hard surface shared use path |  | Dedicate as road right of way |
|  | 1.5 m concrete sidewalk |  | Register easement |
|  | Zebra marked crosswalk |  | Construct alley to a commercial standard, wider alley crossing and dedication of additional road right-of-way if identified in the Swept Path Analysis |
|  | 300 mm watermain extension |  | Modify property lines, if deemed necessary |
|  | 250 mm watermain extension | | |
|  | 200 mm watermain extension | | |





Subdivision Authority

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

April 5, 2018

File No. LDA18-0067

Cushman & Wakefield Edmonton
2700 - 10088 102 Avenue NW
Edmonton, AB T5J 2Z1

ATTENTION: Abdul Khurshed

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 94, Plan 152 5501 located north of 51 Avenue NW and east of Calgary Trail; **CALGARY TRAIL NORTH**

I The Subdivision by Plan is APPROVED on April 5, 2018, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$376,834.00 representing 0.094 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, 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.

MR for legal description in the amount of \$376,834.00, representing 0.094 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

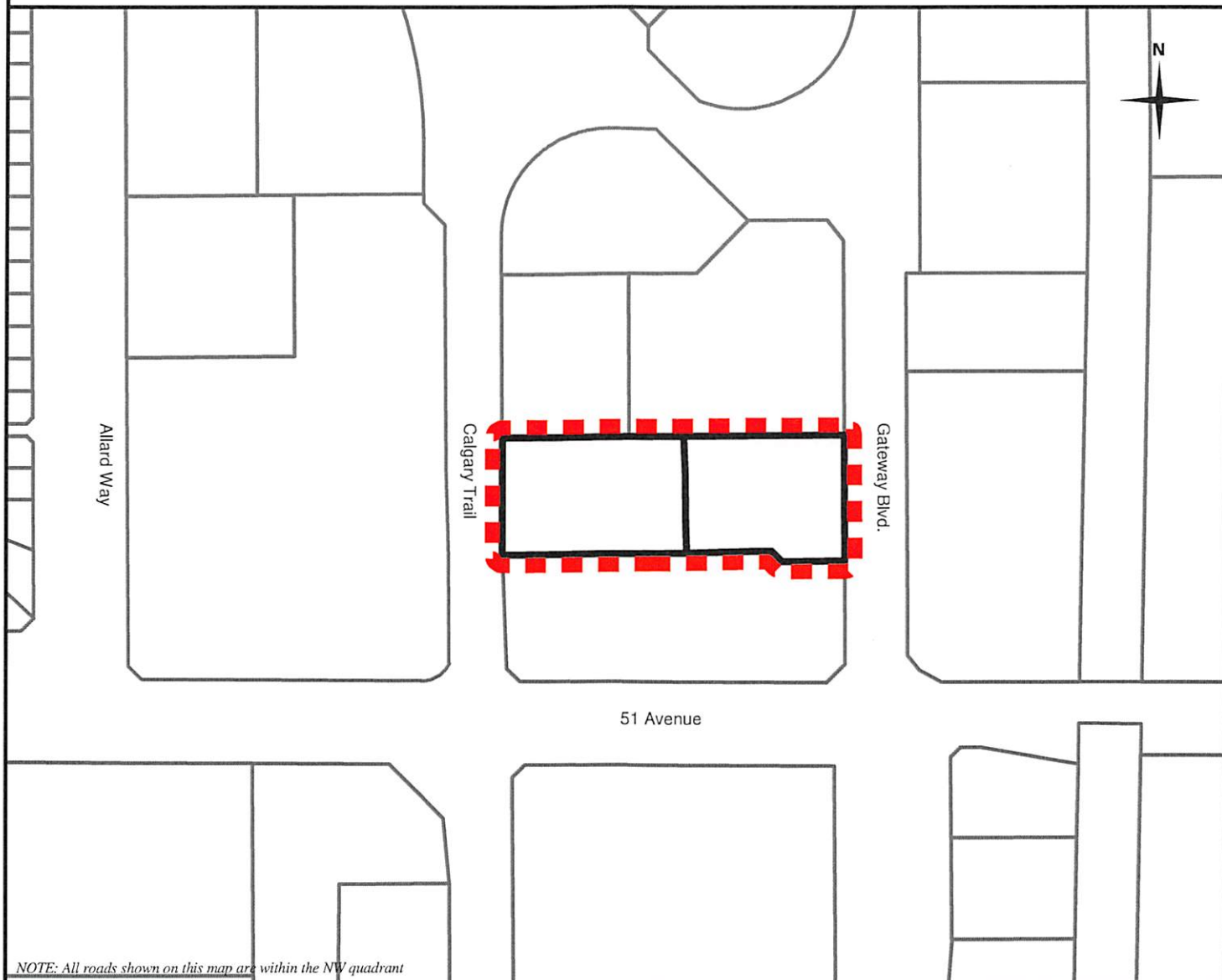
Regards,

Blair McDowell
Subdivision Authority

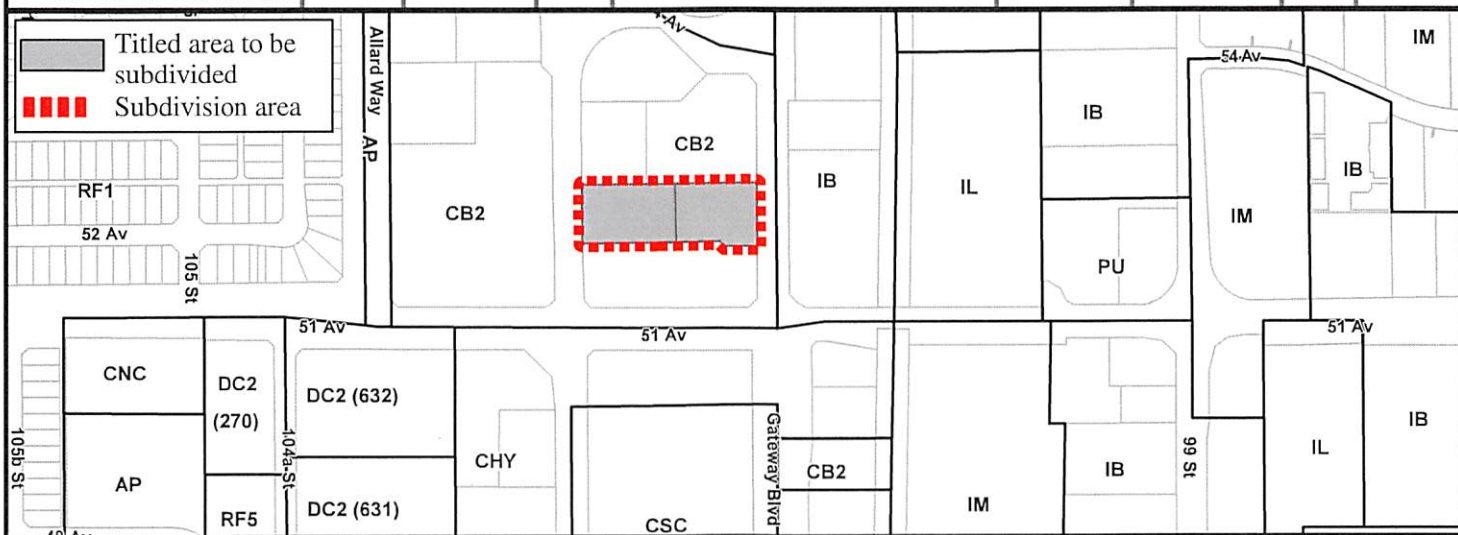
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Enclosure

Limit of proposed subdivision



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





April 5, 2018

File No. LDA18-0071

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

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create two (2) semi-detached residential lots from the NE 13-53-26-W4M located north of 124 Avenue NW and east of Lark Crescent NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on April 5, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA15-0067 be registered prior to or concurrent with this application; and
4. 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; and
7. 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.

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

Municipal Reserve for the NE 13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat with LDA15-0067. The DRC will carry forward on the remainder of the title.

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

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

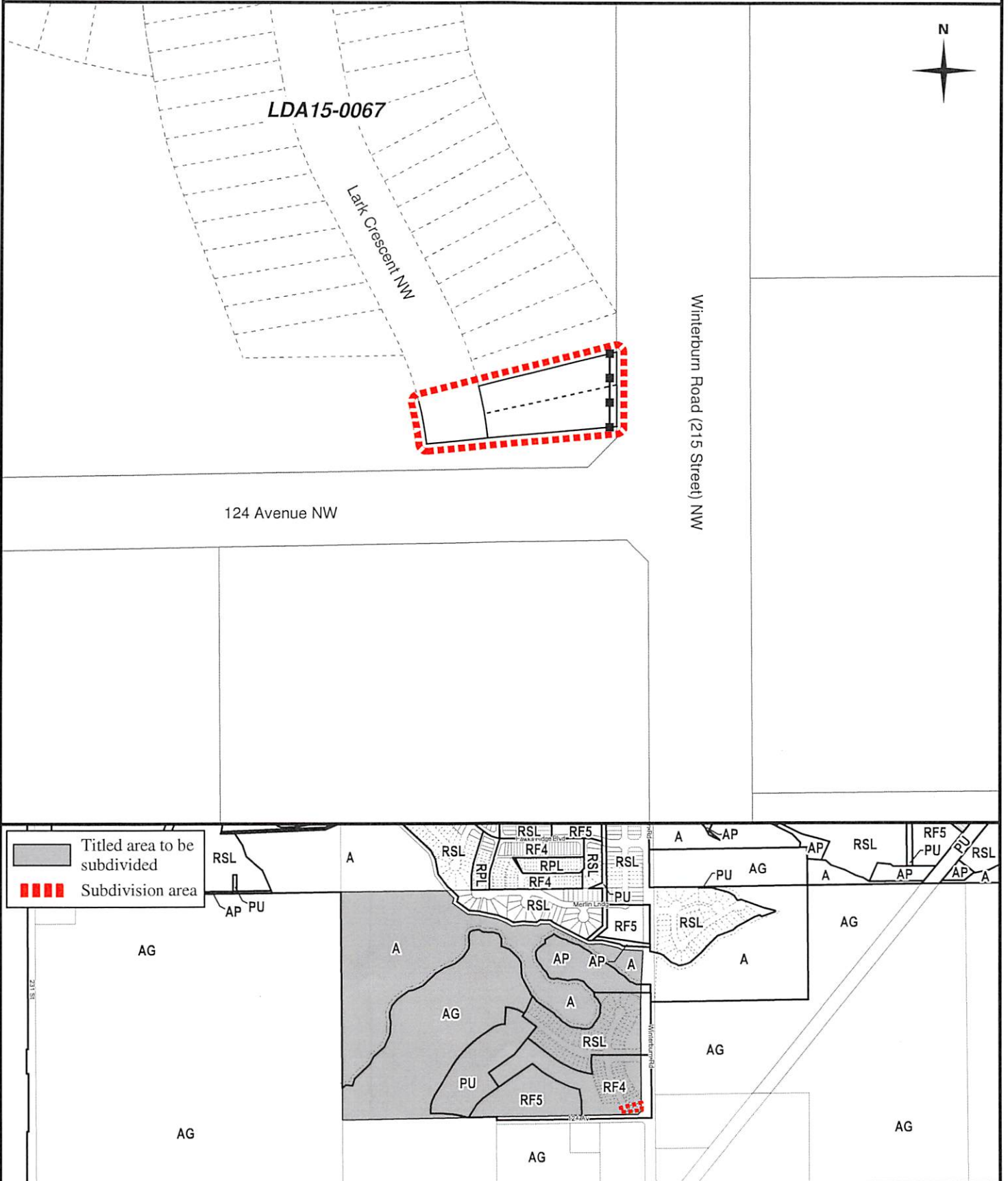
BM/mb/Posse #273715226-001

Enclosure

Limit of proposed subdivision



Noise attenuation fence





April 5, 2018

File No. LDA14-0394

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved plan of subdivision to create 76 single detached residential lots, 44 semi-detached residential lots, 23 row housing lots, one (1) multiple family lot (MFL), two (2) Municipal Reserve lots, and portion of roadway to be closed, from Lot 1, Plan 782 3334, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

The application revises the conditionally approved subdivision LDA14-0394 dated October 6, 2016 to change the number of single detached residential lots from 55 to 76 lots, semi-detached lots from 58 to 44 lots, and row housing lots from 33 to 23 lots. All road closure related conditions were updated to reflect the proposed road closure changes.

I The Subdivision by Plan is APPROVED on April 5, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.71 ha and 2.33 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 1.05 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 782 3334 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., and EPCOR Water Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the subdivision boundary be amended to include the dedication of Winterburn Road NW to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II;
6. that subject to Condition I (5) above, the owner clear and level Winterburn Road NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
7. that the owner register cross lot access easements for the private homes and a temporary access easement for portions of 35 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register easements for the future road construction on Winterburn Road NW and Lessard Road NW, and the road closure areas along 35 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
9. that the approved subdivisions LDA12-0439 and LDA14-0391 be registered prior to or concurrent with this application for necessary underground utilities;
10. that LDA16-0419 to close a portion of 35 Avenue NW shall be approved prior to the endorsement of this subdivision;
11. that the owner register a noise attenuation berm restrictive covenant in favour of the City of Edmonton against the lot flanking Winterburn Road NW, to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings for Edgemont Stage 18, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the engineering drawings include a driveway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include temporary 6 m wide gravel roadway connections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the first two (2) lanes of Winterburn Road NW and Lessard Road NW to an arterial standard, including channelization, accesses, intersections, shared use path, sidewalk, lighting and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, as shown on the

"Conditions of Approval" map, Enclosure III. Preliminary plans to be approved prior to the approval of engineering drawings;

11. that the engineering drawings include the removal of the existing 35 Avenue NW gravel road once the realignment of Edgemont Boulevard NW is open and operational, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II and III;
12. that the engineering drawings include the reconstruction of 35 Avenue NW to a collector roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
13. that the engineering drawings include a 250 mm temporary offsite water main extension and a 300 mm offsite water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I. The 250 mm temporary offsite water main extension shall be abandoned and removed when a second water connection becomes available;
14. that the owner constructs a 2 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure III. 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 City Operations. If traffic signals are not deemed warranted by City 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;
16. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
17. that the owner designs the ultimate Storm Water Management facility (SWMF) 7 and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the owner constructs offsite sanitary and storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
19. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time as the downstream storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that the owner provides accommodations for temporary major drainage to SWMF 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner provides accommodations for a temporary pumping line from SWMF 7 to SWMF 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

22. that the owner construct a 1 m berm centered on property line and a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 for the lot flanking Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. 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
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 782 3334 in the amount of 0.71 ha and 2.33 ha is being provided by dedication with this subdivision.

MR for Lot 1, Plan 782 3334 in the amount of 1.05 ha is being provided by a DRC with this subdivision. The DRC amount will be adjusted with dedication of arterial roadway.

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

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

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

Regards,

Blair McDowell
Subdivision Authority














BM/sm/Posse #159596579-001

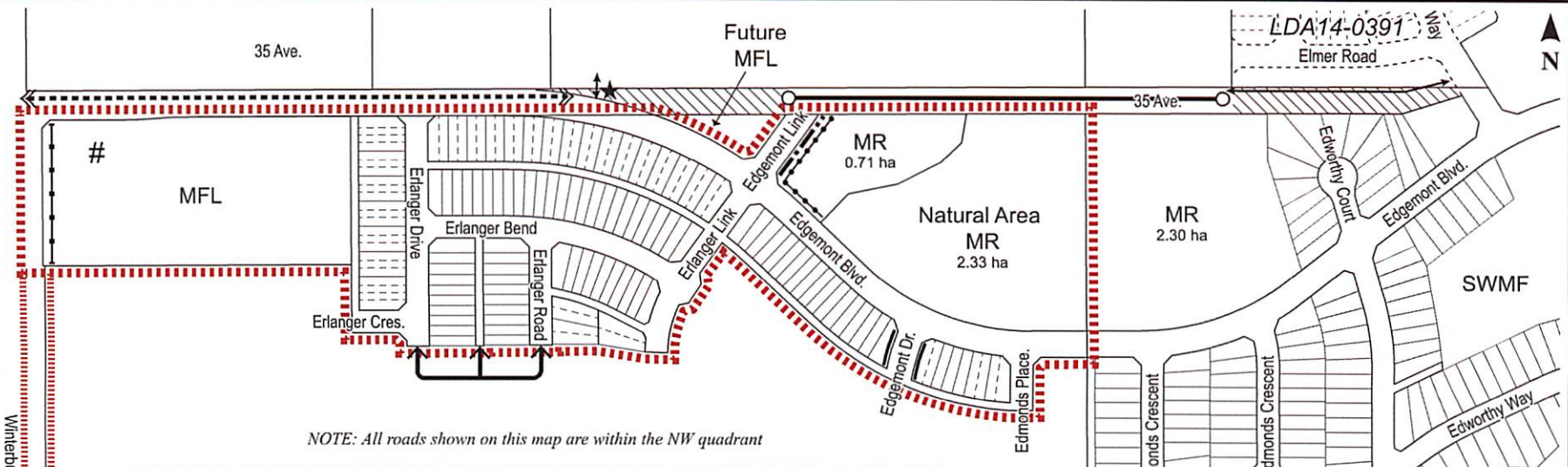
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

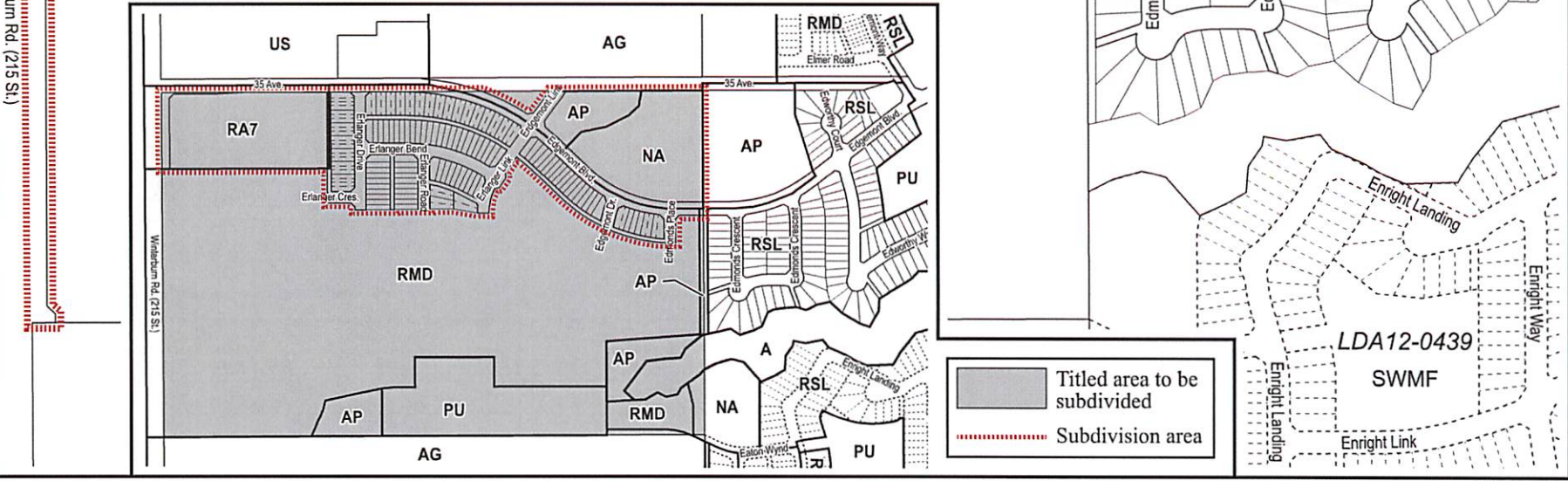
April 5, 2018

LDA14-0394

- | | | |
|--|---|---|
|  Limit of proposed subdivision |  Restrictive covenant re:berm |  Cross lot access easement |
|  Amend subdivision boundary |  Post and rail fence |  Temporary access easement |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Construct driveway connection |  250mm temporary watermain extension |
|  Berm and noise attenuation fence |  2.0 m monowalk |  300mm watermain extension |
|  Temporary 6.0 m roadway connections | | |



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

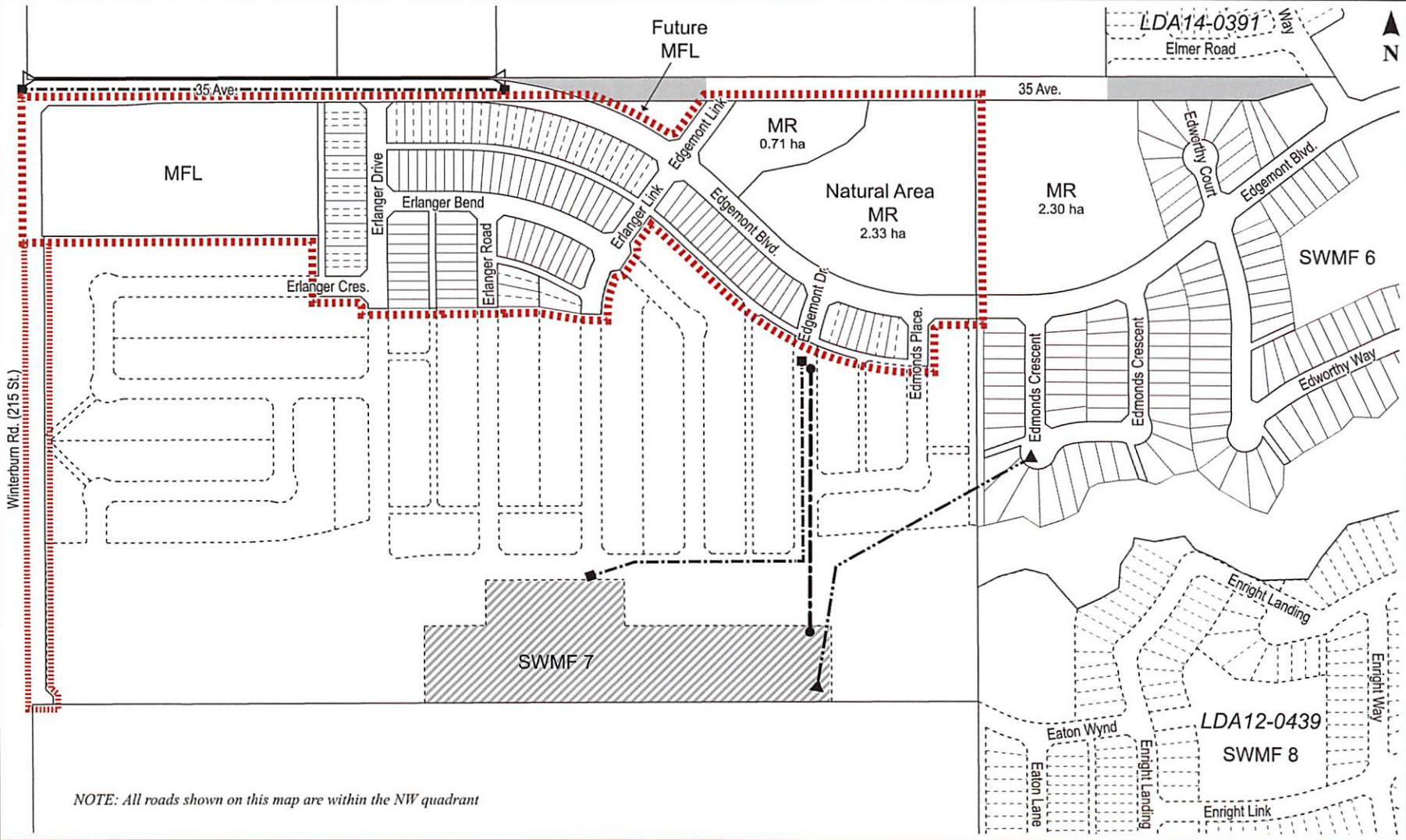


SUBDIVISION CONDITIONS OF APPROVAL

April 5, 2018

LDA14-0394

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Storm sewer extension
-  Sanitary sewer extension
-  Removal of 35 Avenue NW
-  Temporary major drainage infrastructure
-  Temporary pumping line
-  Construct interim SWMF









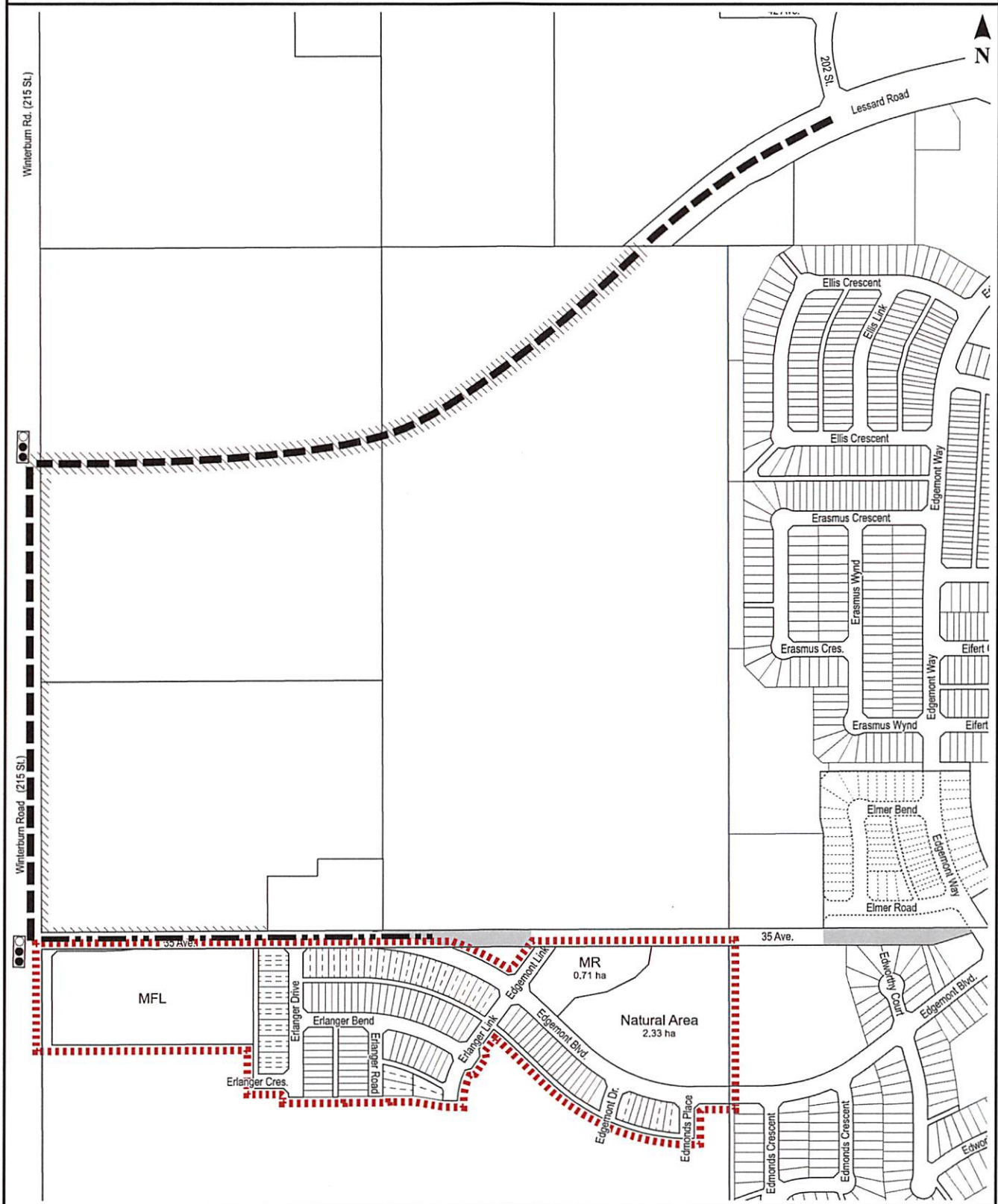
NOTE: All roads shown on this map are within the NW quadrant

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 5, 2018

LDA14-0394

-  Limit of proposed subdivision
-  Construct first two lanes to an arterial roadway standard
-  Removal of 35 Avenue NW
-  Construct collector roadway
-  Traffic signals
-  Easement for future road construction





Subdivision Authority

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

April 5, 2018

File No. LDA18-0058

Home Exchange Inc.
10724 - 128 Avenue NW
Edmonton, AB T5Z 0G9

ATTENTION: Jackson Ho

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 13, Plan 915 KS, located north of 128 Avenue NW and east of 108 Street NW;
LAUDERDALE

The Subdivision by Plan is APPROVED on April 5, 2018, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #271730972-001

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 108 Street and 128 Avenue 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

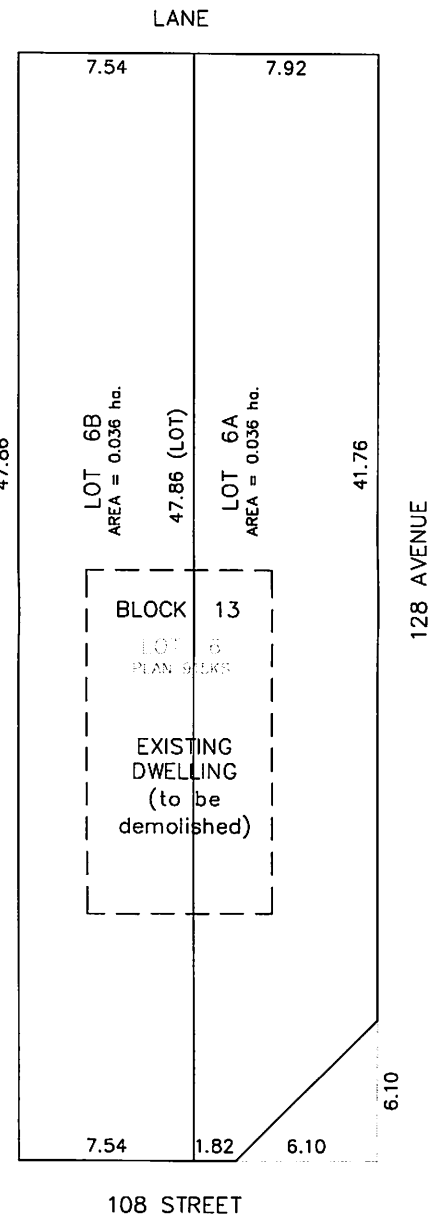
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 11.6 m north of the north property line of 128 Avenue off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 6B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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).

TENATIVE PLAN
SHOWING SUBDIVISION OF
LOT 6, BLOCK 13, PLAN 915KS
IN THE
S.W.1/4 SEC.20-53-24-W4
EDMONTON ALBERTA



Application Made By:
Derek Chan
Phone: (780) 710-4090

#164, 314-222 Baseline Road
Sherwood Park, AB T8H 2W7





Subdivision Authority

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

April 5, 2018

File No. LDA18-0090

Ivo Nedev Surveying Ltd.
18811 - 96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 103, Plan 3875 P, located east of 139 Street NW and north of Stony Plain Road;
GLENORA

The Subdivision by Plan is APPROVED on April 5, 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 steven.ketza@edmonton.ca or 780-944-0250.

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #273694935-001

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 139 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.
- Stony Plain Road is designated to accommodate the future Valley Line West LRT. The 2011 LRT design plan does not identify any land requirement from this parcel, as shown on Enclosure II. There is currently no construction time line or funding for the West LRT (Valley Line Stage)

Building / Site

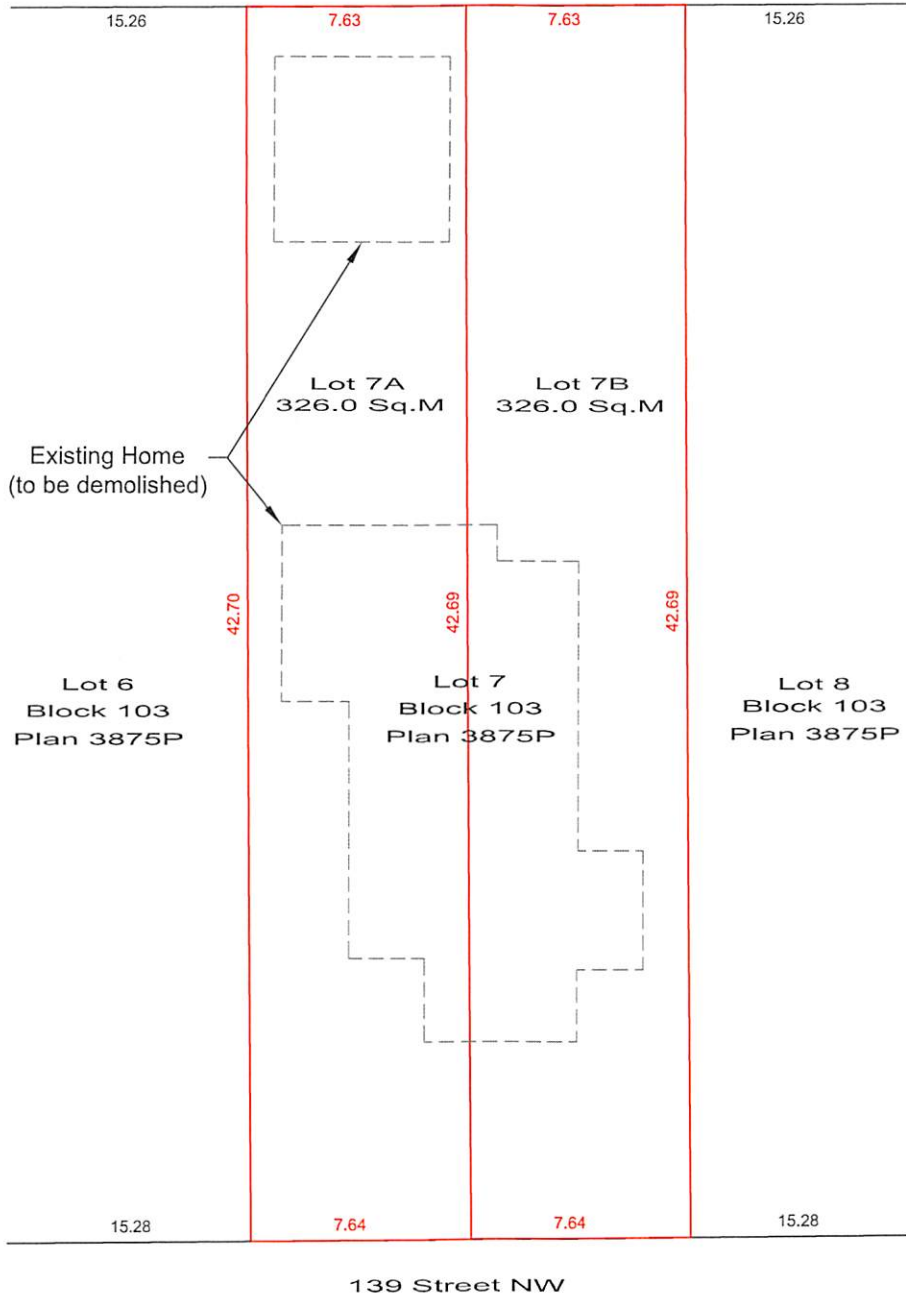
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 4.9 m north of the south property line of Lot 7 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Lane



RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.

REVISION HISTORY

1. Issued for Review	Jan. 25/18

LEGAL DESCRIPTION: Lot 7 Block 103 Plan 3875P

MUNICIPAL ADDRESS: 10221-139 Street NW

BUILDER/OWNER: Gary Noriega

TENTATIVE SUBDIVISION PLAN

REVISION: 1 DATE: JAN. 25/18 SCALE: 1:300 PROJECT #: 2018005

Ivo Nedev Surveying Ltd.

Ph: (780) 666 - 2511 Fax: (780) 666 - 2359
18811 - 96 Ave NW, Edmonton, AB, T5T 5L2
office@ivonedev.ca
www.ivonedev.ca

Thursday, March 29, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the March 29, 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 22, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA17-0660 264140284-001	Tentative plan of subdivision to create two (2) single detached residential lots, ten (10) semi-detached residential lots, and 41 row housing lots, from Lot 1, Block 1, Plan 092 6061, and the SW 18-51-24-W4M located north of 41 Avenue SW and east of James Mowatt Trail SW; ALLARD
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA17-0628 266792026-001	Tentative plan of subdivision to create 23 single detached residential lots, 77 semi-detached residential lots, 31 row housing lots, one (1) Municipal Reserve lot, one (1) Public Utility lot, from Block OT, Plan 4791 TR, and the NW 15-51-25-W4M located south of Rabbit Hill Road SW and east of 170 Street SW; GLENRIDDING RAVINE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA17-0647 267096394-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 7, Plan 182 0106 located north of 30 Avenue SW and east of Cavanagh Boulevard SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0053 272854181-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW; DOVERCOURT
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0080 272140696-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Plan 902 0626, located south of 195 Avenue NE and east of Fort Road NE; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0091 273967710-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 42, Block 7, Plan 1125 KS, located north of 89 Avenue NW and east of 149 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0093 273968317-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 11, Plan 4033 KS, located south of 61 Avenue and west of 109 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0098 274872444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 12, Plan 4116 HW, located south of 87 Avenue NW and west of 120 Street NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0107 275125530-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan 5817 HW located south of 111 Avenue NW and west of 38 Street NW; BEVERLY HEIGHTS

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA18-0110 275405464-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot M, Block 11A, Plan 169 HW, located north of 76 Avenue NW and west of 110 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0118 275503296-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 25, Plan 6215 AL, located north of 113 Avenue NW and east of 132 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	