

Thursday, April 19, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 19, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 12, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA15-0159
169620464-001

REVISION of conditionally approved tentative plan of subdivision to create 92 single detached residential lots, 20 semi-detached residential lots, one (1) multiple family lot, and one (1) public utility lot, from Block 1, Plan 772 2209, Block 2, Plan 772 2209, the SW 11-42-24-W4M, and the NE 2-54-24-W4M located south of Anthony Henday Drive and east of 66 Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA17-0719
270273353-001

Tentative plan of subdivision to create 19 row housing lots from the NE-22-51-25-W4 located south of Rabbit Hill Road SW and west of Glenridding Ravine Drive SW; **GLENRIDGING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA17-0723 270281943-001	Tentative plan of subdivision to create 75 single detached lots from Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 located south of 18 Avenue SW and east of Rabbit Hill Road SW; GLENRIDDING RAVINE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA16-0556 236344644-001	REVISION of conditionally approved tentative plan of subdivision to create 54 single detached residential lots and 12 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0031 272293478-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 22 and 23, Block 1A, Plan 8434 ET located south of 80 Avenue NW and west of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0064 273320117-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 4, Plan 1324 HW located north of 75 Avenue NW and east of 115 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0086 273134131-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 18, Plan 6045HW, located south of 68 Avenue and west of 93 Street; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0088 274451605-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 32 and 33U, Block 7, Plan 1125 KS located south of 91 Avenue NW and west of 148 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA18-0121 275003347-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan 2503 HW, located south of 70 Avenue NW and west of 111 Street NW; PARKALLEN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA18-0138 275879444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 18, Plan 2857 HW, located north 103 Avenue and east of 160 Street NW; BRITANNIA YOUNGSTOWN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



April 19, 2018

File No. LDA15-0159

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 92 single detached residential lots, 20 semi-detached residential lots, one (1) multiple family lot, and one (1) public utility lot, from Block 1, Plan 772 2209, Block 2, Plan 772 2209, the SW 11-42-24-W4M, and the NE 2-54-24-W4M located south of Anthony Henday Drive and east of 66 Street NW;
MCCONACHIE

This is the first revision to LDA15-0159 originally approved on March 31, 2016. The subdivision was revised from 82 single detached residential lots to 92, and from 30 semi-detached lots to 20. The total number of residential lots remains the same at 112 lots.

I The Subdivision by Plan is APPROVED on April 19, 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 owner be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA18-0136 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto and flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the Transportation Utility Corridor (TUC), to protect the integrity of the berm, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs 63 Street NW to an 11.5 m enhanced local roadway standard within Phase 1, 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 hard surface shared use path with lighting, and bollards, within the walkway in Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, within Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, 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 Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Ministerial Consent is required for the berm and noise attenuation fence within the TUC and the application for Ministerial Consent is made by the owner.

Municipal Reserve (MR) for Block 1, Plan 772 2209 was addressed by dedication through LDA08-0071.

MR for Block 2, Plan 772 2209 was addressed by dedication through LDA12-0299.

MR for SW 11-54-W4M was addressed by dedication through LDA12-0299.

MR for NE 2-54-W4M was addressed by dedication through LDA10-0308.

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 #169620464-001

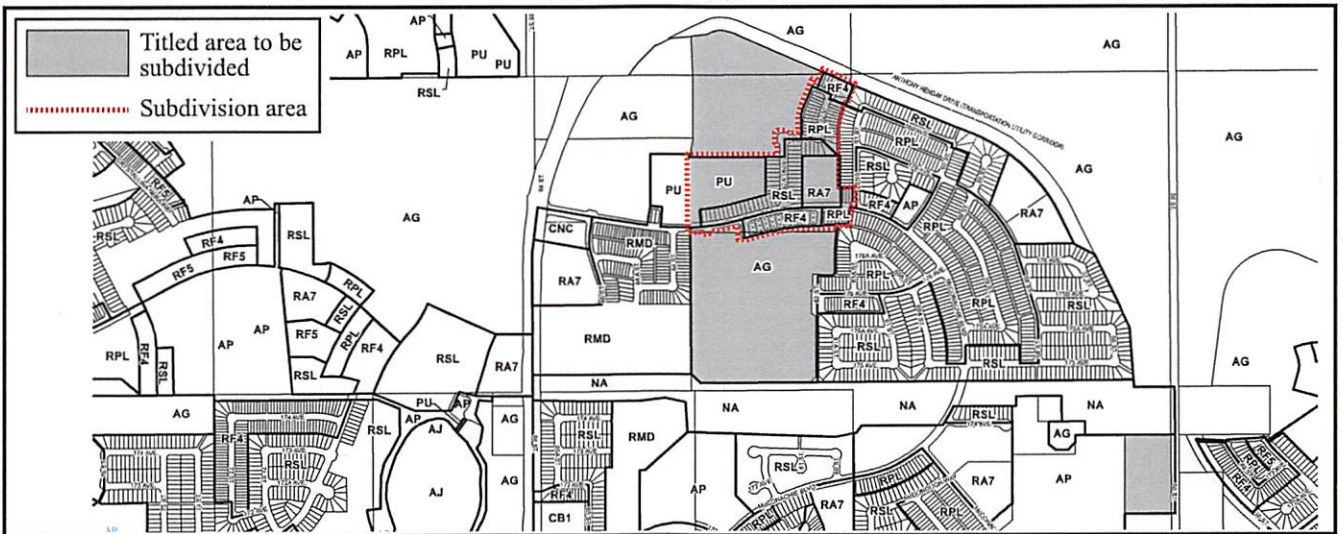
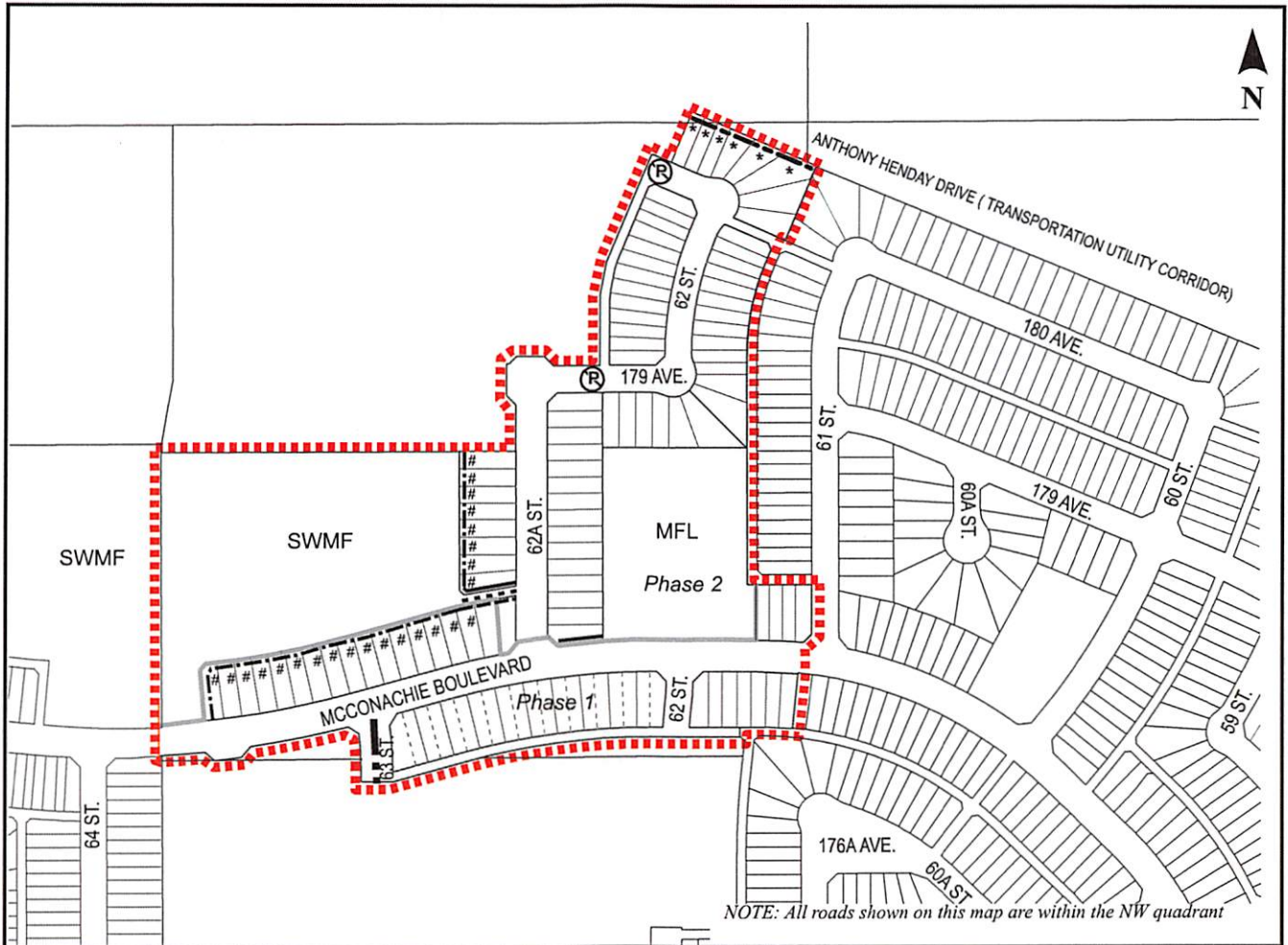
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 19, 2018

LDA15-0159

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision | # | Restrictive covenant re: freeboard |
|  | 1.8 m uniform screen fence as per Zoning Bylaw | * | Restrictive covenant re: berm |
|  | 1.8 m uniform screen fence |  | Construct 11.5 m enhanced local roadway |
|  | 1.2 m uniform fence |  | 3 m hard surface shared use path |
|  | Berm and noise attenuation fence |  | No parking |
|  | Phase line | | |





April 19, 2018

File No. LDA17-0719

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 19 row housing lots from the NE-22-51-25-W4 located south of Rabbit Hill Road SW and west of Glenridding Ravine Drive SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on April 19, 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 Bylaw 18266 and LDA17-0706 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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;
7. 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); and
8. that the owner construct a noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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-22-51-25-W4 was addressed by Deferred Reserve Caveat with LDA13-0490. 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 #270273353-001

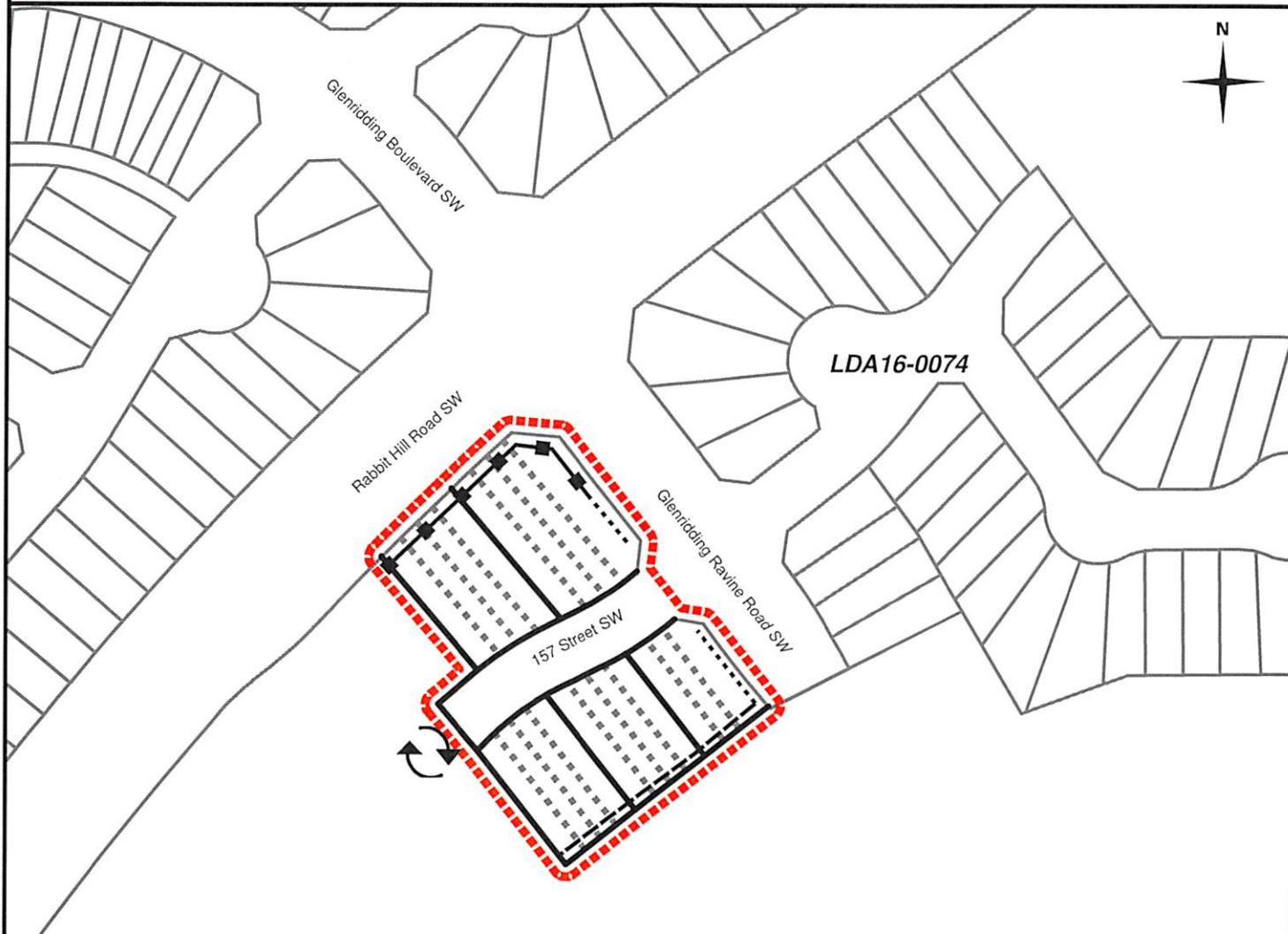
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 19, 2018

LDA 17-0719

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- ↻ Temporary 12 m radius turnaround
- Noise attenuation fence
- 1.8 m uniform fence



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





April 19, 2018

File No. LDA17-0723

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 75 single detached lots from Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 located south of 18 Avenue SW and east of Rabbit Hill Road SW;
GLENRIDGING RAVINE

I The Subdivision by Plan is APPROVED on April 19, 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 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
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;
7. 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct 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);
9. that the owner constructs underground utilities including watermain extensions, within 160 Street SW alignment or the alternate route if LDA17-0719 is developed after LDA17-0723, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lot 1, Block D, Plan 162 0360 and Block D, Plan 892 2649 was addressed at the time of endorsement of LDA15-0522. Separate Deferred Reserve Caveats (DRCs) were registered on each title, and will carry forward.

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 #270281943-001
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

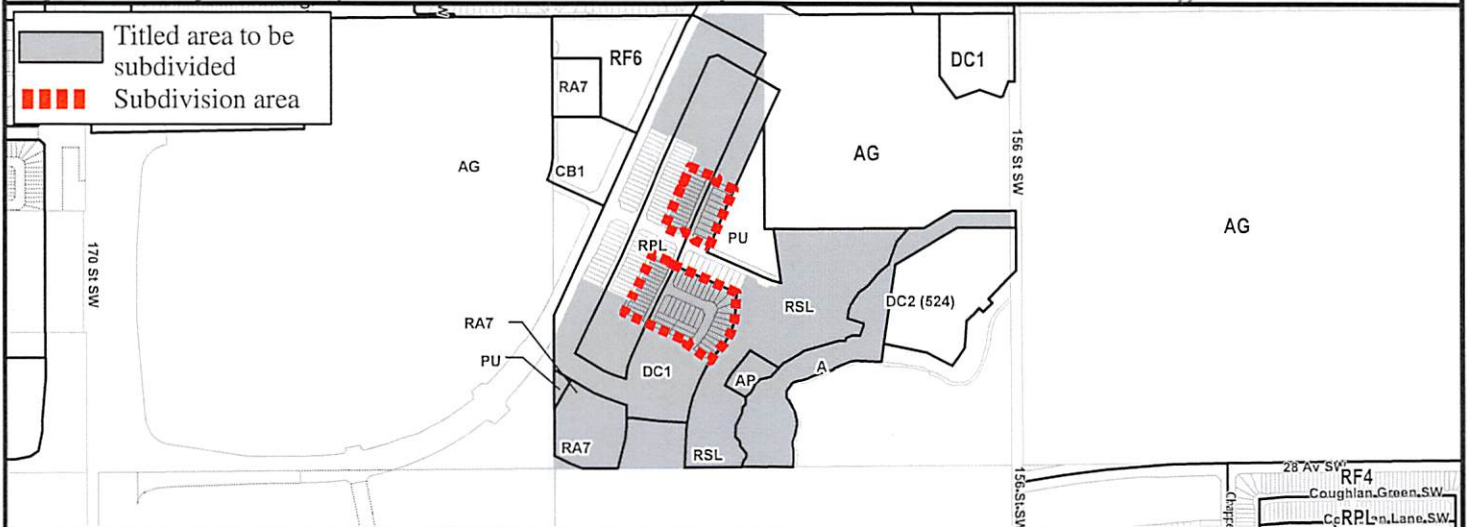
April 19, 2018

LDA 17-0723

- | | | | |
|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | Restrictive covenant re: Freeboard |
|  | 1.2 m uniform fence |  | Temporary 4 m emergency access |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Temporary 6 m roadway |
|  | Corner cut | | |



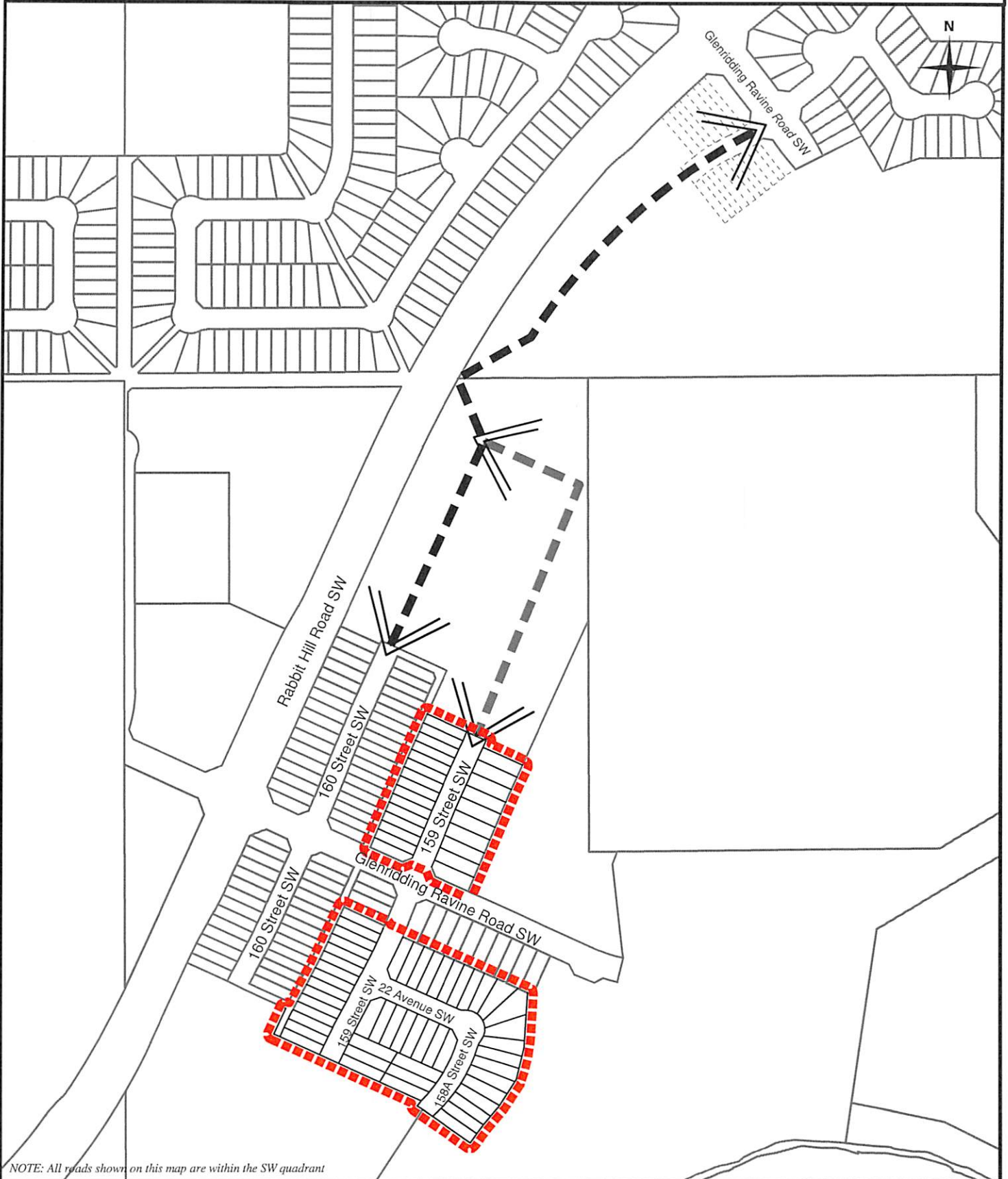
NOTE: All roads shown on this map are within the SW quadrant



■■■■ Limit of proposed subdivision

◀■■■■▶ Watermain extension

◀■■■■▶ Alternate Watermain extension



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



April 19, 2018

File No. LDA16-0556

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

ATTENTION: Mark Michniak

RE: REVISION of conditionally approved tentative plan of subdivision to create 54 single detached residential lots and 12 semi-detached residential lots, from the NE 21-51-25-W4M located south of Hiller Road SW and west of 170 Street SW; **KESWICK**

The application has been revised to add one (1) additional single detached residential lot.

I The Subdivision by Plan is APPROVED on April 19, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.635 ha by a Deferred Reserve Caveat registered against the Lot 4, Block 1, Plan 172 3270 pursuant to Section 669 of the Municipal Government Act;
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; and
3. 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 Kelly Circle SW to an approved Complete Streets cross-section, including a sidewalk to one side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. 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;
10. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 Hiller Road SW, to the satisfaction of Subdivision and Development Coordination, 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 Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the NE 21-51-25-W4M in the amount of a 0.635 ha DRC 172 076 299 will be transferred to Lot 4, Block 1, Plan 172 3270.

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,

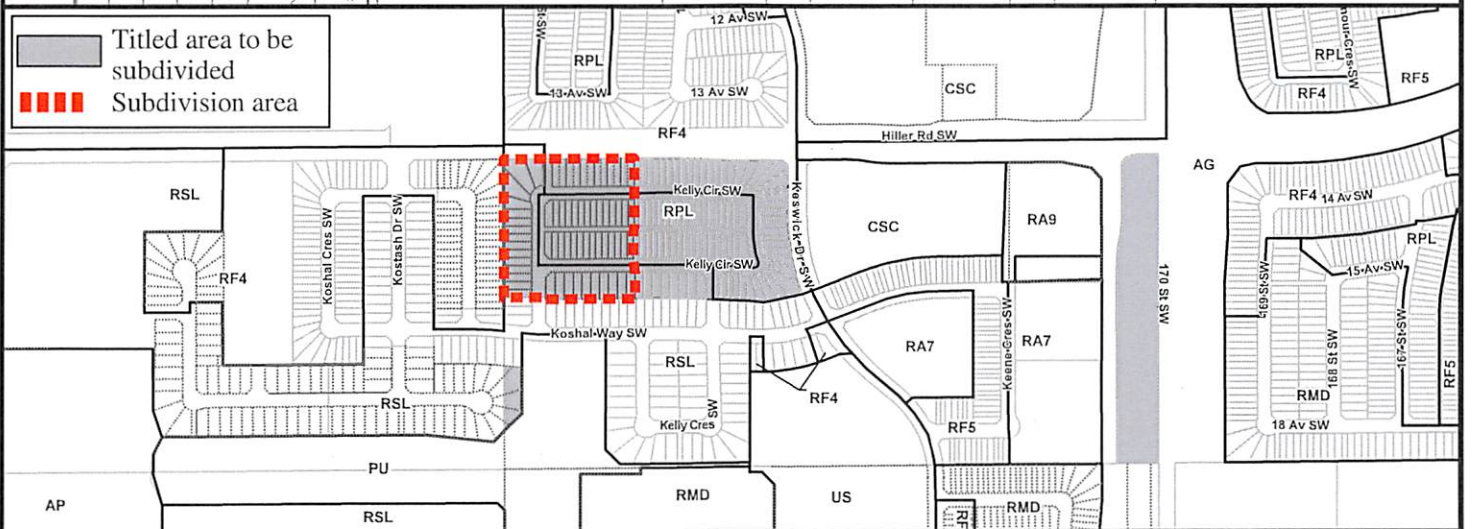
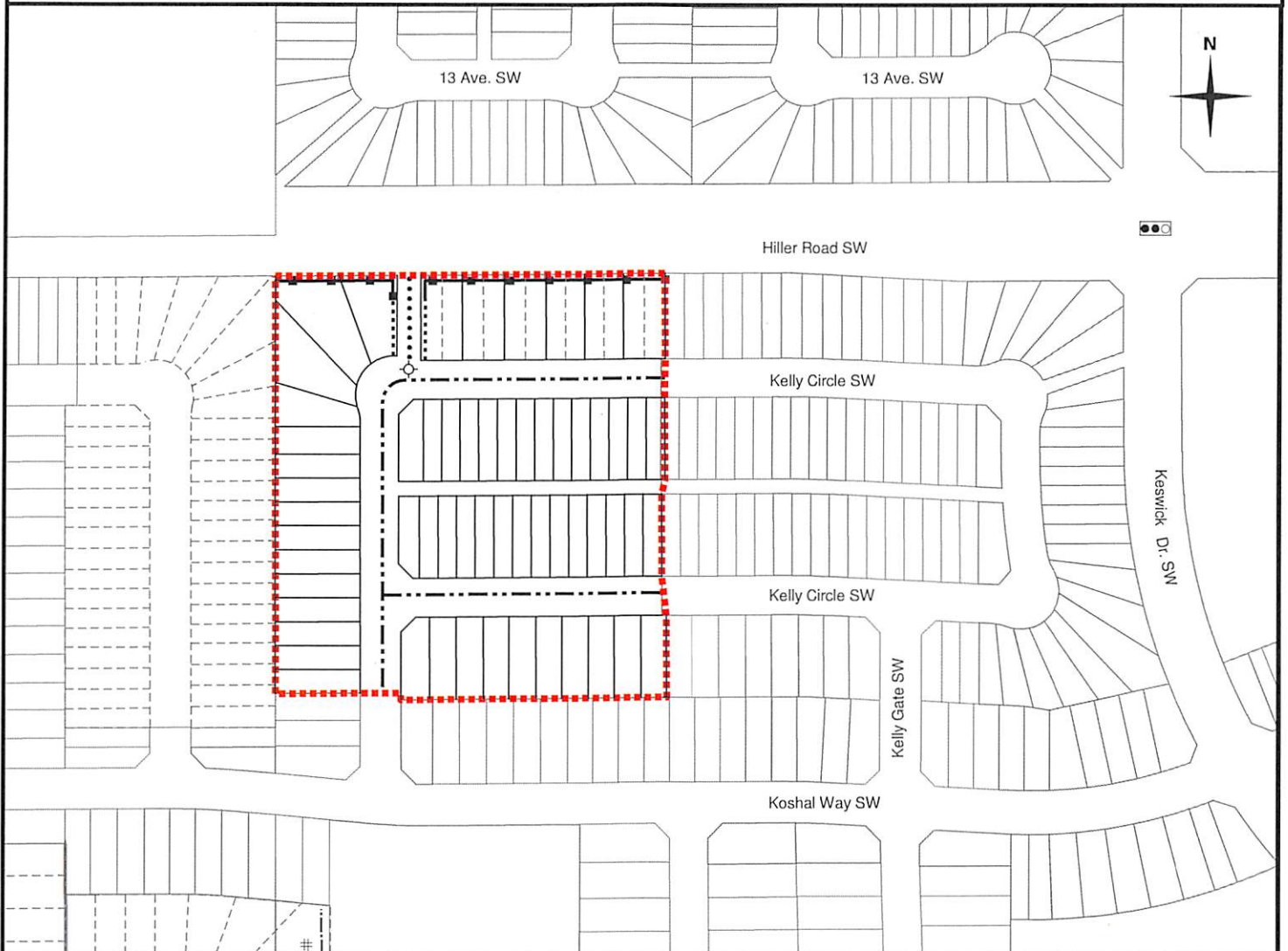


Blair McDowell
Subdivision Authority

BM/mb/Posse #236344644-001

Enclosure

- Limit of proposed subdivision
- Noise attenuation fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.5 m concrete sidewalk
- Traffic signal
- Construct complete street
- Abandoned well site





Subdivision Authority

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

April 19, 2018

File No. LDA18-0031

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 22 and 23, Block 1A, Plan 8434 ET located south of 80 Avenue NW and west of 96 Street NW;
RITCHIE

The Subdivision by Plan is APPROVED on April 19, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of applicable Drainage Assessments, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner remove and replace the existing lead water service to proposed Lots 22A and 22B (contact EPCOR Water Services at 780-412-3955); 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 horizontal line.

Blair McDowell
Subdivision Authority

BM/gq/Posse #272293478-001
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 80 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 3.5 m east of the west property line of Lot 22 off 80 Avenue. A second set of services (water and sanitary) enter the proposed subdivision approximately 4.0 m west of the east property line of Lot 23 off 80 Avenue. 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 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).



80 AVENUE

LOT 20
BLOCK 1A
PLAN 8434 ET

LOT 21
BLOCK 1A
PLAN 8434 ET

LOT 22A
BLOCK 1A

LOT 22B
BLOCK 1A

LOT 22C
BLOCK 1A

LOT 24
BLOCK 1A
PLAN 8434 ET

LOT 25
BLOCK 1A
PLAN 8434 ET

LOT 26
BLOCK 1A
PLAN 8434 ET

GARAGE

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

LOT 22
BLOCK 1A
PLAN 8434 ET

8.56

GARAGE

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

LOT 23
BLOCK 1A
PLAN 8434 ET

7.54

8.56

7.54

7.54

39.61

39.56

39.54

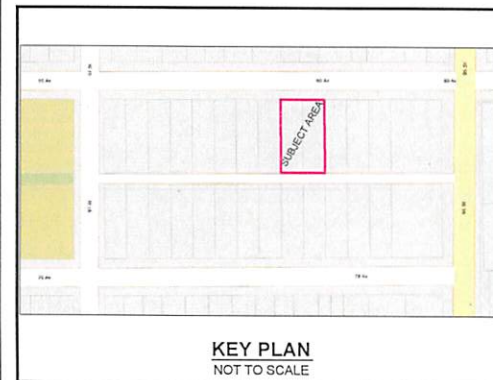
39.54

LANE

ACCENT INFILLS

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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.094 ha.



REV. NO.	DATE	ITEM	BY
0	JAN. 12, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

RITCHIE

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

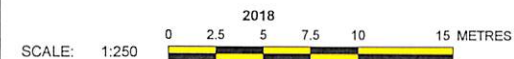
OF

LOTS 22 AND 23, BLOCK 1A, PLAN 8434 ET

WITHIN THE

S.E. 1/4 SEC. 28 - TWP. 52 - 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	6180008T	DRAFTED BY:	AN	CHECKED BY:	RS
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Subdivision Authority

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

April 19, 2018

File No. LDA18-0064

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 11, Block 4, Plan 1324 HW located north of 75 Avenue NW and east of 115 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on April 19, 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 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', is written over a blue circular stamp.

Blair McDowell
Subdivision Authority

BM/gq/Posse #273320117-001

Enclosure(s)

Established under City of Edmonton Bylaw 11135 pursuant to Section 623 of the Municipal Government Act

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 75 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.
- The Belgravia neighbourhood is on the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2018.

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 3.7 m west of the east property line of Lot 11 off 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).

TENTATIVE PLAN

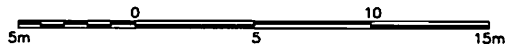
SHOWING SUBDIVISION OF

LOT 11, BLOCK 4, PLAN 1324 H.W.

IN THE
N.E.1/4 SEC.19-52-24-4

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.

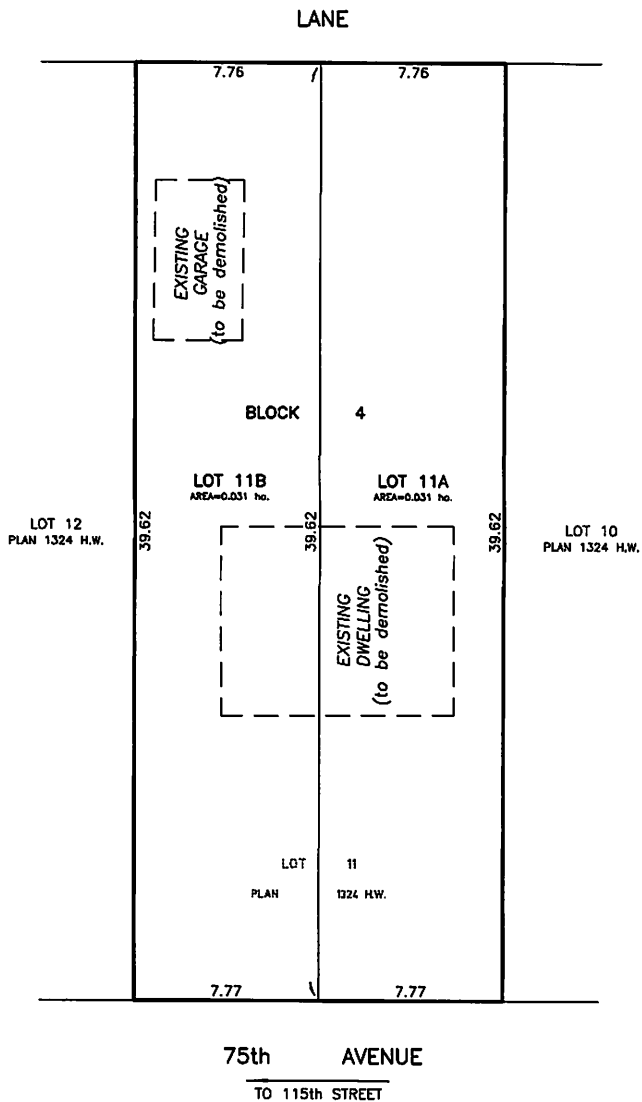
CALC'D. BY: J.V.

DATE: January 24, 2018

REVISED: -

FILE NO. 18S0053

DWG.NO. 18S0053T



75th AVENUE

TO 115th STREET



Subdivision Authority

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

April 19, 2018

File No. LDA18-0086

Bernhard Jess
401-8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 18, Plan 6045HW, located south of 68 Avenue and west of 93 Street; **HAZELDEAN**

The Subdivision by Plan is APPROVED on April 19, 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 #273134131-001

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 68 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

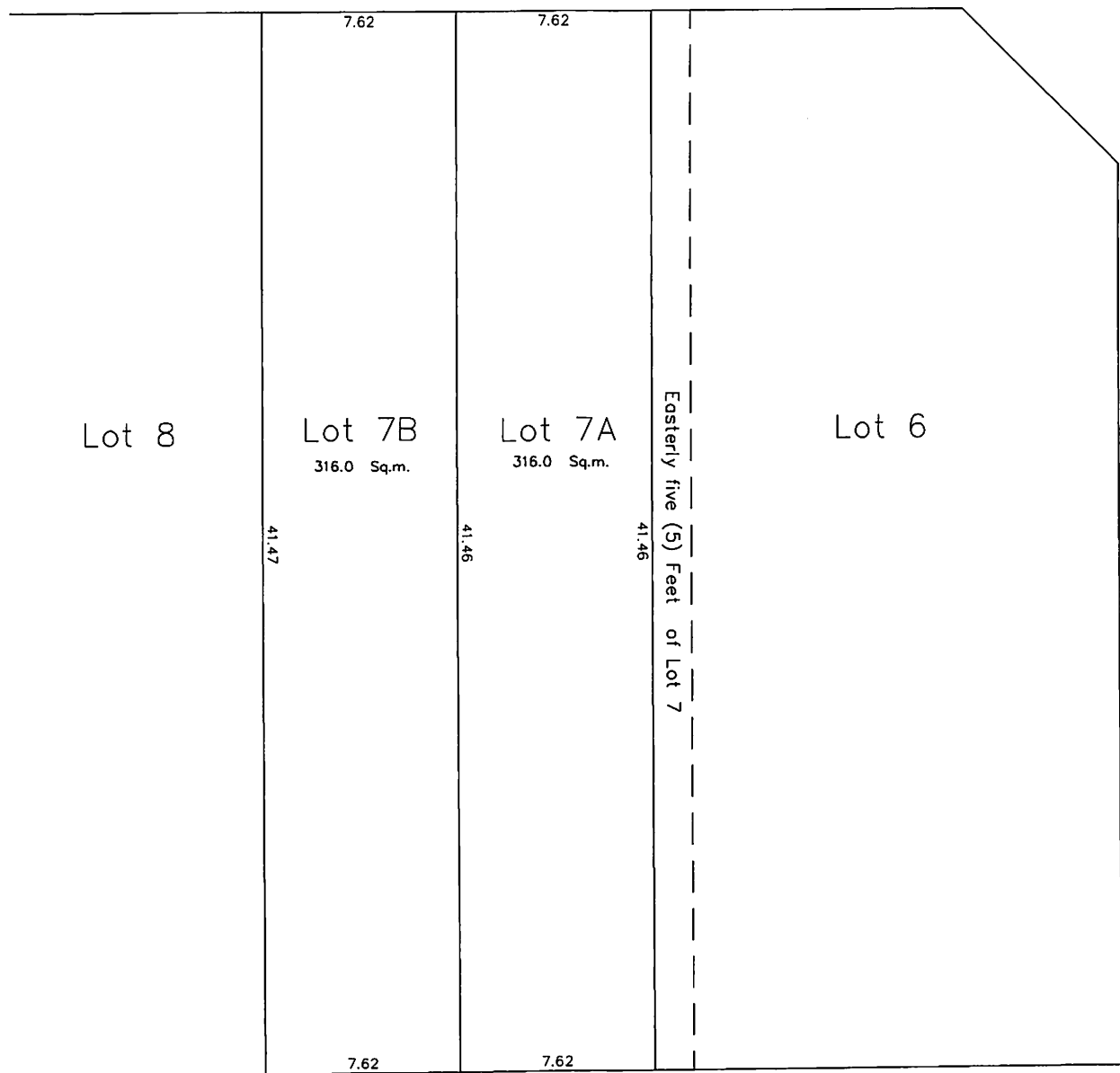
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 24.9m west of the west property line of 93 Street of the lane. The existing storm service enters the proposed subdivision approximately 8.6 m east of the west property line of Lot 7 off 68 Avenue. 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).

Plan Showing Proposed Subdivision

Lot 7, Block 18, Plan 6045HW
9307-68th Avenue



68th Avenue





Subdivision Authority

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

April 19, 2018

File No. LDA18-0088

Sean Gerke
312 Saddleback Road
Edmonton, AB T6J 4R7

ATTENTION: Sean Gerke

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 32 and 33U, Block 7, Plan 1125 KS located south of 91 Avenue NW and west of 148 Street NW;
PARKVIEW

The Subdivision by Plan is **APPROVED** on April 19, 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 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'.

Blair McDowell
Subdivision Authority

BM/gq/Posse #274451605-001
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

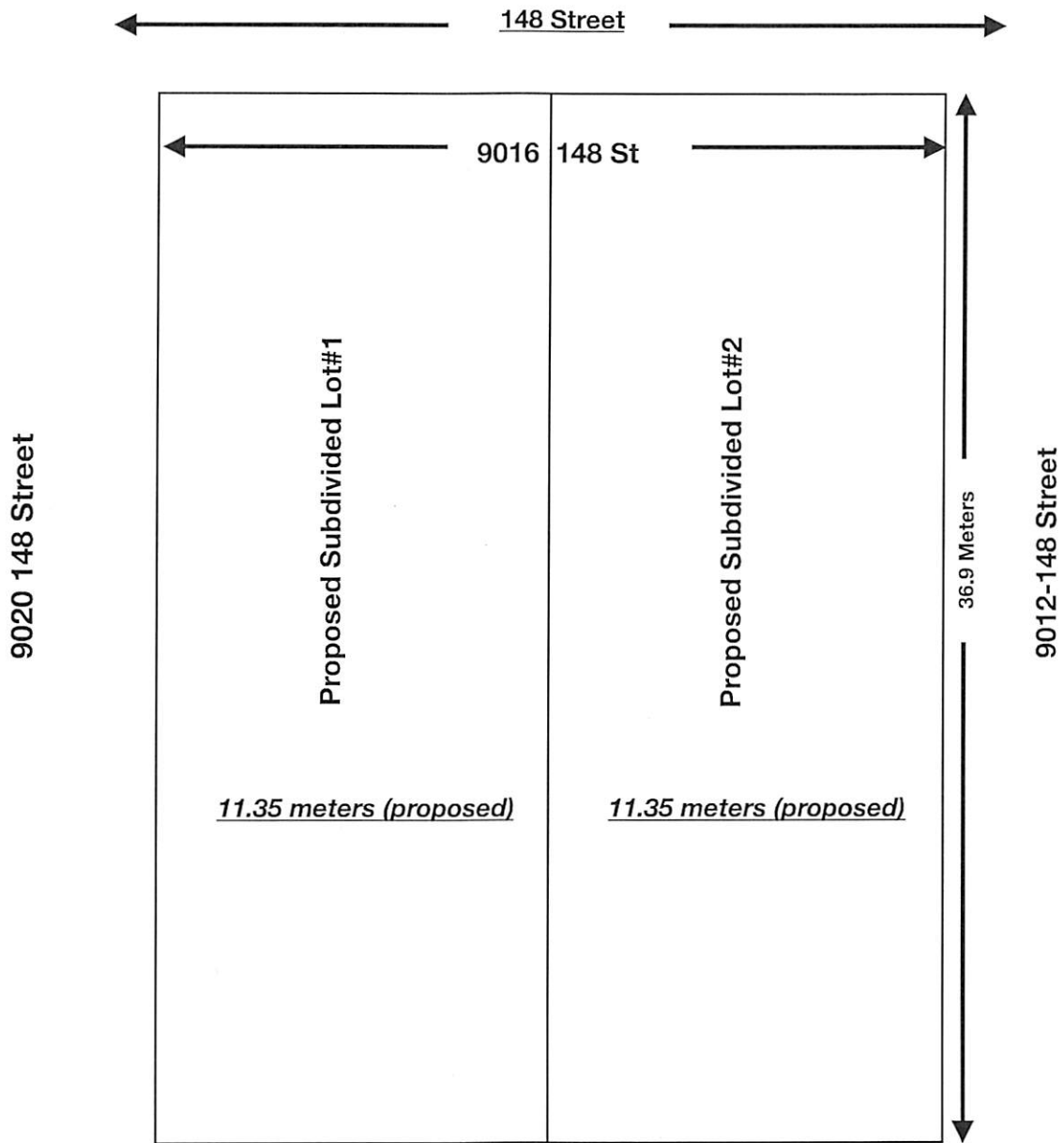
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

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

Servicing

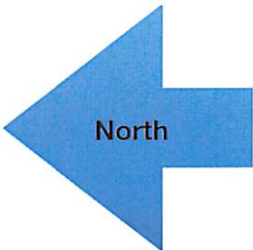
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.7 m north of the south property line of Lot 32 off the lane. The existing storm service enters the proposed subdivision approximately 8.2 m north of the south property line of Lot 32 off Street/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.



Plan: 1125KS
 Block: 7
 Lot: 32
 9016-148 Street

and

Plan: 1125 KS
 Block 7
 Lot: 33-U



Work Authorization Agreement from EPCOR and Urban Stone Homes to discontinue the existing water lined owned by EPCOR under the utility lot (Plan: 1125KS, Block 7, Lot 33U). Once the water line is capped off from EPCOR they will discharge the URW from title. As a result, we are proposing that we can build on the entire 22.72 meter lot.



Subdivision Authority

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

April 19, 2018

File No. LDA18-0121

Alberta Geomatics Inc.
201-8762 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan 2503 HW, located south of 70 Avenue NW and west of 111 Street NW;
PARKALLEN

The Subdivision by Plan is APPROVED on April 19, 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #275003347-001
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

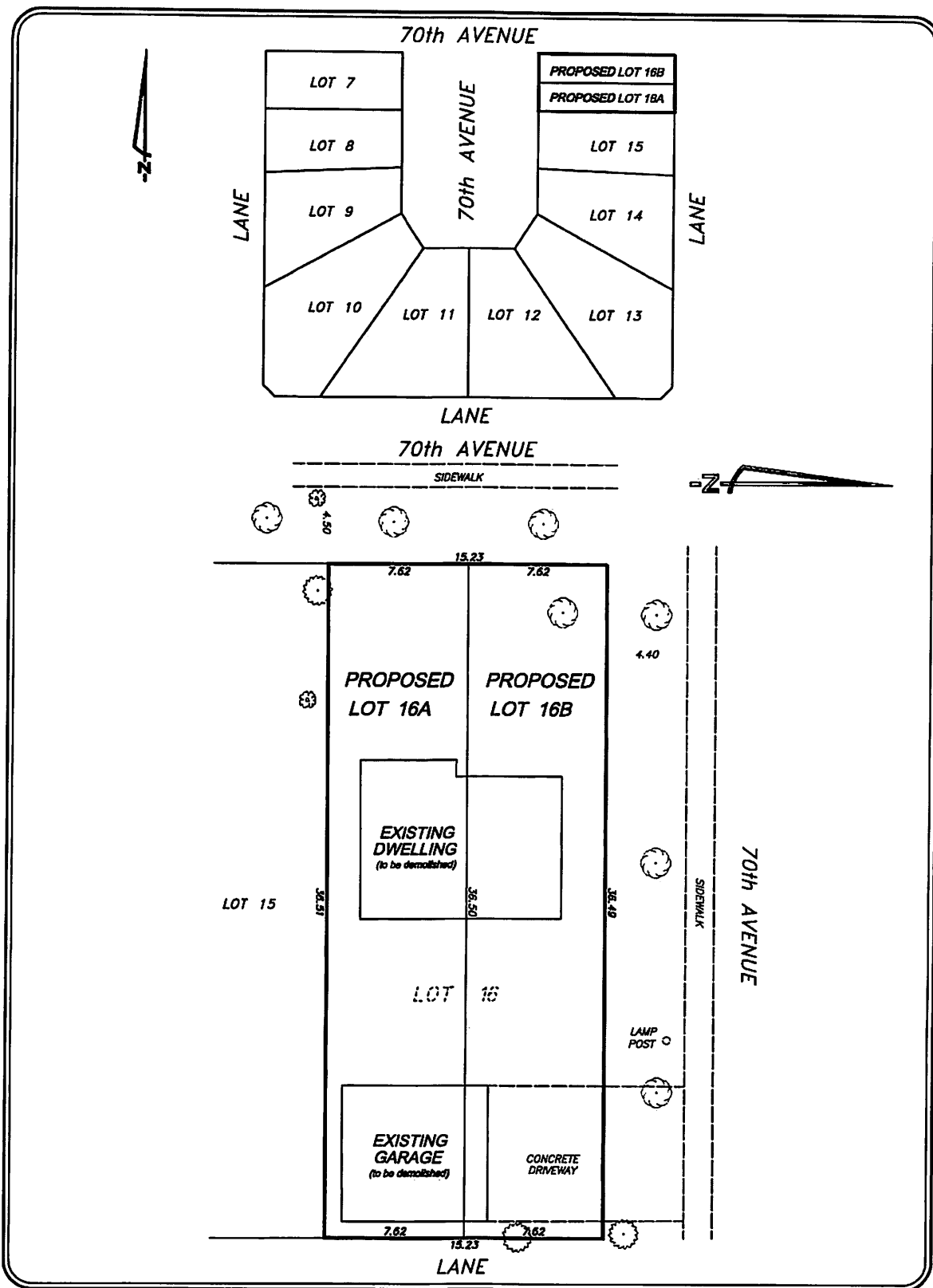
- There are existing boulevard trees adjacent to the site on 70 Avenue that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance 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.
- That the existing residential access to 70 Avenue must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW.

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 7.1 m north of the south property line of Lot 16 off 70 Avenue of the cul-de-sac. 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).



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024

**Alberta
 Geomatics
 Inc.**

NOTE:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
 BY LEGAL SURVEY

LOT: 16 BLOCK: 15 PLAN: 2503 HW

SUBDIVISION: PARKALLEN ADDRESS: 11123 - 70 AVENUE

BUILDER/OWNER: M. HUNTER EDMONTON

ZONING: RF1

FILE: E15339

LOT AREA: 0.056ha.

SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S./I.H.

2018-03-06



Subdivision Authority

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

April 19, 2018

File No. LDA18-0138

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 residential lot from Lot 17, Block 18, Plan 2857 HW, located north 103 Avenue and east of 160 Street NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on April 19, 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.

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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', is written over a horizontal line.

Blair McDowell
Subdivision Authority

BM/sm/Posse #275879444-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

Building / Site

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

Servicing

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- The existing services (water and sanitary) enter the proposed subdivision approximately 5.0 m south of the north property line of Lot 17 off 160 Street. 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).

TENTATIVE PLAN

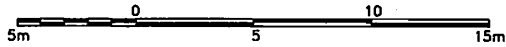
SHOWING SUBDIVISION OF

LOT 17, BLOCK 18, PLAN 2857 H.W.

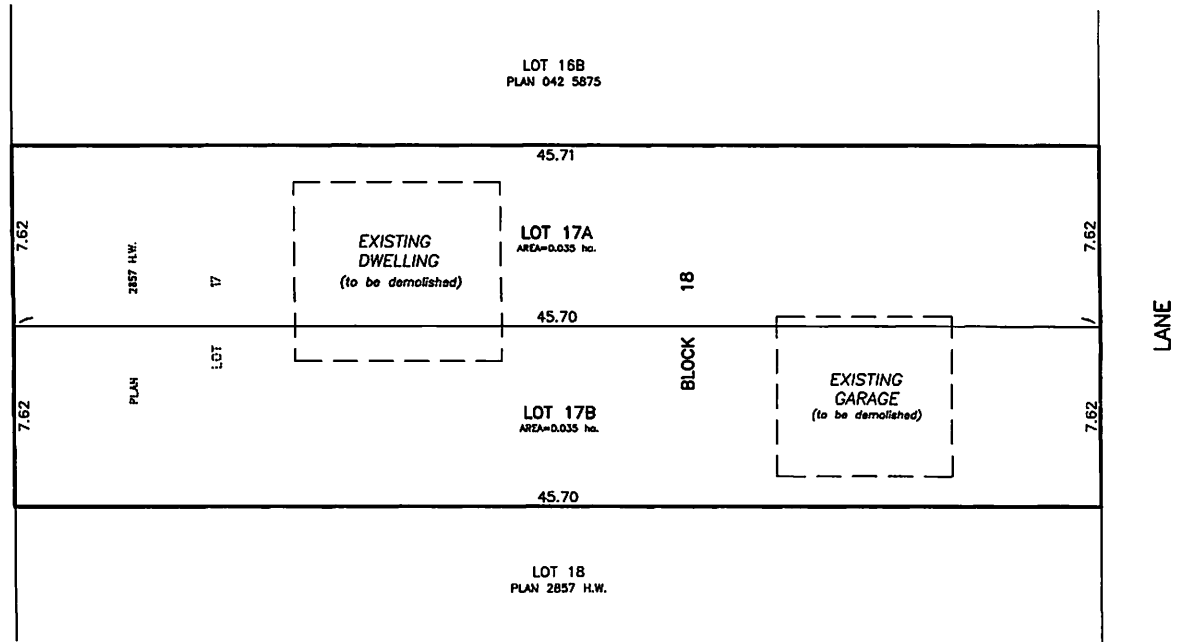
IN THE
S.E.1/4 SEC.3-53-25-4

EDMONTON ALBERTA

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



TO 104th AVENUE
160th STREET



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 27, 2018

REVISED: -

FILE NO. 18S0114

DWG.NO. 18S0114T