

Thursday, June 14, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 24

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the June 14, 2018 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the June 7, 2018 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA18-0015
271382437-001 | Tentative plan of subdivision to create 38 single detached residential lots and 74 semi-detached residential lots from a portion of roadway to be closed, Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located north of Chappelle Way SW and west of Chappelle Green SW; CHAPPELLE |
| 2. | LDA18-0119
275503197-001 | Tentative plan of subdivision to create 85 single detached residential lots, two (2) Public Utility lots, one (1) Municipal Reserve lot, and one (1) Future Natural Area Municipal Reserve lot from Lot 1, 982 3999 and the SE 25-51-24-W4M, located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH |
| 3. | LDA14-0456
160938026-001 | REVISION of conditionally approved tentative plan of subdivision to create 142 single detached residential lots, 66 semi-detached residential lots, two (2) multiple family lots (MFL) and one (1) commercial lot, from Lot B, Plan 5396 NY, Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M located south of Stony Plain Road NW and east of 231 Street NW; SECORD |
| 4. | LDA16-0167
189110637-001 | REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; CHAPPELLE |
| 5. | LDA17-0713
270124396-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 3, Plan N727 HW located north of 75 Avenue NW and east of 114 Street NW; MCKERNAN |

6.	LDA18-0153 277087789-001	Tentative plan to subdivide a portion of Lot 17, Block 5, Plan 022 1691 for the purpose of consolidation with Lot 18, Block 5, Plan 052 1626 located east of 91 Street NW and south of 63 Avenue NW; CORONET ADDITION INDUSTRIAL
7.	LDA18-0177 277668025-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 46, Plan 172 2029, located south of 97 Avenue NW and west of 151 Street NW; WEST JASPER PLACE
8.	LDA18-0178 277676271-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 10, Plan 2938 HW, located south of 74 Avenue NW and west of 118A Street NW; BELGRAVIA
9.	LDA18-0187 278028814-001	Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 22, Block 3, Plan N727 HW, located south of 76 Avenue NW and west of 113 Street NW; MCKERNAN
10.	LDA18-0208 279420142-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 38, Block 8, Plan 3543 HW located north of 66 Avenue NW and west of 105 Street NW; ALLENDALE
11.	LDA18-0250 282012354-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 2, Plan N727 HW, located north of 75 Avenue NW and east of 113 Street NW; MCKERNAN
5.	OTHER BUSINESS	



Subdivision Authority

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

June 14, 2018

File No. LDA18-0015

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 38 single detached residential lots and 74 semi-detached residential lots from a portion of roadway to be closed, Lot E, Block 99, Plan 102 4614, and the NW 14-51-25-W4M located north of Chappelle Way SW and west of Chappelle Green SW;
CHAPPELLE

I The Subdivision by Plan is APPROVED on June 14, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.033 ha by a Deferred Reserve Caveat (DRC) registered against the NW 14-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the property line of the residential lot, backing onto the alley to alley intersection, be modified should it be deemed necessary through the review of engineering drawings to accommodate turning movements of Waste Management Services vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for temporary major drainage and storm sewer extension as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
6. that the approved subdivision LDA15-0176 be registered prior to or concurrent with this application for the logical extensions of roadway connections;
7. that LDA17-0727 to close 156 Street SW shall be approved prior to the endorsement of this plan of survey;

8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots fronting onto Cawsey Lane SW, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 for Chappelle Stage 37 or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. 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);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards and landscaping within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

12. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and II ;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for the NW 14-51-25-W4M was addressed by DRC with LDA15-0176. The DRC will carry forward on the remainder of the title.

Lot E, Block 99, Plan 102 4614 has no DRC or MR. The 156 Street SW road closure under LDA17-0727, that is within both lots, contains 0.328 ha that will become residential lots. 10% of the road closure area shall be added to the existing DRC on the NW 14-51-25-W4M and carried forward on title.

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

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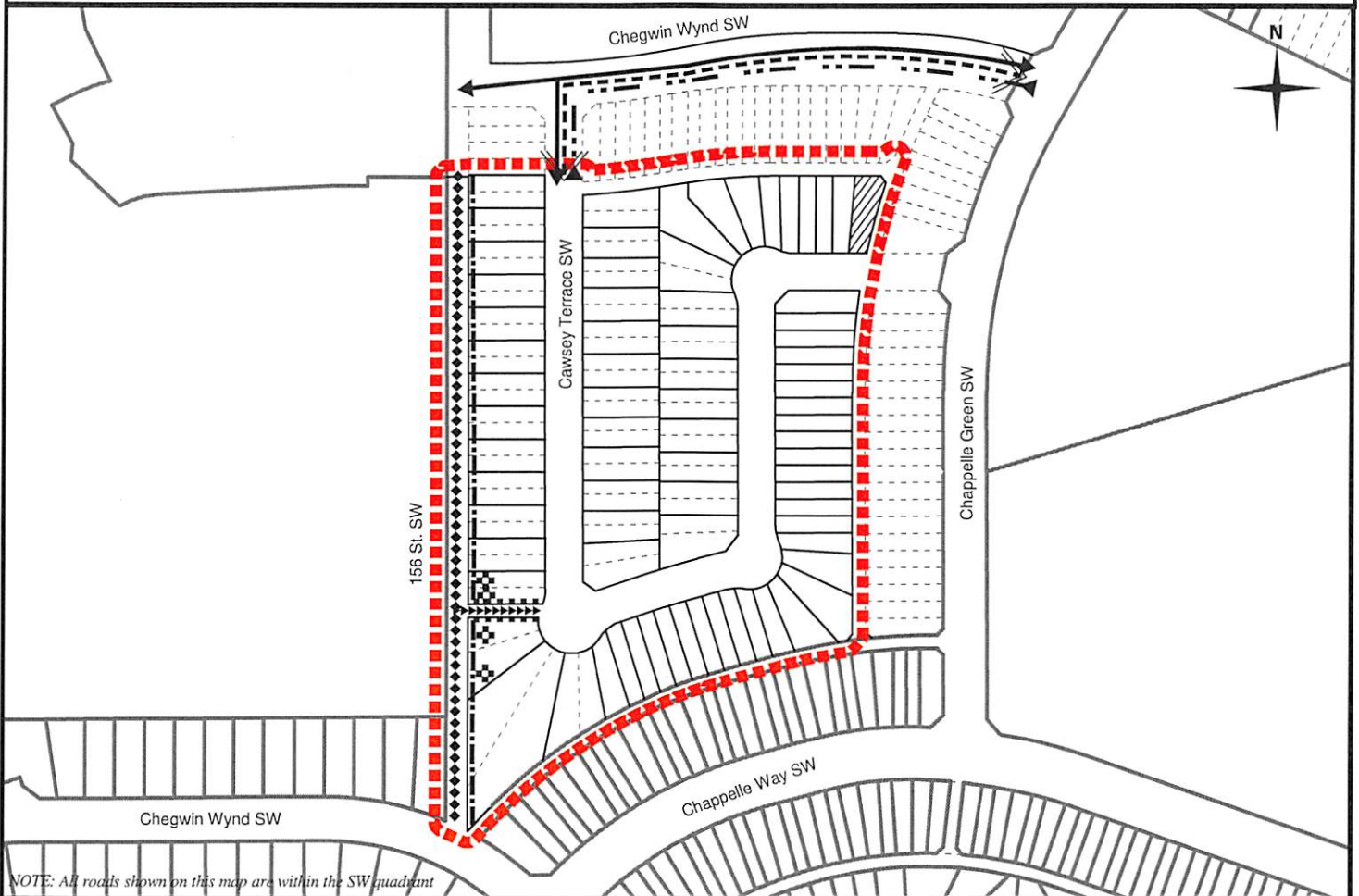
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

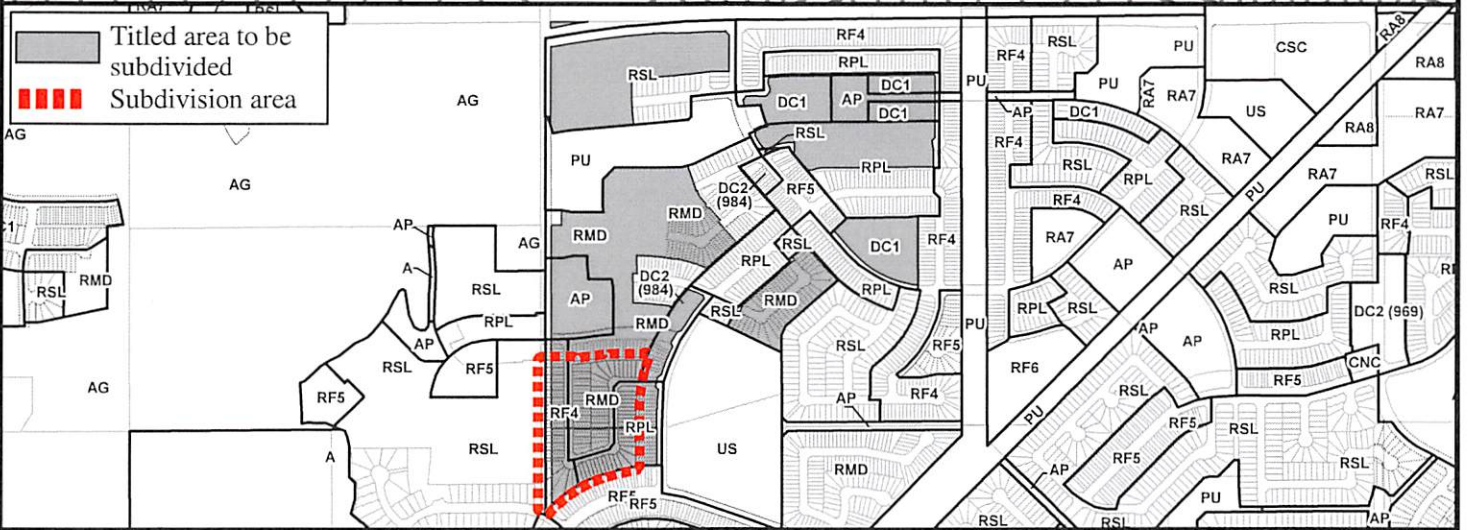
June 14, 2018

LDA 18-0015

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Restrictive covenant re: Disturbed Soil
-  Property line may be modified to accomodate waste management vehicles
-  1.5 m concrete sidewalk
-  Sanitary sewer extension
-  Watermain extension
-  Temporary 6 m roadway
-  3 m hard surface shared use path



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2018

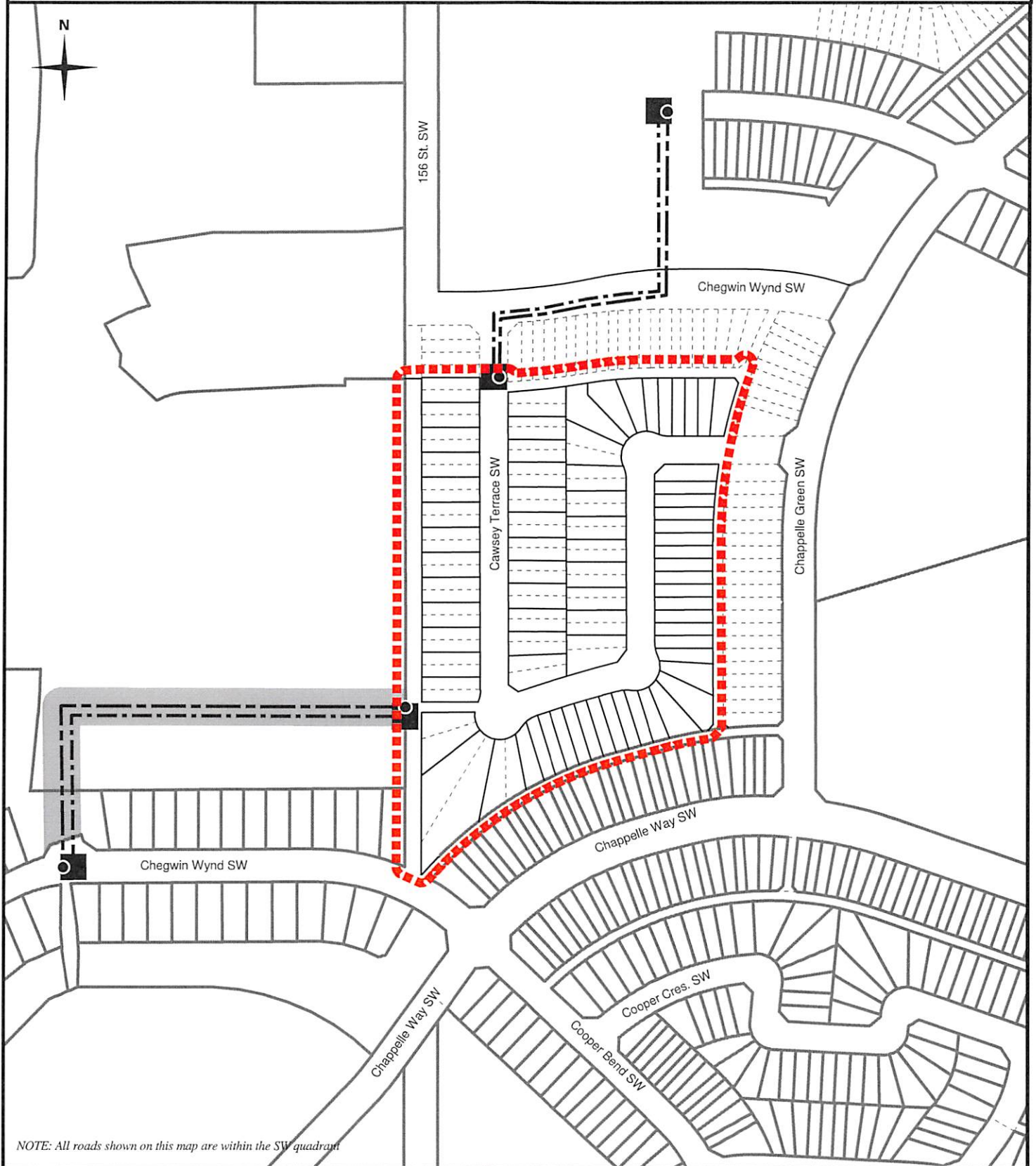
LDA 18-0015

■■■■ Limit of proposed subdivision

—●— Temporary major drainage infrastructure

—■— Storm sewer extension

■ Register easement



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



June 14, 2018

File No. LDA18-0119

Stantec
10160 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Kim Petrin

RE: Tentative plan of subdivision to create 85 single detached residential lots, two (2) Public Utility lots, one (1) Municipal Reserve lot, and one (1) Future Natural Area Municipal Reserve lot from Lot 1, 982 3999 and the SE 25-51-24-W4M, located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on June 14, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.212 ha lot 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., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, 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 (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 install alley lighting on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a temporary 6 m gravel surface roadway connection with Phases 1 and 3, 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 extensions, 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 within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the 8 m alley serving the reverse housing be constructed to a residential standard to an approved cross-section to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services. A swept path analysis must be included with the engineering drawings. "No Parking" signage may be required to maintain sufficient clearance for fire truck movements through the roadway, as shown on Enclosure I. Details will be reviewed with engineering drawings;
14. that the owner construct the 6 m alley, between 5 Avenue SW and the alley serving the reverse housing development, to a paved residential standard of sufficient width to support the wheels of a fire truck, as shown on Enclosure I. This alley is required for emergency access purposes. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and determine the extent of the paved surface;
15. that subject to Condition II(14) above, the owner pays for the installation of "Emergency Access Only" signage in the alley 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;
16. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 982 3999 in the amount of 1.212 ha is being provided by dedication with this subdivision.

The dedication of the MR parcel with this subdivision and future dedication of approximately 0.78 ha of arterial road right of way for 34 Street SW, will result in an over dedication of approximately 0.42 ha for the combined area of SE 25-51-24-W4M and Lot 1, Plan 982 3999. The future 0.42 ha Natural Area (MR) parcel being created with this subdivision will be purchased by the City of Edmonton. The value should be based on natural area values, not at developable land value. The amount of Natural Area (MR) the City of Edmonton will purchase is likely to change with the dedication of arterial road right of way (34 Street SW). Subsequent to MR dedication the existing DRC for Lot 1, Plan 982 3999 will be discharged in full.

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

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

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

Regards,

Blair McDowell
Subdivision Authority
















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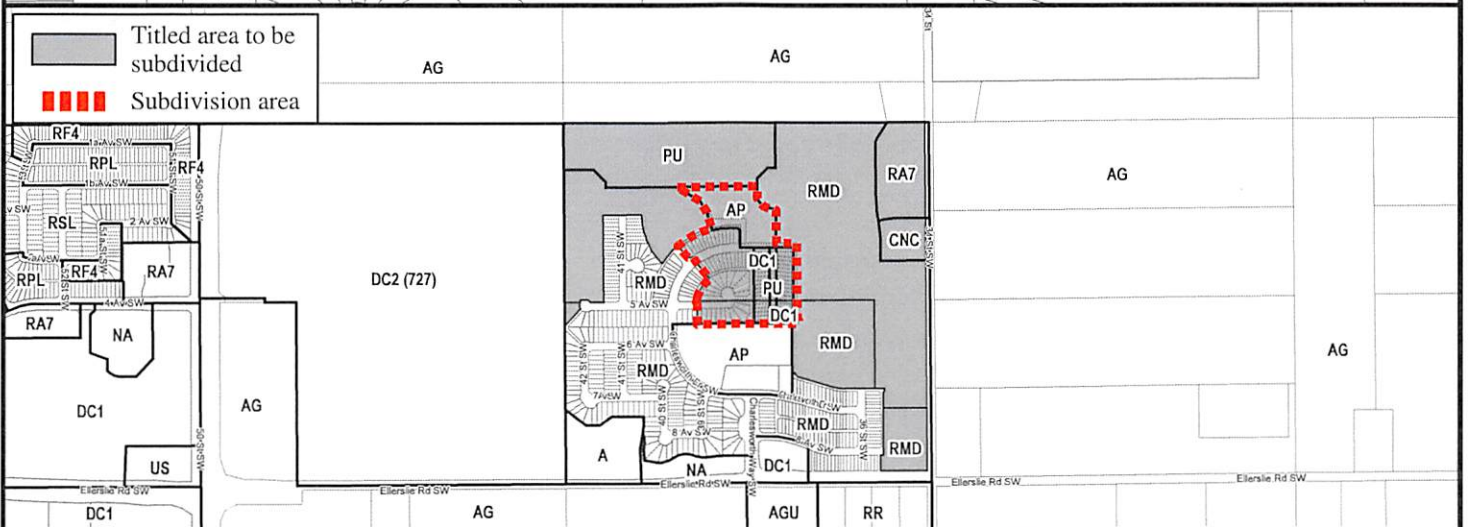
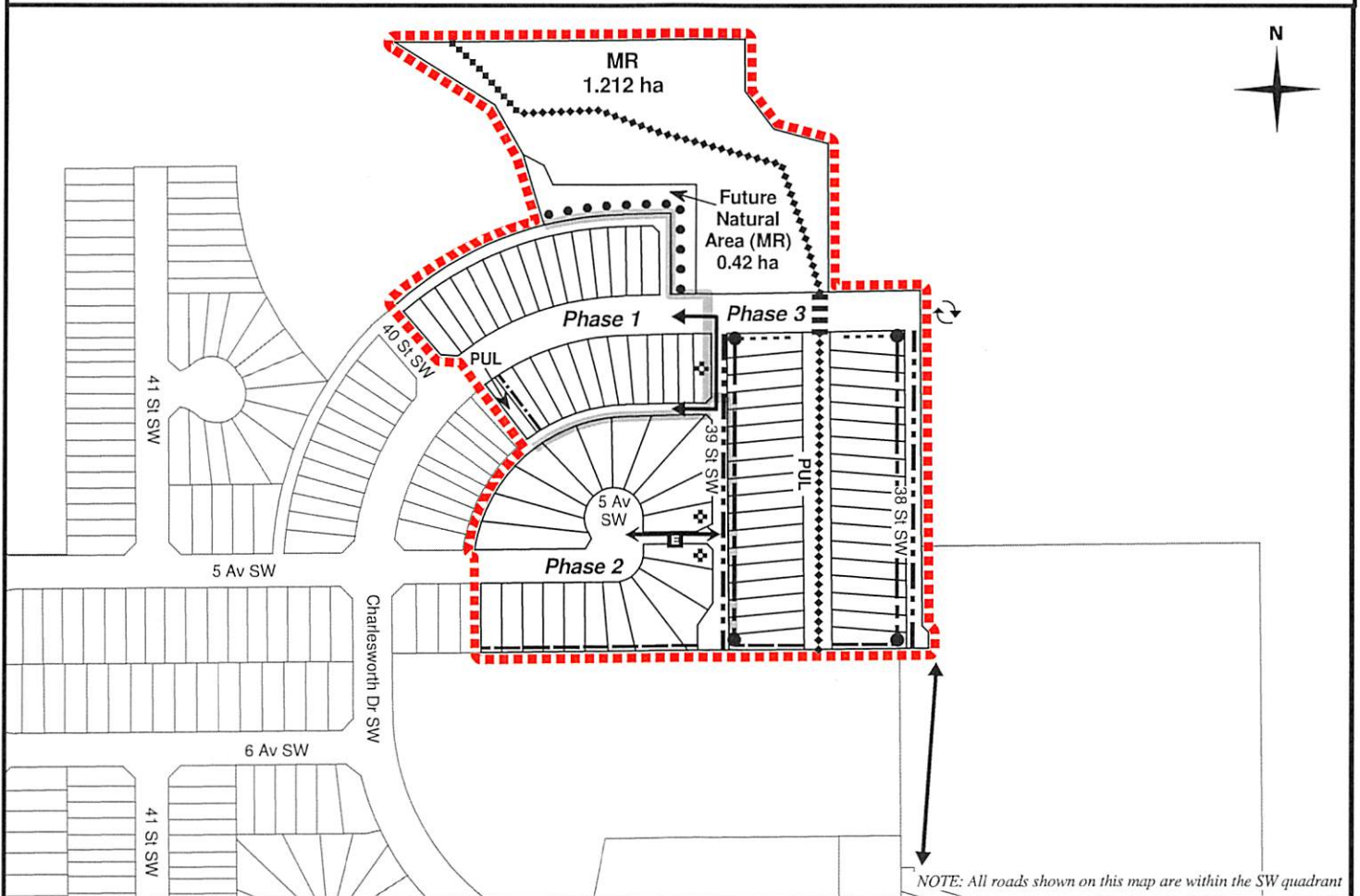
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2018

LDA18-0119

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Temporary 6 m roadway |
|  | Phasing line |  | 8 m alley to an approved cross-section |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 6 m alley with paved surface for fire truck wheels |
|  | 1.8 m uniform fence |  | Alley lighting within easement |
|  | 1.2 m uniform fence |  | Emergency access only signage |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: Disturbed Soil |
|  | Zebra marked crosswalk |  | Bollards |
|  | Temporary 12 m radius turnaround | | |





June 14, 2018

File No. LDA14-0456

Stantec Consulting Ltd.
10160 122 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 142 single detached residential lots, 66 semi-detached residential lots, two (2) multiple family lots (MFL) and one (1) commercial lot, from Lot B, Plan 5396 NY, Lot 19, Block 19, Plan 152 1541 and the NW 36-52-26-W4M located south of Stony Plain Road NW and east of 231 Street NW; **SECOND**

The application has revised the phasing from the last approval dated August 4, 2016. This application also incorporates the increase of six (6) single detached lots that was approved through LDA17-0096 dated March 9, 2017.

I The Subdivision by Plan is APPROVED on June 14, 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 as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a 15 m x 1.2 m easement on the lots north and south of the well site within Phase 2 and Phase 6 to restrict the development of permanent structures; and
5. 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 and 231 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the proposed Public Utility lot be dedicated as road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs 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);
8. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Final Acceptance Certificate (FAC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. 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 constructs, with Phase 1, the first two (2) lanes of 231 Street NW to an arterial roadway standard including shared use path, channelization, lighting any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the modification to the intersection of Stony Plain Road and 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs 227A Street NW to an urban collector standard with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. 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;
14. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extension. The sanitary and storm sewer main extensions in Phase 5 must be constructed prior to or concurrent with Phase 4, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II;
16. that the owner construct a 2.1 m berm centered on property line and 2.4 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards and in conformance with the accepted noise study, for all lots backing onto or flanking Stony Plain Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 0.6 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards and in conformance with the accepted noise study, for all lots backing onto or flanking 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve was addressed through Phase 1 of LDA14-0456.

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 #160938026-001

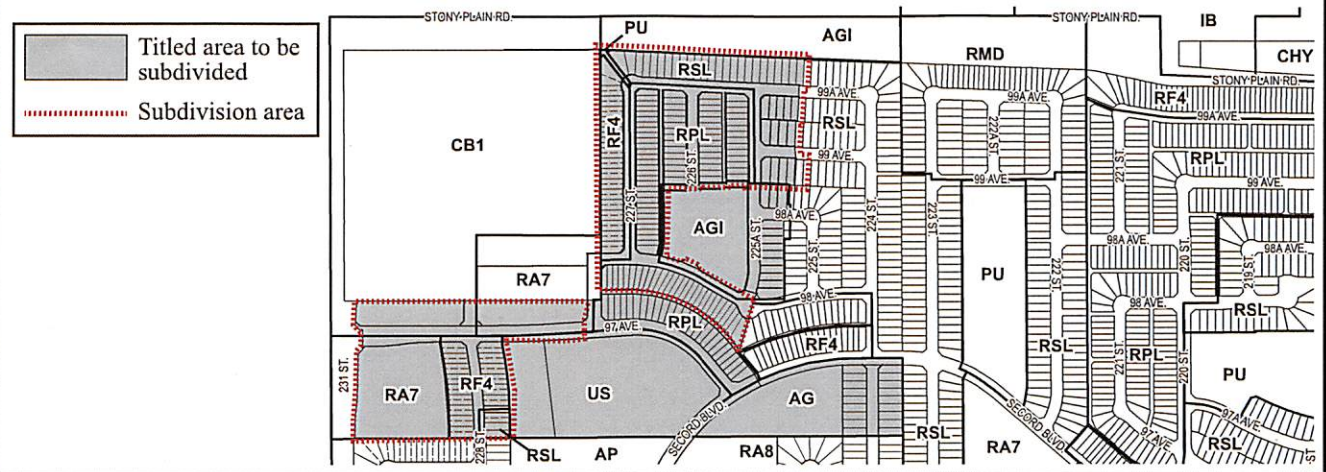
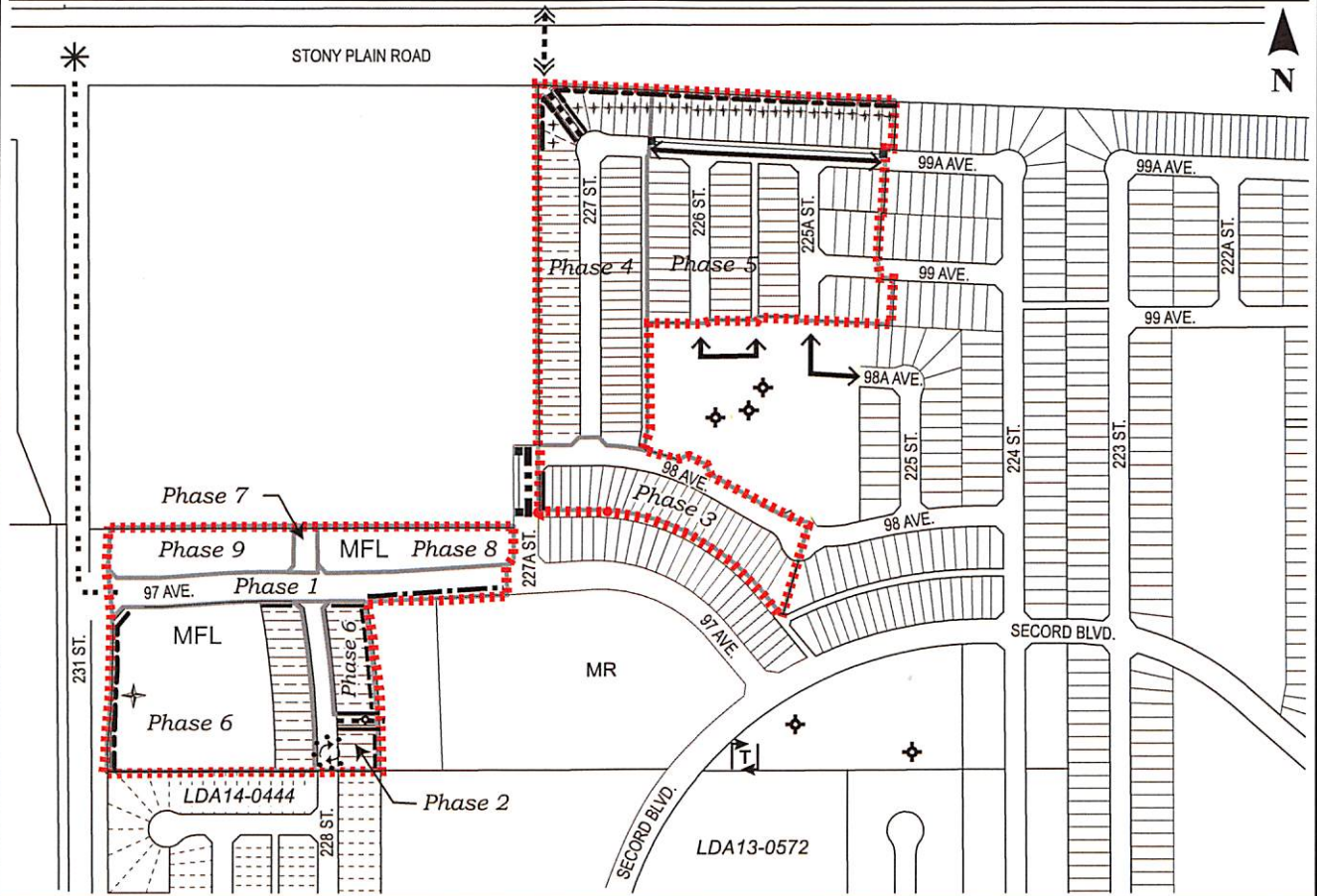
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2018

LDA14-0456

- | | |
|--|---|
|  Limit of proposed subdivision |  2 m mono-walk |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Temporary 6 m roadway |
|  1.8 m uniform fence |  Construct collector roadway |
|  Berm and noise attenuation fence |  Restrictive covenant re: berm and fence |
|  Temporary 12 m radius turnaround |  Watermain extension |
|  Temporary 17 m radius transit turnaround |  Abandoned well site |
|  1.5 m concrete sidewalk |  Modification to the intersection of Stony Plain Road and 231 Street |
|  Construct first two lanes of 231 Street |  Sanitary and storm sewer extension |



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2018

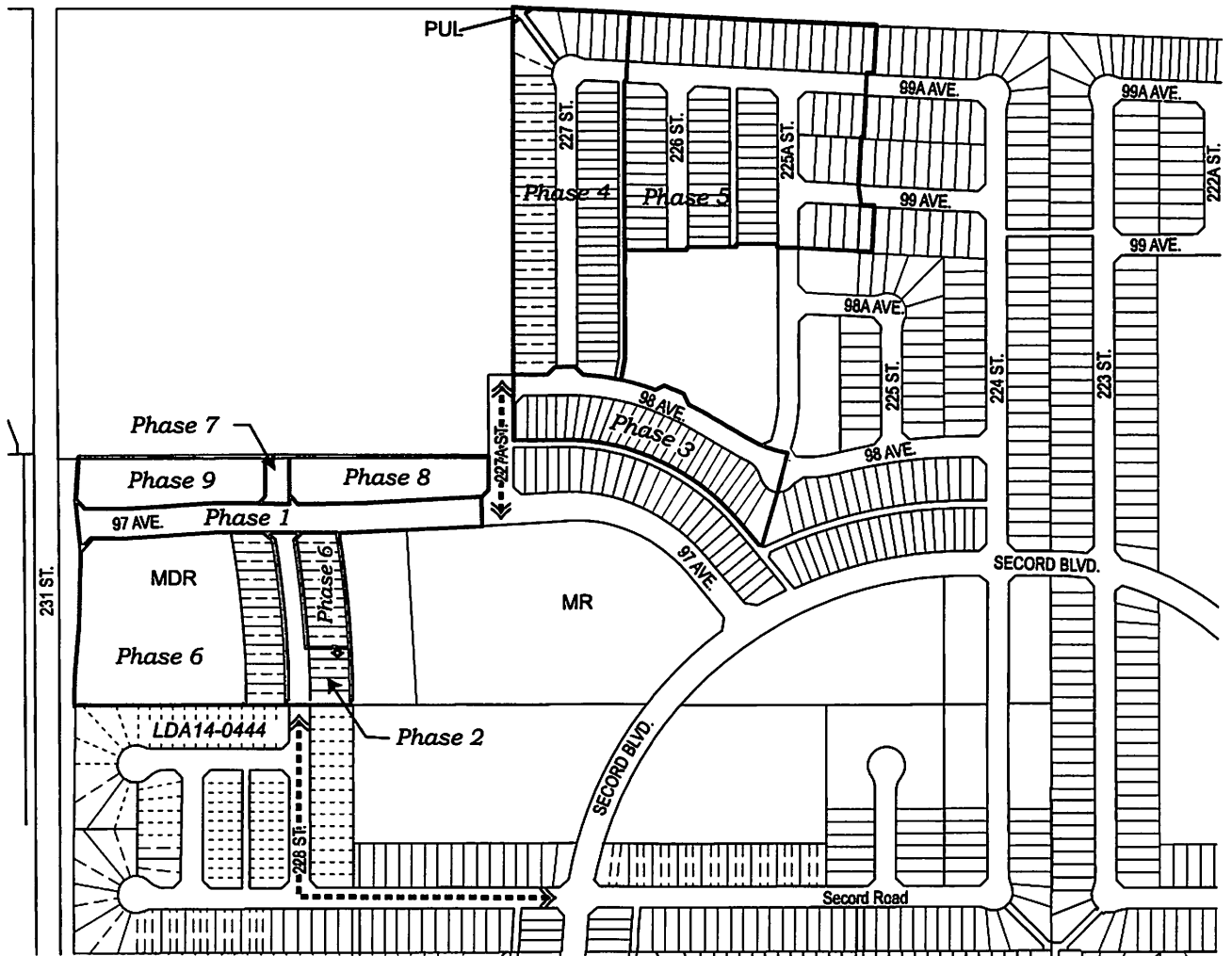
LDA14-0456

Watermain extension



STONY PLAIN ROAD

PUL





Subdivision Authority

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

June 14, 2018

File No. LDA16-0167

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 113 single detached residential lots, one (1) other lot, one (1) Environmental Reserve lot, two (2) Municipal Reserve lots, and one (1) Public Utility lot, from Lot N, Block 99, Plan 152 2816, located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

The application has revised the conditional approval dated January 19, 2017 by reducing the number of single detached lots by seven (7) lots.

I The Subdivision by Plan is APPROVED on June 14, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.52 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.04 ha lot and a 0.07 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services 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;
5. that the approved subdivision LDA14-0316 be registered prior to or concurrent with this application for the dedication of a Storm Water Management Facility (SWMF) and ER;
6. that the owner register a freeboard restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking the SWMF as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the by CT & Associates Engineering Inc. geotechnical report (File No.02-596.02); and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, within the MR and ER lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting and bollards, within the MR greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path to a residential alley structure with bollards, within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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

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

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

MR for lot N, Block 99, Plan 152 2816 was addressed by a Deferred Reserve Caveat (DRC) through LDA14-0442. The DRC will be reduced with the dedication of the MR and ER lots and the remainder will carry forward on title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #189110637-001

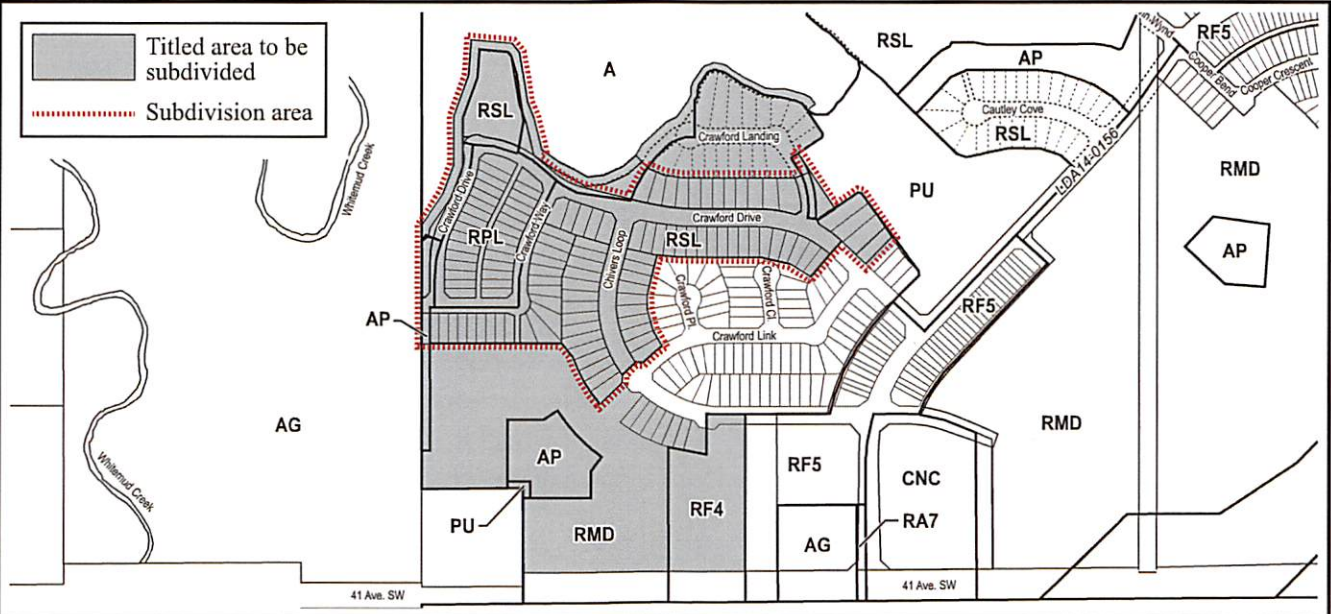
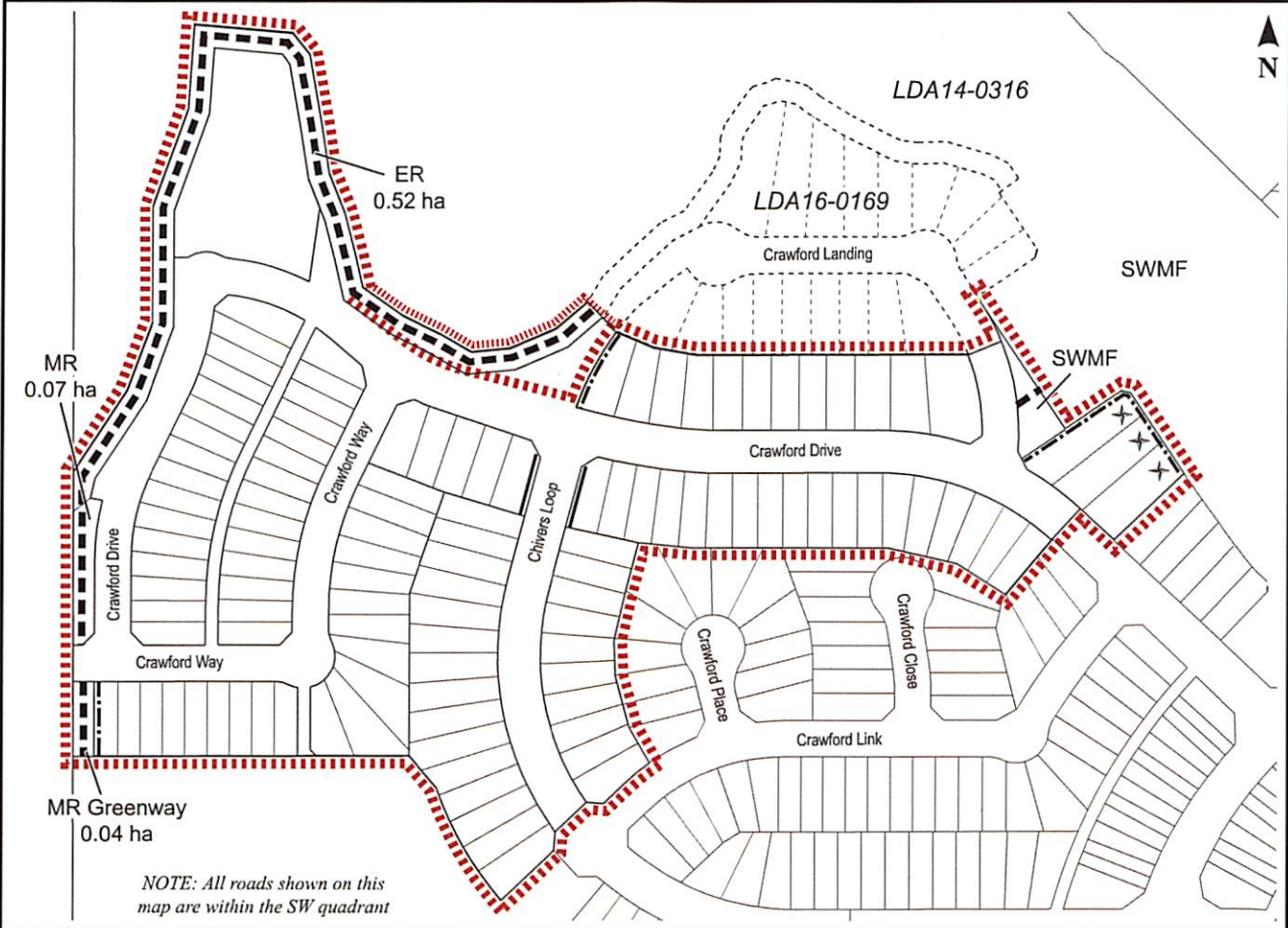
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 14, 2018

LDA16-0167

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 3 m hard surface shared use path
- + Restrictive covenant re: freeboard





Subdivision Authority

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

June 14, 2018

File No. LDA17-0713

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 3, Plan N727 HW located north of 75 Avenue NW and east of 114 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on June 14, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed lots; 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,

Blair McDowell
Subdivision Authority

BM/gq/Posse #270124396-001

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 (\$391.00) 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 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).
- The McKernan neighborhood is on the Neighbourhood Renewal Program. This particular location is scheduled for reconstruction in 2018. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right of way.

Servicing

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

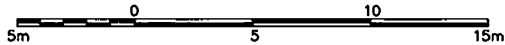
LOT 11, BLOCK 3, PLAN 727 H.W.

IN THE

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

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



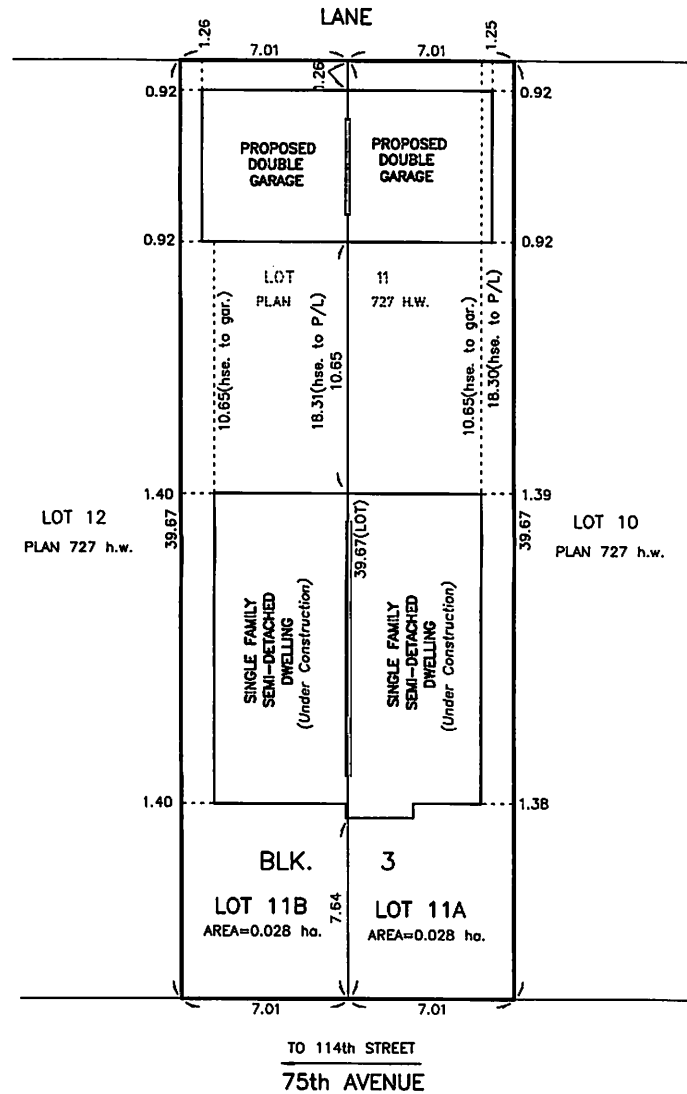
DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 13, 2017
 REVISED: -

FILE NO. 17C0730

DWG.NO. 17C0730T





Subdivision Authority

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

June 14, 2018

File No. LDA18-0153

Challenger Geomatics Ltd.
200-9945 50 Street NW
Edmonton, AB T6A 0L4

ATTENTION: Robert Cream

RE: Tentative plan to subdivide a portion of Lot 17, Block 5, Plan 022 1691 for the purpose of consolidation with Lot 18, Block 5, Plan 052 1626 located east of 91 Street NW and south of 63 Avenue NW; **CORONET ADDITION INDUSTRIAL**

The Subdivision by Plan is APPROVED on June 14, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to the proposed lots;
2. that the owner submit a detailed lot grading plan and on-site stormwater management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Development Services; 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,

Blair McDowell
Subdivision Authority

BM/gq/Posse #277087789-001
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.

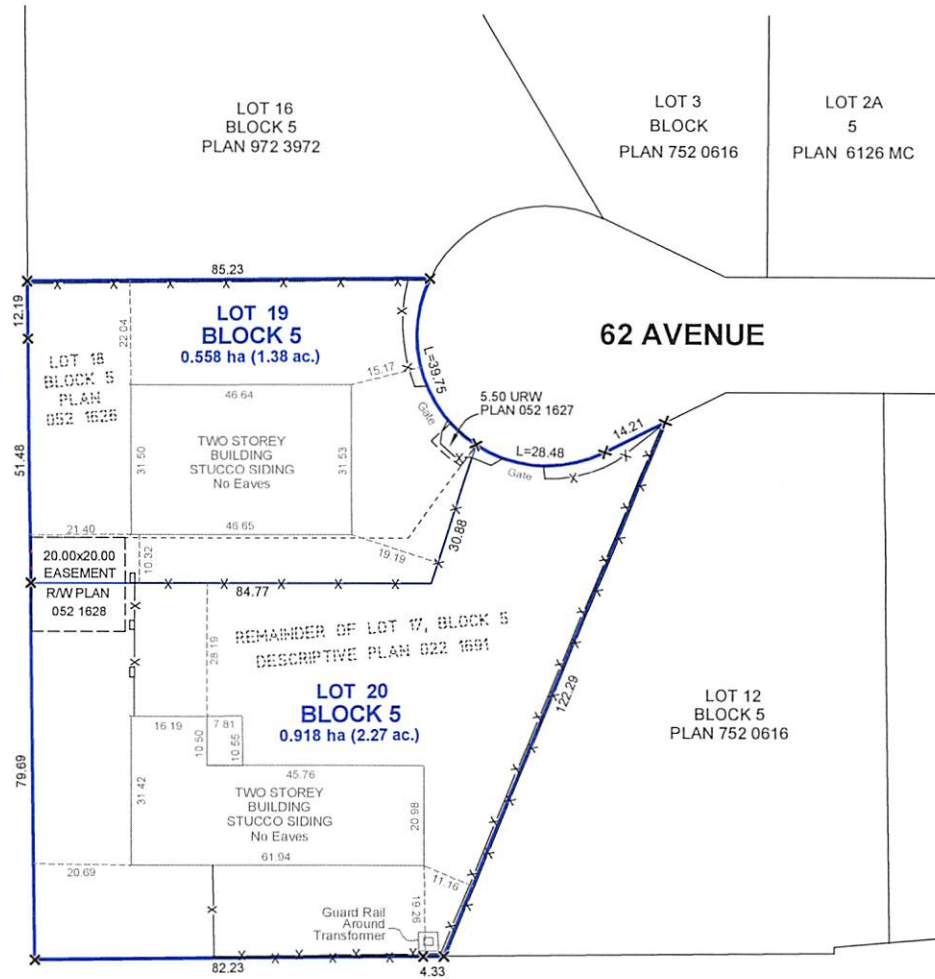
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

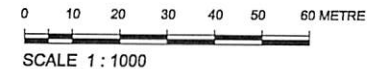
91 STREET



RAILWAY PLAN 690 EO

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
 OF
Lot 17, Block 5,
Descriptive Plan 022 1691
And
Lot 18, Block 5, Plan 052 1626
 S.W. 1/4 SEC. 22, TWP. 52, RGE. 24, W. 4 M.

CITY OF EDMONTON - ALBERTA



NOTE:

- Distances are shown in metres and decimals thereof
- Area affected by this plan shown bounded thus
- Fence Lines shown X
- Calculated positions are shown thus X

AREA REQUIRED FROM:

Lot 17, Block 5, Descriptive Plan 022 1691	= 1.01 ha (2.50 ac.)
Lot 18, Block 5, Plan 052 1626	= 0.468 ha (1.15 ac.)
TOTAL	= 1.48 ha (3.65 ac.)

LIST OF ABBREVIATIONS USED ON THIS PLAN

ac.	Acres
ALS	Alberta Land Surveyor
ha	hectare
L	Length of Curve
M	Meridian
N,S,E,W	North, South, East, West
R/W	Right of Way
RGE	Range
SEC.	Section
TWP.	Township
URW	Utility Right of Way

Dated at Edmonton, Alberta on
 March 14, 2018

Robert Cream
 ROBERT CREAM, ALS



	www.challengergeomatics.com	Dwn by: SM
	Edmonton Calgary Ft. McMurray	Chk. by: AMK/RC
	Grande Prairie Drayton Valley Whitehorse	Date: Mar. 13, 2018
	Yellowknife	File: 51920-TENT



Subdivision Authority

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

June 14, 2018

File No. LDA18-0177

Delta Land Surveys
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 46, Plan 172 2029, located south of 97 Avenue NW and west of 151 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on June 14, 2018, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed lots;
2. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #277668025-001
Enclosures

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 151 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.

Building / Site

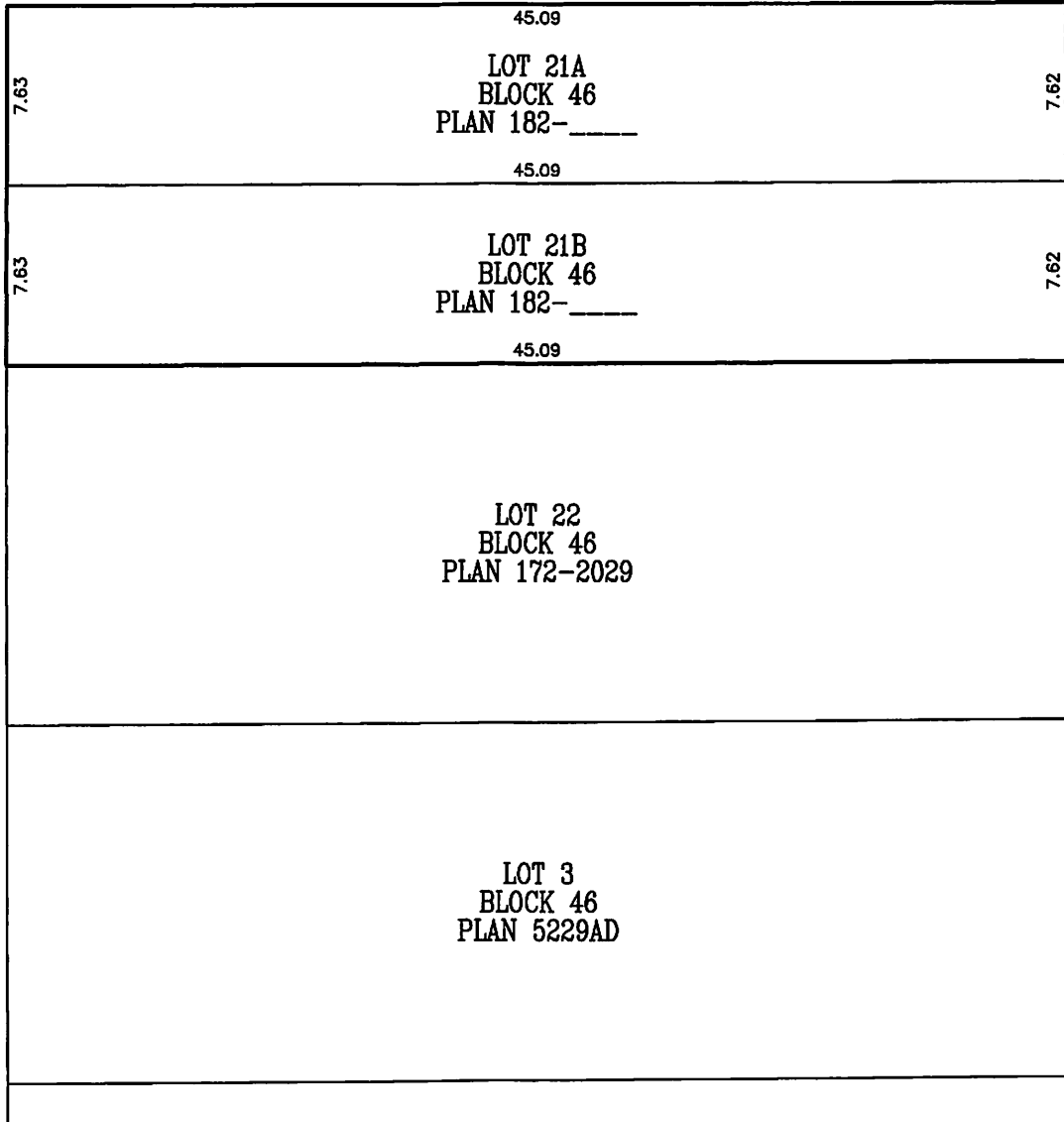
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- 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).



97 AVENUE



LANE

151 STREET

45.09
LOT 21A
BLOCK 46
PLAN 182-_____

7.63

7.62

45.09

LOT 21B
BLOCK 46
PLAN 182-_____

7.63

7.62

45.09

LOT 22
BLOCK 46
PLAN 172-2029

LOT 3
BLOCK 46
PLAN 5229AD

TENTATIVE PLAN

OWNER'S NAME
HUGYA HOLDINGS LTD.

SHOWING PROPOSED SUBDIVISION OF
LOT 21, BLOCK 46, PLAN 172-2029
15105 - 97 AVENUE
CITY OF EDMONTON - ALBERTA

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

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

SCALE 1:300 | JOB NO. I0106LTO | MAR. 21, 2018.



Subdivision Authority

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

June 14, 2018

File No. LDA18-0178

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 9, Block 10, Plan 2938 HW, located south of 74 Avenue NW and west of 118A Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on June 14, 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 Kristen Rutherford at kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #277676271-001
Enclosures

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 118A 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.

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 9.5 m south of the north property line of Lot 9 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.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

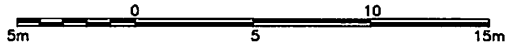
LOT 9, BLOCK 10, PLAN 2938 H.W.

IN THE

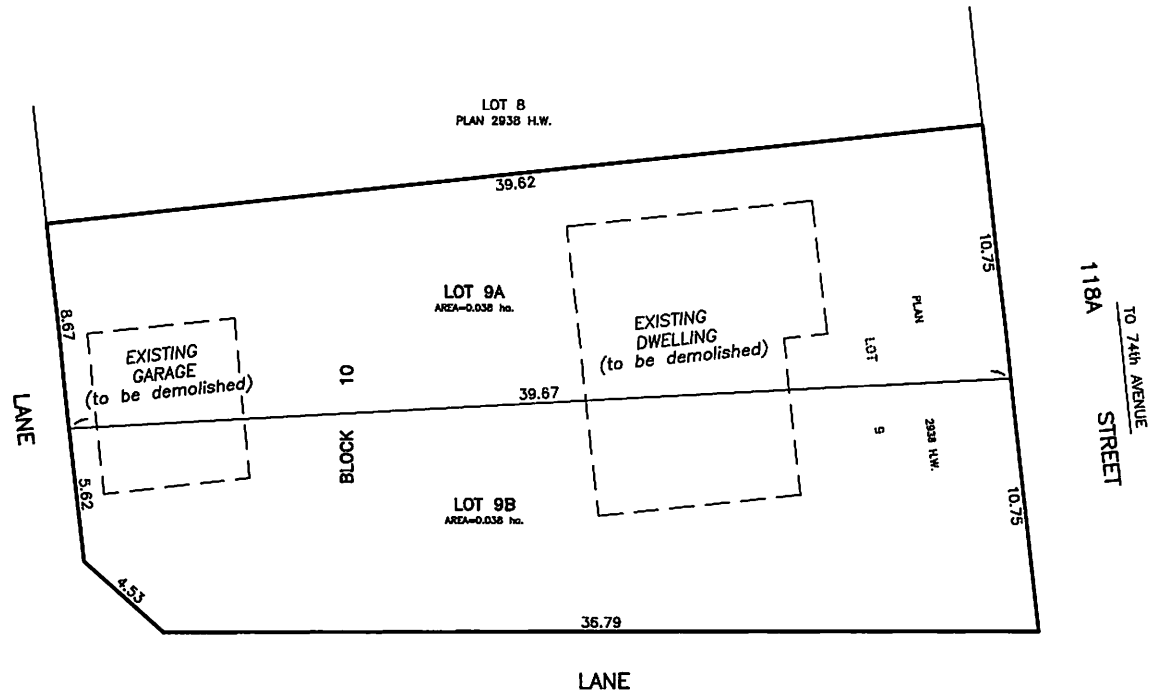
N.1/2 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 D.G. CHEN, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5508

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 21, 2018

REVISED: -

FILE NO. 18S0210

DWG.NO. 18S0210T



Subdivision Authority

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

June 14, 2018

File No. LDA18-0187

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 22, Block 3, Plan N727 HW, located south of 76 Avenue NW and west of 113 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on June 14, 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 #278028814-001

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.

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 5.2 m east of the west property line of Lot 22 and 2.0 m west of the east property line of lot 22 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.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

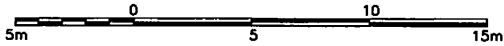
SHOWING SUBDIVISION OF

LOT 22, BLOCK 3, PLAN N727 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



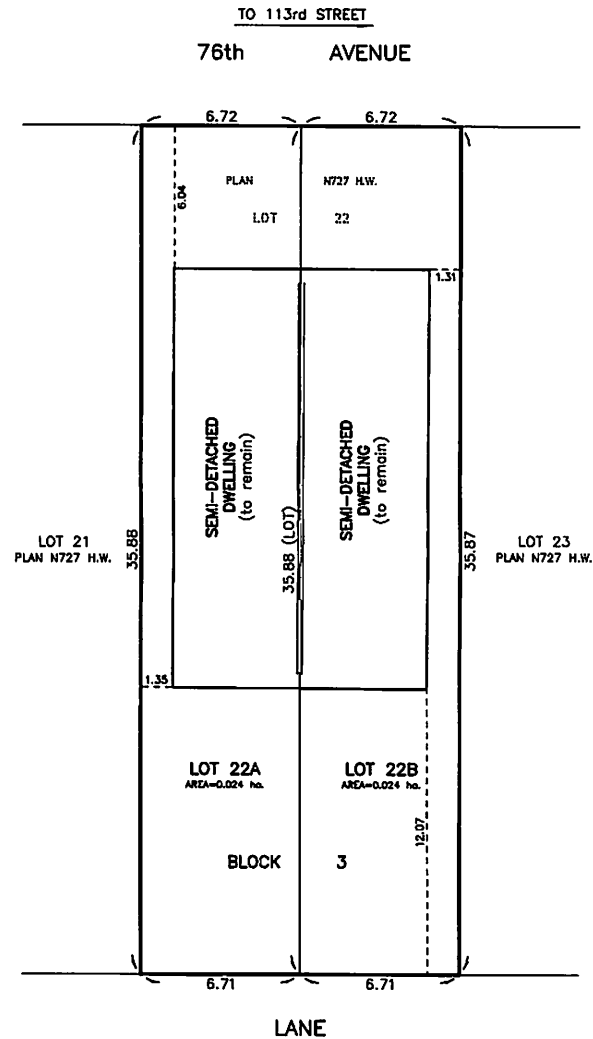
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 22, 2018
REVISED: -

FILE NO. 18S0196

DWG.NO. 18S0196T





Subdivision Authority

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

June 14, 2018

File No. LDA18-0208

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 38, Block 8, Plan 3543 HW located north of 66 Avenue NW and west of 105 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on June 14, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #279420142-001

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 66 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- The Allendale neighborhood is on the Neighbourhood Renewal Program. This particular location is scheduled for reconstruction in 2018/2019. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right of way.

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).
- 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

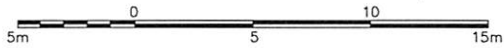
LOT 38, BLOCK 8, PLAN 3543 H.W.

IN THE

S.E.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

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



NOTE:
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 - AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



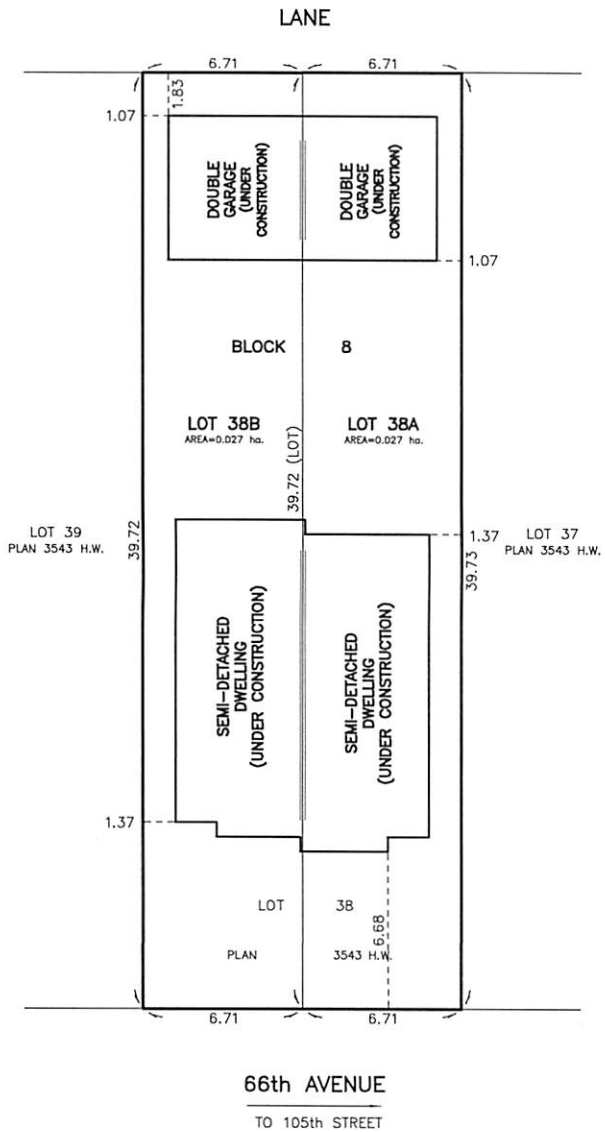
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: April 6, 2018
 REVISED: -

FILE NO. 17C0302T

DWG.NO. 17C0302T





Subdivision Authority

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

June 14, 2018

File No. LDA18-0250

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 2, Plan N727 HW, located north of 75 Avenue NW and east of 113 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on June 14, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #282012354-001

Enclosure

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

Building / Site

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

Servicing

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

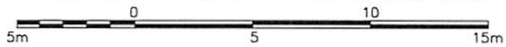
LOT 12, BLOCK 2, PLAN N727 H.W.

IN THE

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

EDMONTON ALBERTA

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



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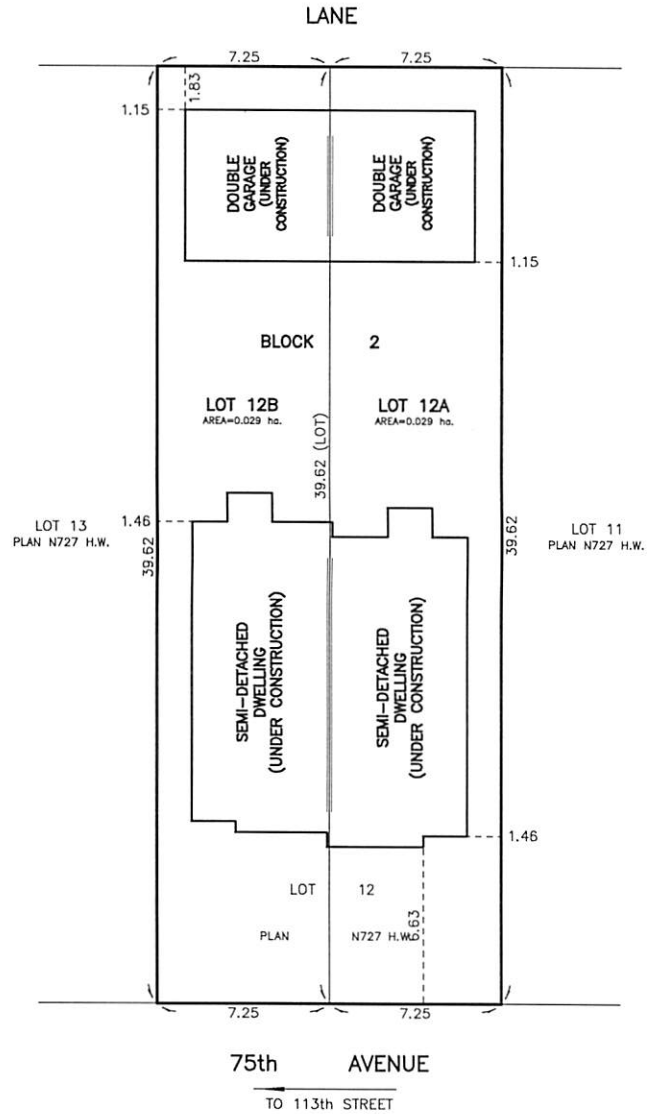
DRAWN BY: J.V.

CALC'D. BY: J.V.

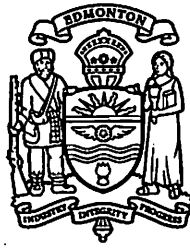
DATE: May 9, 2018
 REVISED: -

FILE NO. 17C0729

DWG.NO. 17C0729T



Thursday, June 7, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the June 7, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the May 31, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0654 266089764-001	Tentative plan of subdivision create 116 single detached lots, 12 semi-detached lots, 11 row housing lots, three (3) multiple family lots, and one (1) Public Utility lot, from the NW and SW 29-53-24-W4M and the NE 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA13-0305 140492822-001	REVISION of conditionally approved tentative plan of subdivision to create 87 single detached residential lots, 32 semi-detached residential lots, and 15 row housing lots, from the SE 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 as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA18-0075 273504302-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 35, Block 1, Plan 142 0266 located south of 109 Avenue NW and east of 170 Street NW; YOUNGSTOWN INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0141 276413565-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, BLock 5, Plan 3992 ET, located south of 98 Avenue NW and west of 155 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0152 277198035-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 45, Plan 934 AI located south of 98 Avenue NW and east of 152 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0175 277782270-001	Tentative plan of subdivision to create two (2) Bareland Condominium units for an existing semi-detached dwelling from Lot 4, Block 11, Plan 8661 T, located north of 127 Avenue NW and west of 122 Street NW; CALDER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0180 278475523-001	Tentative plan of subdivision to create one (1) multiple family residential unit and two (2) remnant units from Lots 9-12, Block 27, Plan 6447 AL located south of 98 Avenue NW and east of 92 Street NW; CLOVERDALE
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0198 279117794-001	Tentative plan of subdivision to create two (2) condominium bare land units from Lot 14, Block 17, Plan RN76, located south of 121 Avenue NW and west of 85 Street NW; EASTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.	