

Thursday, June 28, 2018

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA

MEETING NO. 26

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 28, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 21, 2018 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0589 264814885-001	Tentative plan of subdivision to create 43 single detached residential lots and 38 semi-detached residential lots from Lot A, Block 1, Plan 182 1095 and the NE/NW 15-51-24-W4M (172 310 320 +3), located south of 23 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
2.	LDA17-0205 245052628-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) block shell, from the SW 22-51-25-W4M located south of 18 Avenue SW and east of 170 Street SW; GLENRIDGING HEIGHTS
3.	LDA17-0652 267503136-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 1, Block 19, Plan 172 0896 located south of Saddleback Road NW and west of 112 Street NW; BLUE QUILL
4.	LDA17-0696 267304178-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial bare land units and one (1) freestanding sign unit from Lot 4, Block 25, Plan 142 1576, located south of 167 Avenue and west of Brintnell Boulevard; BRINTNELL
5.	LDA18-0217 279915796-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from a portion of Lot 25, Lot 26, a portion of Lot 27, Block 139, Plan I23, located south of 79 Avenue NW and west of 109 Street NW; GARNEAU
6.	LDA18-0279 282086155-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 19, Plan 4423 MC, located south of 134 Avenue and west of 118 Street NW; KENSINGTON

7.	LDA18-0281 282324674-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 19, Plan RN 46, located south of 115 Avenue NW and west of 126 Street NW INGLEWOOD
8.	LDA18-0285 282319678-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 5, Plan RN 41, located south of 130 Avenue NW and west of 116 Street NW; CALDER
9.	LDA18-0287 283232281-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 10, Block 57, Plan 4649 HW, located south of 102 Avenue NW and east of 84 Street NW; FOREST HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

June 28, 2018

File No. LDA17-0589

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 43 single detached residential lots and 38 semi-detached residential lots from Lot A, Block 1, Plan 182 1095 and the NE/NW 15-51-24-W4M (172 310 320 +3), located south of 23 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on June 28, 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 Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA17-0118 and LDA17-0587 be registered prior to or concurrent with this application for underground servicing and logical roadway extensions;
4. that Bylaw 18445 to close 30 Avenue SW shall be approved prior to the endorsement of this plan of survey;
5. 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
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs temporary major drainage infrastructure for this subdivision to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs the underground storm system within Phase 2 prior to or concurrent with the construction of Phase 1, to the satisfaction of Subdivision and Development Coordination;
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; and
11. that the owner is responsible for the landscape design and construction within, 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 Reserves (MR) for the NE/NW 15-51-24-W4M (172 310 320 +3) was addressed through LDA07-0201 with a Deferred Reserve Caveat (DRC) in the amount of 4.208 (instrument No. 102295727) registered on title. This DRC was subsequently used in its entirety to assemble a portion of the School/Park site in LDA14-0525 (Lot 200MR, Block 16, Plan 1523283).

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC with LDA14-0219. 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #264814885-001

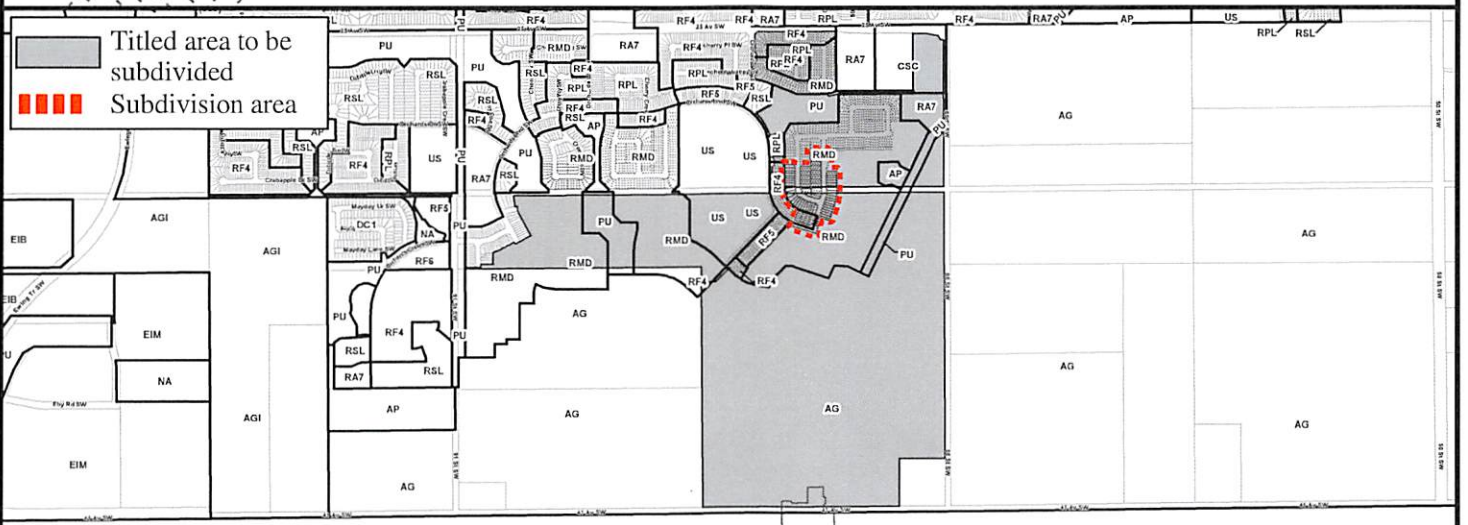
Enclosure(s)

- Limit of proposed subdivision
- Phasing line

- 1.5 m concrete sidewalk
- 1.8 m uniform screen fence as per Zoning Bylaw



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





Subdivision Authority

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

June 28, 2018

File No. LDA17-0205

City of Edmonton
10th Floor, 10111-104 Ave NW
Edmonton, AB T5J 0J4

ATTENTION: Jennifer van Popta

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) block shell, from the SW 22-51-25-W4M located south of 18 Avenue SW and east of 170 Street SW;
GLENRIDGING HEIGHTS

The application has reduced the number of block shells from two (2) to one (1) from the original file which was approved on August 24, 2017.

I The Subdivision by Plan is APPROVED on June 28, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 5.214 ha by Deferred Reserve Caveat (DRC) registered against the SW 22-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 0.16 ha by a DRC registered against the block shell pursuant to Section 669 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
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; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the SW 22-51-25-W4M in the amount of 5.374 ha is being provided by DRC with this subdivision. The DRC will be distributed between the parent parcel (the SW 22-51-25-W4M) in the amount of 5.214 ha and the block shell in the amount of 0.16 ha.

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.

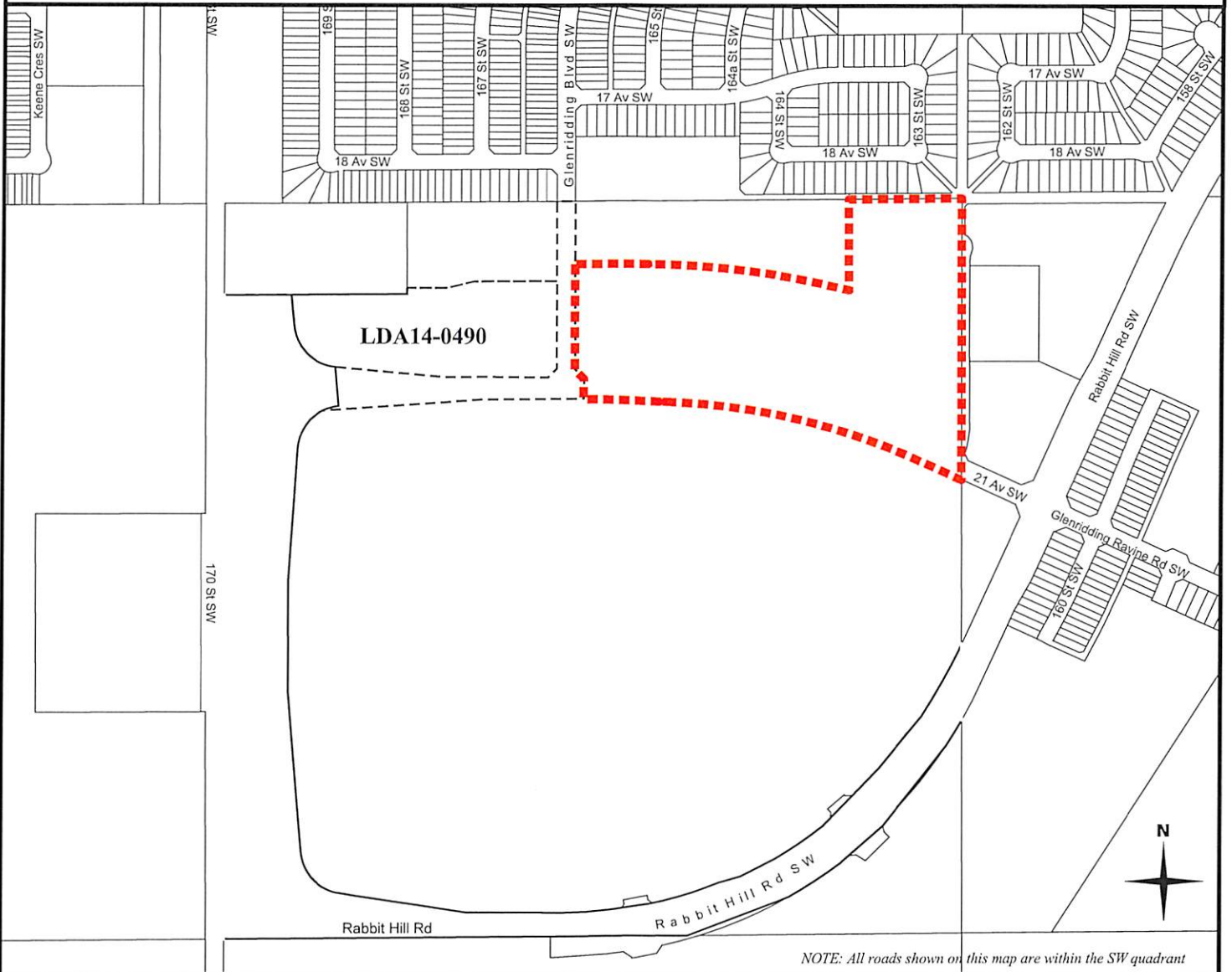
Regards,

Blair McDowell
Subdivision Authority

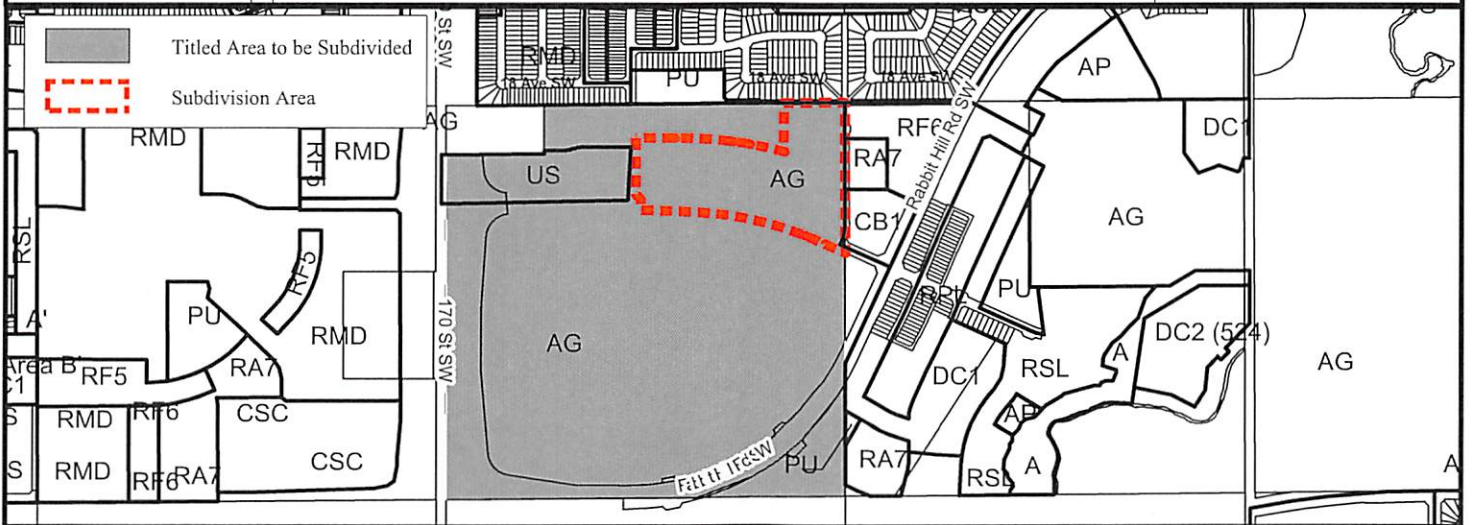
BM/mb/Posse #245052628-001

Enclosure

Limit of proposed subdivision



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





Subdivision Authority

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

June 28, 2018

File No. LDA17-0652

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

ATTENTION: Peter Plehwe

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 1, Block 19, Plan 172 0896 located south of Saddleback Road NW and west of 112 Street NW; **BLUE QUILL**

This application has been revised from the original approval dated January 11, 2018. The configuration of Unit 1 has been altered from the original application.

The Subdivision by Phased Condominium is APPROVED on June 28, 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 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 780-496-6092 or marco.beraldo@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #267503136-001

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 (\$2927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The entire road serving the units being constructed must be constructed with Phase I.

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

- That all municipal services enter the site through Common Property.
- 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 Drainage Planning and Engineering (water and sewer 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 (contact EPCOR Land and Administration Group at 780-412-3252).



R/W PLAN 1225 K.S.

R/W PLAN 556 R.S.

SADDLEBACK ROAD

R/W PLAN 1225 K.S.

R/W PLAN 556 R.S.



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

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay. The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

LANDMARK COMMUNITIES INC.

TENTATIVE PLAN SHOWING
PROPOSED PHASED
CONDOMINIUM DEVELOPMENT

OF
LOT 1, BLOCK 19, PLAN 172 0896

WITHIN THE


S.E. 1/4 SEC. 6, TWP. 52, RGE. 24, W.4 MER.

BLUE QUILL

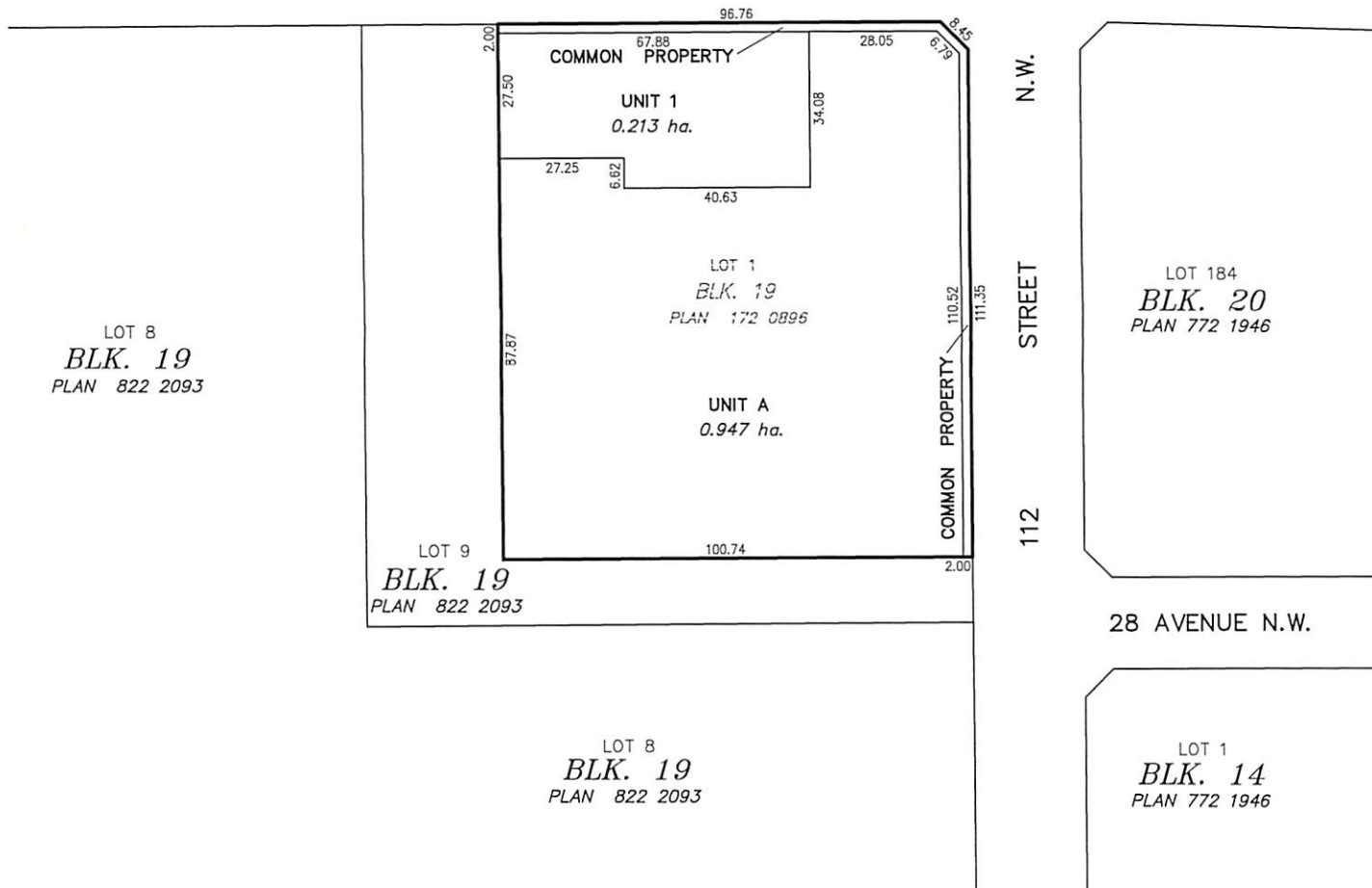
SCALE 1 : 1000

MARCH, 2018

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.20 Hectares

ADDRESS: 215 - SADDLEBACK ROAD NW





Subdivision Authority

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

June 28, 2018

File No. LDA17-0696

Northland Surveys
100 - 18103 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial bare land units and one (1) freestanding sign unit from Lot 4, Block 25, Plan 142 1576, located south of 167 Avenue and west of Brintnell Boulevard; **BRINTNELL**

The application has been revised from the original approval dated February 8, 2018. The original application was a Subdivision by Phased Condominium to create one (1) commercial condominium unit and one (1) remnant.

The Subdivision by Bare Land Condominium is APPROVED on June 28, 2018, subject to the following condition(s):

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #267304178-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,054.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.
- That the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act, 2000 has lapsed.

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.
- Any changes to the proposed bare land condominium unit(s) require the application be revised and approved by the Subdivision Authority.

Servicing

- that all municipal services enter the site through Common Property.
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.


PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT _____
 MAY 16, 2018
 A.D. REGISTRAR
 N.A.L.R.D.

REGISTERED OWNERS
 STRATOSPHERE CAPITAL
 (BRINTNELL) LTD.

CORPORATION ADDRESS
 201, 2520 ELLWOOD DRIVE S.W.
 EDMONTON, ALBERTA
 T6X 0A9

BRINTNELL
 PLAN SHOWING SURVEY OF
BARELAND CONDOMINIUM

OF
LOT 4 BLOCK 25 PLAN 142 1576
 WITHIN THE
 N.W.1/4 SEC.36 TWP.53 RGE.24 W.4th MER.
EDMONTON ALBERTA
2018

SCALE 1:500 L. CHAD FINNER, A.L.S.


NOTES AND LEGEND:

1. STATUTORY IRON SURVEY POSTS (P) FOUND SHOWN THUS - - - - -
2. STATUTORY IRON SURVEY POSTS PLANTED WITH PERMIT NUMBER P189 STAMPED THEREON SHOWN THUS - - - - -
3. MAGNETIC SPIKE FOUND OR PLACED IN ASPHALT ROADWAY SHOWN THUS - - - - -
4. (R)P DENOTES GEO-REFERENCE POINT (SEE MAPPING INFORMATION BELOW).
5. BEARINGS ARE ALBERTA SURVEY CONTROL GRID AND ARE ASSUMED AS SHOWN FROM PLAN 142 1576. (SEE MAPPING INFORMATION BELOW)
6. ALL DISTANCES SHOWN ARE IN METRES AND DECIMALS THEREOF.
7. URW DENOTES UTILITY RIGHT OF WAY.
8. R DENOTES RADIUS.
9. (R) DENOTES RADIAL DIRECTION TO CENTRE OF CURVE.
10. UNITS 1 THROUGH 3 ARE BARELAND UNITS; THE BOUNDARIES OF WHICH ARE GOVERNED BY THE MONUMENTS FOUND OR PLACED PURSUANT TO THE SURVEYS ACT.
11. AREA TO BE REGISTERED IS BOUNDED THUS - - - - - AND CONTAINS: 1.705 Hectares

SUBMISSION AUTHORITY

CITY OF EDMONTON
 FILE: XXXXXXXXXX

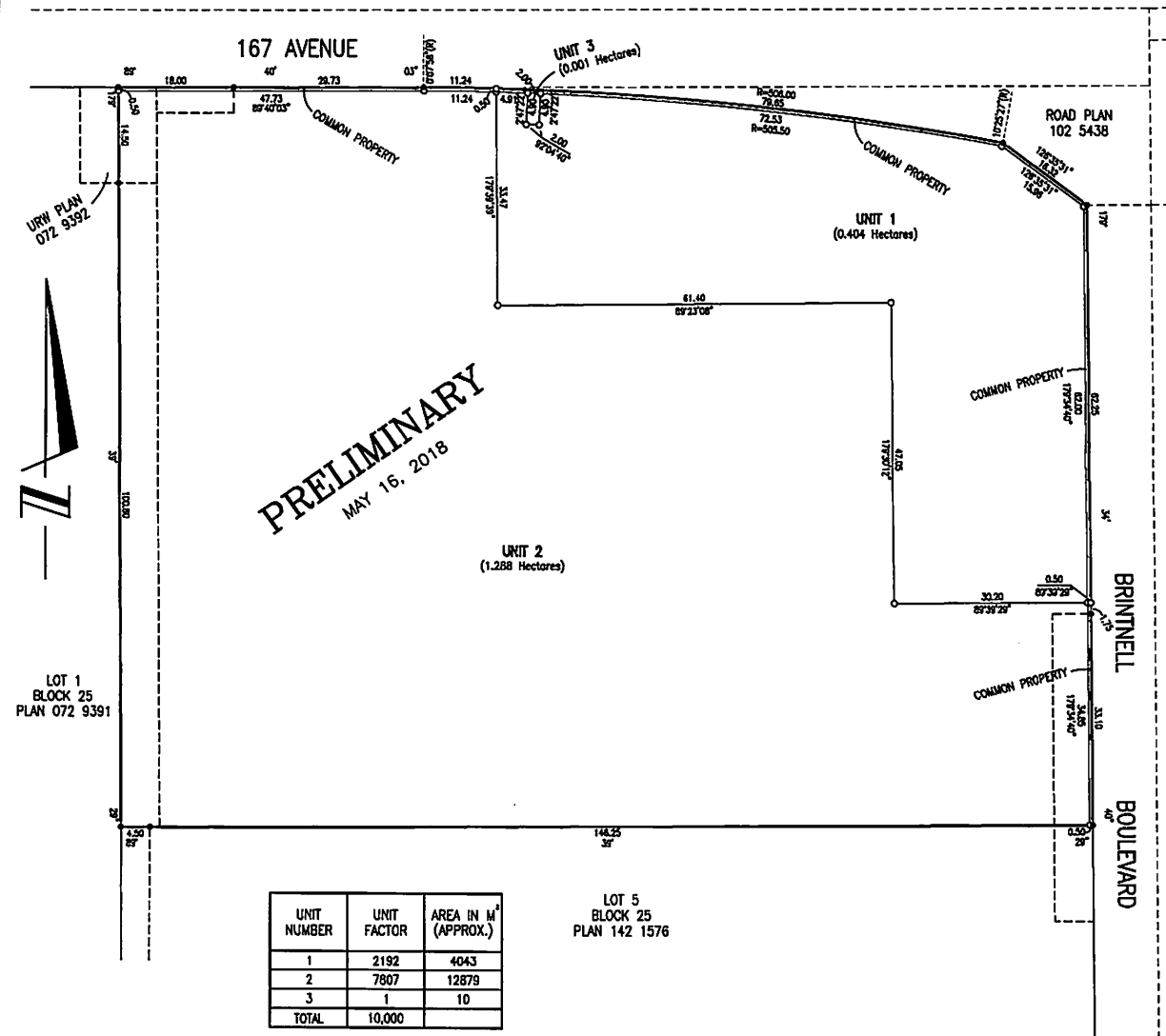
ALBERTA LAND SURVEYOR

L. CHAD FINNER
 FILE: 2357BL

THE SURVEY REPRESENTED BY THIS
 PLAN WAS PERFORMED BETWEEN
 OCTOBER 25, 2017
 AND
 XXXXXXXX XX, XXXX
 IN ACCORDANCE WITH THE PROVISIONS
 OF THE SURVEYS ACT.

NORTHLAND SURVEYS EDMONTON
 2357BL.DWG

NOTE:
 FOR ANY ENDORSEMENT, REGISTRATION, MEMORANDUM
 NOTIFICATION OR ANY OTHER ENTRY THAT IS TO BE MADE
 UPON THE PLAN, PLEASE SEE THE CONDOMINIUM ADDITIONAL
 SHEET (CS) WHICH IS ADDED TO THIS PLAN PURSUANT
 TO THE CONDOMINIUM PROPERTY ACT REGULATIONS.



PRELIMINARY
 MAY 16, 2018

UNIT NUMBER	UNIT FACTOR	AREA IN M ² (APPROX.)
1	2192	4043
2	7807	12879
3	1	10
TOTAL	10,000	

** UNIT FACTORS FOR UNITS 1 AND 2 HAVE BEEN ALLOCATED ON THE PROPORTIONATE SIZES OF FUTURE FLOOR AREAS AND 1 UNIT FACTOR BEING ARBITRARILY ASSIGNED TO UNIT 3 AND FUTURE BARELAND UNITS.

LOT 5
 BLOCK 25
 PLAN 142 1576

MAPPING INFORMATION

GEO-REFERENCE POINT
 N: XXXXXXXXXX E: XXXXXXXXXX (Grid Coordinates)
 (NAD83 DATUM, 3TM PROJECTION, 114° REFERENCE MERIDIAN, 0.999815 COMBINED FACTOR)





Subdivision Authority

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

June 28, 2018

File No. LDA18-0217

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from a portion of Lot 25, Lot 26, a portion of Lot 27, Block 139, Plan I23, located south of 79 Avenue NW and west of 109 Street NW; **GARNEAU**

The Subdivision by Plan is APPROVED on June 28, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #279915796-001

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 79 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).
- 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 (2 water and 1 sanitary) enter the proposed subdivision approximately 0.61 m and 0.43 west of the west property line of Lot 27 off 79 Avenue NW. Another sanitary service enters the proposed subdivision approximately 0.17 m west of the east property line of Lot 26 off 79 Avenue NW. 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

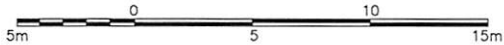
SHOWING SUBDIVISION OF

E.1/2 OF LOT 25, LOT 26, & PART OF LOT 27
BLOCK 139, PLAN 123

IN THE
S.W.1/4 SEC.29-52-24-4

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.

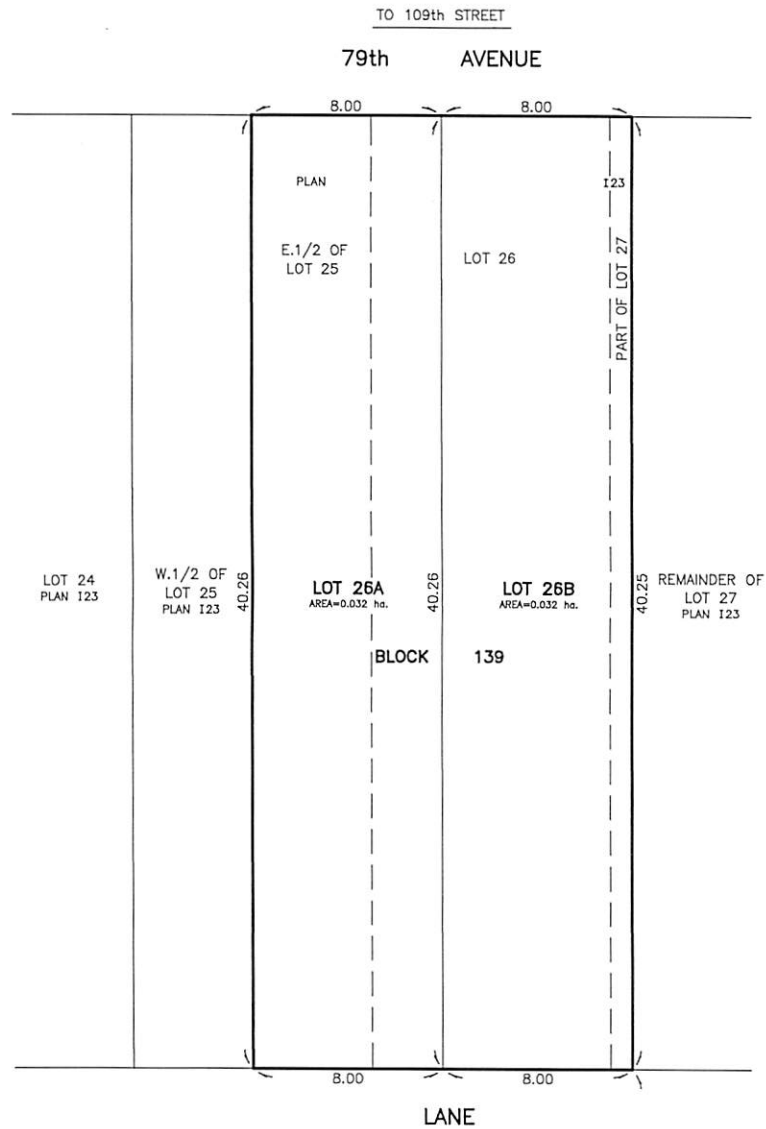
CALC'D. BY: J.V.

DATE: April 18, 2018

REVISED: -

FILE NO. 18S0259

DWG.NO. 18S0259T





Subdivision Authority

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

June 28, 2018

File No. LDA18-0279

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 19, Plan 4423 MC, located south of 134 Avenue and west of 118 Street NW;
KENSINGTON

The Subdivision by Plan is APPROVED on June 28, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #282086155-001
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.

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 9.14 m north of the south property line of Lot 6 off of the lane. The existing storm service enters the proposed subdivision approximately 7.77 m south of the north property line of Lot 6 off 118 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.
- 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).



Subdivision Authority

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

June 28, 2018

File No. LDA18-0281

Delta Land Surveys Ltd.
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 10, Block 19, Plan RN 46, located south of 115 Avenue NW and west of 126 Street NW
INGLEWOOD

The Subdivision by Plan is APPROVED on June 28, 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 #282324674-001

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 115 Avenue NW and 126 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.
- There is an existing access to 115 Avenue NW. Upon redevelopment of proposed Lot 10B, the existing residential access to 115 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 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 3.3 m south of the north property line of Lot 10B off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is 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).



115 AVENUE

45.72

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

LOT 10B
BLOCK 19

45.72

LOT 10A
BLOCK 19

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

45.72

LOT 9B
BLOCK 19
PLAN 0726955

LOT 9A
BLOCK 19
PLAN 0726955

LANE

126 STREET

7.62

7.62

7.62

7.62

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
EURO DESIGN INC.

SHOWING PROPOSED SUBDIVISION OF
LOT 10, BLOCK 19, PLAN RN46
11446 - 126 STREET
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. 10208LTO | MAY 15, 2018.



Subdivision Authority

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

June 28, 2018

File No. LDA18-0285

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 5, Plan RN 41, located south of 130 Avenue NW and west of 116 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on June 28, 2018, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 27A (contact EPCOR Water Services at 780-412-3955);
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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #282319678-001

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 130 Avenue NW and 116 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 13.11 m west of the west property line of Lot 27 off 116 Street NW. 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

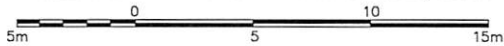
LOT 27, BLOCK 5, PLAN RN41

IN THE

S.E.1/4 SEC.19-53-24-4

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



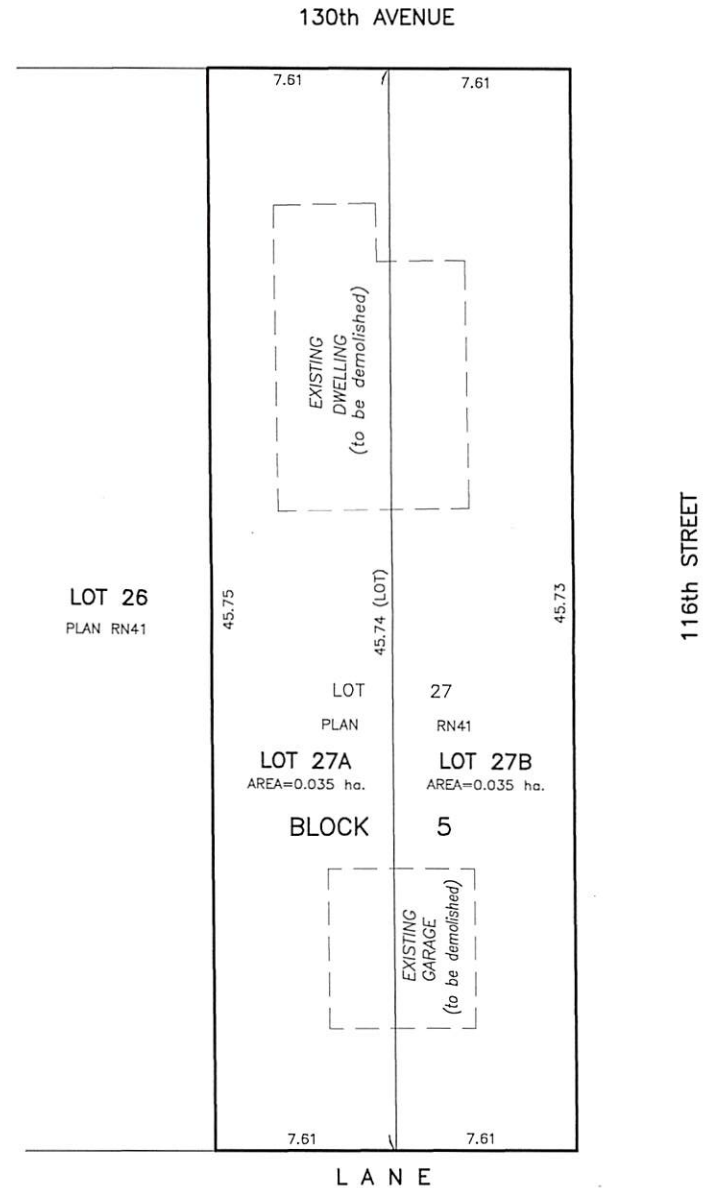
DRAWN BY: E.S.D.

CALC'D. BY: E.S.D.

DATE: May 14, 2018
REVISED: -

FILE NO. 18S0352

DWG.NO. 18S0352T





Subdivision Authority

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

June 28, 2018

File No. LDA18-0287

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 10, Block 57, Plan 4649 HW, located south of 102 Avenue NW and east of 84 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on June 28, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #283232281-001

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 84 Street NW and 102 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).
- 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.
- There is an existing access to 102 Avenue NW. Upon redevelopment of proposed Lot 10A, the existing residential access to 102 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.
- There is an existing retaining wall on 84 Street. Upon redevelopment of proposed lots 10A and 10B, the existing retaining wall must be removed.

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 10.06 m south of the north property line of Lot 10 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 10, BLOCK 57, PLAN 4649 H.W.

IN

RIVER LOT 27, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

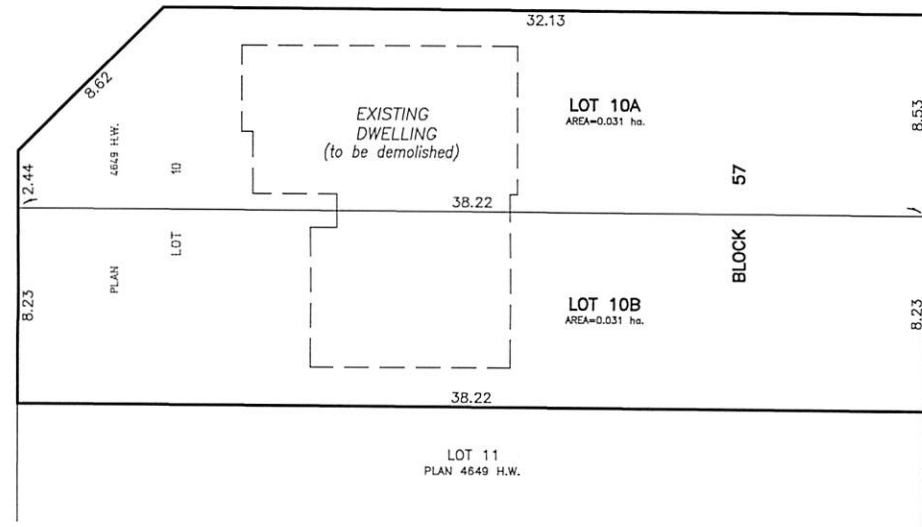
102nd AVENUE

EDMONTON ALBERTA

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



84th STREET



LANE

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: May 24, 2018
REVISED: -

FILE NO. 18S0370

DWG.NO. 18S0370T

Thursday, June 21, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT		Blair McDowell, Chief Subdivision Officer
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the June 21, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the June 14, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA18-0125 269447132-001	Tentative plan of subdivision to create one (1) institutional/mixed use lot from the SW 31-51-25-W4M, located south of Maskêkosihk Trail (23 Avenue) NW and east of Winterburn Road (215 Street) NW; STILLWATER
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA16-0606 236890141-001	Tentative plan of subdivision to create one (1) additional lot from the NE 5-54-23-W4M located north of 167 Avenue NW and west of Meridian Street; MARQUIS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA16-0607 236891772-001	Tentative plan of subdivision to create two (2) other lots from the NW 4-54-23-W4M and the SW 9-54-23-W4M located north of 167 Avenue NW and east of Meridian Street; MARQUIS

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0150 277246817-001	Tentative plan of subdivision to create nine (9) multiple family lots (MFL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004 located north of 23 Avenue NW and east of 111 Street NW; ERMINESKIN
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0192 277083436-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 28, Block 1, Plan 032 4935, located south of 118 Avenue NW and west of 170 Street NW; ARMSTRONG INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0197 278823481-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0219 280170714-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block S, Plan 833 HW, located north of 90 Avenue NW and east of 90 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0255 279831308-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 14, Plan 4978 HW, located south of 109 Avenue NW and east of 140 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0278 282345503-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 9, Plan 169 HW, located north of 76 Avenue NW and east of 110 Street NW; MCKERNAN

MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:45 a.m.	