

Thursday, November 15, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 15, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the November 8, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA17-0368
253708129-001

Tentative plan of subdivision to create 183 single detached residential lots, 188 semi-detached residential lots, two (2) multiple family lots, two (2) Municipal Reserve lots and two (2) Environmental Reserve lots, from Lot 1, Plan 012 1042, Lot 2, Plan 812 1577, and the south half of the SE 8-52-23-W4M located north of 34 Avenue NW and west of Meridian Street NW; **MAPLE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0253
280916548-001

Tentative plan of subdivision to create 20 single detached residential lots from the south half of the NW 36-52-26-W4M, located south of 98 Avenue NW and west of 223 Street NW; **SECORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0408 287196000-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from a portion of roadway to be closed and the NE 22-51-25-W4M located south of Ellerslie Road SW and east of Rabbit Hill Road SW; GLENRIDDING RAVINE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0581 264880154-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot in two (2) parts from the SW 13-51-25-W4M located north of 41 Avenue SW and east of 141 Street SW; DESROCHERS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0531 292498269-001	Tentative plan of subdivision to create (one) 1 block shell parcel for the development of future residential and institutional lots from the SW 22-51-25-W4M located south of 18 Avenue SW and east of 170 Street SW; GLENRIDDING RAVINE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0540 289684822-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 25, Plan 1811 KS located north of Fulton Road and west of 52 Street NW; FULTON PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:50 a.m.	



Subdivision Authority

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

November 15, 2018

File No. LDA17-0368

Stantec Consulting
400-10220 103 Ave NW
Edmonton, AB T5J 0K4

ATTENTION: Scott Cole

RE: Tentative plan of subdivision to create 183 single detached residential lots, 188 semi-detached residential lots, two (2) multiple family lots, two (2) Municipal Reserve lots and two (2) Environmental Reserve lots, from Lot 1, Plan 012 1042, Lot 2, Plan 812 1577, and the south half of the SE 8-52-23-W4M located north of 34 Avenue NW and west of Meridian Street NW; **MAPLE**

I The Subdivision by Plan is APPROVED on November 15, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.86 ha and 0.37 ha lots 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 0.13 ha and 2.19 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide MR in the amount of 0.975 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 012 1042 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the lots located south of 33 Avenue NW and east of 3 Street NW be withheld from registration until the temporary public access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude Maple Road and include the complete intersection of 32 Avenue as shown on the "Conditions of Approval" map, Enclosure II;

8. 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;
9. that LDA18-0226 to amend the Edmonton Zoning Bylaw and Maple Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
10. 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 associated geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking Meridian Street, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (4) 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 temporary 4 m gravel surface emergency accesses with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
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 CCC for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a temporary 9 m paved 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 CCC for roads (or when required by Subdivision and Development Coordination);
11. that the owner constructs Maple Road NW to a modified arterial roadway, including channelization, accesses, intersections, 3 m shared use path, 1.5 m concrete sidewalk, lighting and any transitional improvements, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner constructs a 3 m hard surface shared use path with bollards and lighting, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage within the ER lots and Natural Area, with connections to adjacent paths, 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 walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pays for the installation of "no parking" signage on Maple Road 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 constructs underground utilities including parallel 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;
17. that the owner construct a 1.2 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 and Construction Standards Drawing No. 5205, to conform to the submitted noise study for all lots backing onto and flanking Meridian Street, 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 Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

19. that the owner is responsible for the landscape design and construction within the Reserve lots, walkways and road rights of way 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 Lot 2, Plan 812 1577 was addressed by DRC with LDA12-0354. The DRC was transferred to the south half of the SE 8-52-23-W4M.

MR for the south half of the SE 8-52-23-W4M in the amount of 0.13 ha and 2.19 ha is being provided by dedication with this subdivision. Subsequent to MR and ER dedication the existing DRC for the south half of SE 8-52-23-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title.

MR for Lot 1, Plan 012 1042 in the amount of 0.975 ha is being provided by a DRC with this subdivision.

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

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

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

Regards,



Blair McDowell
Subdivision Authority





















BM/mb/Posse #253708129-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 15, 2018

LDA 17-0368

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | 1.2 m uniform fence |
|  | Phasing line |  | Amend subdivision boundary |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Restrictive covenant re: top of bank |
|  | Temporary 4 m emergency access |  | Withhold lots from registration |
|  | Temporary 6 m roadway |  | Berm and noise attenuation fence |
|  | Temporary 9 m roadway |  | Restrictive covenant re: Berm and Fence |
|  | Temporary 17 m radius transit turnaround |  | 1.5 m concrete sidewalk |
|  | 3 m hard surface shared use path |  | No parking signage |
|  | Noise attenuation fence |  | Storm sewer extension |
|  | Sanitary sewer extension |  | Parallel watermain extensions |



SUBDIVISION CONDITIONS OF APPROVAL MAP

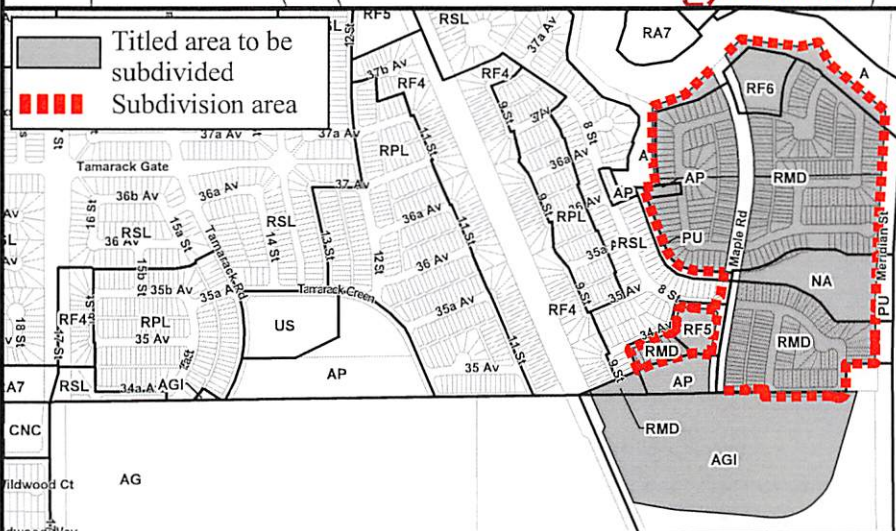
November 15, 2018

LDA 17-0368

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Phasing line
-  Construct modified arterial roadway



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





Subdivision Authority

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

November 15, 2018

File No. LDA18-0253

Stantec Consulting Ltd.
400-10220 103 Ave NW
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 20 single detached residential lots from the south half of the NW 36-52-26-W4M, located south of 98 Avenue NW and west of 223 Street NW; **SECORD**

I The Subdivision by Plan is APPROVED on November 15, 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves for the south half of the NW 36-52-26-W4M were addressed with the dedication of a school/park site under LDA14-0444.

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,

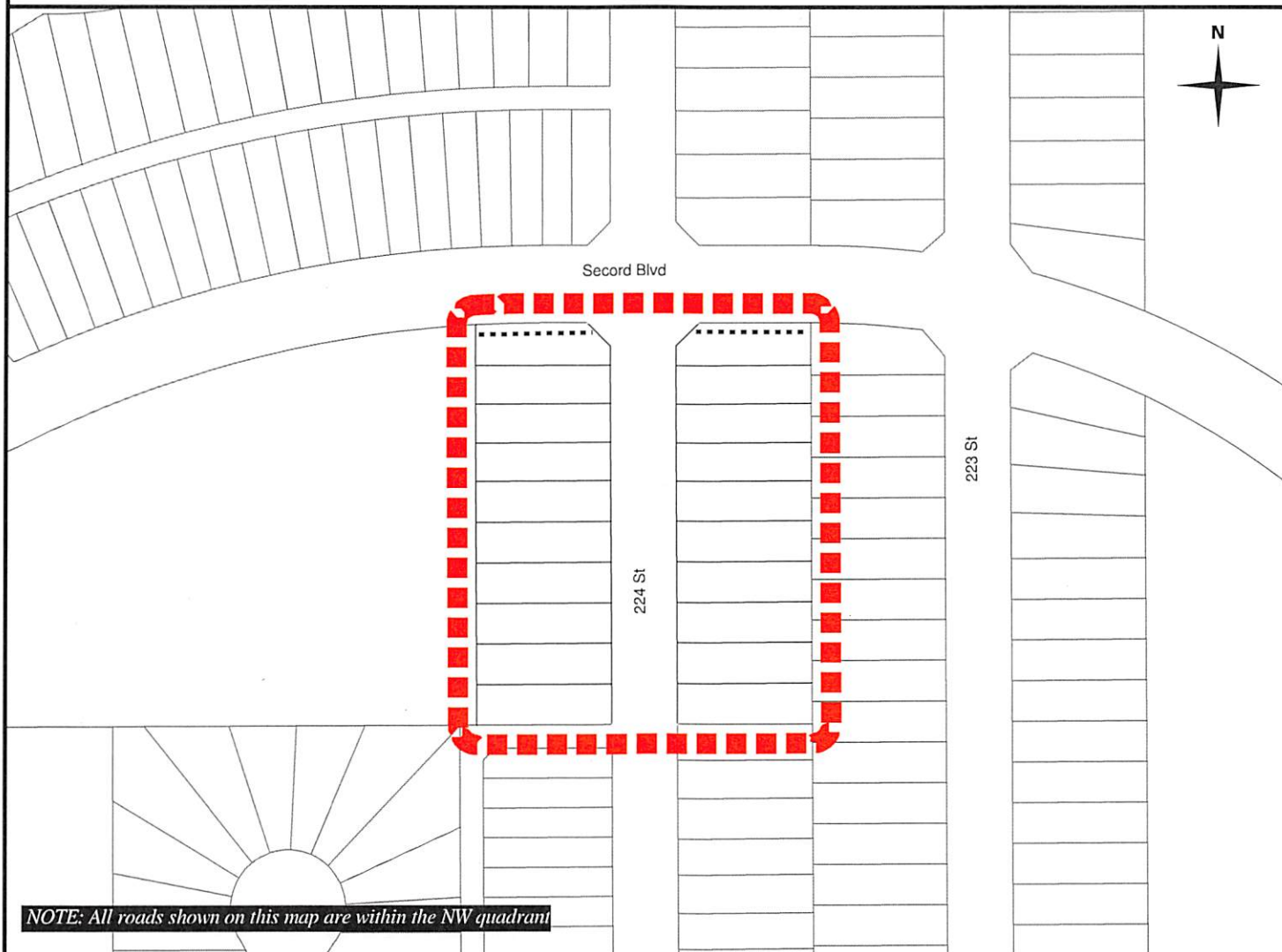


Blair McDowell
Subdivision Authority

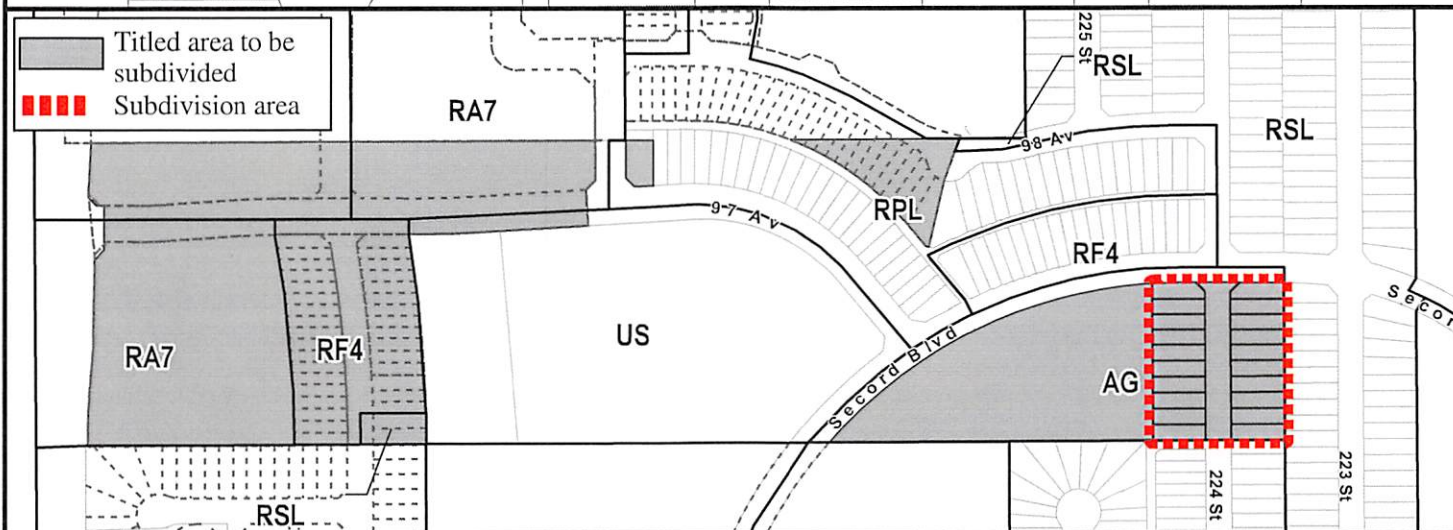
BM/kr/Posse #280916548-001

Enclosure

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw



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





November 15, 2018

File No. LDA18-0408

Stantec Consulting
400-10220 103 Ave NW
Edmonton, AB T5J 0K4

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create one (1) multiple family lot (MFL) and one (1) Public Utility lot, from a portion of roadway to be closed and the NE 22-51-25-W4M located south of Ellerslie Road SW and east of Rabbit Hill Road SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on November 15, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner dedicate the greenway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA18-0327 to close 156 Street SW shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the MFL, 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 (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 3 m hard surface shared use path with "Shared Use" and wayfinding signage, lighting, park furniture, and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path within the ultimate alignment of Rabbit Hill road, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs underground utilities including watermain extensions, to the satisfaction of EPCOR Water Services Inc. and 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, road rights of way and greenways to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to the addition of land from the road closure area, the existing Deferred Reserve Caveat (DRC) for the NE 22-51-25-W4M will be adjusted accordingly, with the balance to carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority










BM/mb/Posse #287196000-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

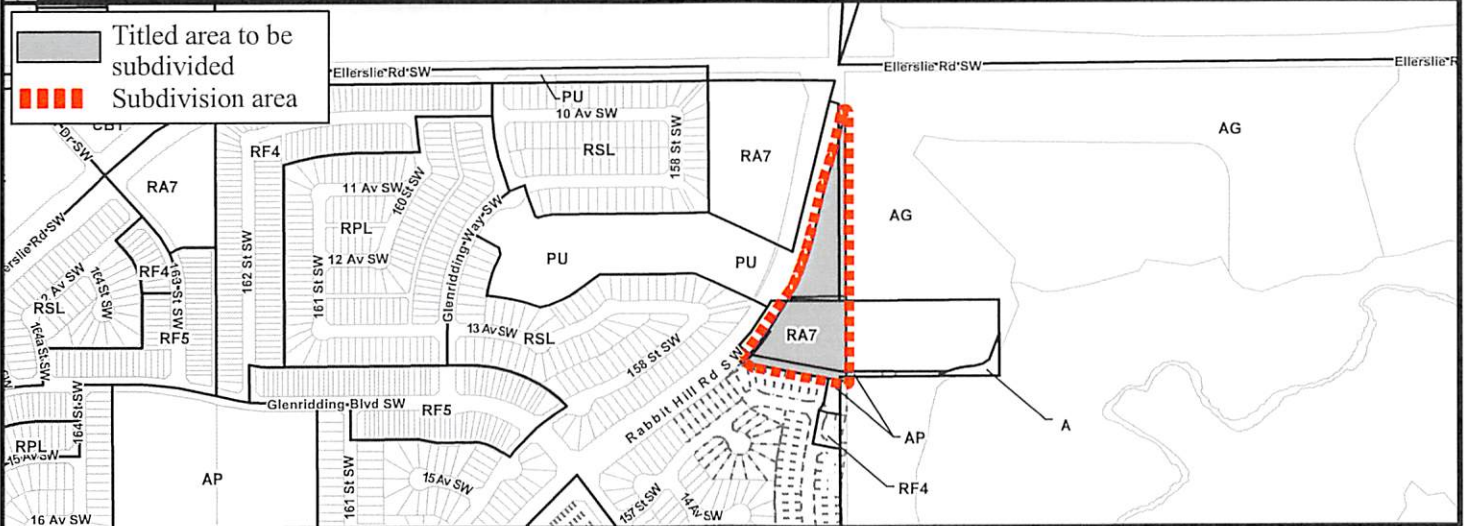
November 15, 2018

LDA18-0408

-  Limit of proposed subdivision
-  Zebra marked crosswalk
-  Dedicate as road right of way
-  Register emergency access easement
-  Watermain extension
-  3 m hard surface shared use path
-  Restrictive covenant re: Disturbed Soil
-  1.2 m uniform fence
-  Cross lot access easement



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

November 15, 2018

File No. LDA17-0581

Stantec Consulting Ltd
400-10220 103 Ave NW
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot in two (2) parts from the SW 13-51-25-W4M located north of 41 Avenue SW and east of 141 Street SW; **DESROCHERS**

The application removes the Public Utility lot which will be dedicated with a future subdivision. The southern commercial lot has also been removed and will be part of a future subdivision.

I The Subdivision by Plan is APPROVED on November 15, 2018, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments and required off-site servicing;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the commercial lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 dedicate road right-of-way for the collector road within the subdivision boundary to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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 pays a Boundary Assessment for the municipal improvements constructed by others within the 41 Avenue SW road right-of-way from which this development benefits;
6. 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;
7. 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;
8. that the owner constructs the first two (2) lanes of Heritage Valley Trail SW, from Chappelle Road SW to the re-aligned 141 Street SW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, 1.5 m concrete sidewalk, lighting, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner designs the ultimate SWMF 9A and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc., EPCOR Drainage Services, and Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II; and
11. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for the SW 13-51-25-W4M was address by Deferred Reserve Caveat (DRC) with LDA14-0581. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #264880154-001

Enclosures

■■■■ Limit of proposed subdivision

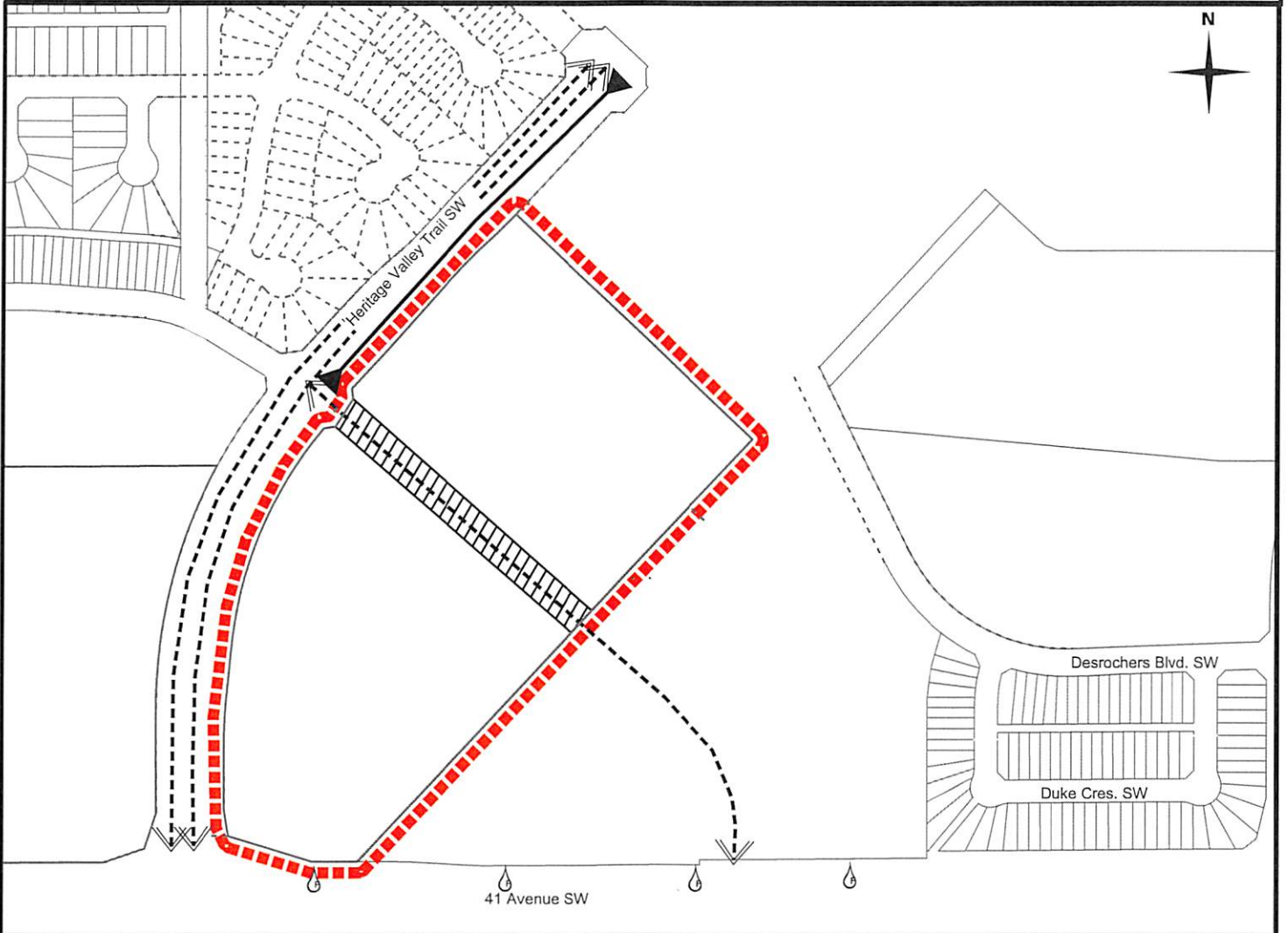
⬅⋯⋯➡ Watermain extension






⬅—➡ Sanitary sewer extension

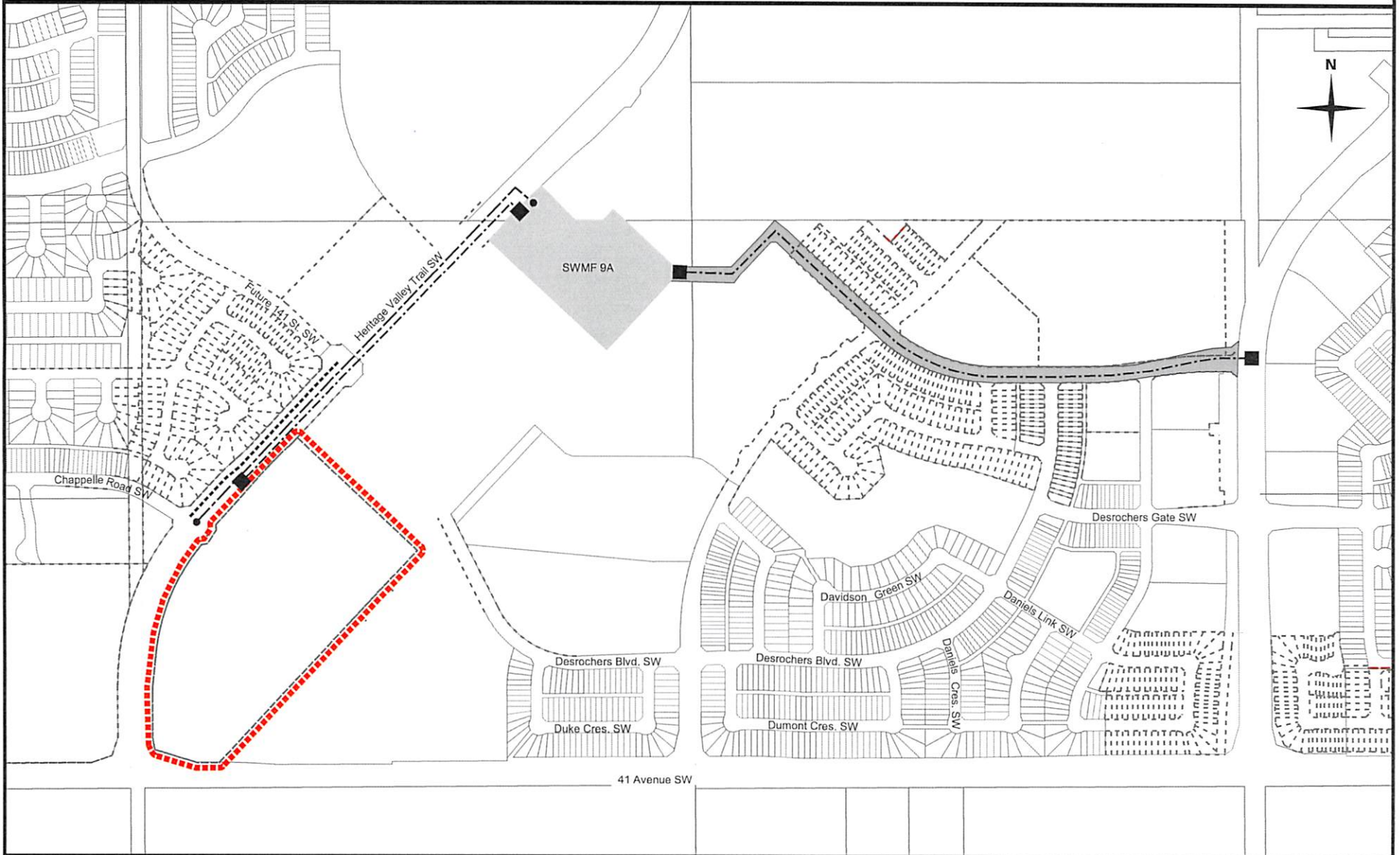
▨▨▨▨ Dedicate as road right of way



Fire hydrant



-  Limit of proposed subdivision
-  Construct first two lanes to an arterial roadway standard
-  Major drainage infrastructure
-  Storm sewer extension
-  Register easement





Subdivision Authority

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

November 15, 2018

File No. LDA18-0531

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create (one) 1 block shell parcel for the development of future residential and institutional lots from the SW 22-51-25-W4M located south of 18 Avenue SW and east of 170 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on November 15, 2018, subject to the following conditions:

1. that the owner dedicate 28 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
2. 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.

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,

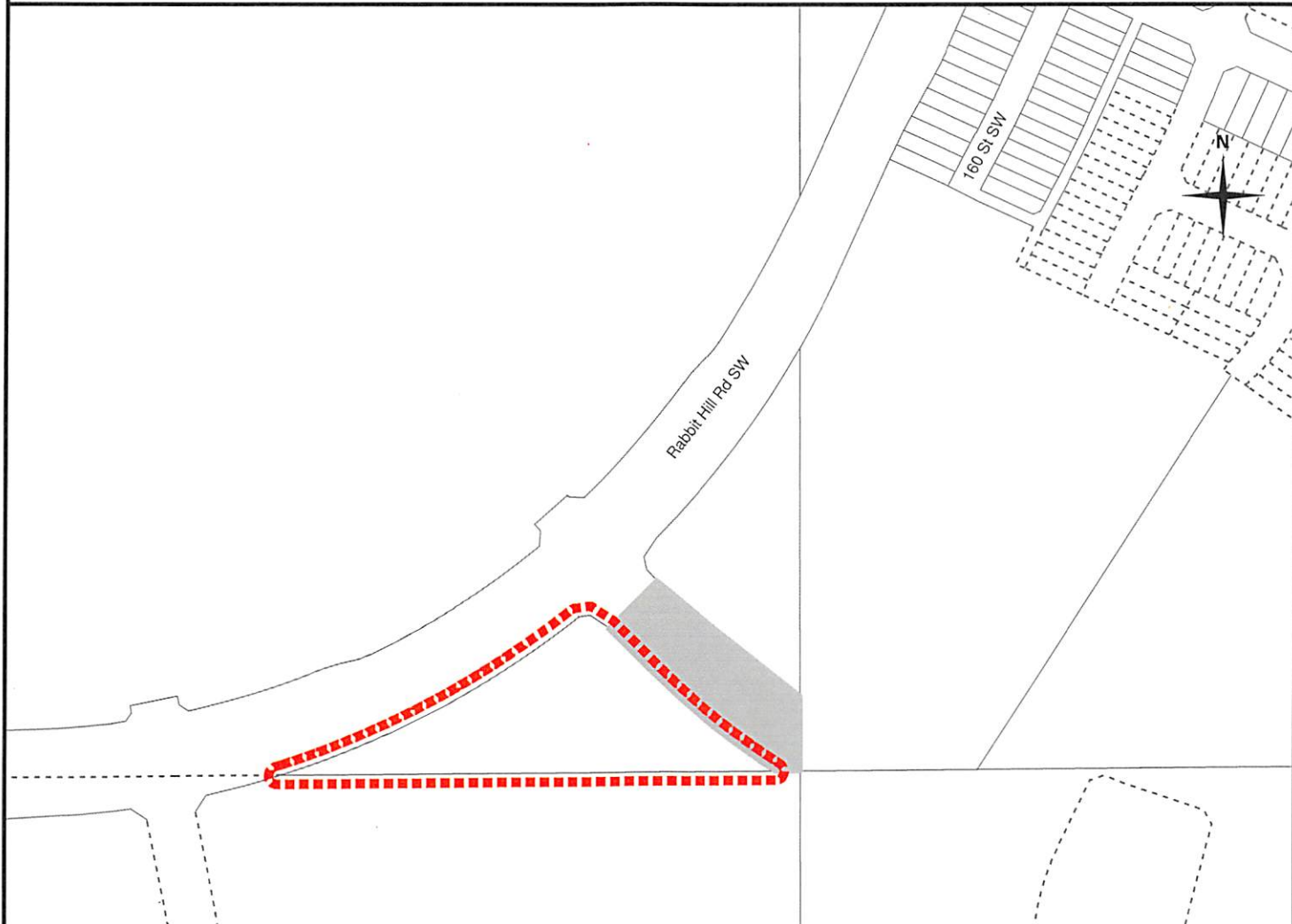
A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue grid background.

Blair McDowell
Subdivision Authority

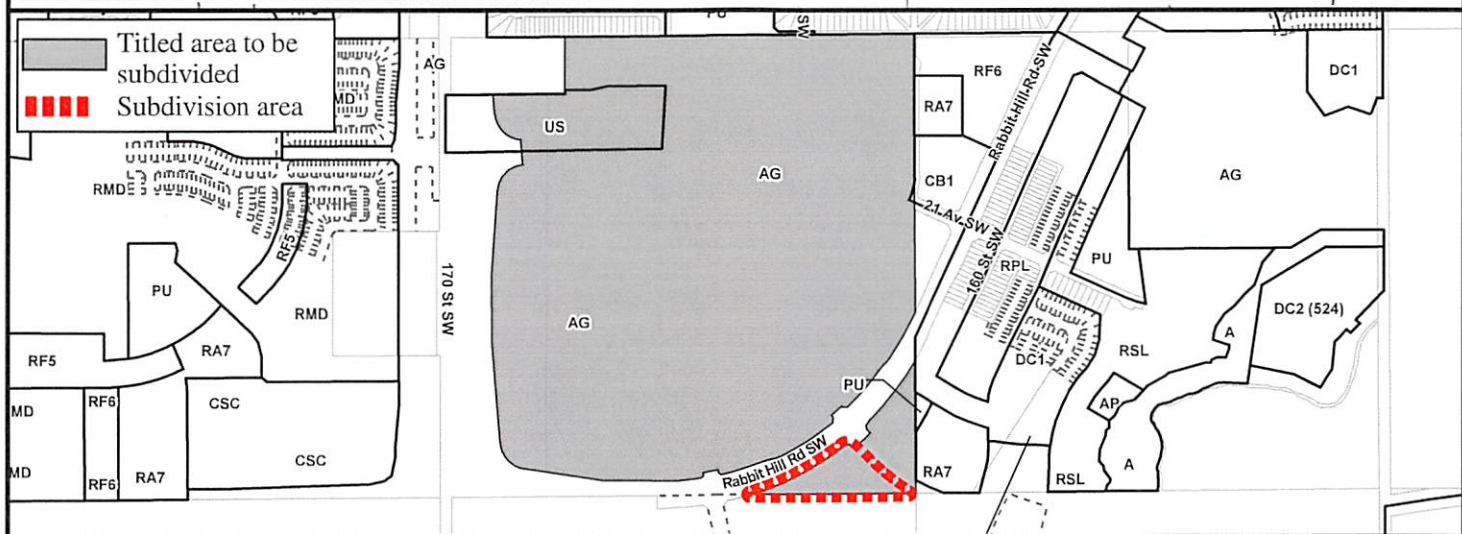
BM/mb/Posse #292498269-001

Enclosure

- Limit of proposed subdivision
- Dedicate as road right of way



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

November 15, 2018

File No. LDA18-0540

Ostap Sokha
6111 Stinson Way NW
Edmonton, AB T6R 0K2

ATTENTION: Ostap Sokha

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 25, Plan 1811 KS located north of Fulton Road and west of 52 Street NW; **FULTON PLACE**

The Subdivision by Plan is APPROVED on November 15 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a horizontal line.

Blair McDowell
Subdivision Authority

BM/cs/Posse #289684822-001

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

- 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 9.3 m east of the west property line of Lot 30 off the lane. The existing storm service enters the proposed subdivision approximately 3.44 m east of the west property line of Lot 30 off Fulton Road 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).

