

Thursday, January 31, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 04

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 31, 2019 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 24, 2019 meetings be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA14-0495 157733737-001	Tentative plan of subdivision to create 48 single detached residential lots, 60 semi-detached residential lots, four (4) row housing lots, one (1) commercial lot, and one (1) Municipal Reserve lot from a portion of the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road (215 Street) NW; <b>KINGLET GARDENS</b>
2.	LDA18-0451 289639120-001	Tentative plan of subdivision to create 56 single detached residential lots, 28 row housing lots, three (3) multi family residential lots (MFL), one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Future Municipal Reserve lot from the south half of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) NW and north of 91 Avenue NW; <b>SECORD</b>
3.	LDA18-0608 294641081-001	Tentative plan of subdivision to create 46 single detached residential lots from Block 2, Plan 772 2209 and part of the SW 11-54-24-W4M located north of McConachie Boulevard NW and east of 66 Street NW; <b>MCCONACHIE</b>
4.	LDA17-0553 263934254-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112 2045, located north of Ellerslie Road SW and west of 50 Street SW; <b>CHARLESWORTH</b>
5.	LDA18-0450 287769534-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; <b>LAUREL</b>
6.	LDA18-0719 300406845-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 17, Plan 1367 HW, located south of 77 Avenue NW and east of 116 Street NW; <b>BELGRAVIA</b>

7.	LDA18-0723 300600879-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from the south half of Lot 16 and all of Lot 17, Block 16, Plan 4600 R, located south of 124 Avenue NW and west of 101 Street NW; <b>WESTWOOD</b>
8.	LDA18-0730 300927997-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 52, Plan 735 MC, located south of 52 Avenue NW and east of 105 Street NW; <b>PLEASANTVIEW</b>
9.	LDA18-0736 301114707-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 6A, Plan 615 KS, located south of 129 Avenue NW and west of 103 Street NW; <b>LAUDERDALE</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 31, 2019

File No. LDA14-0495

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create 48 single detached residential lots, 60 semi-detached residential lots, four (4) row housing lots, one (1) commercial lot, and one (1) Municipal Reserve lot from a portion of the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road (215 Street) NW; **KINGLET GARDENS**

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**I The Subdivision by Plan is APPROVED on January 31, 2019, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.83 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 provide MR in the amount of 2.76 ha by a Deferred Reserve Caveat (DRC) registered against the SE 13-53-26-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., 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 lots identified be withheld from registration until the temporary emergency access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of Winterburn Road (215 Street) NW to conform to an approved Concept Plan or Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that subject to Condition I(6) above, the owner clear and level Winterburn Road (215 Street) NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Winterburn Road (215 Street) NW, 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 (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 constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs the first two (2) lanes of Winterburn Road (215 Street) NW to an arterial roadway standard including shared use path, concrete sidewalk, lighting, any transitional improvements, intersection improvements, turn bays, and any modifications required on the Yellowhead Trail interchange laning configuration and/or pavement markings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Approval of preliminary plans for Winterburn Road (215 Street) NW is required prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision Planning and Development Engineering and Drawing Review;
9. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the

owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

10. that the owner construct Kinglet Boulevard NW to an approved cross-section, to the satisfaction of Subdivision and Development Coordination;
11. that the owner constructs an all-directional access to Kinglet Boulevard NW from the commercial site to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner installs mini-barriers with signage 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 lighting, within Kinglet Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with curb ramps, within Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner constructs a 1.5 m concrete sidewalk to the bus stop, within Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 1.5 m hard surface path with lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
18. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination;
19. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
21. 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;

22. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
23. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
24. 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
25. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for the SE 13-53-26-W4M, in the amount of 0.83 ha, is being provided by dedication with this subdivision. The remaining 2.76 ha shall be registered as a DRC on the parent parcel.

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](mailto:kristen.rutherford@edmonton.ca) or 780-442-5047.

Regards,

Blair McDowell  
Subdivision Authority

















BM/kr/Posse #157733737-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

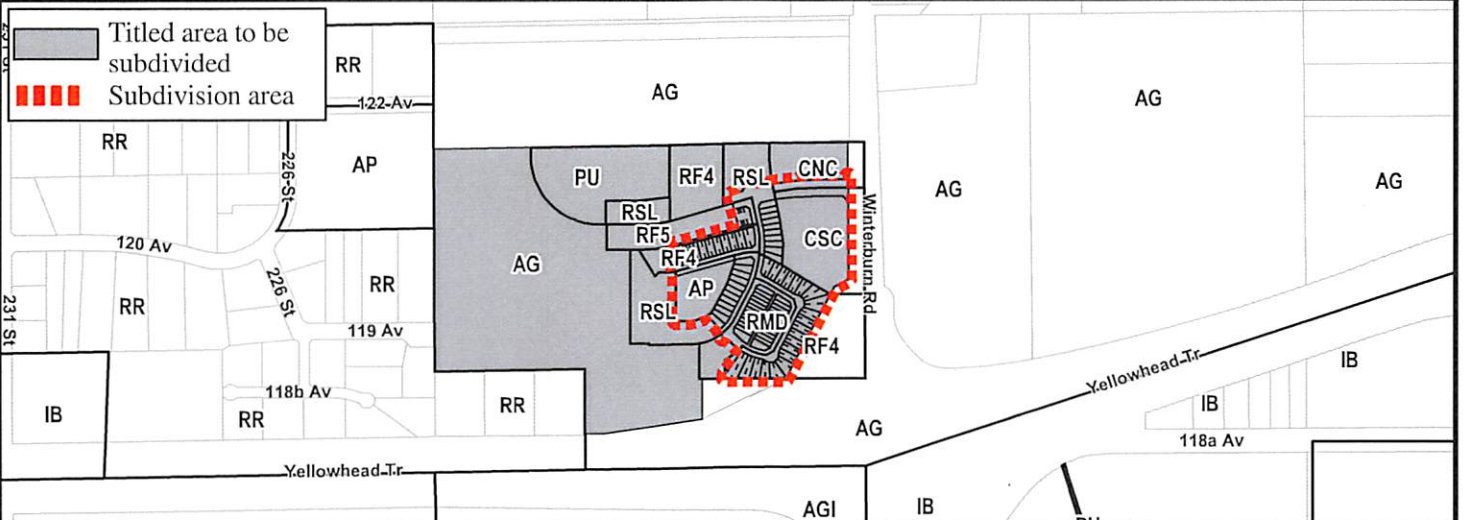
January 31, 2019

LDA14-0495

	Limit of proposed subdivision		Withhold lots from registration		Dedicate as road right of way
	Amend subdivision boundary		3 m hard surface shared use path		1.8 m uniform screen fence as per Zoning Bylaw
	All-directional access		1.5 m concrete sidewalk		Berm and noise attenuation fence
	Traffic signal		1.5 m hard surface path		Restrictive covenant re: berm and fence
	Mini-barriers		1.2 m uniform fence		Abandoned well site
	Temporary 4 m emergency access				



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

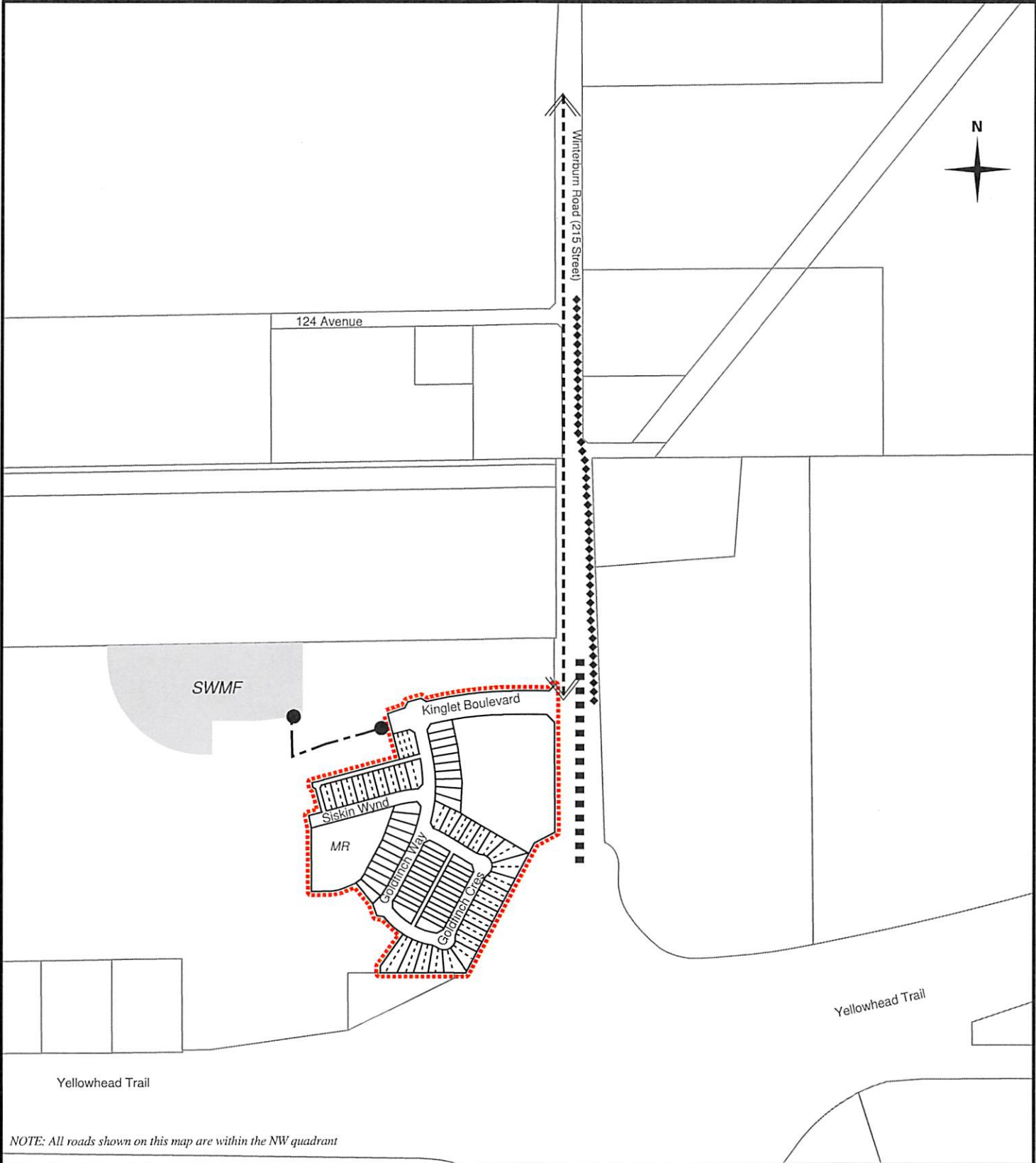


SUBDIVISION CONDITIONS OF APPROVAL MAP

January 31, 2019

LDA14-0495

- ..... Limit of proposed subdivision
- ↔ Watermain extension
- ■ ■ ■ Construct first two lanes to an arterial roadway standard
- — ● Major drainage infrastructure
- ◆ ◆ ◆ ◆ 3 m hard surface shared use path



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





January 31 , 2019

File No. LDA18-0451

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

ATTENTION: Latoya Powder

RE: Tentative plan of subdivision to create 56 single detached residential lots, 28 row housing lots, three (3) multi family residential lots (MFL), one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Future Municipal Reserve lot from the south half of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) NW and north of 91 Avenue NW; **SECOND**

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**I The Subdivision by Plan is APPROVED on January 31, 2019 subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 2.93 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 LDA17-0620 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking walkway, 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 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;
8. that the owner constructs accesses to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 6 m paved commercial alley to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, and the future DC2 commercial parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path from the existing shared use path on 92 Avenue NW to the access of the future DC2 commercial parcel, within 218 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provides full site servicing for the MR and Future MR lots including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
14. that the engineering drawings include grading plans for the MR lot and Future MR lot to the satisfaction of Subdivision and Development Coordination;

15. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 92 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned land, the MR lot, and Future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way and walkways 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 the south half of the SE 36-52-26-W4M in the amount of 2.93 ha is being provided by dedication with this subdivision. Subsequent to MR dedication, the existing Deferred Reserve Caveat for the south half of the SE 36-52-26-W4M will be discharged in full.

The 2.08 ha Future MR lot being created with this subdivision will be purchased by the City of Edmonton.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

Blair McDowell  
Subdivision Authority












BM/gq/Posse #289639120-001

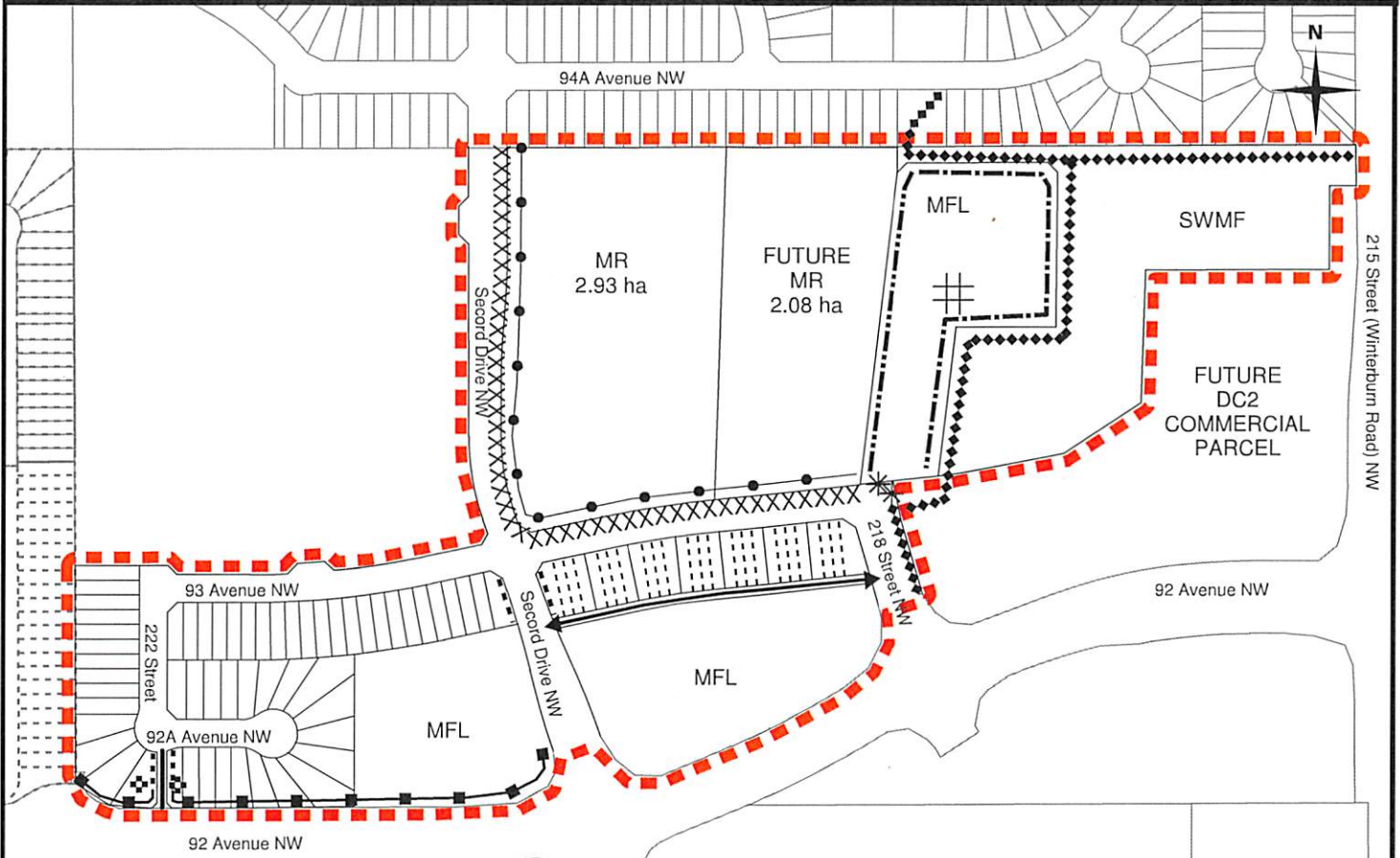
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

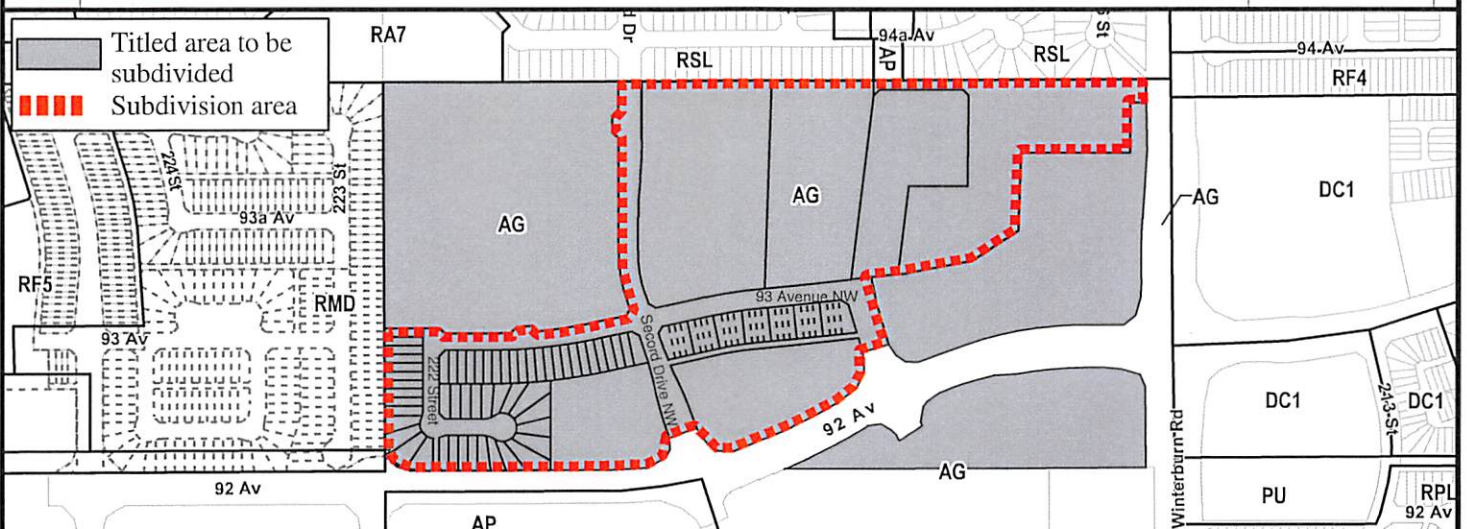
January 31, 2019

LDA 18-0451

- |                                                                                   |                                         |                                                                                   |                                                |
|-----------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------|
|  | Limit of proposed subdivision           |  | 3 m Concrete emergency access                  |
|  | Restrictive covenant re: Disturbed Soil |  | Noise attenuation fence                        |
| xxx                                                                               | 2 m mono-walk                           |  | 6 m paved commercial alley                     |
| *                                                                                 | Access                                  |  | 3 m hard surface shared use path               |
|  | Post and rail fence                     |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Restrictive covenant re: Freeboard      |  | 1.8 m uniform fence                            |
|                                                                                   |                                         |  | 1.2 m uniform fence                            |



**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

January 31, 2019

File No. LDA18-0608

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 46 single detached residential lots from Block 2, Plan 772 2209 and part of the SW 11-54-24-W4M located north of McConachie Boulevard NW and east of 66 Street NW; **MCCONACHIE**

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**I The Subdivision by Plan is APPROVED on January 31, 2019, 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 LDA18-0592 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the Transportation Utility Corridor, 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 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 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);
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within 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.

Municipal Reserve (MR) for Block 2, Plan 772 2209 was addressed by Deferred Reserve Caveat #102 121 043 and provided as land for a 0.50 ha pocket park and a 1.146 ha portion of the McConachie District Park Site with LDA12-0299. The DRC was discharged in full.

MR for the SW 11-54-24-W4M was addressed by the dedication of a 0.348 ha portion of the McConachie District Park Site with LDA12-0299.

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](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

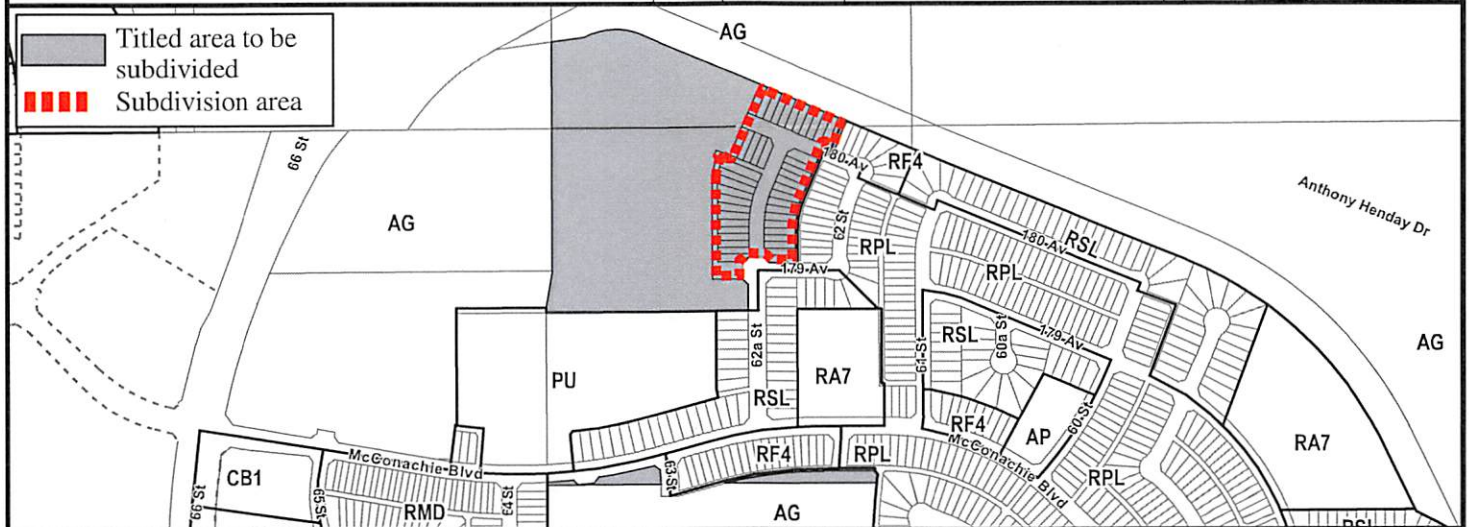
Blair McDowell  
Subdivision Authority

BM/sm/Posse #294641081-001  
Enclosure

- Limit of proposed subdivision
- ↔ Temporary 6 m roadway
- ≡•≡ Berm and noise attenuation fence
- Restrictive covenant re: Berm



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





January 31, 2019

File No. LDA17-0553

Select Engineering Consultants Ltd.  
100 - 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112 2045, located north of Ellerslie Road SW and west of 50 Street SW; **CHARLESWORTH**

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The application has revised the original approval, dated July 12, 2018, by splitting it into two (2) phases.

**I The Subdivision by Plan is APPROVED on January 31, 2019, 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 mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. 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
5. 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 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;



4. 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;
5. that the owner constructs temporary major drainage infrastructure for this subdivision to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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
7. that the owner constructs with Phase 1, the sanitary and storm sewer main extensions shown within Phase 2, 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 (MR) for Lot B, Block 22, Plan 112 2045 was addressed by Deferred Reserve Caveat (DRC) through LDA09-0078. LDA12-0026 reduced said DRC by the dedication of a 1.84 ha MR parcel (Lot 135MR, Block 22, Plan 142 4936). The remaining 0.23 ha was provided by money in place of reserves.

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](mailto:gilbert.quashie-sam@edmonton.ca) or 780-496-6295.

Regards,

Blair McDowell  
Subdivision Authority



BM/gq/Posse #263934254-001

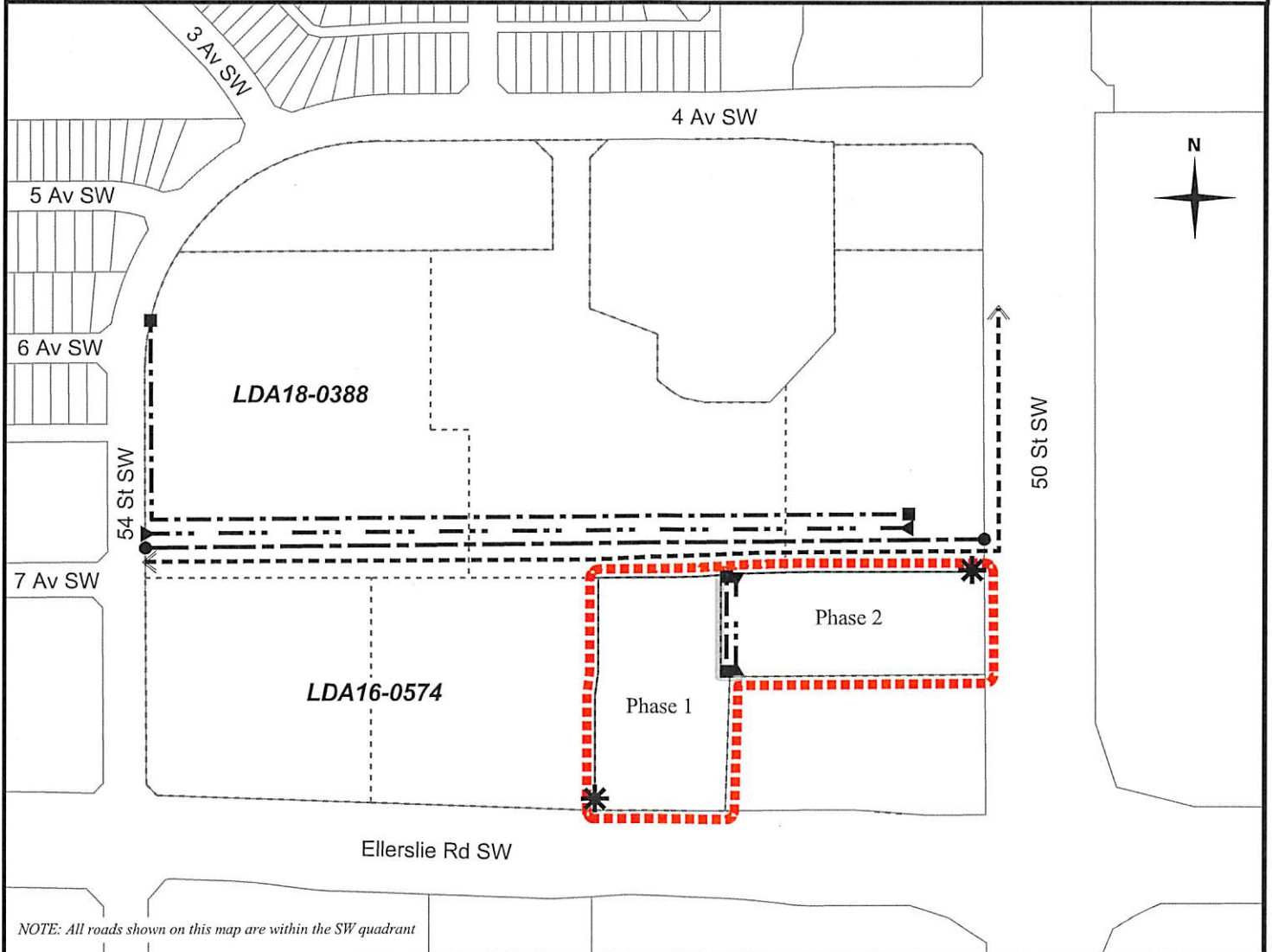
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

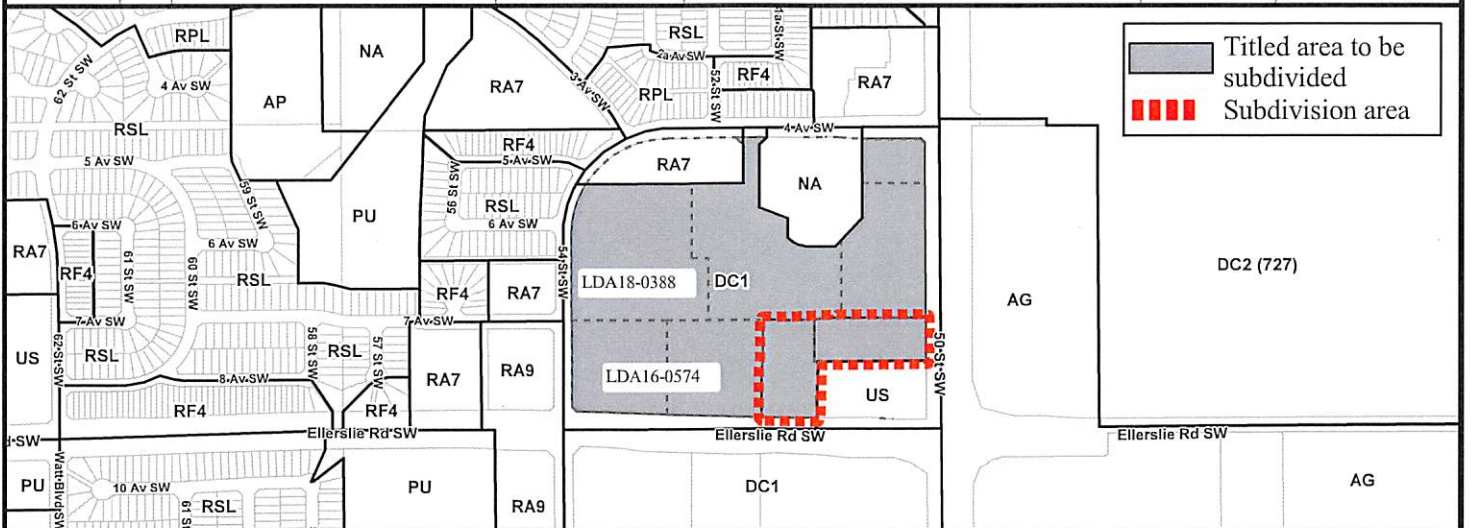
January 31, 2019

LDA17-0553

-  Limit of proposed subdivision
-  Mutual access easement
-  Watermain extension
-  Storm sewer extension
-  Sanitary sewer extension
-  Temporary major drainage infrastructure
-  Phase line



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

January 31, 2019

File No. LDA18-0450

Meridian Surveys  
PO Box 10219  
Lloydminster, AB T9V 3A4

ATTENTION: Bob MacDormand

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit in four (4) parts from Lot 17, Block 22, Plan 152 3872, located south of 14 Avenue NW and east of 29 Street NW; **LAUREL**

---

The application has added an additional building to Unit 1 compared to the original application that was approved on September 27, 2018.

**The Subdivision by Phased Condominium is APPROVED on January 31, 2019, subject to the following condition:**

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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #287769534-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

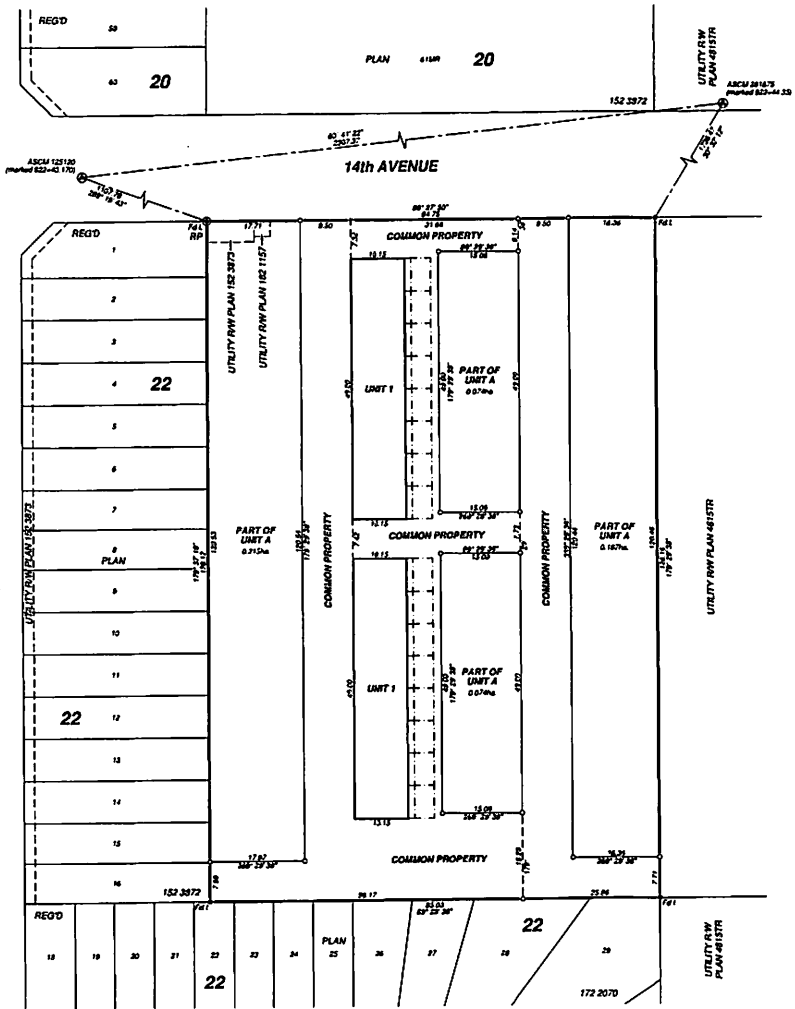
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,974.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits, please contact 311.
- Any changes to the proposed phased condominium unit or remnant units require a revision be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



**PHASE 1**  
**SHEET 1 OF 1**  
 LAND TITLES OFFICE  
**PLAN No.**  
 ENTERED AND REGISTERED  
 ON \_\_\_\_\_  
**INSTRUMENT No.** \_\_\_\_\_  
 A.D. REGISTRAR  
 N.A.L.R.D.

**LANDRA ROW HOUSING**

**PROPOSED PLAN OF SURVEY**  
 SHOWING  
**PHASED CONDOMINIUM DEVELOPMENT**  
 OF PART OF  
**LOT 17, BLOCK 22, REG'D PLAN 152 3872**  
 WITHIN  
**S.W. ¼ SEC. 31-TWP. 51-RGE. 23-W. 4M.**  
**CITY OF EDMONTON**  
**BOB MACDORMAND, A.L.S.**  
**2018**

SCALE 1:500

**LEGEND**

STATUTORY SURVEY MONUMENTS FOUND SHOWN THIS	○
STATUTORY IRON SURVEY POSTS PLANTED SHOWN THIS	○
CALCULATED POINT (LEFT OR BOUND SHOWN THIS	○
ALBERTA SURVEY CONTROL MARKERS FOUND SHOWN THIS	○
OLD UNFENCED POINT SHOWN THIS	○
DISTANCES ARE IN METERS AND DECIMALS THEREOF	
IRON SURVEY POSTS PLANTED ARE MARKED WITH PERMIT NO. P-123	
BEARINGS ARE IN DEGREES AND ARE DERIVED FROM A LINE BETWEEN	
ASCM 125120 AND ASCM 891475	
DISTANCES SHOWN ARE SPACING OF 8.88912	
LANDS DEALT WITH BY THIS PLAN BOUNDED THIS	
AND CONTAIN WITHIN LOT 17, BLOCK 22, REG'D PLAN 152 3872 = 1.2894 (8.88912)	

I	STATUTORY IRON POST	SEC	SECTION
P4	POST	TWP	TOWNSHIP
R	RANGE	RGE	RANGE
12W	12 WEST	4M	MERCIDIAN
22	22	REGD	REGISTERED
AS	ALBERTA SURVEY CONTROL MARKER	RP	RIGHT OF WAY
RP	REGISTERED POINT	BLK	BLOCK
P	POINT	C.D.	CERTIFICATE OF TITLE
CM	CHECK MEASURED	ER	ENVIRONMENTAL RESERVE
N	NORTH	MR	MUNICIPAL RESERVE
S	SOUTH	SR	SCHOOL RESERVE
E	EAST	PL	PLANNED UTILITY LOT
W	WEST	GOVT	GOVERNMENT
R	RANGE	ALS	ALBERTA LAND SUPERVISOR
12W	12 WEST	ALTA	ALBERTA TOWNSHIP SYSTEM
ASCM	ALBERTA SURVEY CONTROL MARKER	NAD 83	NORTH AMERICAN DATUM 1983
RP	REGISTERED POINT	CGT	3 DEGREE TRANSVERSE MERCATOR
CGS	GLOBAL NAVIGATION SATELLITE SYSTEM	UTM	UNIVERSAL TRANSVERSE MERCATOR

**SURVEYOR**  
 NAME: BOB MACDORMAND, A.L.S.  
 DATE OF SURVEY: SURVEY PERFORMED BETWEEN THE DATES  
 OF \_\_\_\_\_ AND WAS  
 MADE IN ACCORDANCE WITH THE PROVISIONS  
 OF THE SURVEYS ACT

**NOTE**  
 THE BOUNDARY OF ANY UNIT IS THE UNDECORATED INTERIOR SURFACE OF THE FLOOR, WALL  
 OR CEILING AS ILLUSTRATED THIS  
 ALL UNIT DIMENSIONS AND FLOOR AREAS ARE MEASURED ALONG UNIT BOUNDARIES  
 ALL BUILDING LOCATION DIMENSIONS AND EXTERIOR BUILDING DIMENSIONS ARE TO THE EXTERIOR  
 OF THE CONCRETE FOUNDATION WALLS AS SHOWN ON THE SURVEY PLAN  
 ALL BUILDING LOCATION DIMENSIONS ARE PERPENDICULAR TO THE PROPERTY LINE UNLESS  
 OTHERWISE SHOWN  
 EXCLUSIVE USE AREAS ARE COMMON PROPERTY AND BELONGED TO THE  
 PATENT DESIGNATED P1, AND RESPECTIVELY ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED  
 TO THE OWNER OF A COMMERCIAL UNIT PURSUANT TO SECTION 85 OF THE CONDOMINIUM  
 PROPERTY ACT  
 YARDS DESIGNATED Y1, AND RESPECTIVELY ARE EXCLUSIVE USE AREAS THAT MAY BE LEASED  
 TO THE OWNER OF A COMMERCIAL UNIT PURSUANT TO SECTION 85 OF THE CONDOMINIUM  
 PROPERTY ACT  
 PARKING SPACES DESIGNATED YP1, AND RESPECTIVELY ARE FOR VISITOR PARKING ONLY  
 THIS PLAN IS ACCOMPANIED BY A CERTIFICATE  
 REGARDING POST TENSIONED CABLES (NAME OF ENGINEER OR ARCHITECT)  
 AND SIGNED BY \_\_\_\_\_  
 STATING THERE ARE NO POST TENSIONED CABLES LOCATED ANYWHERE ON OR WITHIN THE  
 BUILDINGS ON THE PROPERTY ON WHICH THE BUILDINGS ARE LOCATED  
 THE GEO REFERENCED POINT IS THE SW CORNER OF UNIT A  
 CALCULATED BY (HORIZONTAL) REFERENCE MERIDIAN 111 W  
 89257.85 W  
 COLLIMATED SCALE FACTOR 0.999912  
 GRID BEARINGS ARE DERIVED FROM PUBLISHED ASCM COORDINATES  
 FROM ASCM 125120 TO ASCM 891475

<b>REGISTERED OWNERS</b> BERRY HOMES LTD	<b>SUBDIVISION AUTHORITY</b> NAME: CITY OF EDMONTON FILE No. _____
---------------------------------------------	--------------------------------------------------------------------------

<b>CONDOMINIUM CORPORATION ADDRESS</b> 861 MCCONACH BOULEVARD EDMONTON AB T2V 2W4	<b>DEVELOPER'S ADDRESS</b> 861 MCCONACH BOULEVARD EDMONTON AB T2V 2W4
--------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------

**Meridian Surveys (Alta.) Ltd.**  
 801 10218  
 LLOYDMINSTER, ALBERTA  
 T2V 3A4  
 403 (780) 75 1440 Fax (780) 75 0813

DWG FILE No. LA1821A.PPD.dwg	CLIENT: BERRY HOMES
DRAWN BY: W.M.L.	FILE No. LA1821A
CHECKED BY: R.B.H.	



Subdivision Authority

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

January 31, 2019

File No. LDA18-0719

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 8, Block 17, Plan 1367 HW, located south of 77 Avenue NW and east of 116 Street NW;  
**BELGRAVIA**

---

**The Subdivision by Plan is APPROVED on January 31, 2019, 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 Christian Schmitt at 780-944-0459 or [christian.schmitt@edmonton.ca](mailto:christian.schmitt@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #300406845-001

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 (\$673.00 - 2019 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 77 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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 handrail on 77 Avenue NW. Upon redevelopment of proposed Lot 8A, the existing handrail 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 7.3 m east of the west property line of Lot 8 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 will 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 8, BLOCK 17, PLAN 1367 H.W.

IN THE  
S.1/2 SEC.30-52-24-4

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: E.S.D.

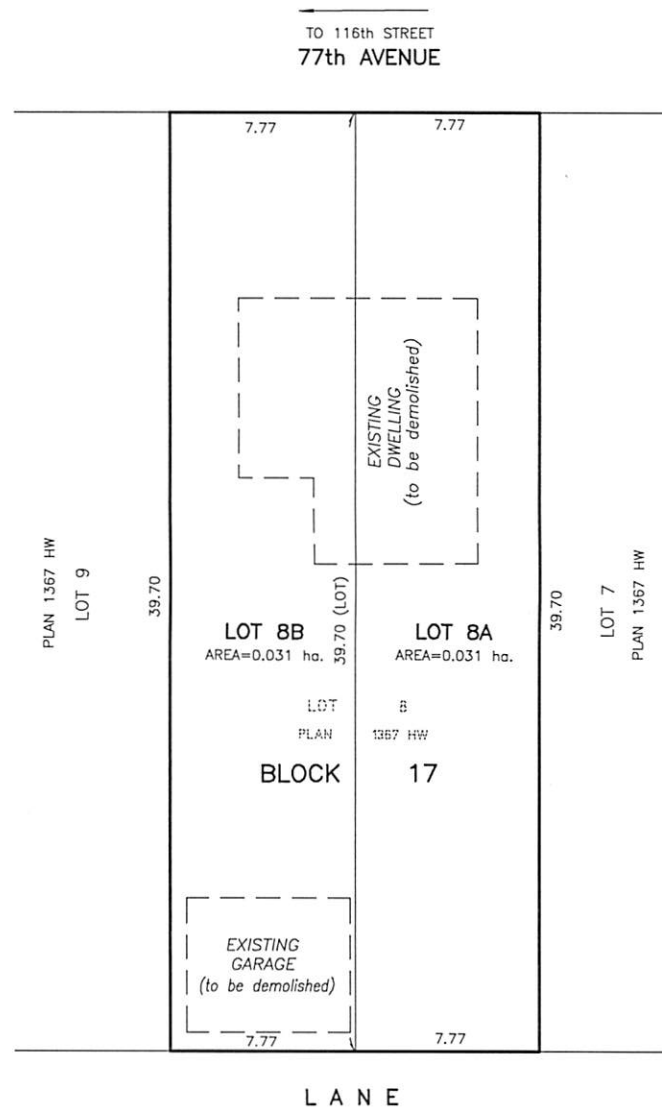
CALC'D. BY: -

DATE: DEC. 11, 2018

REVISED: -

FILE NO. 18S0992

DWG.NO. 18S0992T







Subdivision Authority

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

January 31, 2019

File No. LDA18-0723

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from the south half of Lot 16 and all of Lot 17, Block 16, Plan 4600 R, located south of 124 Avenue NW and west of 101 Street NW; **WESTWOOD**

---

**The Subdivision by Plan is APPROVED on January 31, 2019, 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 Christian Schmitt at 780-944-0459 or [christian.schmitt@edmonton.ca](mailto:christian.schmitt@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #300600879-001

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 (\$673.00 - 2019 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 101 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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 101 Street NW. Upon redevelopment of proposed Lot 17B, the existing residential access to 101 Street 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

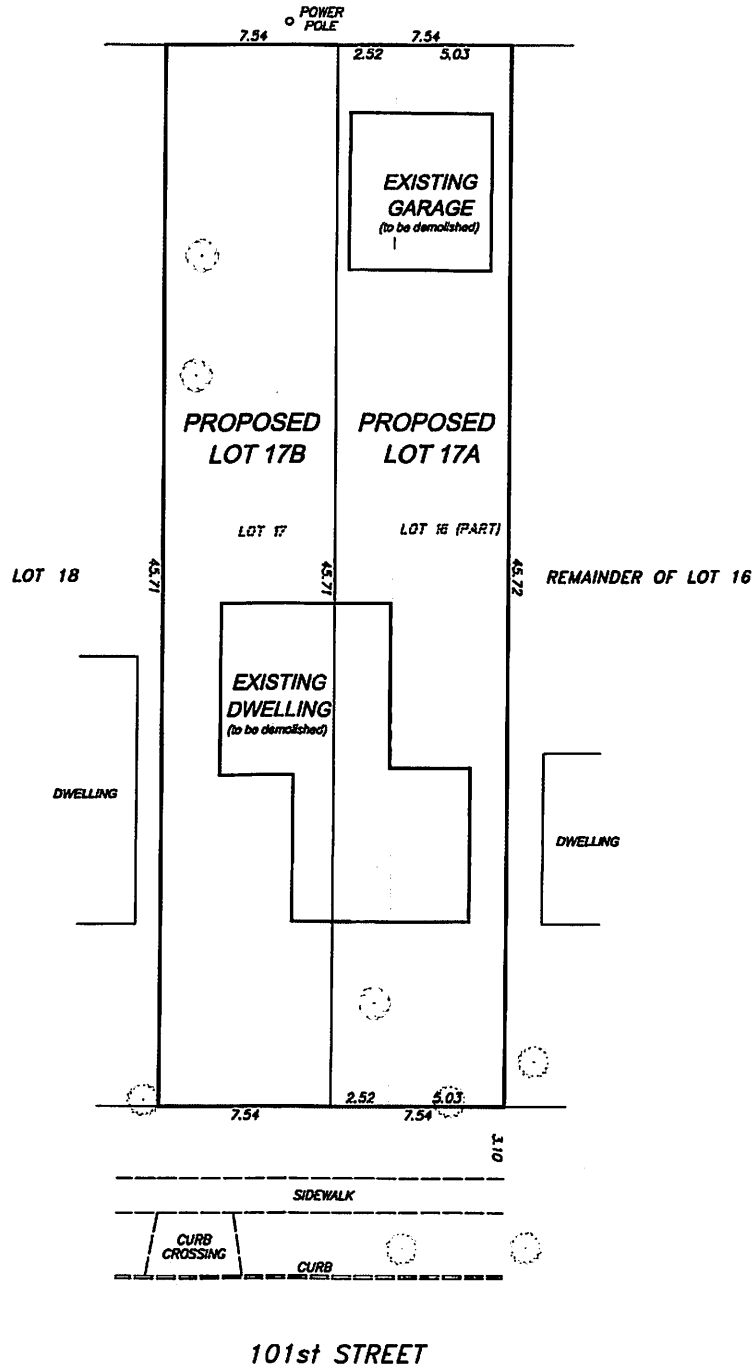
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 11.0 m north of the south property line of Lot 17 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).
- There is an existing power pole that may interfere with access to the proposed Lot 17B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole with EPCOR Distribution & Transmission Inc. as soon as possible as this pole may inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission Inc. for more information.
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



REVISED: 2018-12-17

# TENTATIVE PLAN

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: [abgeo@telus.net](mailto:abgeo@telus.net)  
 or: [info@albertageo.com](mailto:info@albertageo.com)  
 website: [www.albertageo.com](http://www.albertageo.com)  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



**NOTE:**

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

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

THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY  
THE LOCAL AUTHORITY.  
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
OR OMISSIONS REPRESENTED BY THIS PLAN.

LOT: 16 (PART) & 17 BLOCK: 16 PLAN: 4600 R

SUBDIVISION: WESTWOOD ADDRESS: 12322 - 101 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: Rf3

FILE: E16957

LOT AREA: 0.069ha.

SCALE: 1:250

DRAWN BY: J.K.

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

2018-12-17



Subdivision Authority

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

January 31, 2019

File No. LDA18-0730

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

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 52, Plan 735 MC, located south of 52 Avenue NW and east of 105 Street NW;  
**PLEASANTVIEW**

---

**The Subdivision by Plan is APPROVED on January 31, 2019, 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 Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #300927997-001

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 (\$673.00 - 2019 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 105 Street and 52 Avenue that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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 105 Street NW. Upon redevelopment of proposed Lot 24B, the existing residential access to 105 Street 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 6.3 m west of the east property line of Lot 24 off of 52 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).

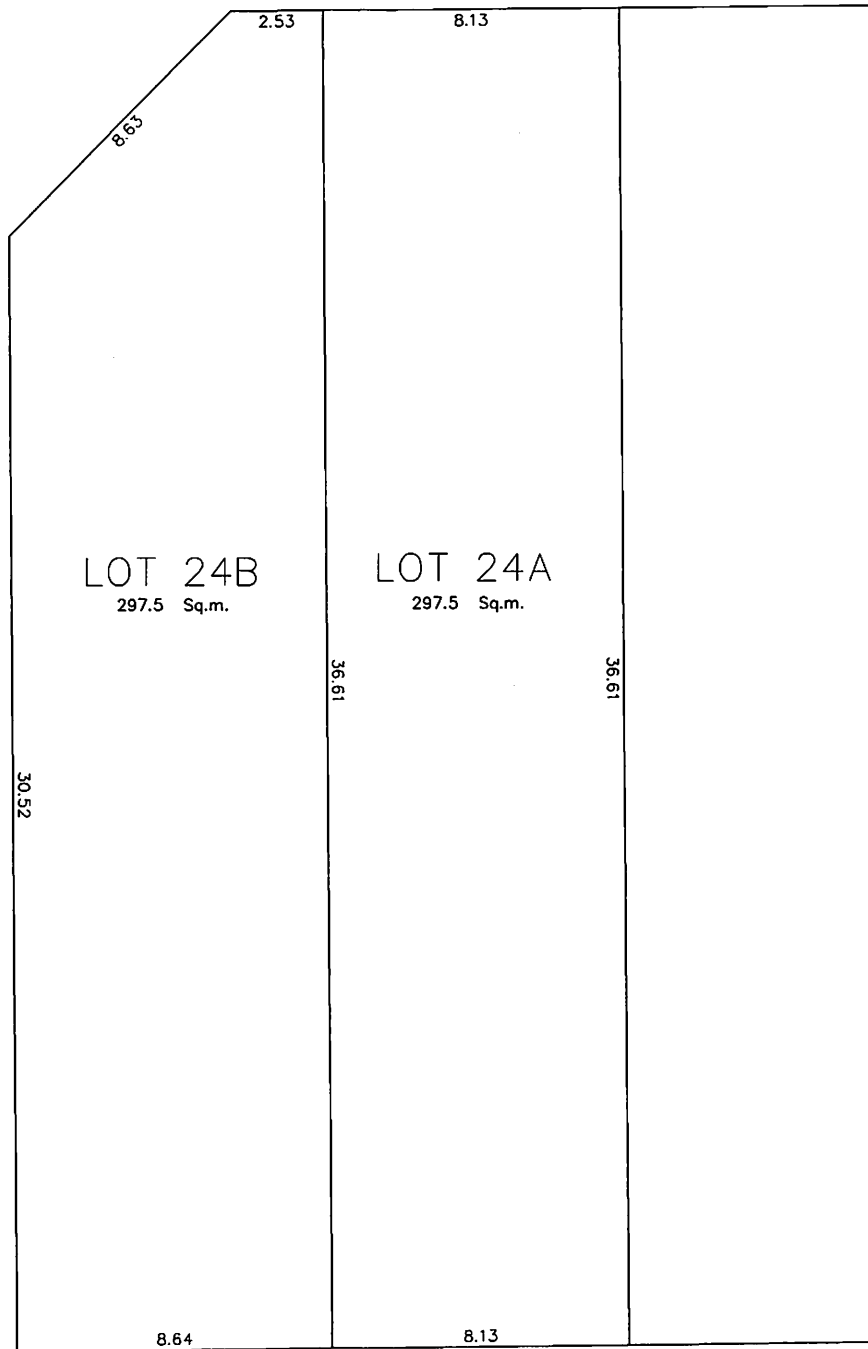
# Plan Showing Proposed Subdivision

Lot 24, Block 52, Plan 735MC  
5103-105 Avenue



52nd Avenue

105th Street





Subdivision Authority

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

January 31, 2019

File No. LDA18-0736

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 6A, Plan 615 KS, located south of 129 Avenue NW and west of 103 Street NW;  
**LAUDERDALE**

---

The Subdivision by Plan is **APPROVED** on January 31, 2019, 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 Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #301114707-001

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 (\$673.00 - 2019 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 129 Avenue NW and 103 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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 129 Avenue NW. Upon redevelopment of proposed Lot 18A, the existing residential access to 129 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 bus stop adjacent to the site on 103 Street NW that must be retained after construction. Should the bus stop be impacted during construction the owner/applicant should coordinate a temporary stop closure with Ross Steinhauer (ross.steinhauer@edmonton.ca) at Edmonton Transit.

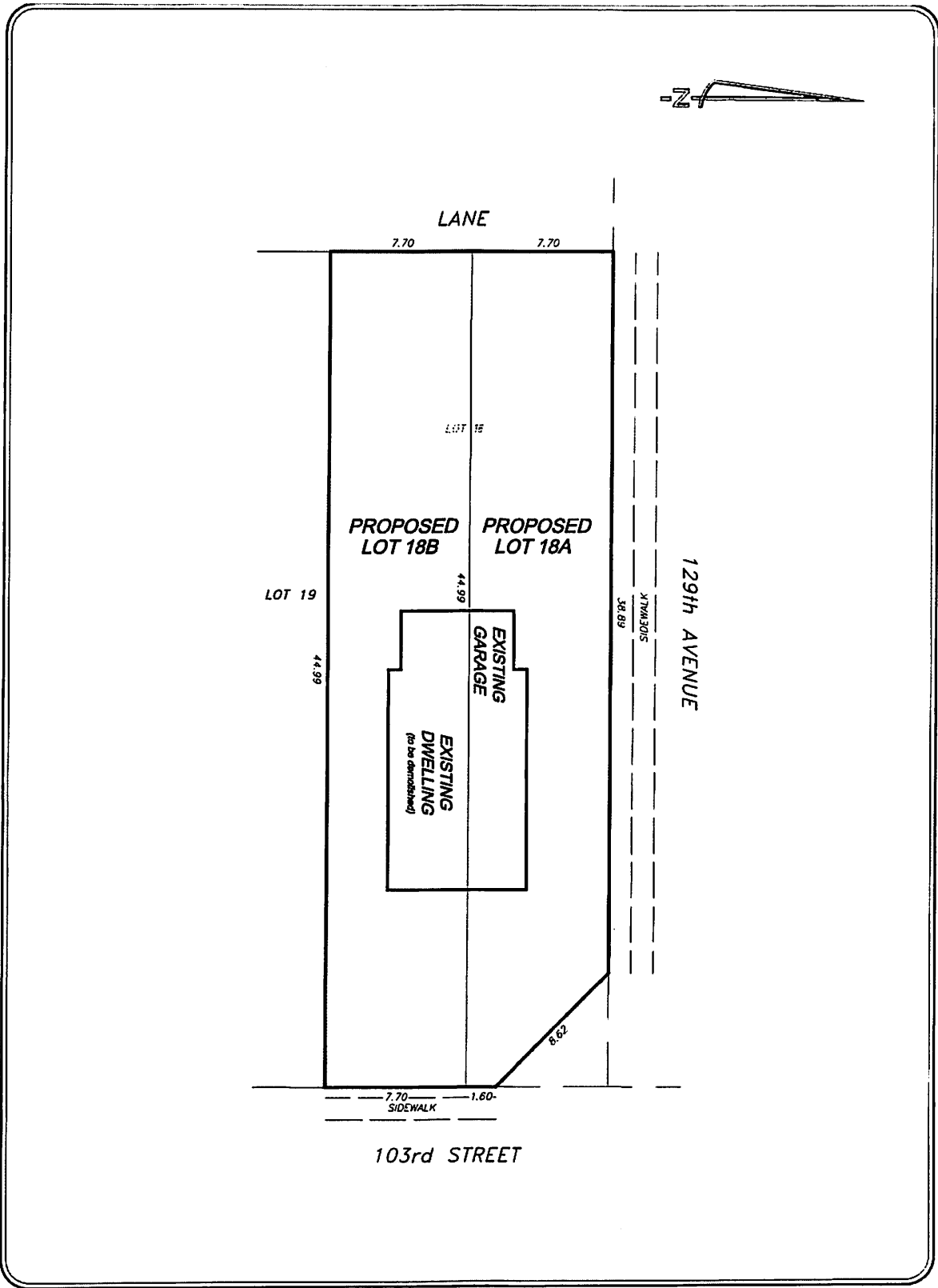
Building / Site

- 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 9.4 m south of the north property line of Lot 18 off of the lane. The existing storm service enters the proposed subdivision approximately 8.2 m north of the south property line of Lot 18 off 103 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

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: [abgeo@telus.net](mailto:abgeo@telus.net)  
 or: [info@albertageo.com](mailto:info@albertageo.com)  
 website: [www.albertageo.com](http://www.albertageo.com)  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



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

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

LOT: 18      BLOCK: 6A      PLAN: 615 KS

SUBDIVISION: LAUDERDALE      ADDRESS: 10303 - 129 AVENUE

BUILDER/OWNER: TECH VIEW HOMES LTD.      EDMONTON

THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY  
 THE LOCAL AUTHORITY.  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

ZONING: Rf1

FILE: E17027      LOT AREA: 0.07 ha.      SCALE: 1:250

DRAWN BY: J.M.      CHECKED BY: I.H./P.S.      2018-12-19

Thursday, January 24, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the January 24, 2019 meeting be adopted as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 17, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA18-0111  
272422192-001

Tentative plan of subdivision to create 28 single detached residential lots from the NE 13-53-26-W4M, located west of Winterburn Road NW and north of 124 Avenue NW; **KINGLET GARDENS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA18-0446  
288767222-001

Tentative plan of subdivision to create 136 single detached residential lots, two (2) commercial lots, one (1) Public Utility lot and one (1) multiple family lot (MFL) from Lot 1, Plan 982 3999, located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA16-0248 222452431-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) urban services lot and one (1) future Municipal Reserve lot from Lot 37R, Block 20, Plan 6450 KS located south of 96A Avenue NW and east of 74 Street NW; <b>OTTEWELL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA18-0119 275503197-001	REVISION of conditionally approved tentative plan of subdivision to create 58 single detached residential lots, one(1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Future Natural Area Municipal Reserve lot from Lot 1, Plan 982 3999 and the SE 25-51-24-W4M, located north of Ellerslie Road SW and west of 34 Street SW; <b>CHARLESWORTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA18-0676 297019536-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 9, Plan 5682 HW, located north of 71 Avenue NW and east of 93 Street NW; <b>HAZELDEAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0689 299392877-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 13, Plan 012 5443, located north of 57 Avenue NW and west of 110 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA18-0691 298213894-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 167, Plan 2060 Q, located north of University Avenue NW and west of 107 Street NW; <b>QUEEN ALEXANDRA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA18-0693 299563387-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 4, Plan 1522 AS, located south of 88 Avenue NW and west of 87 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

<b>FOR THE MOTION</b>		<b>Blair McDowell</b>	<b>CARRIED</b>
9.	LDA18-0705 297115037-001	Tentative plan of subdivision to adjust a property boundary within conditionally approved File No. LDA17-0544, located north of Hiller Road SW and east of 175 Street SW; <b>WINDERMERE</b>	
<b>MOVED</b>		<b>Blair McDowell</b>	
		That the application for subdivision be Approved.	
<b>FOR THE MOTION</b>		<b>Blair McDowell</b>	<b>CARRIED</b>
10.	LDA18-0716 299830779-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 21, Plan 2668HW, located south of 115 Avenue NW and east of 44 Street NW; <b>BEVERLY HEIGHTS</b>	
<b>MOVED</b>		<b>Blair McDowell</b>	
		That the application for subdivision be Approved.	
<b>FOR THE MOTION</b>		<b>Blair McDowell</b>	<b>CARRIED</b>
11.	LDA18-0728 299155980-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 37-38, Block 10, Plan 1151 AN, located north of 118 Avenue and east of 41 Street NW; <b>BEACON HEIGHTS</b>	
<b>MOVED</b>		<b>Blair McDowell</b>	
		That the application for subdivision be Approved.	
<b>FOR THE MOTION</b>		<b>Blair McDowell</b>	<b>CARRIED</b>
<b>5.</b>	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:30 a.m.		