

Thursday, August 8, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 31

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the August 8, 2019 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the August 1, 2019 meetings be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA18-0553
291357571-001 | Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL |
|----|-----------------------------|---|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA19-0243
313944354-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 and a portion of Lot 27, Block 3, Plan 2602 HW located north of Ravine Drive NW and east of 142 Street NW; GLENORA |
| 2. | LDA19-0257
315256059-001 | Tentative plan of subdivision to create three (3) residential strata lots from Lot 97, Block 7, Plan 152 5660, located south of 23 Avenue NW and east of May Common NW; MAGRATH HEIGHTS |
| 3. | LDA19-0279
323308634-001 | Tentative plan of subdivision to create two (2) mixed-use strata lots (one commercial lot; one lot with ground floor commercial and upper floor residential) from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; KESWICK |
| 4. | LDA19-0288
324319444-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW; BELGRAVIA |
| 5. | LDA19-0296
325257003-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 11, Plan 3543 HW, located north of 67 Avenue NW and east of 106 Street NW; ALLENDALE |

5. OTHER BUSINESS



Subdivision Authority

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

August 8, 2019

File No. LDA18-0553

Invistec Consulting Ltd.
400 - 10235 101 Street
Edmonton, AB T5J 3G1

ATTENTION: Kaylyn Stark

RE: Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on August 8, 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 a temporary emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA18-0583 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs 100 Street SW (collector roadway) that ties into 101 Street SW (the existing north/south local roadway), to an approved Complete Streets cross section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs and constructs a stormceptor device, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot, pipeline right of way corridor, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) was previously addressed by SUB/01-0034 and LDA07-0340, by money-in-place of reserve land.

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 or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

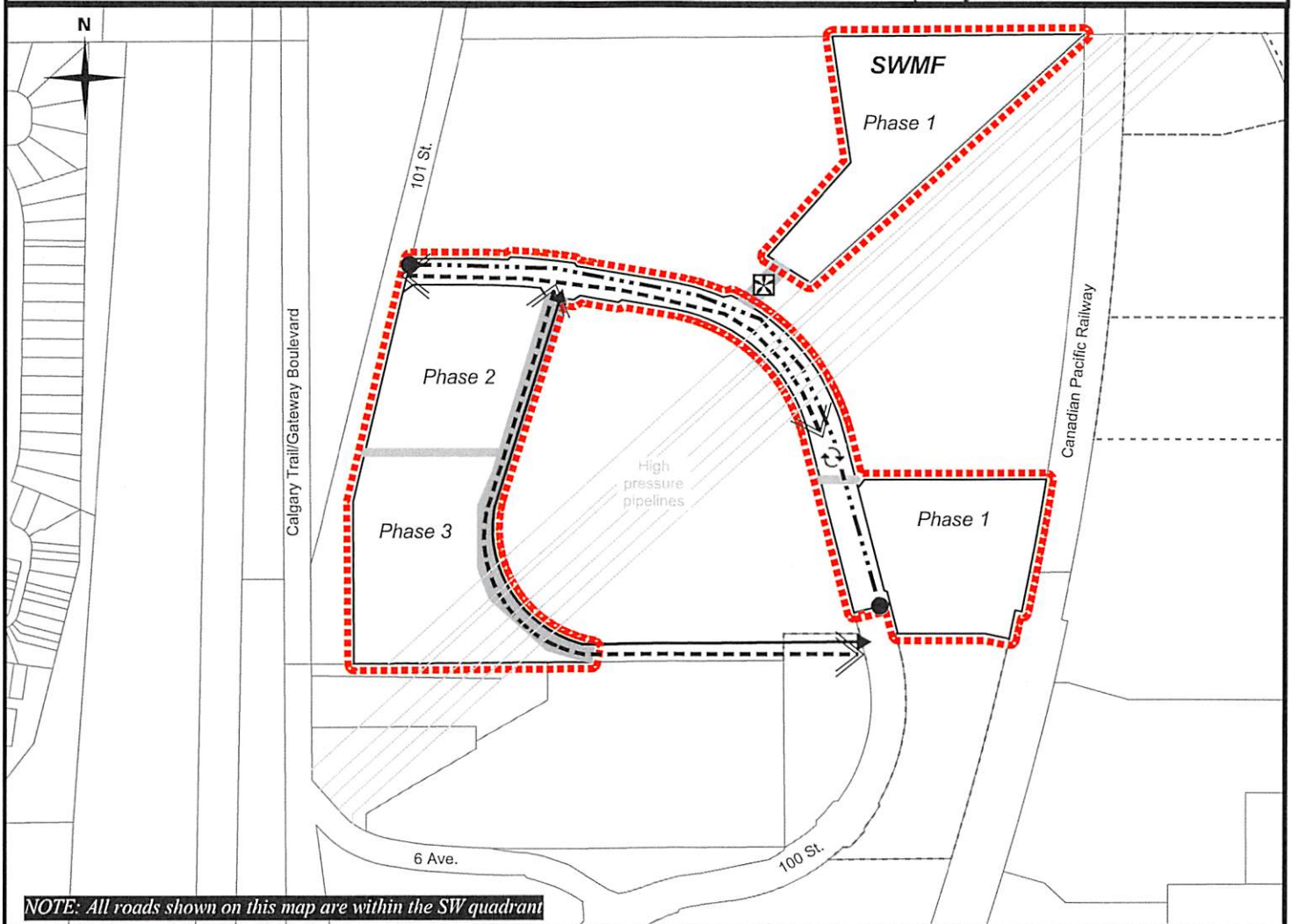
BM/jv/Posse #291357571-001
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

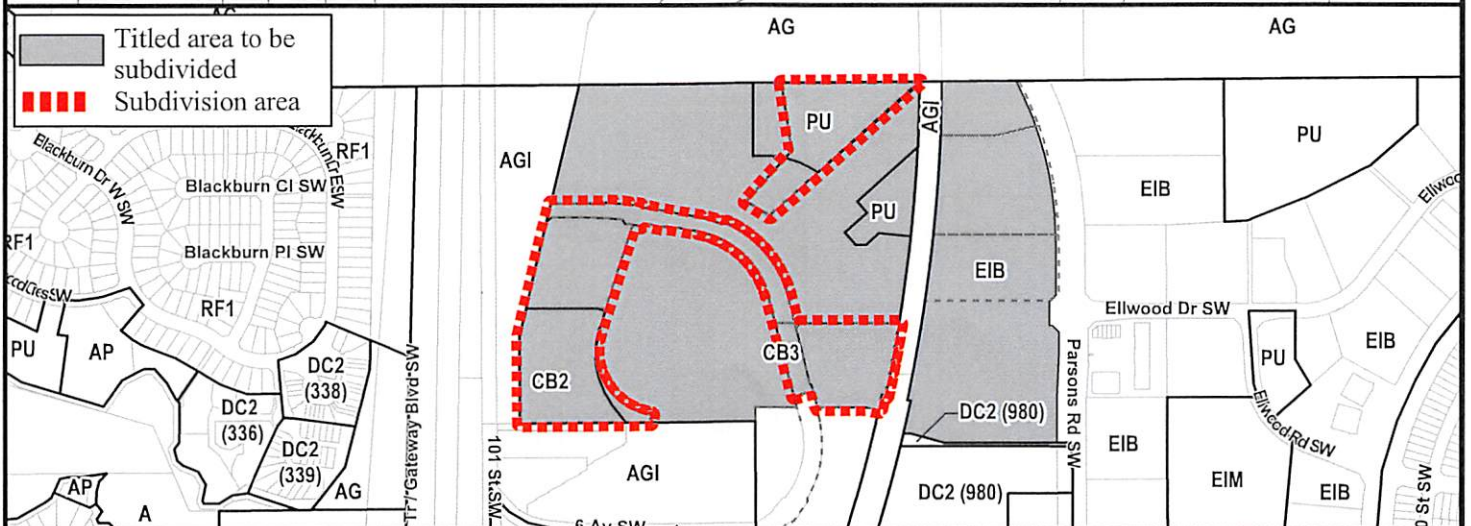
August 8, 2019

LDA18-0553

- Limit of proposed subdivision
- Phasing line
- Cross lot access
- Temporary emergency access
- Watermain extension
- Construct Stormceptor
- Construct at an approved complete street cross section
- Temporary 12m radius turnaround



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

August 8, 2019

File No. LDA19-0243

Footprint Developments Inc.
14210 - 104 Avenue NW
Edmonton, AB T5N 3Z9

ATTENTION: Suhile Ismail

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 and a portion of Lot 27, Block 3, Plan 2602 HW located north of Ravine Drive NW and east of 142 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on August 8, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #313944354-001

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

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Ravine Drive NW. Upon redevelopment of proposed Lot A, the existing residential access to Ravine Drive 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, Edmonton.

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 the 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 23.3 m east of the west property line of existing Lot 28 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 and guy wire that may interfere with access to the proposed Lot A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will 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 for more information.
- 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).

REAR LANE

33'-10" [10.30m]

84'-1" [25.63m]

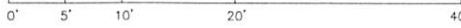
50'-4" [15.33m]

TENTATIVE PLAN

SHOWING SUBDIVISION OF
Lot 28 / 27, Block 3, Plan 2602HW



SCALE 3/32" = 1'-0"



LOT 13870 - Lot 26, Block 3, Plan 2602HW / Lot 27, Block 3, Plan 2602HW

140'-11" [42.94m]

LOT 13878 - Lot 29, Block 3, Plan 2602HW

136'-7" [41.63m]

140'-7" [42.85m] PROPOSED PROPERTY LINE DIVISION

EXISTING DWELLING
(TO BE DEMOLISHED)

(A)

(B)

LOT 13874 - A
AREA - 6550 SF / 0.061 Ha.

LOT 13874 - B
AREA - 7043 SF / 0.065 Ha.

50'-4" [15.35m]

60'-11 5/16" [18.57m] (Length of Curve)

RAVINE DR.



Subdivision Authority

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

August 8, 2019

File No. LDA19-0257

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create three (3) residential strata lots from Lot 97, Block 7, Plan 152 5660, located south of 23 Avenue NW and east of May Common NW; **MAGRATH HEIGHTS**

The Subdivision by STRATA is APPROVED on August 8, 2019, subject to the following conditions:

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
3. 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 geotechnical report;
4. that the owner register an easement in favour of EPCOR Distribution & Transmission Inc. within the proposed lot 2 (the specific required length and width needed would be determined depending on the plans for the proposed subdivided lot 3). As part of the easement, EPCOR Distribution & Transmission Inc. may require the removal of any existing fencing or obstruction crossing the subject property in order to facilitate the installation of and maintain any existing or future electrical system at the cost of the landowner. All costs of procuring the easement or Right of Way are the responsibility of the landowner or the City. Contact our Land Administrator at 780-412-3252 for the current documents to be used; and
5. 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. Enclosures II is a map of the subdivision that identifies major conditions. Enclosure III is a map that depicts volumetric space.

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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #315256059-001

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 (\$5,948.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Transportation

- The owner should consider registering a mutual access easement on Lot 1 and Lot 2 for the shared use of the northerly access to May Common, as shown on the Enclosure.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Servicing

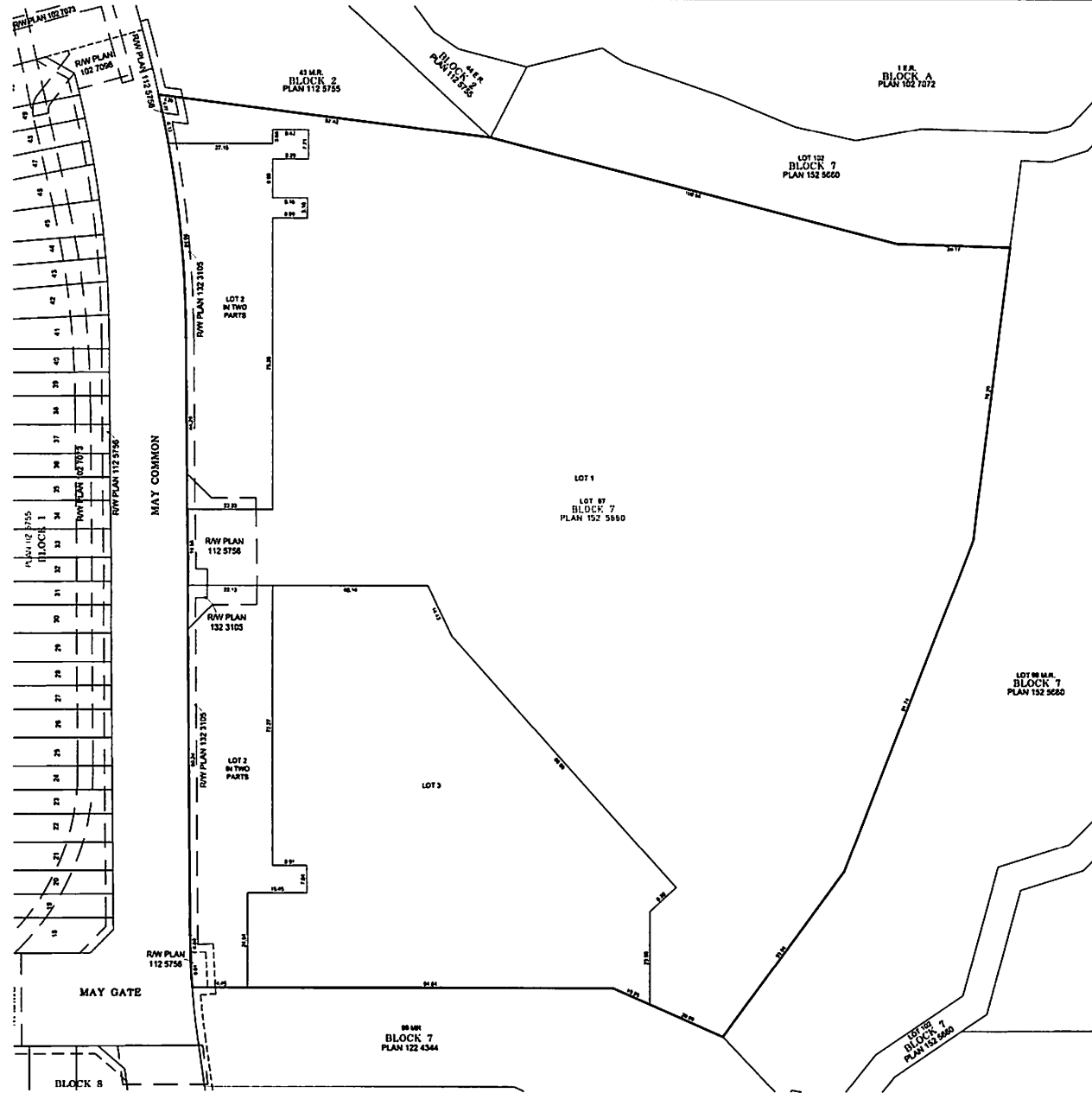
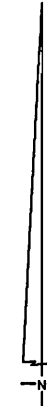
- There is a deficiency in on-street fire protection adjacent to the property. On-street fire protection will only be available for the buildings directly fronting May Common NW. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).
- The owner must register private to private easement and restrictive covenants for multiplexes.

LARCH PARK STRATA
 EDMONTON, ALBERTA
 TENTATIVE PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF
 LOT 97, BLOCK 7, PLAN 152 5660
 IN THE
 N.E. 1/4 SEC. 36, TWP. 51, RGE. 25, W. 4 M.

SCALE 1:500 2019 JOHN M. BYRNE, A.L.S.
 0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 FT METERS

NOTES:

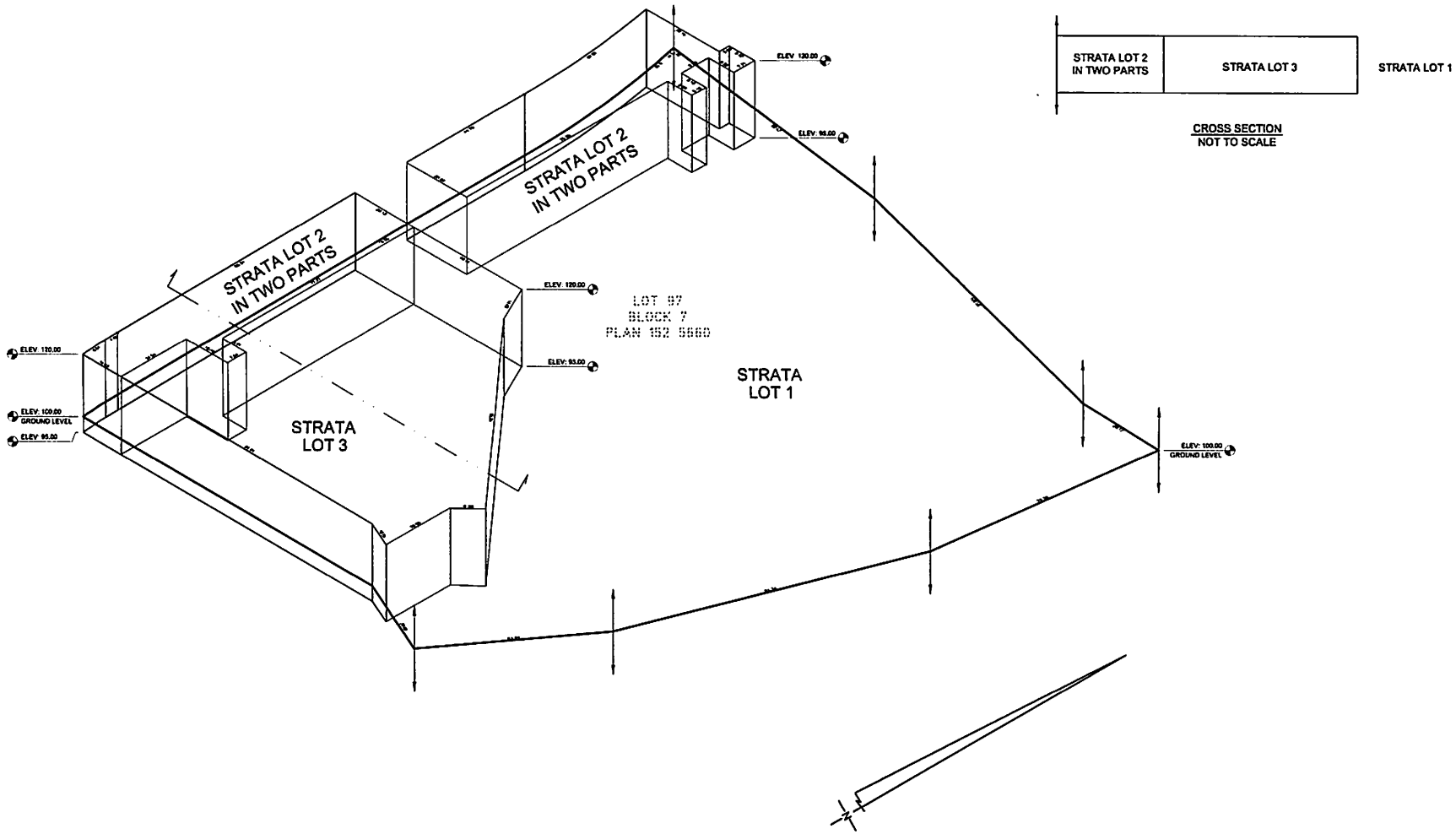
1. The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed to the field prior to any construction.
2. All dimensions are given in metres and decimals thereof.
3. All dimensions on curved boundaries are arc lengths.
4. All corner callouts are 5.00 metres otherwise noted.
5. Area registered shown outlined blue and contains notes.



LEGEND

STW	3 Degree Traverse Method	RL	Right
A.L.S.	Alberta Land Surveyor	North	North American Datum 1983
A.S.C.M.	Alberta Survey Control Measurement	PL	Planned
CA	Control Angle	P.U.L.	Public Utility Lot
C	Counter Turn	R	Radius
E	East	R/O	Right-of-Way
E.A.	Environmental Reserve	SEC	Section
EA	Established	PLW	Pre-Existing
FA	Fence	REC	Registered
G.N.S.S.	Global Navigation Satellite System	PLN	Plan
H	Height	PL	Plan
I	Intersecting Iron Pipe	RR	Right-of-Way
M	Marker	SLN	Square Station
M.P.	Marker Post	S	Section
M.V.	Marked	Sec	Section
M.P.	Marker Post	Tab	Tabular
M.A.	Measured distance	U.T.P.	Units To Foot
		W	West

REGISTERED OWNER
 CARRINGTON EDGE LTD.
 SURVEYORS INC. 2019 © GROUP BROWN 2023 CONSULTING INC.
 Checked by: [Signature] 2023 07/18/2023





Subdivision Authority

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

August 8, 2019

File No. LDA19-0279

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create two (2) mixed-use strata lots (one commercial lot; one lot with ground floor commercial and upper floor residential) from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; **KESWICK**

The Subdivision by STRATA is APPROVED on August 8, 2019, subject to the following conditions:

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
3. that the existing cross lot access easement on Lot 47 must be carried over to the new lots, to provide access to Lot 48; and
4. 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 that identifies major conditions. Enclosure III is a map that depicts volumetric space.

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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #323308634-001

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

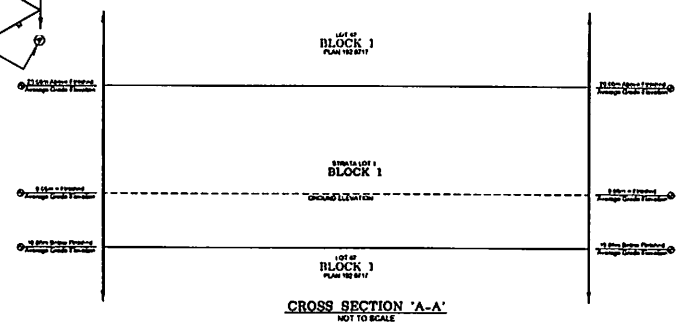
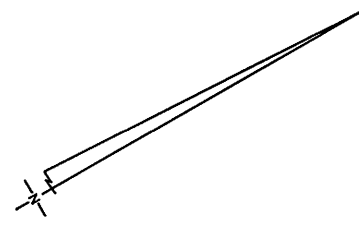
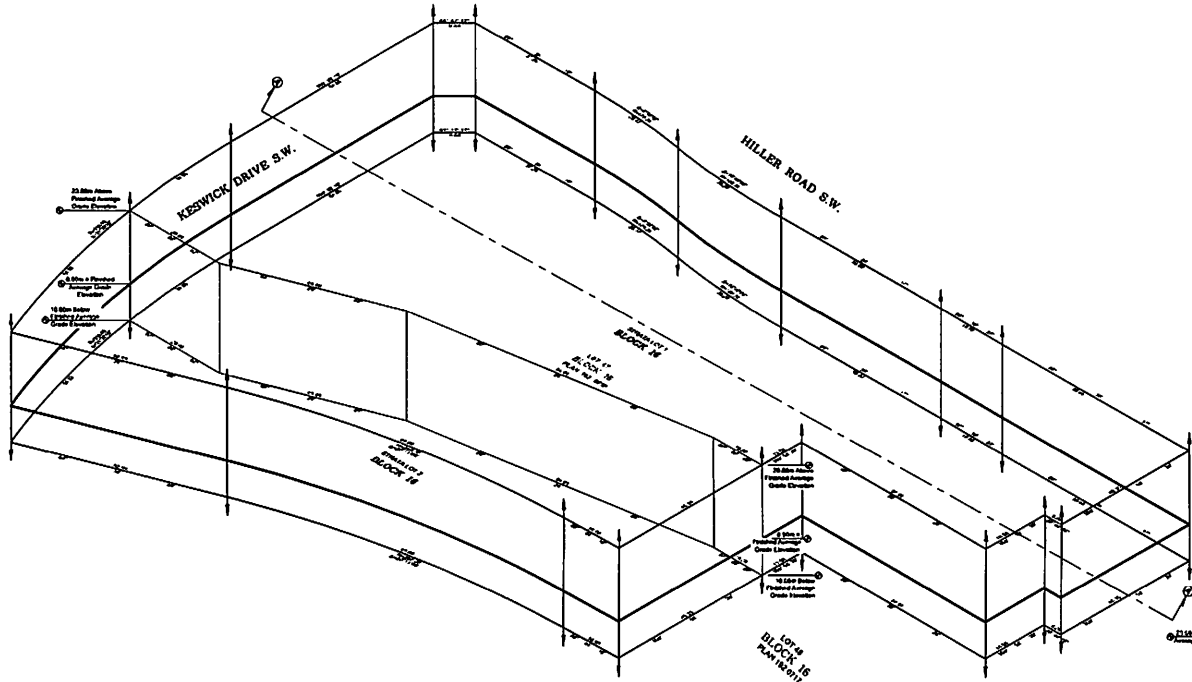
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Transportation

- As per Condition 2 above, a blanket cross lot access easement has been registered on the Certificates of Title for parcel municipally addressed 1003 - Keswick Drive SW, as shown on Enclosure I. The cross lot access easement was a condition of approved subdivision LDA17-0221 and must be carried forward to the new lots.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Servicing

- Due to the size and configuration of the proposed Lots, on-street fire protection is limited to portions of this site directly fronting Keswick Drive SW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage.
- 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).
- The owner must register private to private easement and restrictive covenants for multiplexes.





Subdivision Authority

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

August 8, 2019

File No. LDA19-0288

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on August 8, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling 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 Janika Sumaylo at janika.sumaylo@edmonton.ca or 780-508-9596.

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #324319444-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 119 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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 119 Street NW. Upon redevelopment of proposed Lot 20A, the existing residential access to 119 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, Edmonton.

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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.4 m south of the north property line of Lot 20 off of the lane. The existing storm service enters the proposed subdivision approximately 10.5 m south of the north property line of Lot 20 off 119 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.
- 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 and guy wire that will interfere with access to the proposed Lot 20A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit (contact EPCOR Distribution & Transmission at 780-412-3520 for more information).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

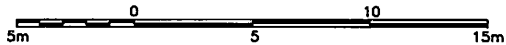
LOT 20, BLOCK 7, PLAN 2831 H.W.

IN THE

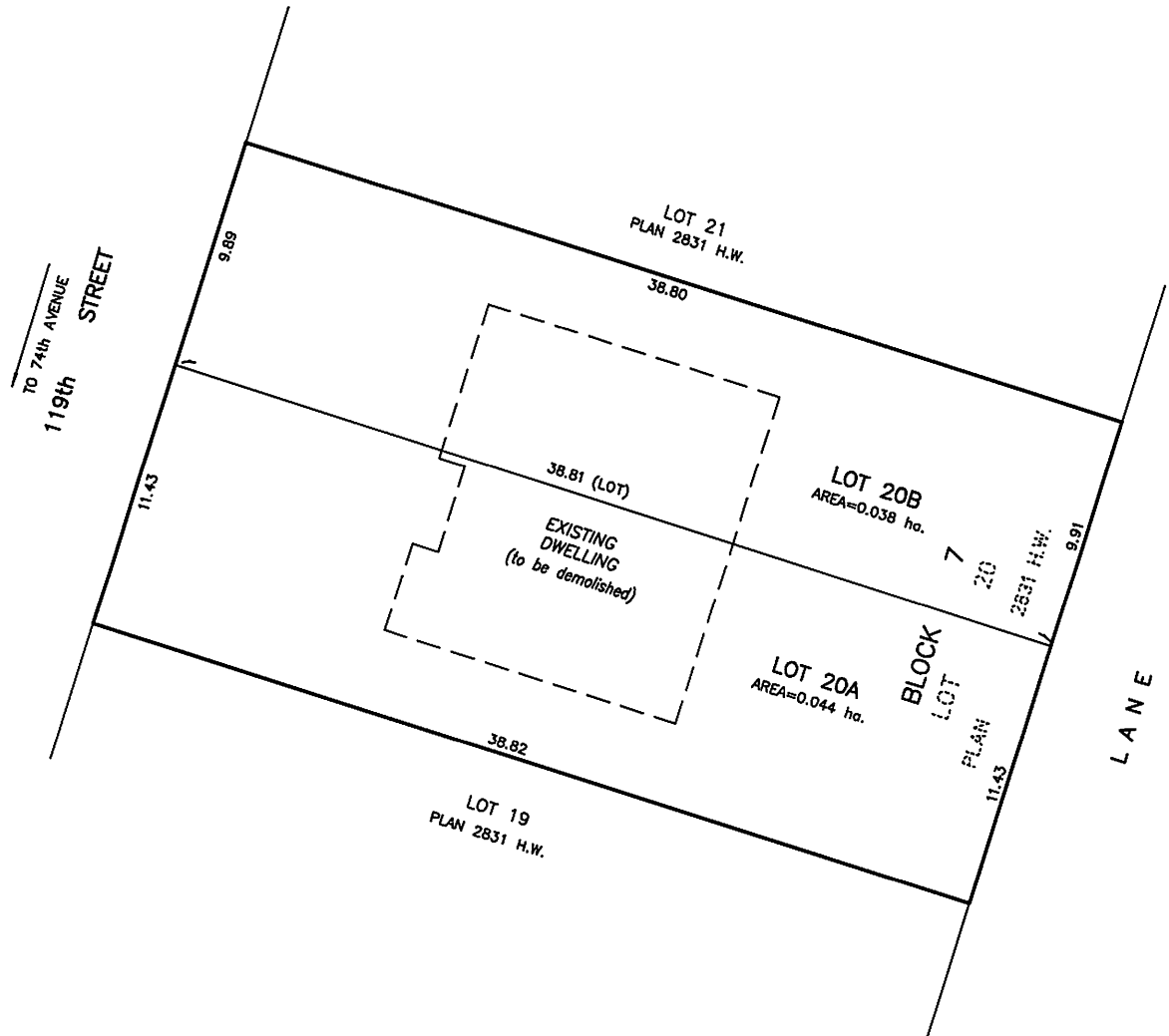
N.W.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 D.G. CHEN, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 25, 2019

REVISED: -

FILE NO. 19S0359

DWG.NO. 19S0359T



Subdivision Authority

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

August 8, 2019

File No. LDA19-0296

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 11, Plan 3543 HW, located north of 67 Avenue NW and east of 106 Street NW; **ALLENDALE**

The Subdivision by Plan is **APPROVED** on August 8, 2019, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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 Janika Sumaylo at janika.sumaylo@edmonton.ca or 780-508-9596.

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #325257003-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 105A 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).

Building / Site

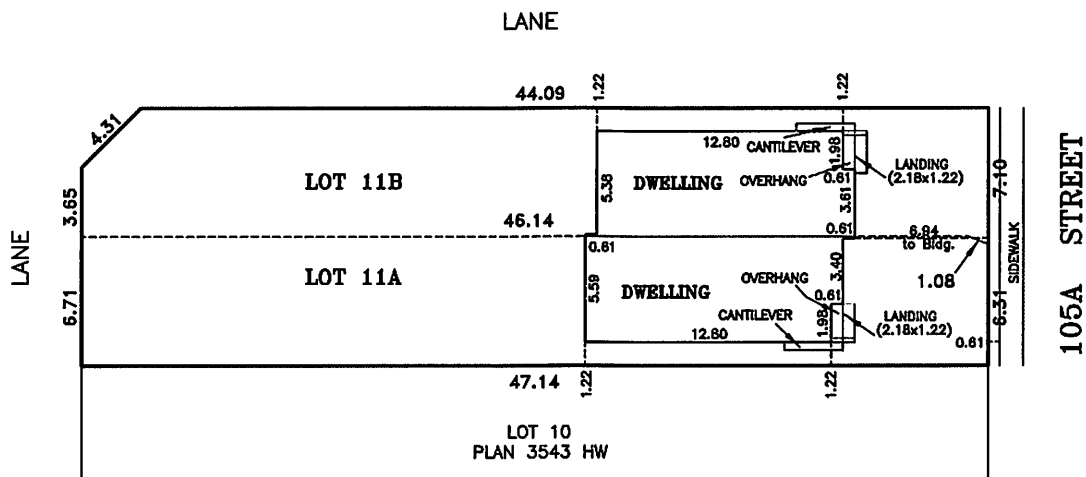
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.1 m north of the south property line of Lot 11 off 105A Street. The existing services (water and sanitary) enter the proposed subdivision approximately 6.8 m south of the north property line of Lot 11 off 105A Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 11, BLOCK 11, PLAN 3543 HW
NE1/4, SEC. 20, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.063 ha.



UPDATED: AUGUST 1st, 2019.

GEODETTIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : JUNE 27th, 2019.

SCALE 1 : 300

JOB No. 118621

Thursday, August 1, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 30

PRESENT		Kristen Rutherford, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Kristen Rutherford That the Subdivision Authority Agenda for the August 1, 2019 meeting be adopted.		
FOR THE MOTION	Kristen Rutherford		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Kristen Rutherford That the Subdivision Authority Minutes for the July 25, 2019 meeting be adopted.		
FOR THE MOTION	Kristen Rutherford		CARRIED
3.	OLD BUSINESS		
1.	LDA19-0187 311470346-001	Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW; ASTER	
MOVED	Kristen Rutherford That the application for subdivision be Approved.		
FOR THE MOTION	Kristen Rutherford		CARRIED
4.	NEW BUSINESS		
1.	LDA19-0168 311192913-001	Tentative plan of subdivision to create one (1) multiple family lot (MFL) from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 173 Avenue NE; MARQUIS	
MOVED	Kristen Rutherford That the application for subdivision be Approved.		
FOR THE MOTION	Kristen Rutherford		CARRIED
2.	LDA19-0215 312438150-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 8, Plan 5710 HW, located north of 95 Avenue NW and east of 142 Street NW; CRESTWOOD	

MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
3.	LDA19-0242 314574050-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 72, Block 14, Plan 4630 MC located north of 60 Avenue NW and east of 108A Street NW; PLEASANTVIEW	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:20 a.m.		