

Thursday, February 1, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 05

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 1, 2018 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 25, 2018 meetings be adopted.	
3.	OLD BUSINESS	
	LDA17-0688 268951986-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 1, Plan 959 KS located south of 75 Avenue NW and east of 85 Street NW; AVONMORE
4.	NEW BUSINESS	
1.	LDA17-0214 245496670-001	Tentative plan of subdivision to create 97 single detached residential lots, 122 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) Public Utility lot, from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail; PAISLEY
2.	LDA17-0452 259544227-001	Tentative plan of subdivision to create 11 single detached residential lots, eight (8) semi-detached residential lots and one (1) Municipal Reserve Lot from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL
3.	LDA17-0592 264148379-001	Tentative plan of subdivision to create 85 single detached residential lots, from Lot 1, Block 1, Plan 092 6061, and the SW 18-51-24-W4M located north of 41 Avenue SW and east of James Mowatt Trail SW; ALLARD
4.	LDA17-0634 266382125-001	Tentative plan of subdivision to create two (2) bareland condominium units for a proposed semi-detached dwelling on Lot 16, Block 5, Plan 3636 HW, located west of 155 Street NW and north of 104 Avenue NW; CANORA
5.	LDA17-0672 268526556-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21 and the north half of Lot 22, Block 14, Plan 1345 AJ located north of 88 Avenue NW and west of 93 Street NW; BONNIE DOON

6.	LDA17-0674 268570180-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 25, Plan 4057 HW located south of 104 Avenue NW and west of 79 Street NW; FOREST HEIGHTS
7.	LDA17-0680 267378784-001	Tentative plan of re-division to create one (1) additional single detached Bare Land Condominium unit from Unit 4, Plan 122 2257, located south of Stony Plain Road NW and east of Sylvanecroft Lane NW; WESTMOUNT
8.	LDA17-0703 269376697-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 13, Plan 2938 HW, located south of 72 Avenue NW and east of 116 Street NW; BELGRAVIA
9.	LDA17-0704 268978364-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 9, Block 5, Plan 132 2652, located north of 137 Avenue NW and west of 97 Street NW; GRIESBACH
10.	LDA17-0705 269463778-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 41, Block 1, Plan 162 3159, located south of 122 Avenue NW and east of 107 Street NW; WESTWOOD
11.	LDA17-0707 269439558-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1-2, Block 2, Plan 3079 EO, located north of 109 Avenue NW and east of 74 Street NW; VIRGINIA PARK
12.	LDA17-0710 269884775-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 61, Plan 3875P, located north of 105 Avenue NW and west of 133 Street NW; GLENORA
13.	LDA17-0732 270448872-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 56, Plan 3680 HW, located south of 77 Avenue NW and west of 75 Street NW; KING EDWARD PARK
5.	OTHER BUSINESS	



Subdivision Authority

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

February 1, 2018

File No. LDA17-0688

Alim Mohamed
3456 91 Street NW
Edmonton, AB T6E 5R1

ATTENTION: Alim Mohamed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 45, Block 1, Plan 959 KS located south of 75 Avenue NW and east of 85 Street NW; **AVONMORE**

The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #268951986-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.5 m west of the east property line of Lot 45 off the lane. The existing storm service enters the proposed subdivision approximately 8.08 m west of the east property line of Lot 45 off 75 Avenue NW. As per the Sewers and Waterworks Bylaws, 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 (contact EPCOR Land and Administration Group at 780-412-3252).

Tentative Plan of Proposed Subdivision

Legal Description (Lot, Block, Plan)

LOT 45, BLOCK 1, PLAN 959KS



75 Ave



Lane



February 1, 2018

File No. LDA17-0214

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

ATTENTION: Nick Dyjach

RE: Tentative plan of subdivision to create 97 single detached residential lots, 122 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) Public Utility lot, from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail; **PAISLEY**

I The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the property lines of the residential lot flanking the alley be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Co-ordination, as shown on Enclosure I;
4. that LDA17-0645 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of Phase 3 of the plan of survey;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the Servicing Agreement be registered by caveat on title for all lots adjacent to areas which require "no parking" signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the alley to a commercial standard, to accommodate permanent emergency access. The alley must include hard-surfacing for the full width of the right-of-way and wider alley crossings to be designed to accommodate Fire Rescue Services, if required. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs Paisley Drive SW, Paisley Gate SW and Podersky Link SW to an enhanced local roadway standard including a parking ban on one side, 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 hard surface shared use path with bollards and landscaping, within the Public Utility lot to the west of this subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pays for the installation of "no parking" signage on the enhanced local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings, submitted with Phase 2, include grading plans for Heritage Valley Trail to the satisfaction of Subdivision and Development Coordination;
13. 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 City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Heritage Valley Trail SW, to the

satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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.

Municipal Reserve for the SW 24-51-25W4M was addressed by dedication and Deferred Reserve Caveat (DRC) registration with LDA12-0411, LDA14-0229 and LDA16-0567. The DRC will carry forward on title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority















BM/mb/Posse #245496670-001

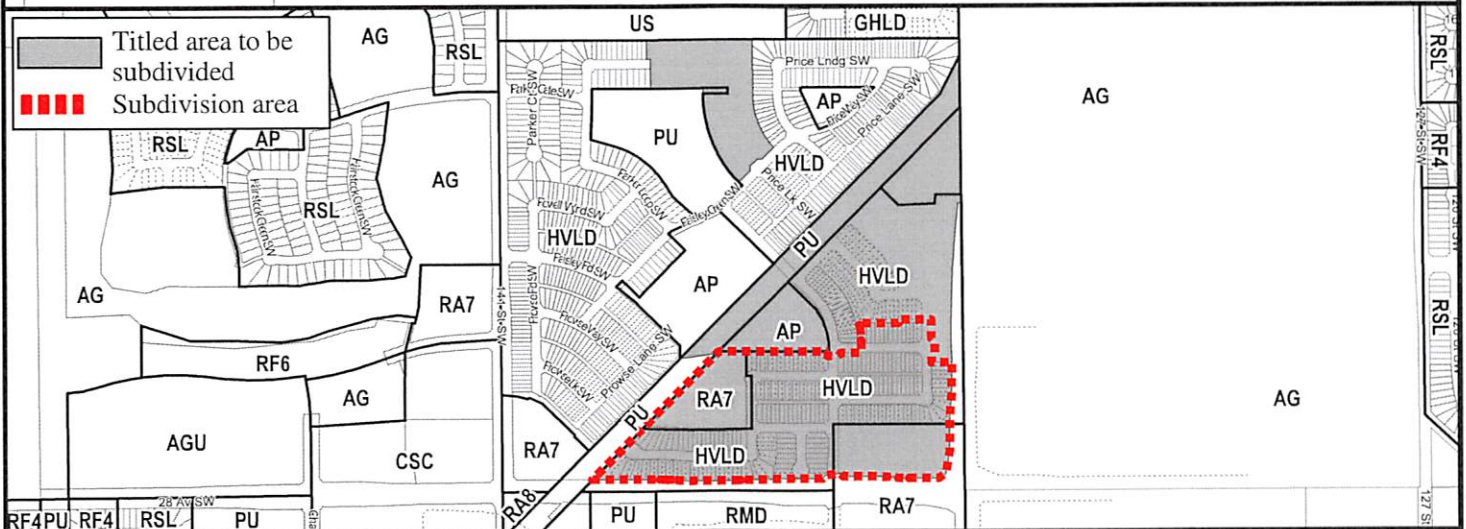
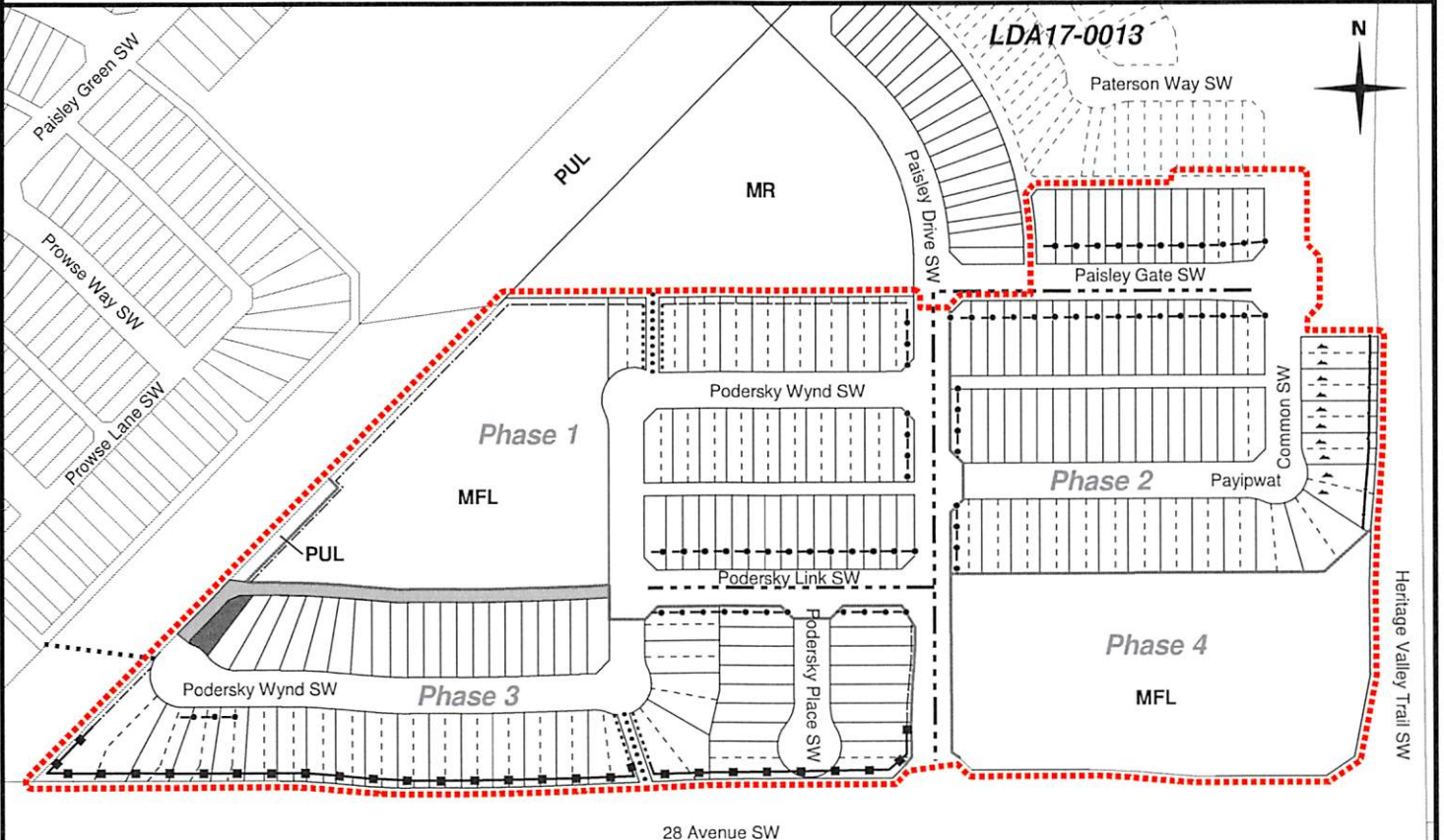
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 1, 2018

LDA17-0214

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | No parking caveat |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Berm and Fence |
|  | 1.8 m uniform fence |  | 1.5 m concrete sidewalk |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Enhanced local roadway with parking ban |
|  | Noise attenuation fence |  | Construct to commercial standard |
|  | Berm and noise attenuation fence |  | Property line may be modified as per swept path analysis |
|  | 3 m shared use path |  | Phasing line |





February 1, 2018

File No. LDA17-0452

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 11 single detached residential lots, eight (8) semi-detached residential lots and one (1) Municipal Reserve Lot from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.94 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 Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a temporary public access easement for the 6 m temporary roadway as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA15-0605 (phase 2) be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 shall submit redline revisions or resubmit engineering drawings for Rosenthal Stage 18 (LDA 15-0605), subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Reserve lot 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 SW 25-52-26-W4M in the amount of 1.94 ha is being provided by dedication with this subdivision. The remainder of the Deferred Reserve Caveat (DRC) will be transferred to the NE 25-52-26-W4M for the assembly of the district park site, though a small portion will remain on title to account for future arterial roadway dedication.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stuart Carlyle at stuart.carlyle@edmonton.ca or 780-496-6068.

Regards,

Blair McDowell
Subdivision Authority
BM/sc/Posse #259544227-001

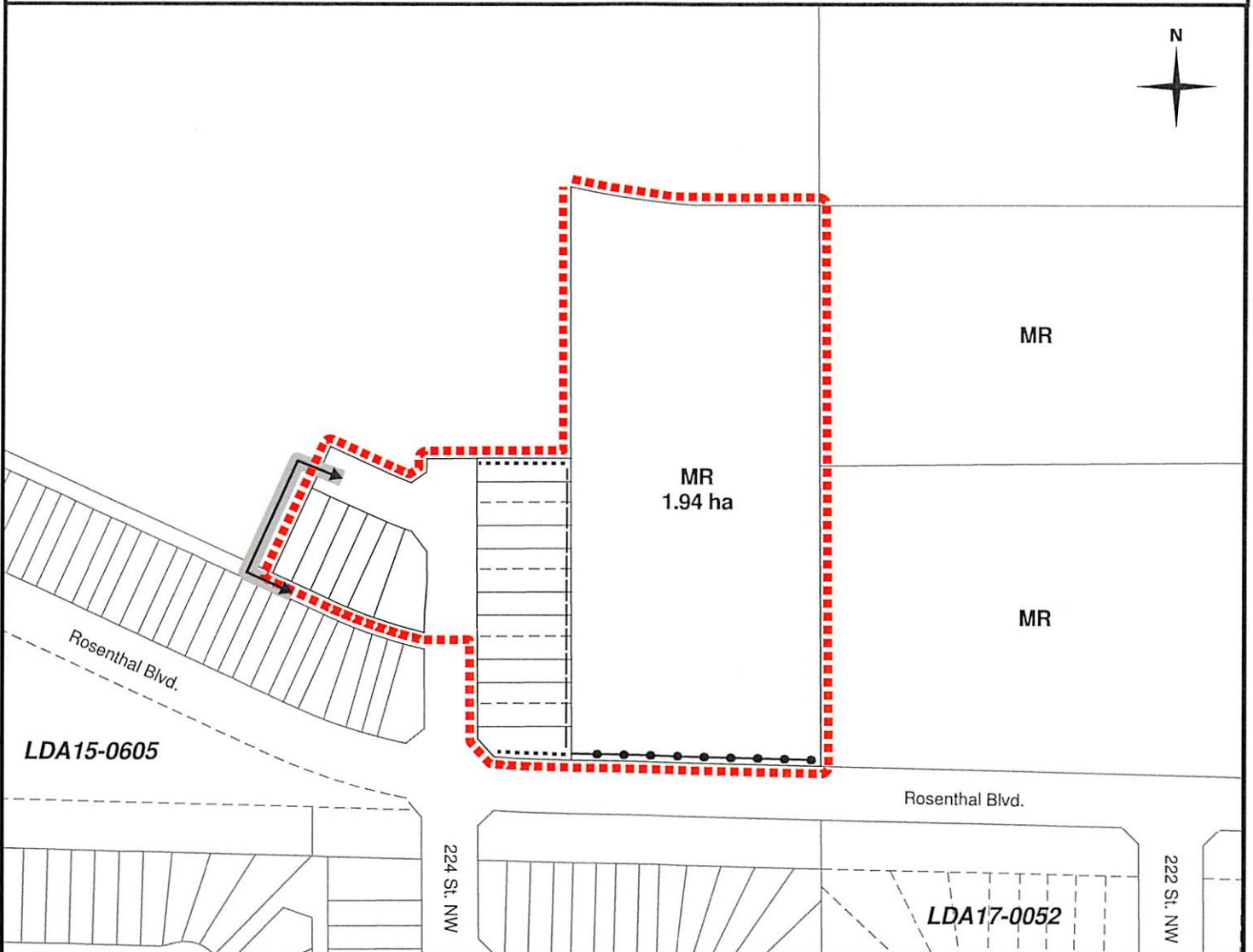
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

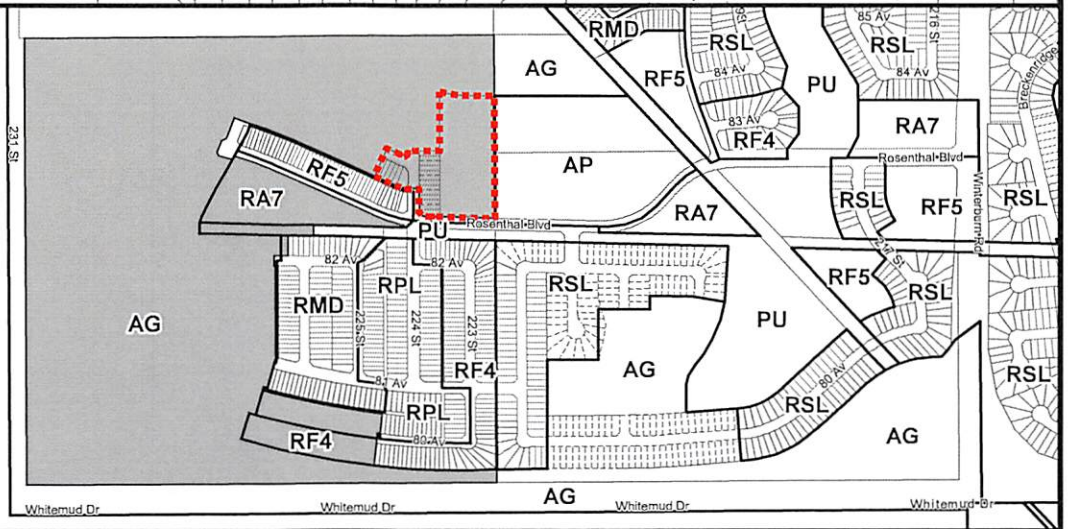
February 1, 2018

LDA17-0452

- Limit of proposed subdivision
- Post and rail fence
- 1.8 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- Temporary 6 m roadway
- Register easement



- Titled area to be subdivided
- Subdivision area





February 1, 2018

File No. LDA17-0592

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 85 single detached residential lots, from Lot 1, Block 1, Plan 092 6061, and the SW 18-51-24-W4M located north of 41 Avenue SW and east of James Mowatt Trail SW; **ALLARD**

I The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.317 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Block 1, Plan 092 6061 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services Inc., as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level 41 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the dedication of Alwood Bend SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Bylaw 18295 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and

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

II That the Servicing Agreement required in Clause I (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 engineering drawings include the removal of the temporary 3 m shared use path south of this subdivision application on 41 Avenue SW;
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 water main connections to lots on Alwood Bend SW and Alwood Way SW be abandoned and relocated to eliminate cross lot servicing, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. 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.

MR for the SW 18-51-24-W4M was addressed by DRC with LDA12-0378. The DRC will carry forward on the remainder of the title.

MR for Lot 1, Block 1, Plan 092 6061 in the amount of 0.317 ha is being provided by a DRC with this subdivision.

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

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

If you have further questions, please contact Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

Blair McDowell
Subdivision Authority










BM/kw/Posse #264148379-001

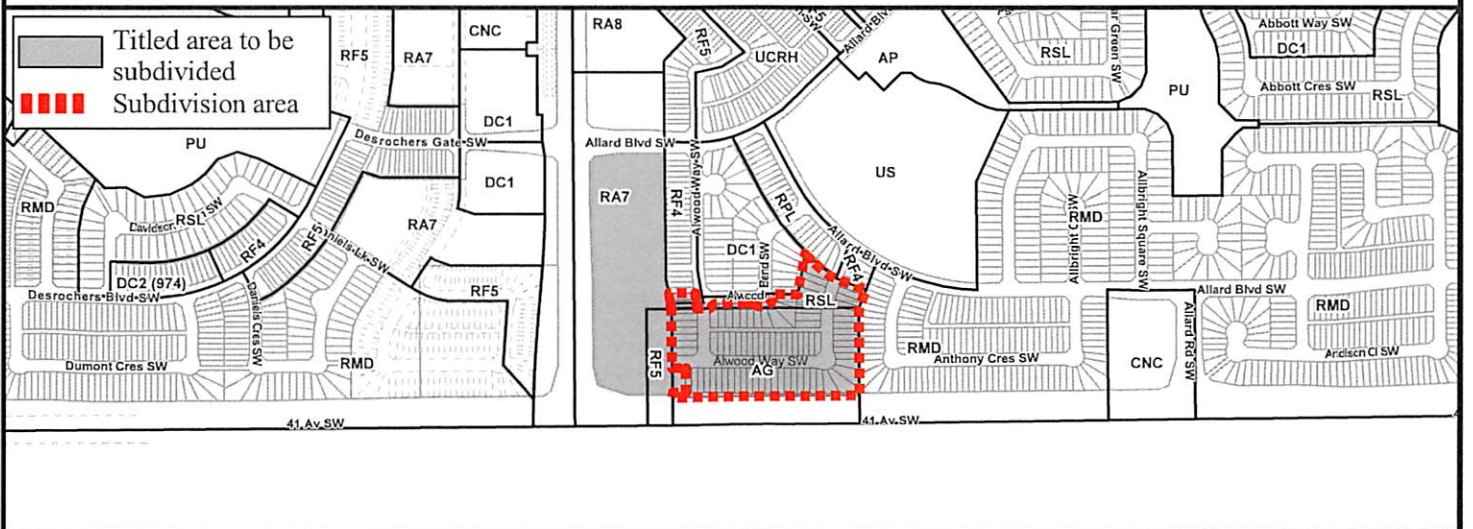
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 1, 2018

LDA17-0592

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  3 m hard surface shared use path
-  1.8 m uniform screen fence
-  Traffic signal
-  Berm and noise attenuation fence
-  Dedicate as road right of way
-  Restrictive covenant re: Berm and Fence
-  Eliminate cross lot servicing





Subdivision Authority

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

February 1, 2018

File No. LDA17-0634

Alberta Geomatics Inc.
8762 - 50 Avenue NW
Edmonton, AB T6E 5K8

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) bareland condominium units for a proposed semi-detached dwelling on Lot 16, Block 5, Plan 3636 HW, located west of 155 Street NW and north of 104 Avenue NW; **CANORA**

The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sk/Posse #266382125-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 155 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

Building / Site

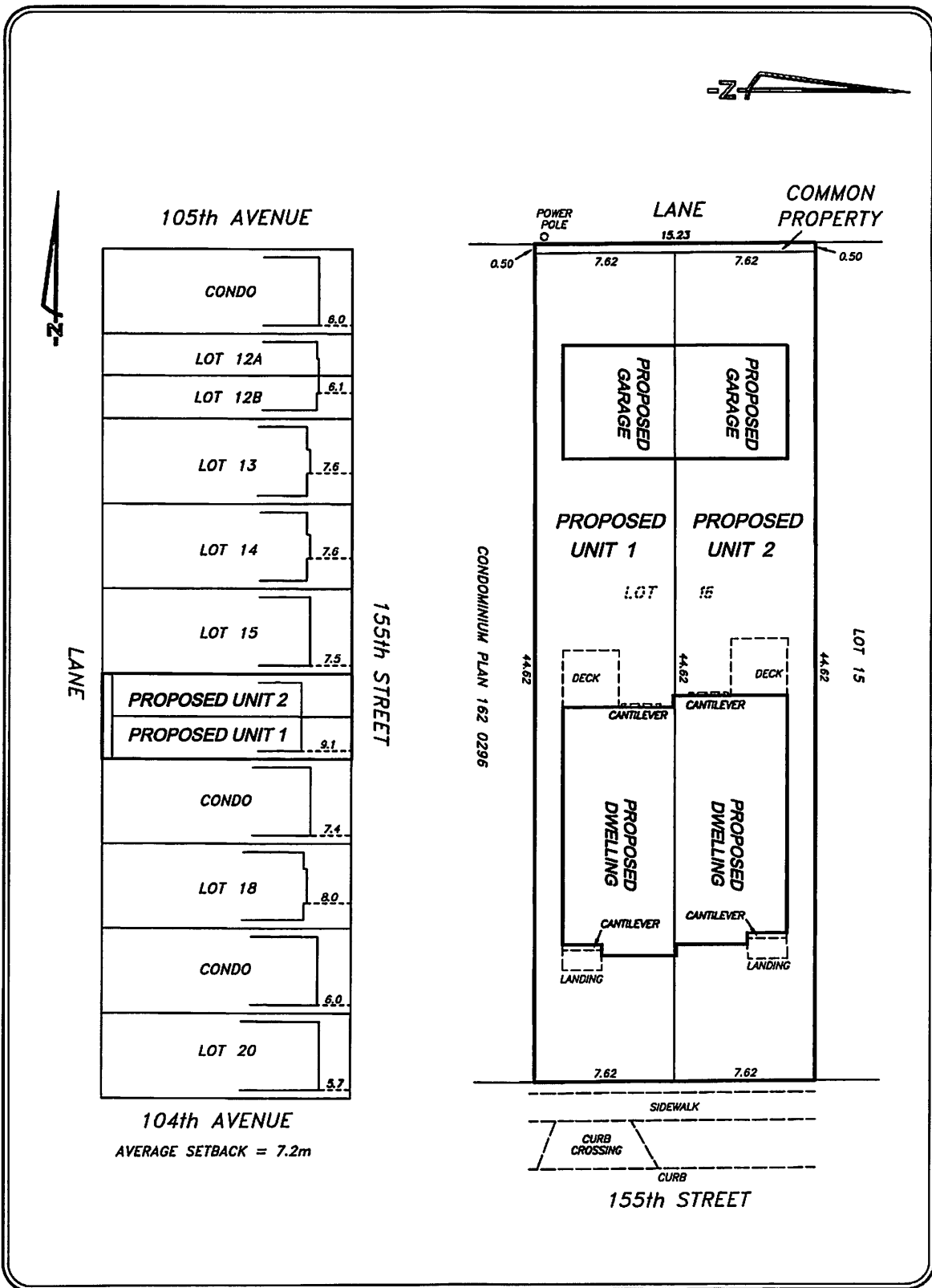
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 Inc. (water and sewer servicing 780-496-5444)..
- The existing services (water) enter the proposed subdivision approximately 8.4 m north of the south property line of Lot 16 off of the lane. The sanitary service is assumed to be located in the same trench. As per the Drainage and Waterworks Bylaws, 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).
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.

Bareland Condominium

- All municipal services must enter the site through Common Property.



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024

**Alberta
 Geomatics
 Inc.**

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: 16 BLOCK: 5 PLAN: 3635 HW

SUBDIVISION: CANORA ADDRESS: 10422 - 155 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON

ZONING: RF2

FILE: E14747

LOT AREA: 0.07 ha.

SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

2017-11-02



Subdivision Authority

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

February 1, 2018

File No. LDA17-0672

Hagen Surveys 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 21 and the north half of Lot 22, Block 14, Plan 1345 AJ located north of 88 Avenue NW and west of 93 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #268526556-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 93 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

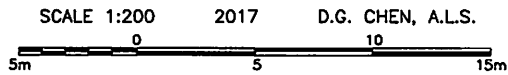
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

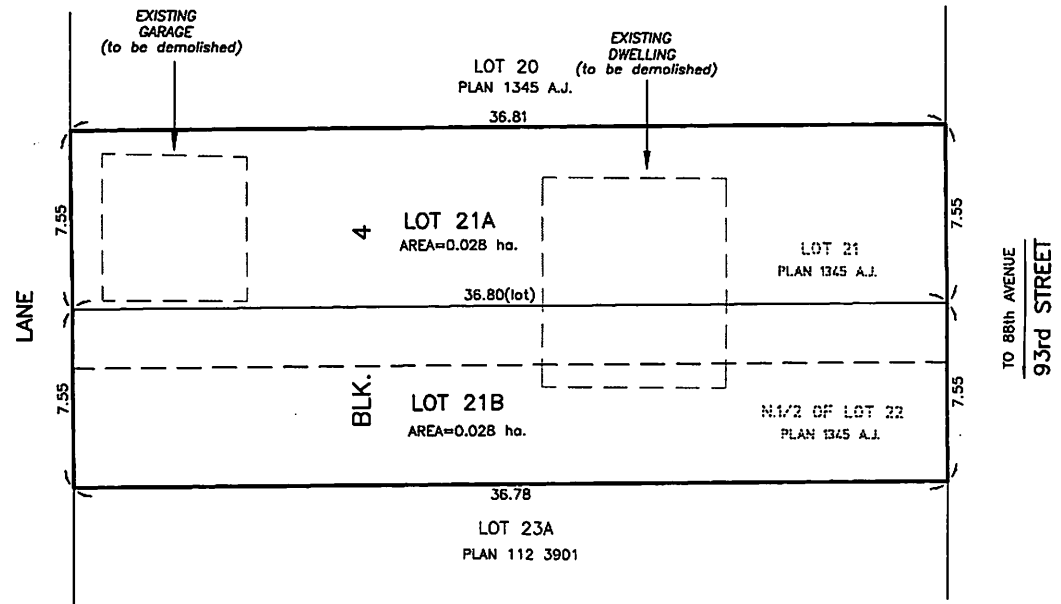
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.4 m south of the north property line of Lot 21 off the lane. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF
 LOT 21 & N.1/2 OF LOT 22,
 BLOCK 4, PLAN 1345 A.J.
 IN
 RIVER LOT 21, EDMONTON SETTLEMENT
 IN THE
 THEO, TWP.52, RGE.24, W.4 M.
 EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: S.C.

CALC'D. BY: S.C.

DATE: NOVEMBER 24, 2017

REVISED: -

FILE NO. 17S1121

DWG.NO. 17S1121T



Subdivision Authority

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

February 1, 2018

File No. LDA17-0674

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 9, Block 25, Plan 4057 HW located south of 104 Avenue NW and west of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #268570180-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 Inc. (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 9, BLOCK 25, PLAN 4057 H.W.

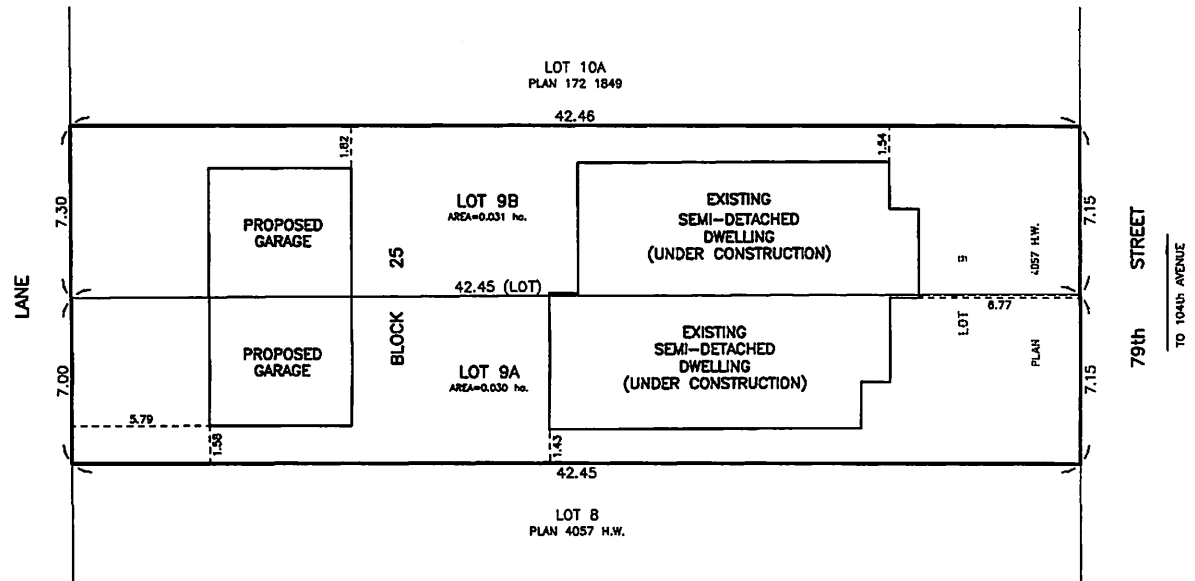
IN
RIVER LOT 29, EDMONTON SETTLEMENT
THEO. TWP.52, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: November 22, 2017

REVISED: -

FILE NO. 17S1067

DWG.NO. 17S1067T



Subdivision Authority

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

February 1, 2018

File No. LDA17-0680

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

ATTENTION: Paul Chan

RE: Tentative plan of re-division to create one (1) additional single detached Bare Land Condominium unit from Unit 4, Plan 122 2257, located south of Stony Plain Road NW and east of Sylvancroft Lane NW; **WESTMOUNT**

The Subdivision by Bare Land Condominium is APPROVED on February 1, 2018, subject to the following condition(s):

1. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots flanking Sylvancroft Lane, as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #267378784-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Stony Plain Road is designated to accommodate the future Valley Line West LRT. Based on the current review, the 2011 LRT design plan does not identify any land requirement from this parcel. The preliminary design completion is expected in fall 2018. There is currently no construction timeline or funding for the West LRT (Valley Line Stage).
- The access from Stony Plain Road to Sylvancroft Lane will be changed to right-in/right-out only once the LRT is constructed.

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

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

Bareland Condominium

- All municipal services must enter the site through Common Property.



Subdivision Authority

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

February 1, 2018

File No. LDA17-0703

Pals Geomatics Corp
10704 - 176 Street NW
Edmonton, AB T5S 1G7

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 13, Plan 2938 HW, located south of 72 Avenue NW and east of 116 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #269376697-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 72 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- The Belgravia neighbourhood is in the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2018. Access construction or access removal may be coordinated with the project. Subdivision Planning recommends that the owner/applicant e-mail BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 102.7 m east of the east property line of the lane east of 116 Street. The existing storm service enters the proposed subdivision approximately 21.6 m west of the manhole #224835 off of 72 Avenue. As per the Drainage and Waterworks Bylaws, 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).



72 AVENUE

LOT 17A
BLOCK 13
LOT 17B
BLOCK 13

HOUSE

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

LOT 18
BLOCK 13
PLAN 2938 HW

LOT 15
BLOCK 13
PLAN 2938 HW

LOT 16
BLOCK 13
PLAN 2938 HW

GARAGE

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

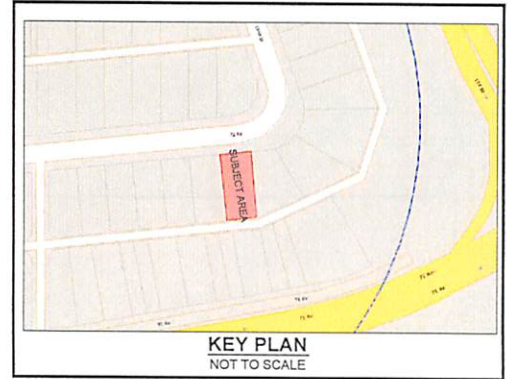
LOT 17
BLOCK 13
PLAN 2938 HW

LANE

CHRIS PROCTOR

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.061 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	NOV. 04, 2017	ORIGINAL PLAN COMPLETED	AN
REVISIONS			

BELGRAVIA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 17, BLOCK 13, PLAN 2938 HW

WITHIN THE

N.W. 1/4 SEC. 19 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA

SCALE: 1:200 2017

Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61700090T	DRAFTED BY:	AN	CHECKED BY:	RS
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

February 1, 2018

File No. LDA17-0704

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 9, Block 5, Plan 132 2652, located north of 137 Avenue NW and west of 97 Street NW; **GRIESBACH**

The Subdivision by Phased Condominium is APPROVED on February 1, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #268978364-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,927 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

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

Phased Condominium

- All municipal services must enter the site through Common Property.

TENTATIVE PLAN

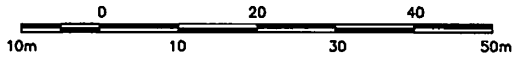
SHOWING PROPOSED PHASED CONDOMINIUM

LOT 9, BLK.5, PLAN 132 2652

IN THE
S.E.1/4 SEC.29-53-24-4

EDMONTON ALBERTA

SCALE 1:600 2017 N.R. RONSKO, A.L.S.



NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS _____ AND CONTAINS 0.889 ha

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



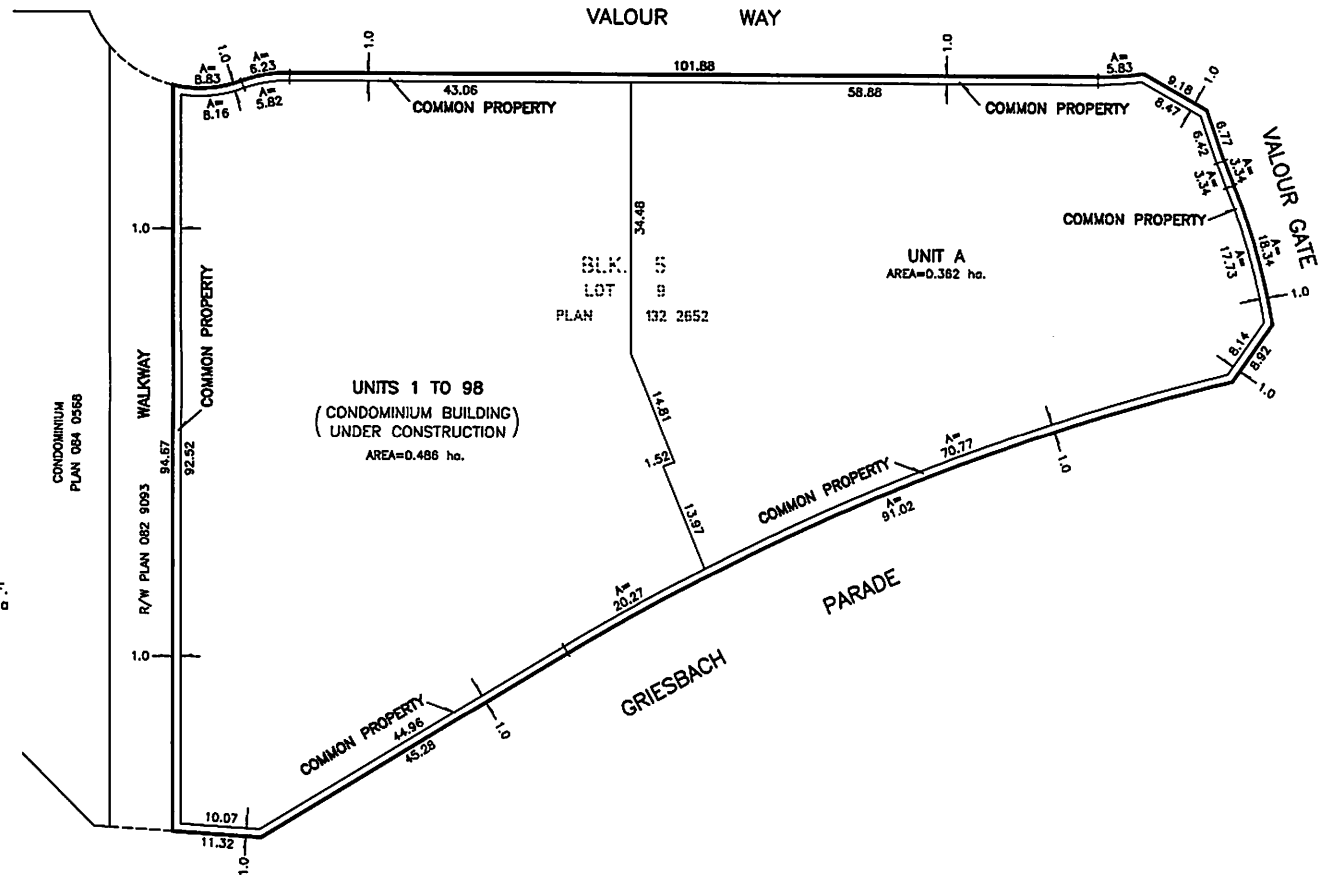
DRAWN BY: DA

CALC'D. BY: DA

DATE: November 28, 2017
REVISED:

FILE NO. 17S1091

DWG.NO. 17S1091T





Subdivision Authority

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

February 1, 2018

File No. LDA17-0705

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 41, Block 1, Plan 162 3159, located south of 122 Avenue NW and east of 107 Street NW;
WESTWOOD

The Subdivision by Plan is APPROVED on February 1, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #269463778-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 122 Avenue NW and 107 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

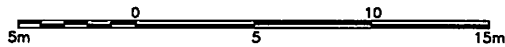
Building / Site

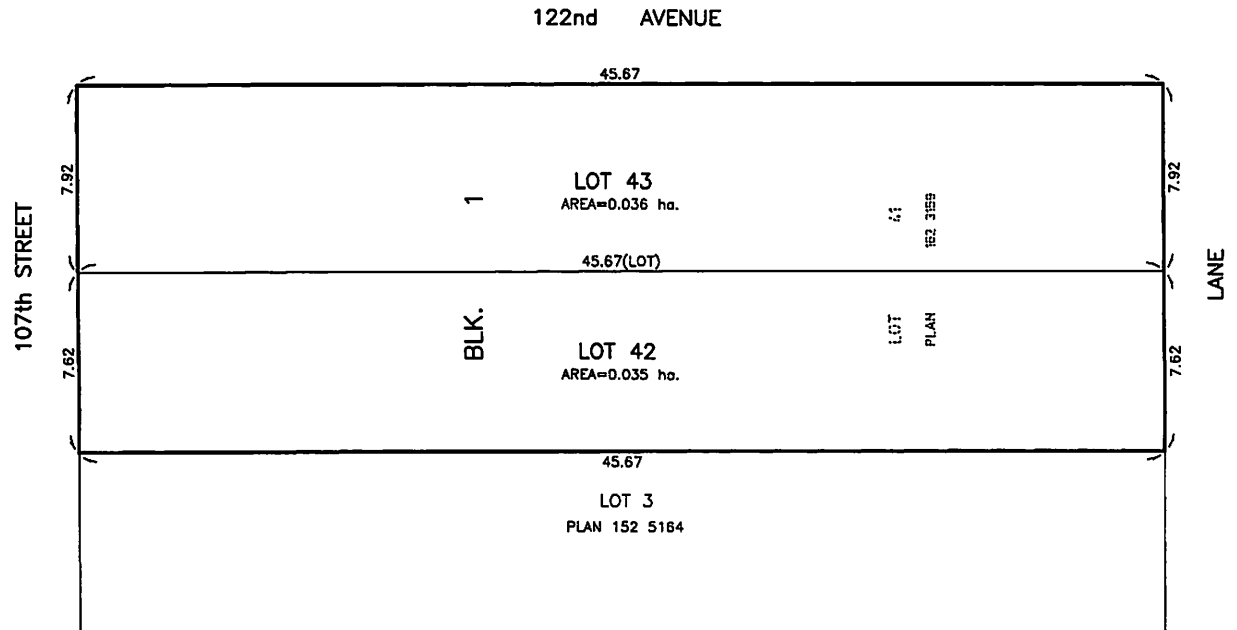
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Inc. (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision off of the lane approximately 5.7 m south of the north property line of Lot 41 and 1.5 m north of the south property line of existing Lot 41. As per the Drainage and Waterworks Bylaws, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
 SHOWING SUBDIVISION OF
 LOT 41, BLOCK 1,
 DESCRIPTIVE PLAN 162 3159
 IN THE
 S.1/2 SEC.17-53-24-4
 EDMONTON ALBERTA

SCALE 1:200 2017 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: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 4, 2017

REVISED: -

FILE NO. 17S1086

DWG.NO. 17S1086T



Subdivision Authority

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

February 1, 2018

File No. LDA17-0707

Ron Shinkaruk
913 - Hooke Road NW
Edmonton, AB T5A 4K5

ATTENTION: Ron Shinkaruk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1-2, Block 2, Plan 3079 EO, located north of 109 Avenue NW and east of 74 Street NW; **VIRGINIA PARK**

The Subdivision by Plan is REFUSED on February 1, 2018 for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110.4(1) of the City of Edmonton Zoning Bylaw. The minimum site depth identified in the (RF1) Single Detached Residential Zone for permitted and discretionary uses is 30.0 metres. The site depth of proposed Lot A and Lot B is 20.01 metres and is therefore deficient by 9.9 metres or 33%.

This proposal will result in a site depth, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces.

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 five (5) days from the date the decision is mailed.

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #269439558-001

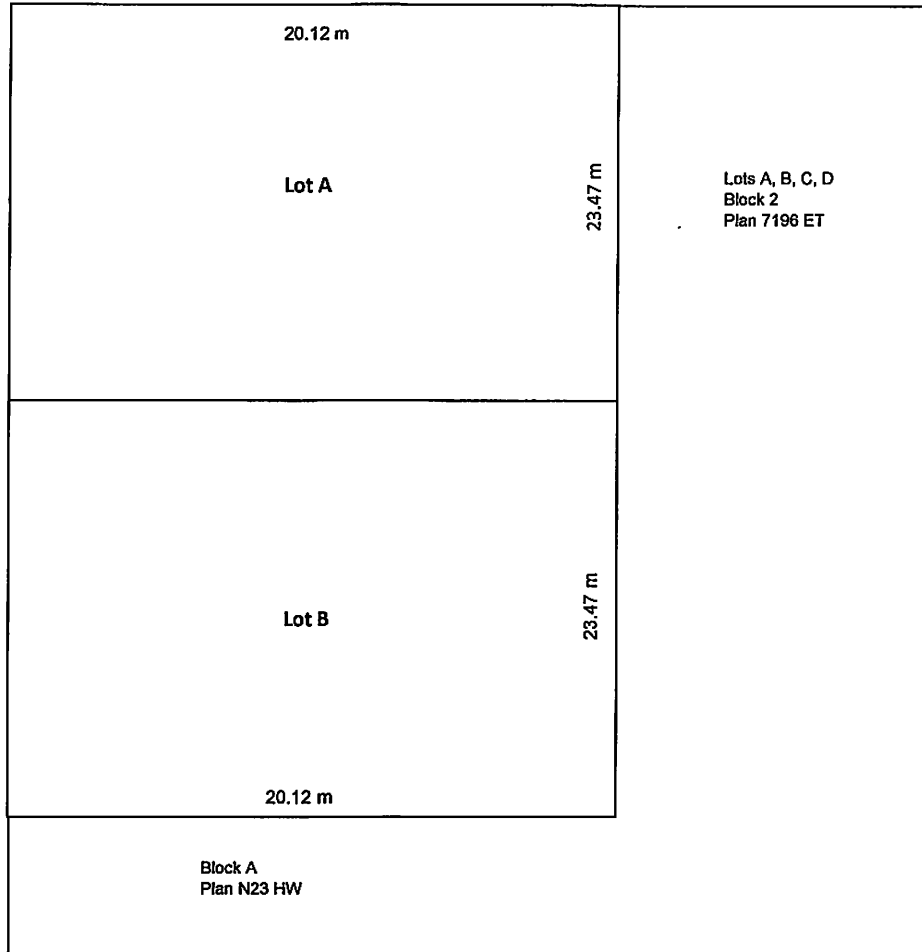
Enclosure(s)

Legal Description
Lot 1, 2
Block 2
Plan 3079 EO

To 111 AVENUE NW →
74 STREET NW



109 AVENUE NW





Subdivision Authority

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

February 1, 2018

File No. LDA17-0710

Hagen Surveys
8920 20 Street
Edmonton, AB T6P 1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 61, Plan 3875P, located north of 105 Avenue NW and west of 133 Street NW; **GLENORA**

The Subdivision by Plan is **APPROVED** on February 1, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #269884775-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 133 Street NW and 105 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.

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 Drainage Planning and Engineering (water and sewer 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.4 m north of the south property line of Lot 1 off of the lane. As per the Sewers and Waterworks Bylaws, 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 (contact EPCOR Land and Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 1, BLOCK 61, PLAN 3875 P.

IN

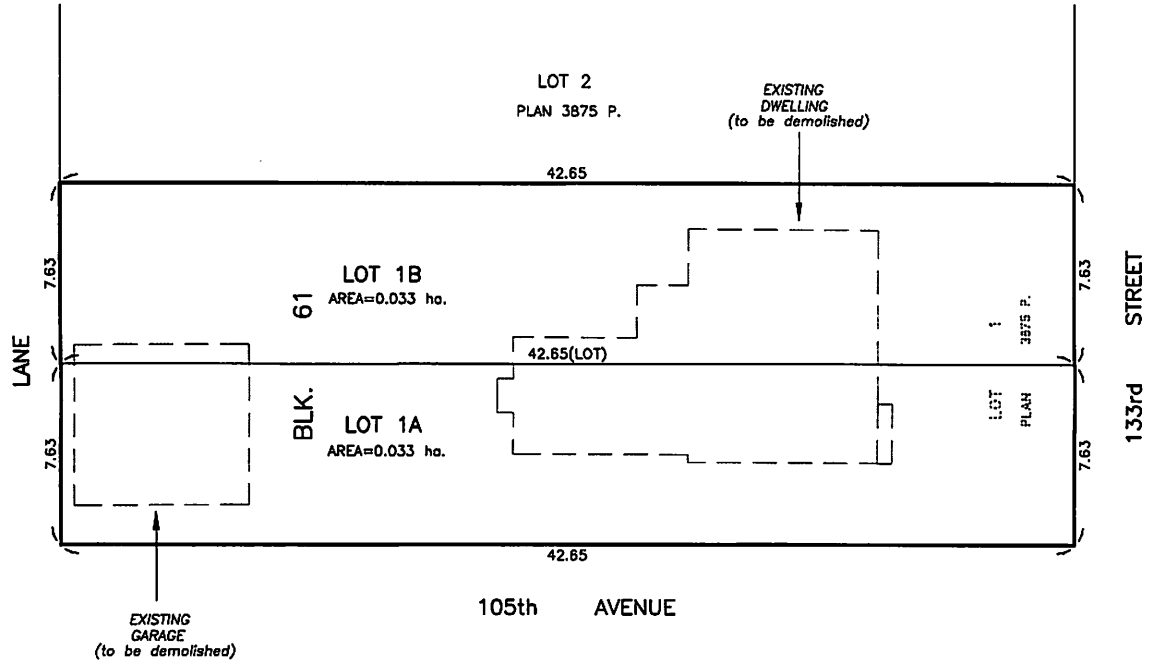
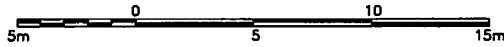
RIVER LOT 2, EDMONTON SETTLEMENT

IN THE

THEO. 53-25-4

EDMONTON ALBERTA

SCALE 1:200 2017 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: S.C.

CALC'D. BY: S.C.

DATE: DECEMBER 11, 2017

REVISED: -

FILE NO. 17S1145

DWG.NO. 17S1145T



Subdivision Authority

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

February 1, 2018

File No. LDA17-0732

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 11, Block 56, Plan 3680 HW, located south of 77 Avenue NW and west of 75 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is **APPROVED** on February 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Susana Maki at 780-423-6889);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Inc. for the provision of separate services (water and sanitary) to the proposed lots; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #270448872-001

Enclosures

Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 77 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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 Inc. (water and sewer servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

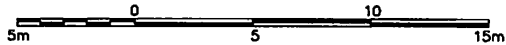
SHOWING SUBDIVISION OF

LOT 11, BLOCK 56, PLAN 3680 H.W.

IN THE
S.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2017 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

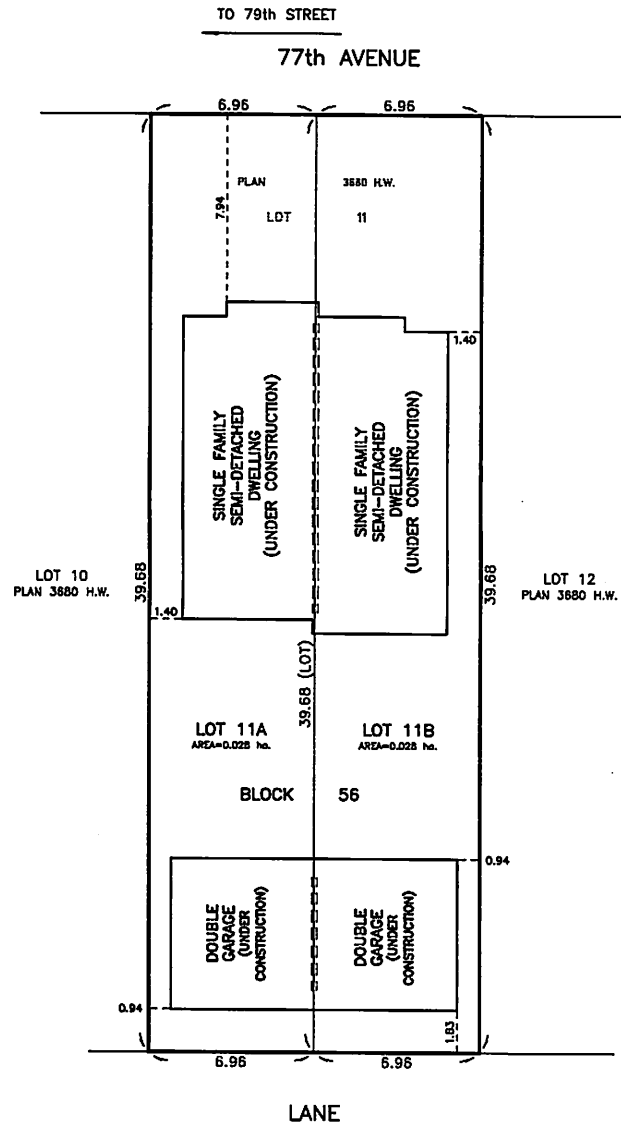
CALC'D. BY: J.V.

DATE: December 18, 2017

REVISED: -

FILE NO. 17S1158

DWG.NO. 17S1158T



Thursday, January 25, 2018

1:00 p.m..



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES

MEETING NO. 04

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the January 25, 2018 meeting as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the January 18, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA17-0514 262437361-001	Tentative plan of subdivision to create 58 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; ROSENTHAL
MOVED	Blair McDowell	
	That the application for subdivision as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA06-0229 062540798-001	REVISION of conditionally approved plan of subdivision to create 35 single detached residential lots, from Block D, Plan 872 1140, Lot 1, Plan 802 1807, and Lot 3, Block X, Plan 102 7150, located north of Savaryn Drive NW and west of 88 Street SW; SUMMERSIDE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA14-0078 147250687-001	REVISION of tentative plan of subdivision to create 91 single detached residential lots, 84 semi-detached residential lots and one (1) Municipal Reserve lot, from Lot 2, Block 1, Plan 122 4640, and Lot A, Block 14, Plan 152 0589, located north of 167 Avenue NW and east of 66 Street NW; MCCONACHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0483 180662994-001	REVISION of conditionally approved plan of subdivision to create 24 semi-detached residential lots from Lot 1, Block 10, Plan 142 3654 located south of Chappelle Boulevard SW and east of Cassidy Wynd SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0627 263786666-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 17, Plan 2600 KS located south of 80 Avenue NW and west of 142 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA17-0690 269311678-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 24, Block 3, Plan 4014 HW, located south of 89 Avenue NW and west of 79 Street NW; IDYLWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA17-0699 269558964-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 18, Plan 5970 HW, located north of 92 Avenue NW and west of 81 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA17-0708 269570522-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 16A, Plan 2718 HW, located south of Yellowhead Trail and west of 92 Street NW; DELTON

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA17-0711 269980922-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lots 29 and 30, Block 6, Plan 5382 HW, located south of 109 Avenue NW and east of 138 Street NW; NORTH GLENORA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA17-0725 269286873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 10, Plan 6054 HW, located south of 93 Avenue NW and east of 148 Street NW; PARKVIEW	
MOVED		Blair McDowell	
		That the application for subdivision as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 1:30 p.m..		