

Thursday, March 29, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 29, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the March 22, 2018 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA17-0660 264140284-001	Tentative plan of subdivision to create two (2) single detached residential lots, ten (10) semi-detached residential lots, and 41 row housing 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
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA17-0628 266792026-001	Tentative plan of subdivision to create 23 single detached residential lots, 77 semi-detached residential lots, 31 row housing lots, one (1) Municipal Reserve lot, one (1) Public Utility lot, from Block OT, Plan 4791 TR, and the NW 15-51-25-W4M located south of Rabbit Hill Road SW and east of 170 Street SW; GLENRIDGING RAVINE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA17-0647 267096394-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 7, Plan 182 0106 located north of 30 Avenue SW and east of Cavanagh Boulevard SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0053 272854181-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW; DOVERCOURT
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0080 272140696-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot D, Plan 902 0626, located south of 195 Avenue NE and east of Fort Road NE; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0091 273967710-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 42, Block 7, Plan 1125 KS, located north of 89 Avenue NW and east of 149 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0093 273968317-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 11, Plan 4033 KS, located south of 61 Avenue and west of 109 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0098 274872444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 12, Plan 4116 HW, located south of 87 Avenue NW and west of 120 Street NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0107 275125530-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan 5817 HW located south of 111 Avenue NW and west of 38 Street NW; BEVERLY HEIGHTS

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA18-0110 275405464-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot M, Block 11A, Plan 169 HW, located north of 76 Avenue NW and west of 110 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0118 275503296-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 25, Plan 6215 AL, located north of 113 Avenue NW and east of 132 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

March 29, 2018

File No. LDA17-0660

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two (2) single detached residential lots, ten (10) semi-detached residential lots, and 41 row housing 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 March 29, 2018, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$170,430.00 representing 0.276 ha pursuant to Section 666 and Section 667 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, 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 approved subdivision LDA17-0592 be registered prior to or concurrent with this application for logical extensions of roadway connections and underground utilities;
5. that Bylaw 18294 and Bylaw 18295 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner dedicate, clear and level 41 Avenue SW and James Mowatt Trail 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;
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 and James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;

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

II That the Servicing Agreement required in Clause I (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 and the remnant portion of the SW 18-51-24-W4M;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision and the remnant portion of the SW 18-51-24-W4M;
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 and/or relocation of water service connections within James Mowatt Trail SW, to the satisfaction of EPCOR Water Services Inc.;
8. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include the removal of the existing curb return access and reconstruction of the curb and gutter and restoration of the boulevard on James Mowatt Trail SW, including the requirement to ensure boulevard trees are incorporated into the boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the removal of the existing 1.5 m concrete sidewalk in the walkway west of Alwood Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 4 m concrete emergency access with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Additional infrastructure may be required in the walkway to

accommodate the turning movements of fire trucks. A detailed Swept Path Analysis for fire trucks must be included in the submission of engineering drawings;

12. 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;
13. that the owner pays for the installation of "no parking" signage on Alwood Way SW 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;
14. 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 and James Mowatt Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 18-51-24-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0378. The DRC will be adjusted with the arterial roadway dedication and subsequently transferred to the SE 13-51-25-W4M for the purposes of district park site assembly in the Heritage Valley Town Centre neighbourhood. Subsequent to the DRC transfer, the existing DRC on the SW 18-51-24-W4M will be discharged in full.

MR for Lot 1, Block 1, Plan 092 6061 will be addressed by DRC with LDA17-0592. A portion of this DRC (0.041 ha) will be transferred to the SE 13-51-25-W4M for the purposes of district park site assembly in the Heritage Valley Town Centre neighbourhood. The remaining MR for Lot 1, Block 1, Plan 092 6061 in the amount of \$170,430.00, representing 0.276 ha, is being provided by money in place with this subdivision. Subsequent to the DRC transfer and money in place of MR, the DRC for Lot 1, Block 1, Plan 092 6061 will be discharged in full.

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













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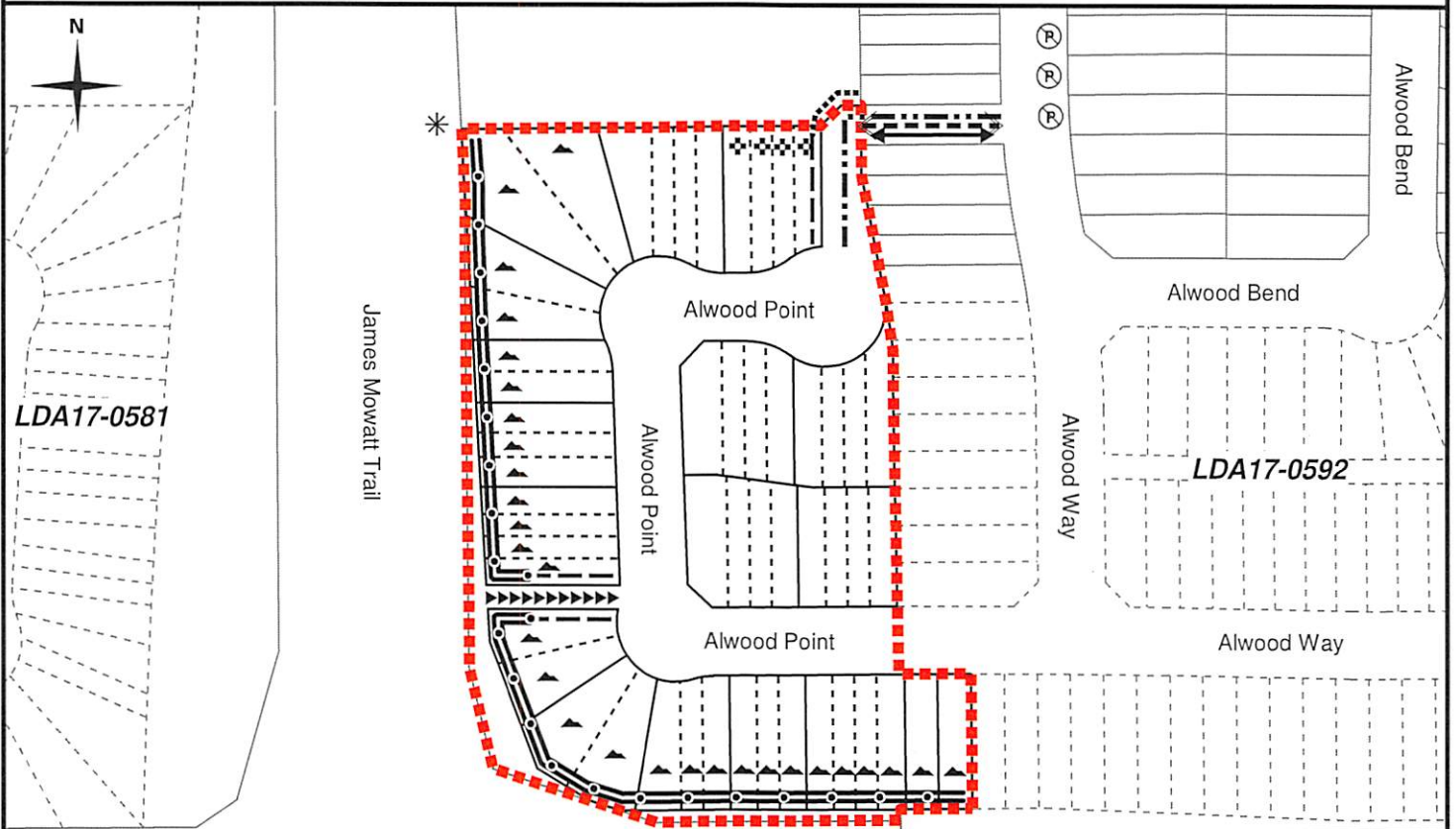
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

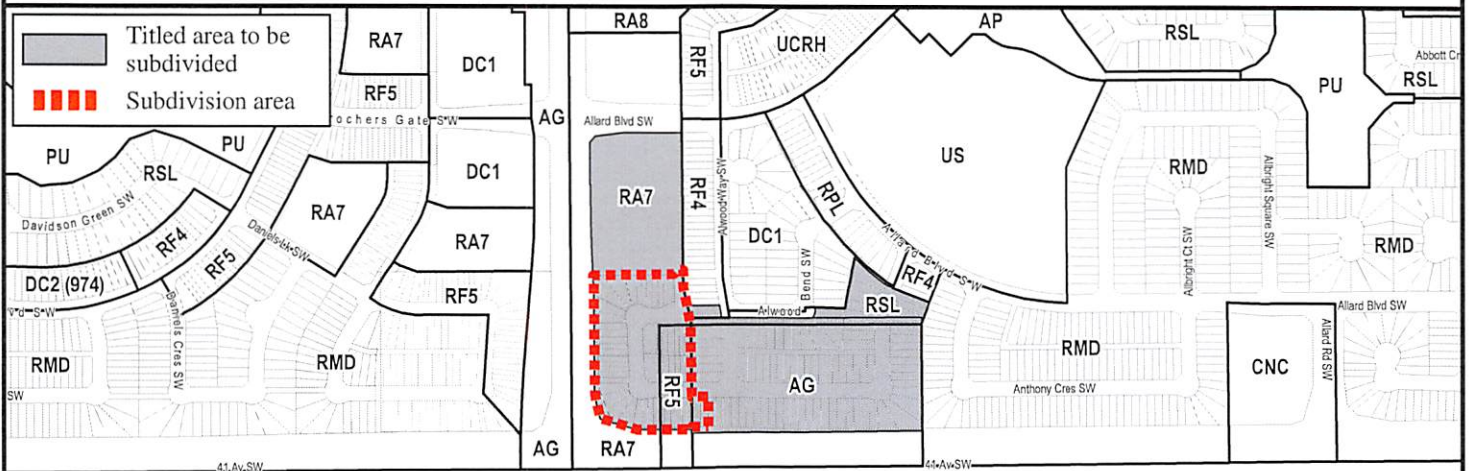
March 29, 2018

LDA 17-0660

- | | |
|--|--|
|  Limit of proposed subdivision |  Remove existing sidewalk |
|  1.8 m uniform screen fence as per Zoning Bylaw |  4 m concrete emergency access |
|  1.8 m uniform fence |  Remove existing access & reconstruct curb and gutter |
|  Berm and noise attenuation fence |  Restrictive covenant re: Berm and Fence |
|  1.5 m concrete sidewalk |  No parking signage |
|  Restrictive covenant re: Disturbed Soil |  Watermain extension |



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





March 29, 2018

File No. LDA17-0628

Scheffer Andrew Ltd
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 23 single detached residential lots, 77 semi-detached residential lots, 31 row housing lots, one (1) Municipal Reserve lot, one (1) Public Utility lot, from Block OT, Plan 4791 TR, and the NW 15-51-25-W4M located south of Rabbit Hill Road SW and east of 170 Street SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on March 29, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.5 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 1.971 ha by a Deferred Reserve Caveat (DRC) registered against Block OT, Plan 4791 TR pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate, clear and level 170 Street 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 II;
6. that the approved subdivision LDA17-0512 be registered prior to or concurrent with this application;
7. that the owner register a public access easement in favour of the City of Edmonton for the 3 m shared use path as shown on the "Conditions of Approval" maps Enclosure I;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs 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 constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, 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, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.5 m concrete sidewalk with lighting within the alley, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner install signage and markings at the mid-block pedestrian alley crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs underground utilities including watermain and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. 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
17. that the owner is responsible for the landscape design and construction within the Public Utility lot and the Reserve lot and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Block OT, Plan 4791 TR in the amount of 0.5 ha is being provided by dedication with this subdivision.

MR for Block OT, Plan 4791 TR in the amount of 1.971 ha is being provided by a DRC with this subdivision.

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

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

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

Regards,



Blair McDowell
Subdivision Authority














BM/mb/Posse #266792026-001

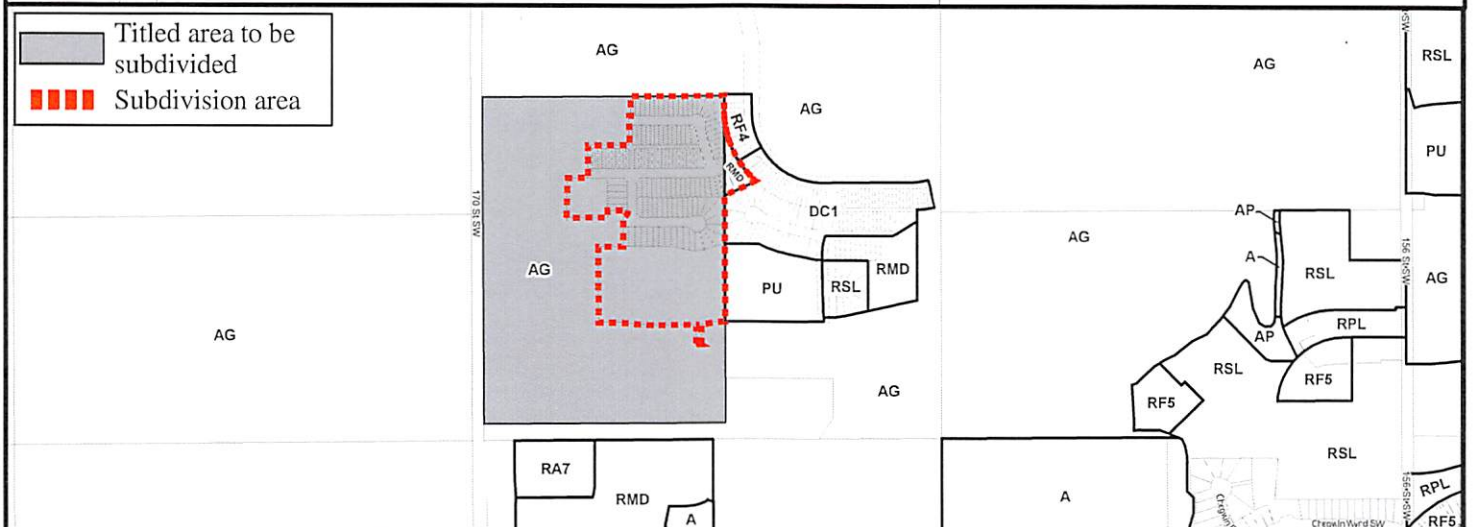
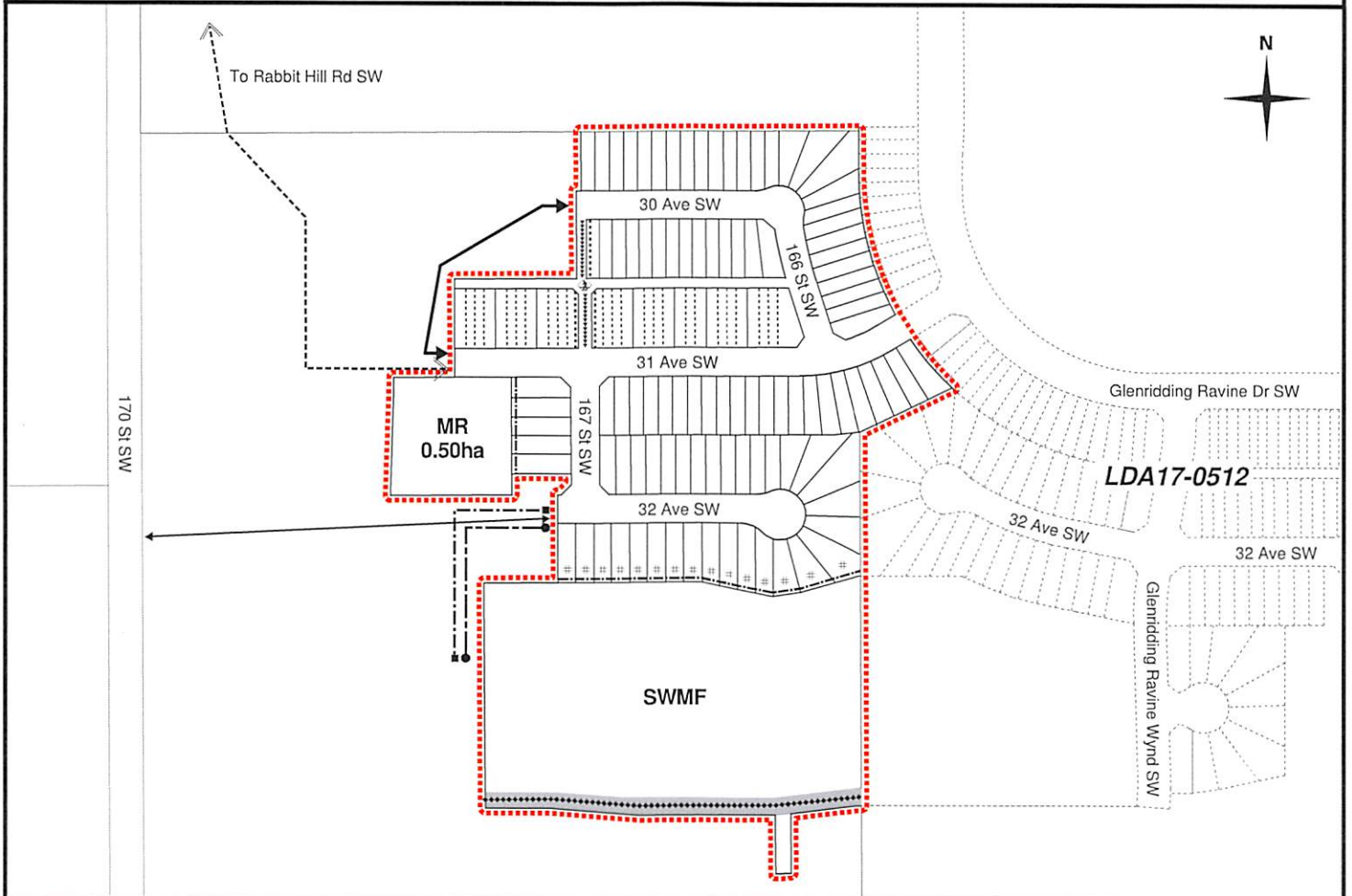
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 29, 2018

LDA 17-0628

- | | | | |
|---|--|---|------------------------------------|
|  | Limit of proposed subdivision |  | Register easement |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Freeboard |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Pedestrian signage |
|  | 3 m hard surface shared use path |  | Watermain extension |
|  | 1.5 m concrete sidewalk |  | Major drainage infrastructure |
|  | Temporary 4 m emergency access |  | Storm sewer extension |
|  | Temporary 6 m roadway | | |

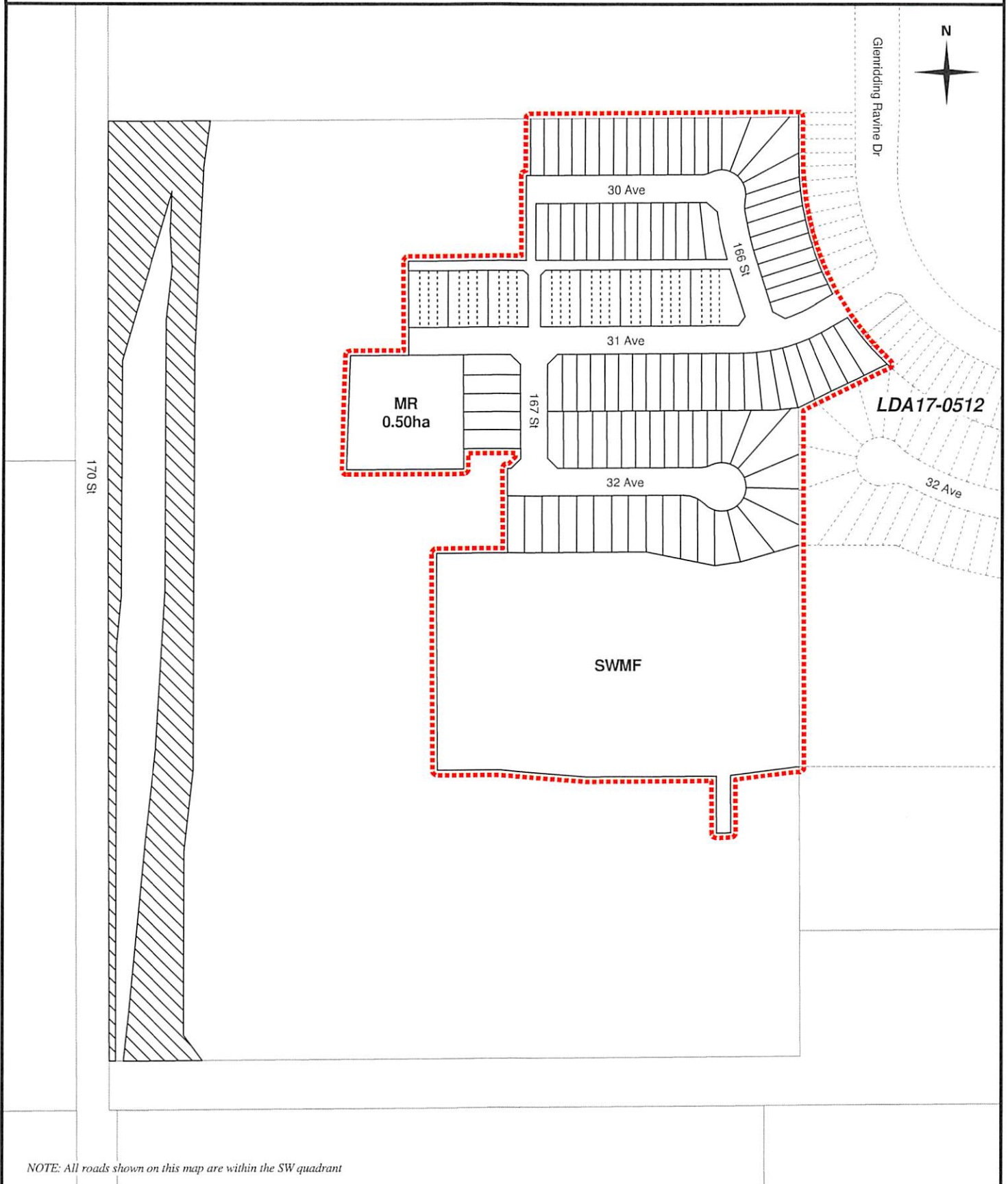




Limit of proposed subdivision



Dedicate as road right of way



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



Subdivision Authority

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

March 29, 2018

File No. LDA17-0647

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 1P2

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 1, Block 7, Plan 182 0106 located north of 30 Avenue SW and east of Cavanagh Boulevard SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on March 29, 2018, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings for Cavanagh Stage 6, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block 7, Plan 182 0106 was addressed by dedication with LDA14-0055 and Deferred Reserve Caveat (DRC) with LDA13-0022.

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

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

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

Regards,

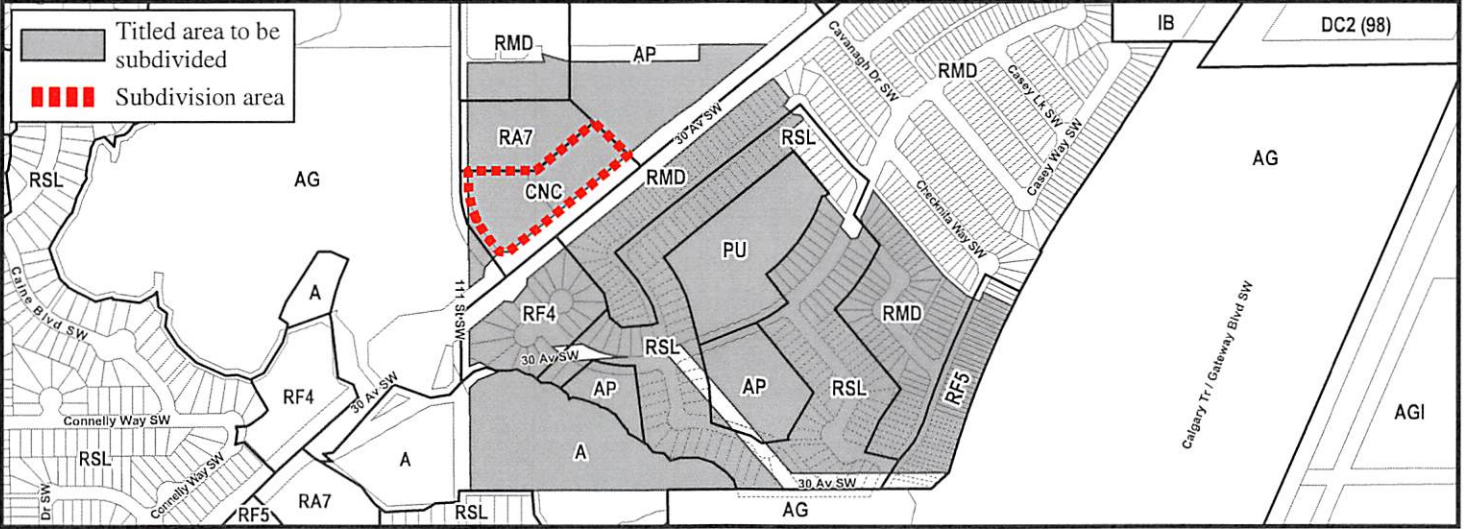
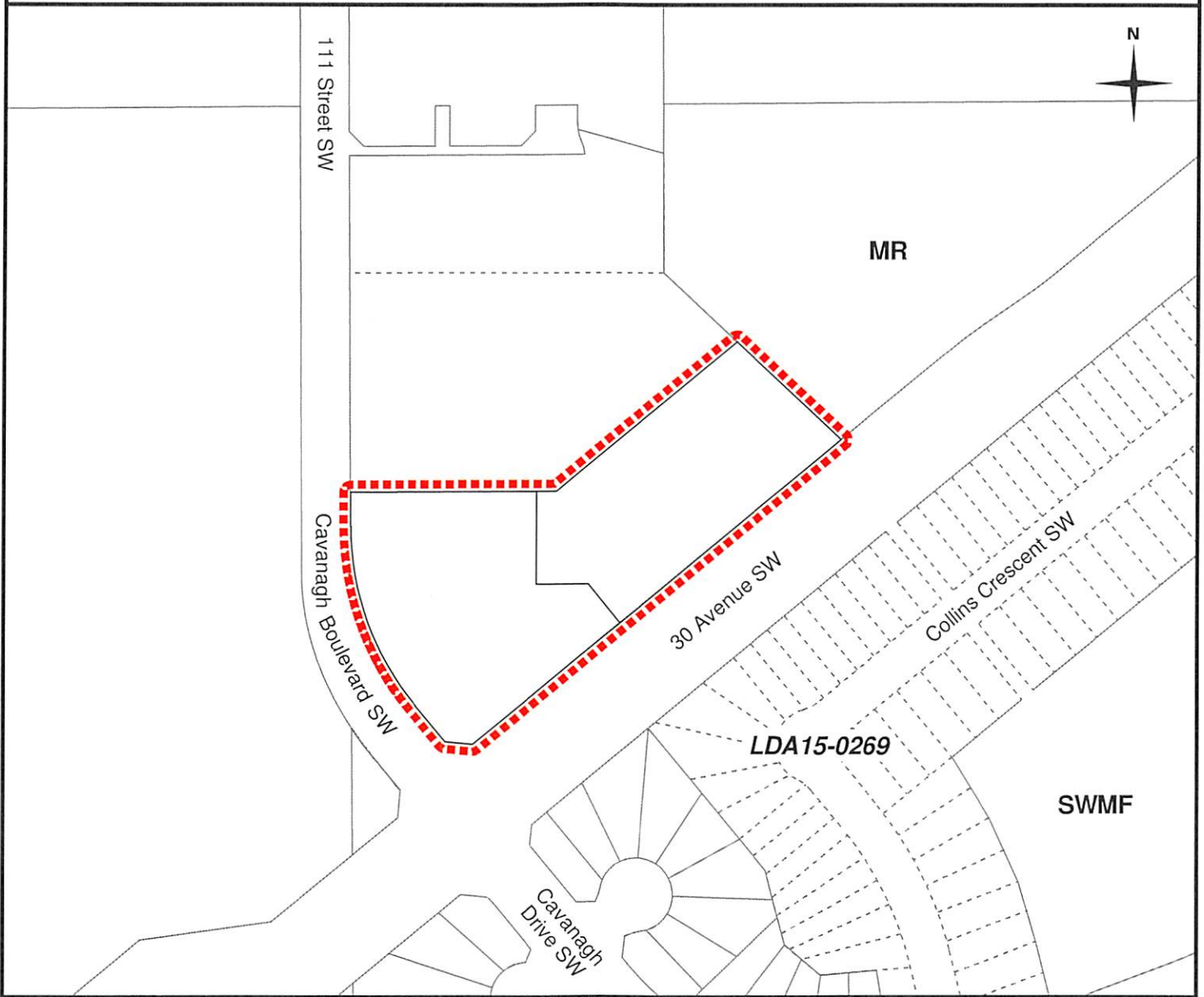
A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell
Subdivision Authority

BM/mb/Posse #267096394-001

Enclosure

Limit of proposed subdivision





March 29, 2018

File No. LDA18-0053

Hagen Surveys Ltd.
8929 20 Street NW
Edmonton, AB T6P1K8

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 15, Plan 2639 KS located south of 122 Avenue NW and west of 135 Street NW;
DOVERCOURT

The Subdivision by Plan is REFUSED on March 29, 2018 for the following reason(s):

1. The proposed subdivision does not comply with the minimum Development Regulations identified in Section 110 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 averaged lot depth of proposed Lot 33 is 20.65 metres and therefore deficient in depth by 9.35 metres, or 31.16%;
2. When an application for subdivision is submitted for consideration, the Subdivision Authority is charged with the responsibility to ensure that the proposed subdivision would not unduly interfere with the amenities of the neighbourhood or materially interfere with or affect the use, enjoyment or value of the neighbouring parcels of land (Section 654 of the Municipal Government Act).

The proposal will result in site depths that are uncharacteristically smaller when compared to properties on the block face. For example, the site depths on the block face range from 36.58 metres to 56.97 metres. The averaged lot depth of proposed Lot 33 is 20.65 metres, which is significantly smaller than lots characteristic to the block face.

Therefore, it is the position of the Subdivision Authority that the proposed subdivision would not comply with Section 654 of the Municipal Government Act; and

3. The proposed “flag lot” configuration of Lot 34 is not acceptable to the Subdivision Authority. The narrow 3.05 metre wide portion of the proposed lot is an attempt to address the fact that, before the “flag lot” configuration, the proposed lot did not border the adjacent sanitary sewer main. Creating an irregular lot is not the preferred solution to this problem, and in addition, it reduces the size and development potential of proposed Lot 33. The Subdivision Authority contends that when the Subdivision and Development Appeal Board allowed a previous appeal on this property (SDAB-S-17-001), it correctly addressed the servicing deficiency by requiring “all necessary sewer main extensions.”

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 #272854181-001

Enclosure(s)

TENTATIVE PLAN

SHOWING SUBDIVISION OF

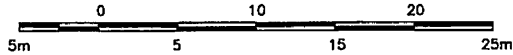
LOT 31, BLOCK 15, PLAN 2639 K.S.

IN THE

S.W.1/4 SEC.13-53-25-4

EDMONTON ALBERTA

SCALE 1:300 2016 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



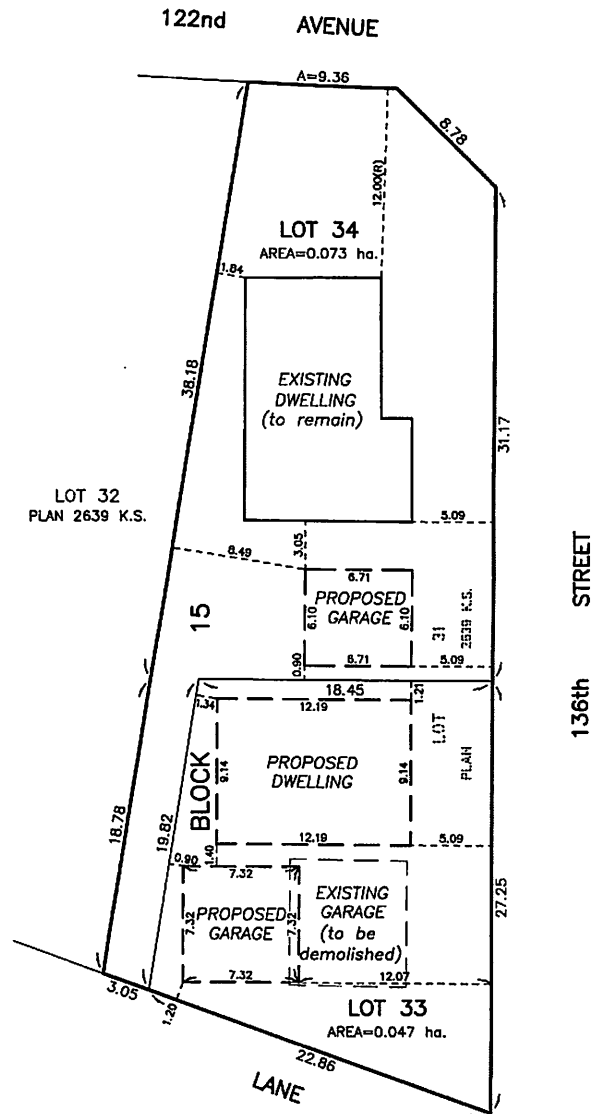
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: Sept. 8, 2016
 REVISED: January 9, 2017

FILE NO. 16S0707

DWG.NO. 16S0707T





Subdivision Authority

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

March 29, 2018

File No. LDA18-0080

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 D, Plan 902 0626, located south of 195 Avenue NE and east of Fort Road NE; **MARQUIS**

The Subdivision by Plan is REFUSED on March 29, 2018 for the following reason(s):

1. the subject lot is designated as “Existing Residential” as per section 5.0 - Development Concept of the Marquis Neighbourhood Structure Plan (NSP) (Bylaw 17396). The intent of this designation is to allow for the existing country residential development to remain, while allowing for compatible transitional uses (i.e. single detached housing) around the existing rural residences in a sensitive manner. Creating a new country residential lot would be contrary to the intent of the Marquis NSP because it would further fragment land ownership, creating a barrier to future redevelopment of the area;
2. the subdivision does not comply with Section 6.2 Residential of the Marquis Neighbourhood Structure Plan, which states that “Any future redevelopment of existing residential uses would be required to meet the City of Edmonton and *Capital Regional Growth Plan* residential density targets.” The Marquis NSP has a projected neighbourhood density of 38.2 units per net residential hectare (upnrha); and
3. the subject lot is zoned as (RR) Rural Residential Zone and is therefore subject to the regulations of Section 240 of the Edmonton Zoning Bylaw 12800. The subdivision does not comply with Section 240.1 of the Edmonton Zoning Bylaw 12800 which states “The RR Zone is intended to regulate rural residential development within existing rural residential subdivisions that existed prior to the passage of this Bylaw, and is not intended to facilitate future rural residential development and subdivision, which is contrary to the Municipal Development Plan”.

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.

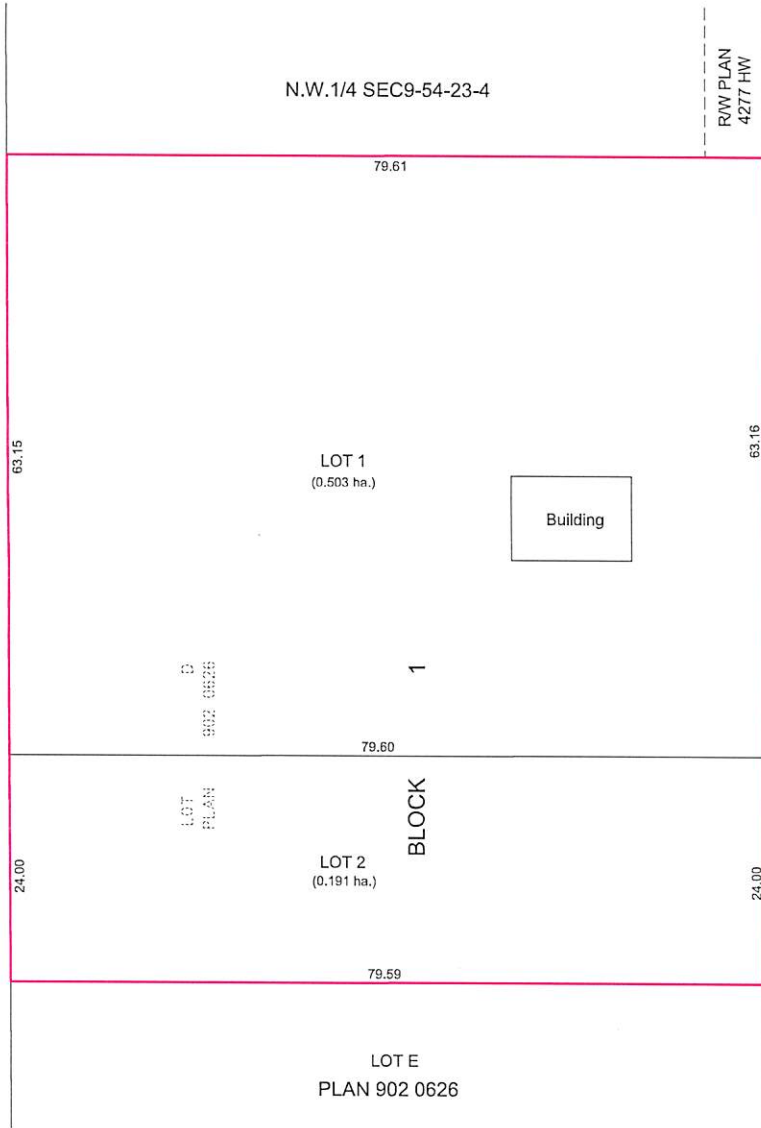
Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #272140696-001

Enclosure(s)



9 STREET N.E.

SARA SCOTT

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 RR.
- BUILDINGS BASED OFF GOOGLE EARTH IMAGERY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS
- AND CONTAINS: 0.694 ha.

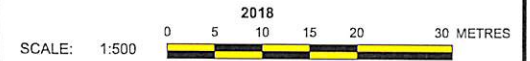


REV. NO.	DATE	ITEM	BY
0	JAN.10, 2018	ORIGINAL PLAN COMPLETED	JF

REVISIONS

RURAL NORTH EAST HORSE HILL
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT D, PLAN 902 0626
WITHIN THE
N.W. 1/4 SEC. 9 - TWP. 54 - RGE. 23 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO.	11800000T	DRAFTED BY:	JF	CHECKED BY:	ET
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Subdivision Authority

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

March 29, 2018

File No. LDA18-0091

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 42, Block 7, Plan 1125 KS, located north of 89 Avenue NW and east of 149 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on March 29, 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,

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

Blair McDowell
Subdivision Authority

BM/sm/Posse #273967710-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. 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 Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m south of the north property line of Lot 42 off of the lane. The existing storm service enters the proposed subdivision approximately 6.7 m south of the north property line of Lot 42 off of 148 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).

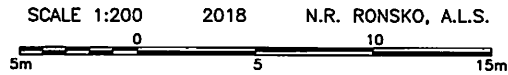
TENTATIVE PLAN

SHOWING SUBDIVISION OF

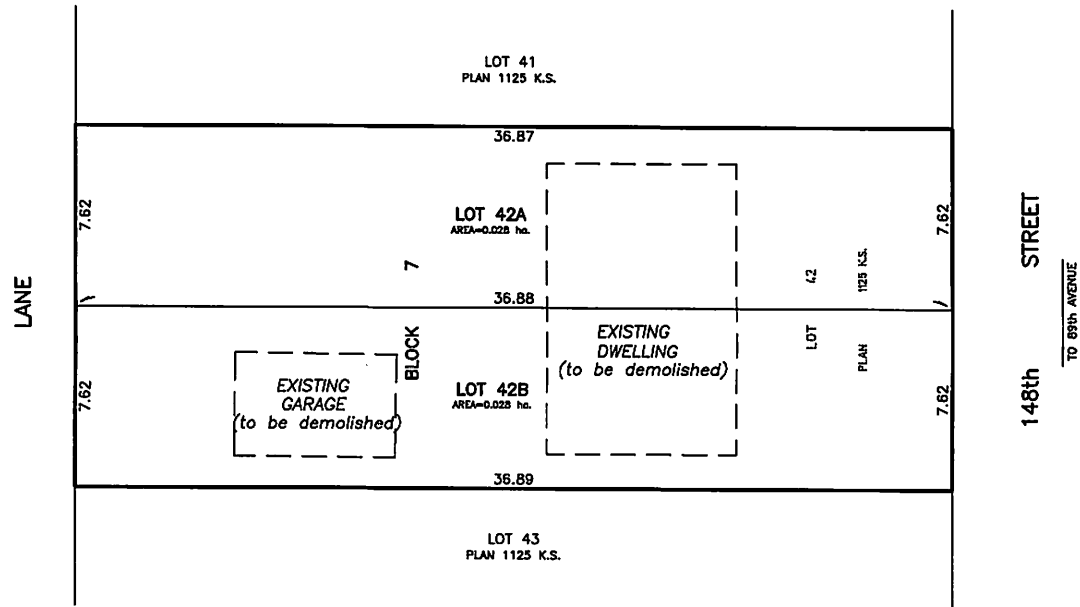
LOT 42, BLOCK 7, PLAN 1125 K.S.

IN THE
N.E.1/4 SEC.26-52-25-4

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: J.V.

CALC'D. BY: J.V.

DATE: February 2, 2018
REVISED: -

FILE NO. 18S0073

DWG.NO. 18S0073T



Subdivision Authority

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

March 29, 2018

File No. LDA18-0093

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 13, Block 11, Plan 4033 KS, located south of 61 Avenue and west of 109 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on March 29, 2018, 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sm/Posse #273968317-001

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 60 Avenue that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Upon submission of a development permit application, the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards and access upgrading may be required.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.9 m east of the west property line of Lot 13 off of 60 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

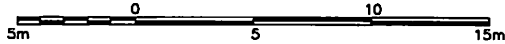
LOT 13, BLOCK 11, PLAN 4033 K.S.

IN THE

N.W.1/4 SEC.17-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



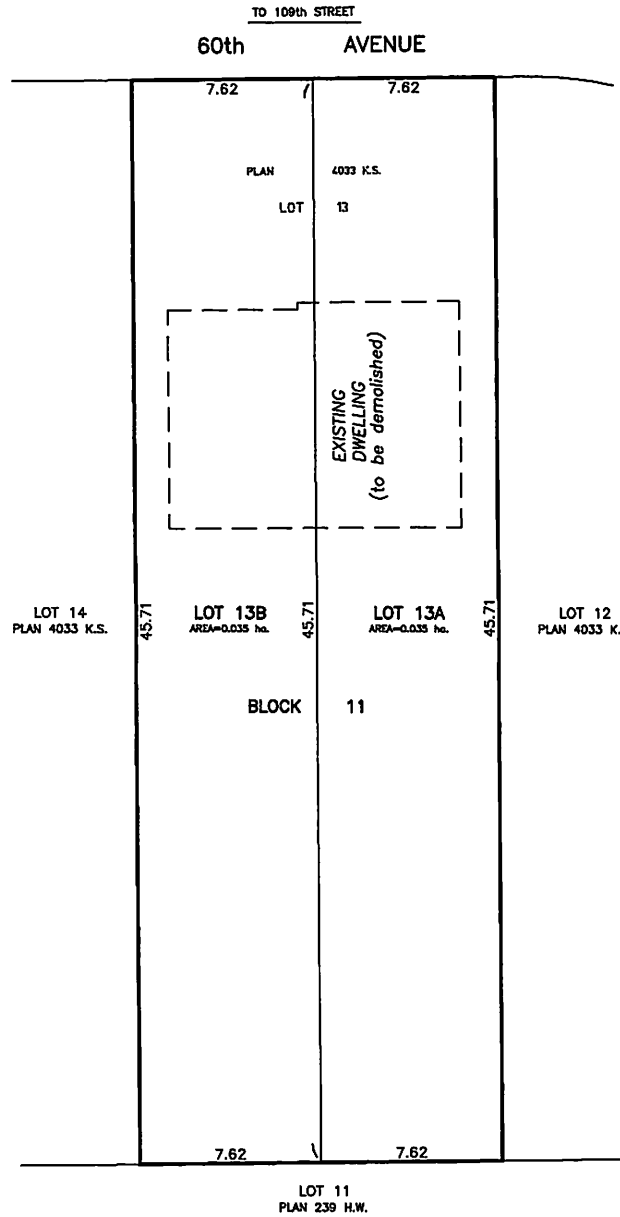
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 1, 2018
REVISED: -

FILE NO. 18S0069

DWG.NO. 18S0069T





Subdivision Authority

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

March 29, 2018

File No. LDA18-0098

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

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 12, Plan 4116 HW, located south of 87 Avenue NW and west of 120 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on March 29, 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 Kyle Witiw at kyle.witiw@edmonton.ca or 780-442-4308.

Regards,

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

Blair McDowell
Subdivision Authority

BM/kw/Posse #274872444-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

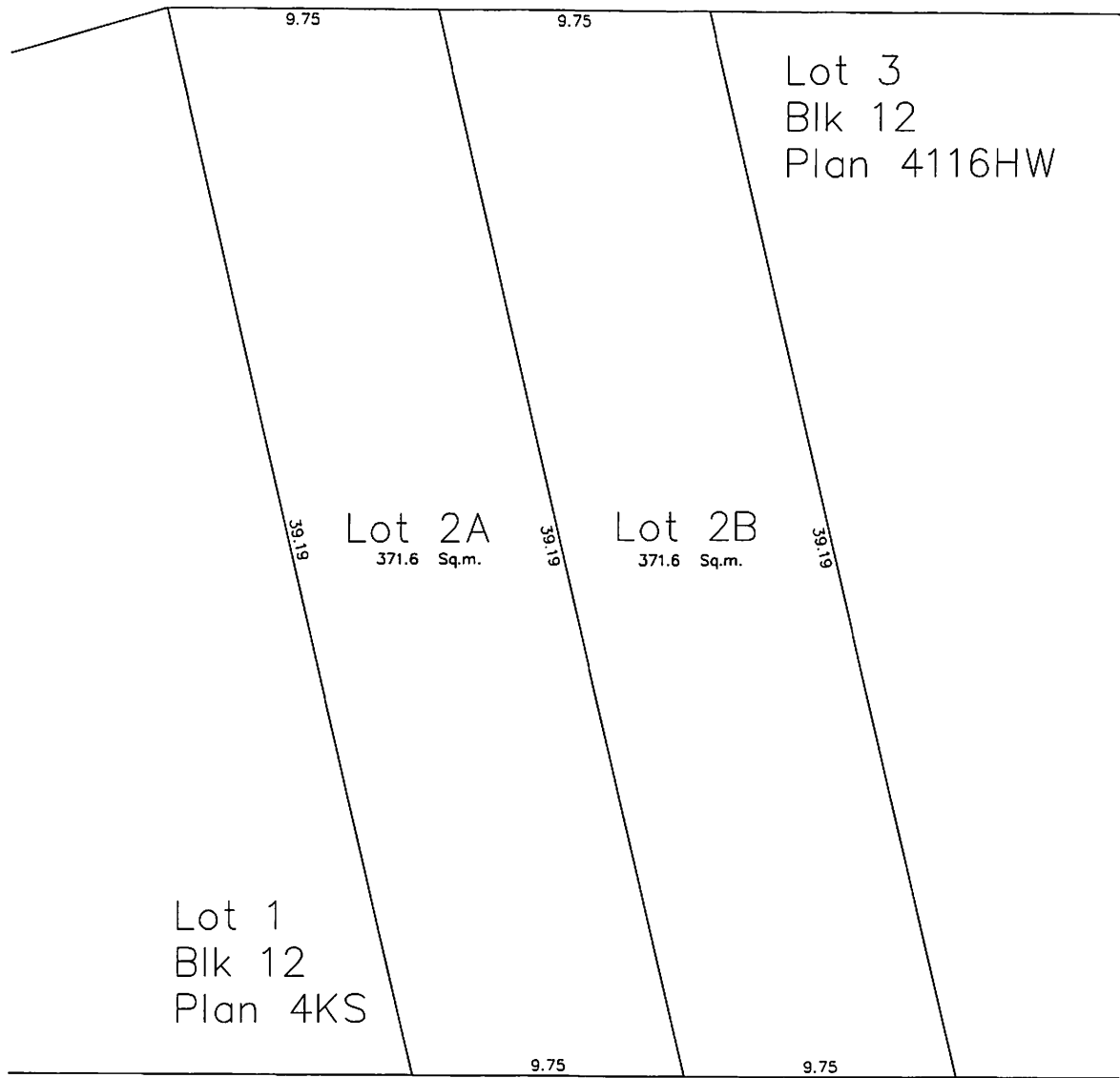
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 23.1 m west of the west property line of 120 Street NW off of the lane. The existing storm service enters the proposed subdivision approximately 32 m west of the west property line of 120 Street NW off 87 Avenue NW. 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).

Plan Showing Proposed Subdivision

Lot 2, Block 12, Plan 4116HW
12007-87 Avenue



87 Avenue



Lane



Subdivision Authority

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

March 29, 2018

File No. LDA18-0107

Enclave Properties Inc.
14712 84 Avenue NW
Edmonton, AB T5R 3X2

ATTENTION: Jonathan Locher

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 5, Plan 5817 HW located south of 111 Avenue NW and west of 38 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is APPROVED on March 29, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/gq/Posse #275125530-001

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

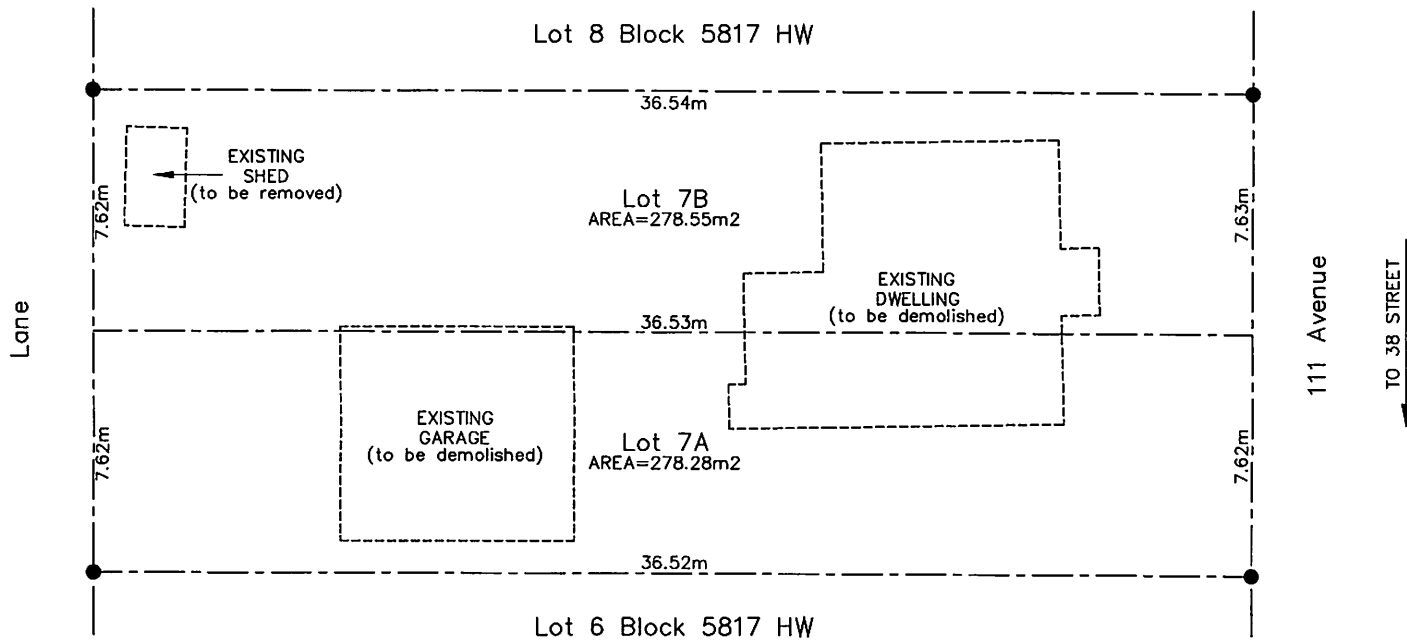
- There are existing boulevard trees adjacent to the site on 111 Avenue that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance 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.

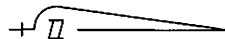
Servicing

- 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 Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.4 m east of the west property line of Lot 7 off 111 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

SHOWING SUBDIVISION OF
 LOT: 7, BLOCK 5, PLAN 5817 HW
 3813 - 111 AVENUE, EDMONTON, AB



	Builder: ENCLAVE PROPERTIES INC. (780) 221-5747	Customized Home Plans for: SITE PLAN LOCATED AT: 3813 - 111 AVE (Lot:7, Blk: 5, Plan: 5817 HW)	Model:		1 of 1
	Tentative Plan		Scale: 1:150	Date: 022218	
			Area:	Job: 246-001	

Contractor shall verify all specifications, dimensions and details and notify Designer of any discrepancies prior to the commencement of work for clarification and/or revision.
 Canadian Builders Corp. reserves the right to make corrections to errors on plans. These drawings are the property and responsibility of the builder. Do not use or reproduce them without their consent.



Subdivision Authority

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

March 29, 2018

File No. LDA18-0110

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot M, Block 11A, Plan 169 HW, located north of 76 Avenue NW and west of 110 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on March 29, 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,

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

Blair McDowell
Subdivision Authority

BM/mb/Posse #275405464-001

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 is an existing boulevard tree adjacent to the site on 110 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.
- that the existing residential access to 110 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;

Building / Site

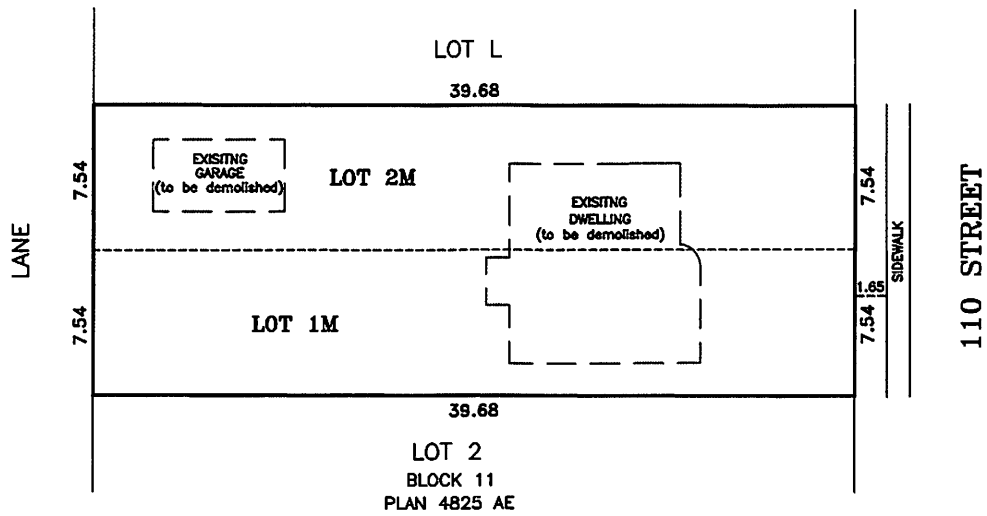
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.69 m south of the north property line of Lot M off 110 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT M, BLOCK 11A, PLAN 169 HW
SW1/4, SEC. 29, 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 0.059 ha.



REVISED
FEB. 26th, 2018.

GEODETIC 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 : FEB. 16th, 2018.

SCALE 1 : 300

JOB No. 118146



Subdivision Authority

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

March 29, 2018

File No. LDA18-0118

Copperblock
9218 - Ellerslie Road SW
Edmonton, AB T6X 0K6

ATTENTION: Adam Morris

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 25, Plan 6215 AL, located north of 113 Avenue NW and east of 132 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on March 29, 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,

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

Blair McDowell
Subdivision Authority

BM/mb/Posse #275503296-001

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 132 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.

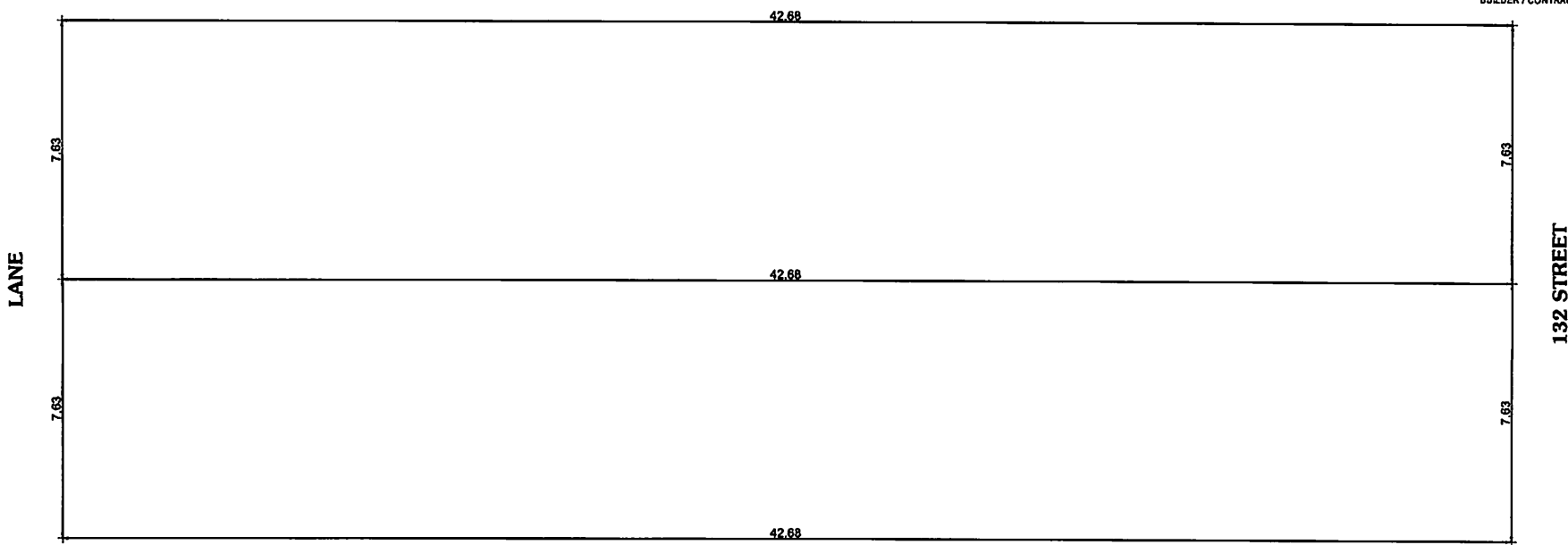
Building / Site

- 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 Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.7 m north of the south property line of Lot 17 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

- NOTES:**
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND OTHER DATA NOTED HEREIN WITH CONDITIONS ON SITE
 - WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE DESIGNER IN THE EVENT OF DISCREPANCIES
 - Draw Designs Ltd. WAIVES ALL RESPONSIBILITY REGARDING ANY AND ALL STRUCTURAL ENGINEERING AND ALL ENGINEERING AND ANY ENGINEER'S STAMPS TO BE THE SOLE RESPONSIBILITY OF THE BUILDER / CONTRACTOR / OWNER



SITE PLAN
SCALE 1:125



ALL DIMENSIONS AND CALCULATIONS
TO BE CONFIRMED BY A QUALIFIED SURVEYOR
- DRAW DESIGNS IS NOT RESPONSIBLE FOR ANY
INDISCREPANCIES OR ERRORS THAT MAY RESULT

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Project: **Inglewood Narrow Lots**

REVISION	001	Feb. 12, 2018			
	002	Mar. 1, 2018			

Lot: 17 Block: 25
 Plan: 6215AL
 Address: 11315 - 132 Street NW

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3