

Thursday, January 9, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 01

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the January 9, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the December 19, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0099 168014476-001	REVISION to conditionally approved tentative plan of subdivision to create 73 single detached residential lots, 66 semi-detached residential lots, one (1) non-credit Municipal Reserve lot, and one (1) multi-unit housing (MHL) lot from Lot B, Plan 2310 TR located south of Mayday Lane SW and west of 91 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA19-0398 339579322-001	Tentative plan of subdivision to create two additional mixed-use lots from Lot 3, Block 6, Plan 002 2000 - located south of 28 Avenue NW and west of Hewes Way; MILL WOODS TOWN CENTRE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA19-0514 346287632-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 33, Plan RN 22B, located north of 102 Avenue NW and east of 125 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0533 347363233-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 5, Plan 959 KS, located south of 74 Avenue NW and west of 85 Street NW; AVONMORE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0534 347021620-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 25 and 26, Block 34, Plan 3553P, located south of 64 Avenue NW and east of 105 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0550 344550921-001	Tentative plan of subdivision to adjust the boundaries of single detached residential Lots 31, 32, 43, 44, 48, 49 and 50, Block 12, Plan 172 3548 and Lots 56 through 60, Block 12, Plan 182 3259 located north of Kelly Circle SW and east of Kelly Circle SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



January 9, 2020

File No. LDA15-0099

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

ATTENTION: Jeanne Calder

RE: REVISION to conditionally approved tentative plan of subdivision to create 73 single detached residential lots, 66 semi-detached residential lots, one (1) non-credit Municipal Reserve lot, and one (1) multi-unit housing (MHL) lot from Lot B, Plan 2310 TR located south of Mayday Lane SW and west of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

This application has revised the number of single detached residential lots from 97 to 106. This is the first revision to this subdivision. Since the original approval, Orchards Stage 22A (Phase I), containing 33 single detached residential lots, 102 semi-detached residential lots, one (1) Municipal Reserve (non-credit) lot, and three (3) Public Utility lots has been registered. Please note that the original approval described 99 single detached residential lots in the subject line. The correct amount was 97.

I The Subdivision by Plan is APPROVED on January 9, 2020, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$357,125.00 representing 0.689 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 LDA19-0412 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. 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
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I(2) shall 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, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the engineering drawings include a driveway plan for the side driveways to the flanking road, 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 "Shared Use" signage, lighting, and bollards, within the non-credit MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 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 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner remove, level, topsoil, and seed the closed portion of the 91 Street SW government road allowance with Phase 2, to the satisfaction of Subdivision and Development Coordination;
13. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time as the downstream permanent storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
14. that the owner is responsible for the disposal of any stormwater flow generated from the proposed development, at their own cost, until such time that the ultimate Orchards Storm

Outfall and interconnected pipe is completed and operational to the satisfaction of Subdivision and Development Coordination;

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 non-credit Reserve lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

The owner will provide money in place of Municipal Reserve (MR), in the total amount of \$840,294.00, representing 1.62 ha pursuant to Section 666 and Section 667 of the Municipal Government Act.

Municipal Reserve (MR) for Lot B, Plan 2310 TR in the amount of \$483,169.00, representing 0.932 ha, was provided by money in place with Phase 1 of this subdivision.

Municipal Reserve (MR) for Lot B, Plan 2310 TR in the amount of \$357,125.00, representing 0.689 ha, will be provided by money in place with Phase 2 of this subdivision. Money in place may change dependent upon final plan of survey.

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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/tn/Posse #168014476-001

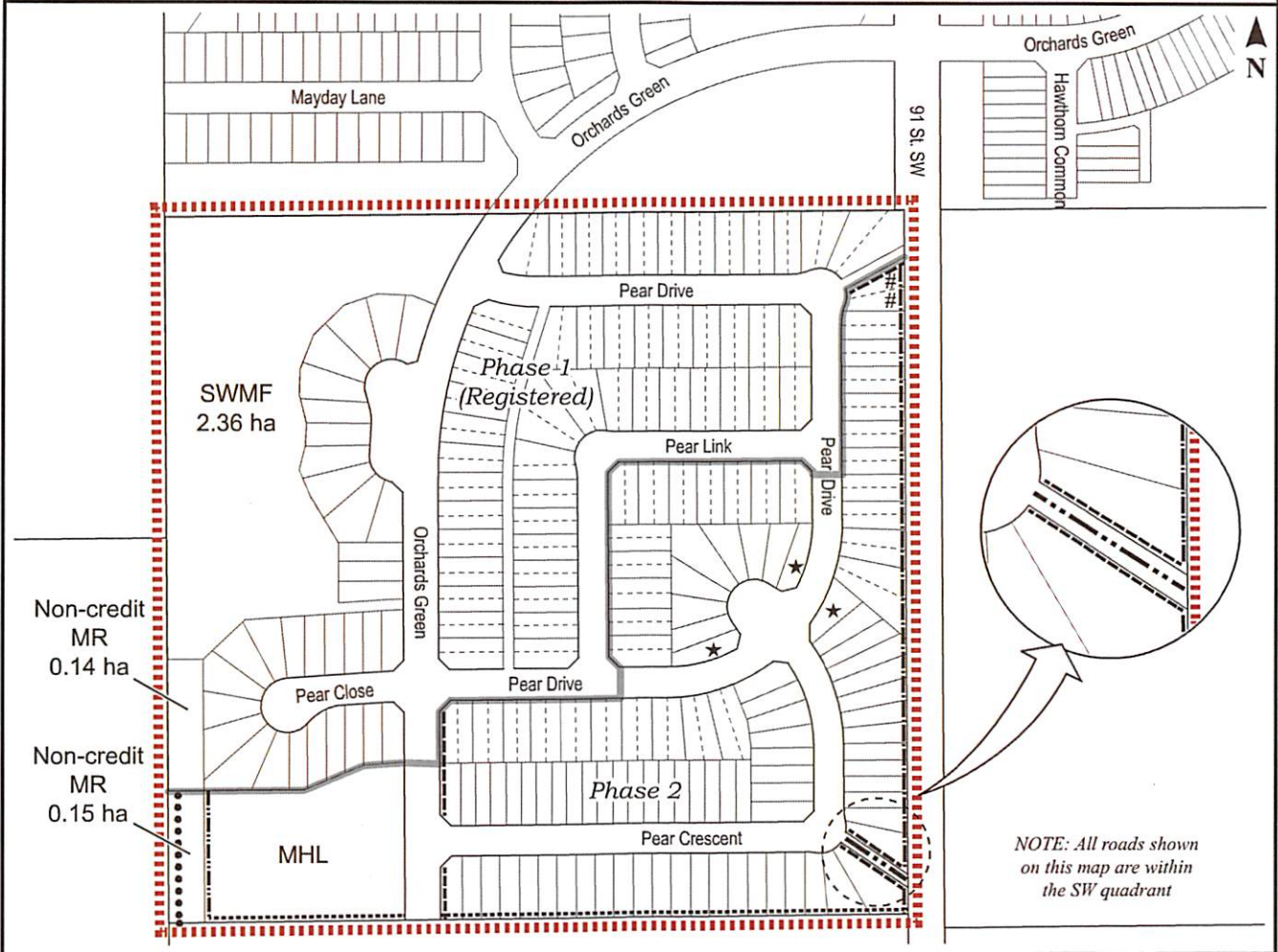
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

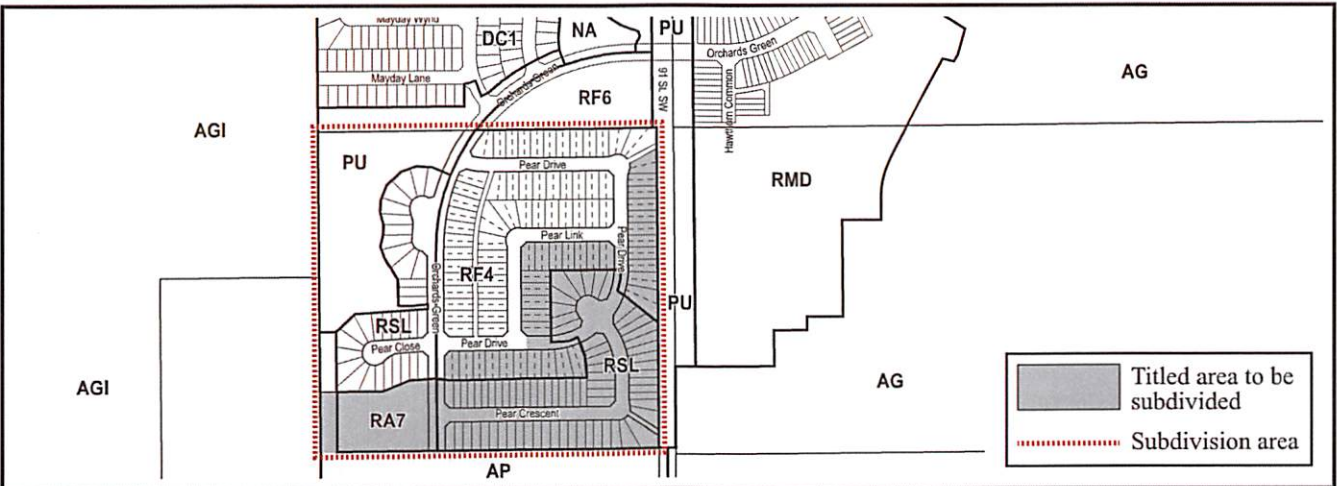
January 9, 2020

LDA15-0099

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬▬▬▬ 1.8 m uniform fence
- ▬▬▬▬▬▬▬ 1.8 m uniform screen fence
- ▬▬▬▬▬▬▬ 1.2 m uniform fence
- ▬▬▬▬▬▬▬ 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- ▬▬▬▬▬▬▬ 3 m concrete emergency access
- ★ Engineer drawings showing driveway plan
- # Restrictive covenant re: Disturbed Soil
- ▬▬▬▬▬▬▬ Phasing line



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



▬▬▬▬▬▬▬ Titled area to be subdivided
 ▬▬▬▬▬▬▬ Subdivision area



Subdivision Authority

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

January 9, 2020

File No. LDA19-0398

Urban Systems
200 - 10345 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

RE: Tentative plan of subdivision to create two additional mixed-use lots from Lot 3, Block 6, Plan 002
2000 - located south of 28 Avenue NW and west of Hewes Way; **MILL WOODS TOWN CENTRE**

The Subdivision by Plan is APPROVED on January 9, 2020, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary and storm) to each affected lot;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Please be advised that prior to the issuance of a Development Permit, except for Development Permits for demolition, excavation, shoring or signage, the applicant shall submit documentation that demonstrates, to the satisfaction of the Development Officer in consultation with Fire Rescue Services and EPCOR Water Services, that the fire flows and water servicing to the Site will be adequate for the proposed building and construction type, and be in accordance with the City of Edmonton Design and Construction Standards. The Development Officer shall verify that any infrastructure upgrades or systems required to ensure these standards are met shall be implemented in the design of the building and/or through off-site improvements.

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 subdivisions@edmonton.ca.

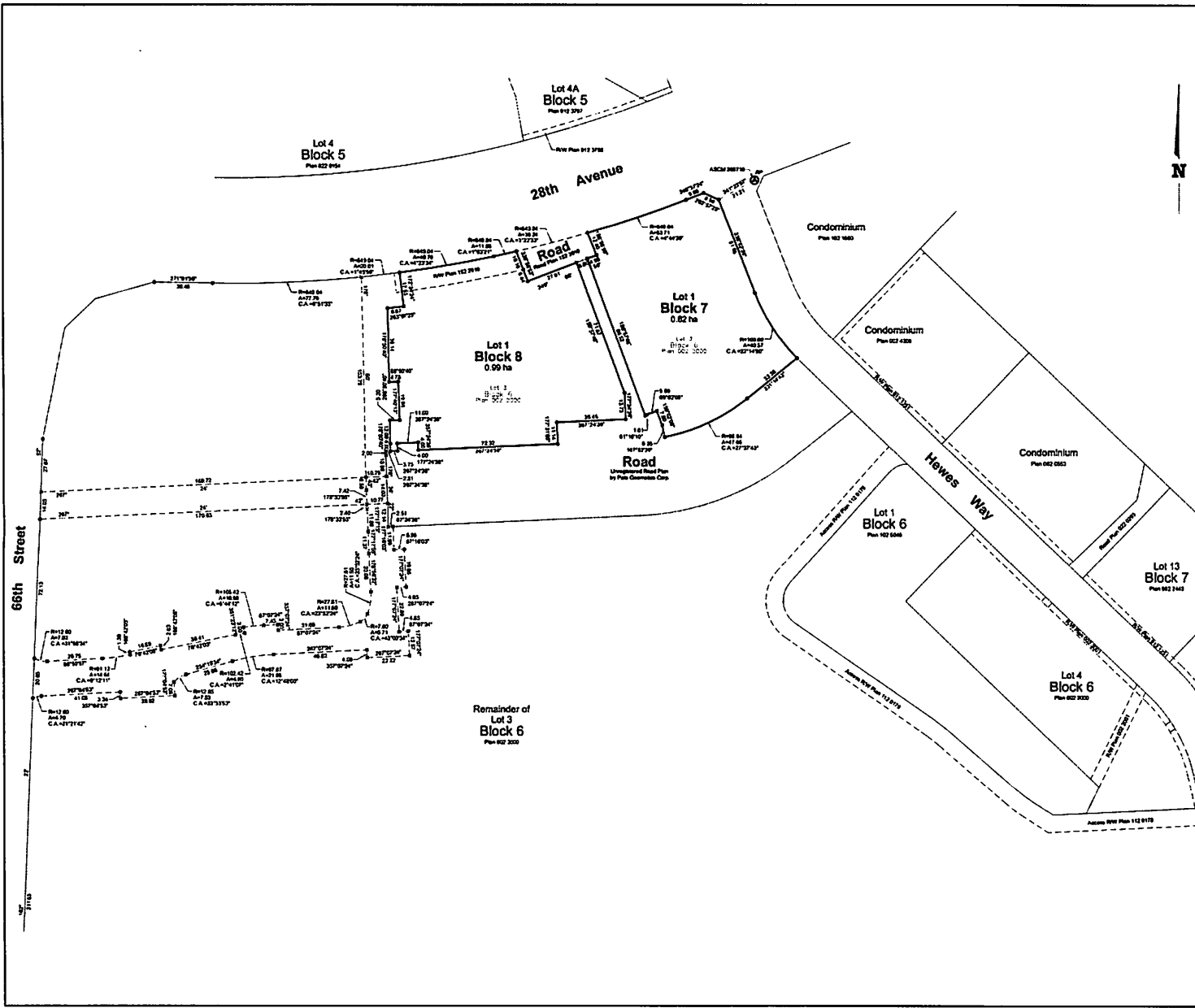
Regards,



Blair McDowell
Subdivision Authority

BM/cw/Posse #339579322-001

Enclosure(s)



**MILL WOODS
CITY OF EDMONTON
ALBERTA**

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
AFFECTING PART OF
LOT 3 BLOCK 6 PLAN 002 2000
WITHIN THE
S 1/2 SEC 2 TWP 52 RGE 24 W 4 M

B.M. DRAKE, A.L.S. - 2019

SYMBOLS LEGEND:

- Secondary Iron Pins found as shown thus
- Survey Iron Pins placed (Plotted P700) as shown thus
- Alberta Survey Control Markers (ASCM) shown as shown thus
- Corner Mark found as shown thus
- P 700 100 (Coloured) systems as shown thus
- Close-approach point (CAP) as shown thus

NOTES:

All distances are ground and shown in metres and decimals thereof. Distances shown are Rose part to post unless otherwise indicated.
All distances on curved boundaries are arc lengths. All curves are tangential unless otherwise noted.
Parties required for subdivision to complete of 2 Lots.
Area required for Subdivision is 1.1212, and is outlined thus.
Bearings are True (T) - 1982 83 (C.P.M.) Reference Meridian 114°W) derived from CHRS observations of ASCM 202119

The basis for this plan is as follows:
Datum: North American Datum 1983 (C.P.M.) Projection: 3° Transverse Mercator
Reference Spheroid: 114° True Longitude Combined Scale Factor: 0.999812
Geoid/Height: Mean Sea Level ASCM 202119
N 1071219.473 E 27964.833

ABBREVIATIONS:

- | | | |
|---|----------------------------------|-------------------------------|
| A Arc Distance | h Horizontal | R Radius |
| A.C. Above Curve | I Intersection | R.P. Proposed |
| A.L.S. Alberta Land Surveyor | M Marker | R.P. Right-of-Way |
| CA Centre Angle of Curve | MP Marker Post | S South |
| C Curve | N North | T.M. Transverse Mercator |
| C.P.M. Corner Point Marker | N.A.D. North American Datum | T True |
| E East | N North | UTM UTM |
| E.S. Established | P Point | W West |
| F Face | P Point Bearing | |
| CHRS Central Horizontal Scanning System | | |

SURVEYOR:

B.M. Drake, A.L.S.
Surveyed between the dates of
Month, Day, Year and Month, Day, Year
in accordance with the provisions of the Surveyors Act.



REGISTERED OWNERS:

MILL WOODS CENTRE INC.

APPROVING AUTHORITY:

Name: CITY OF EDMONTON
File No: _____



DRAWN BY: WEN | FILE NUMBER: 2015-0201-00 | DATE: 2019/06/28 | DRAWING FILE: 2015-0201-00 | REV.: 2



Subdivision Authority

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

January 9, 2020

File No. LDA19-0514

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 33, Plan RN 22B, located north of 102 Avenue NW and east of 125 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on January 9, 2020, subject to the following conditions:

1. that the owner apply for 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 subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #346287632-001

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 (\$686.00 - 2020 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 125 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing water service enters the proposed subdivision approximately 2.2 m north of the south property line of existing Lot 5 off 125 Street. The existing sanitary service enters the proposed subdivision approximately 4.3 m south of the north property line of existing Lot 5 off 125 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.
- 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

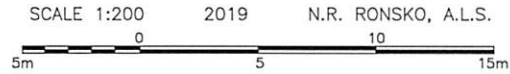
LOT 5, BLOCK 33, PLAN RN 22B

RIVER LOT 2, EDMONTON SETTLEMENT

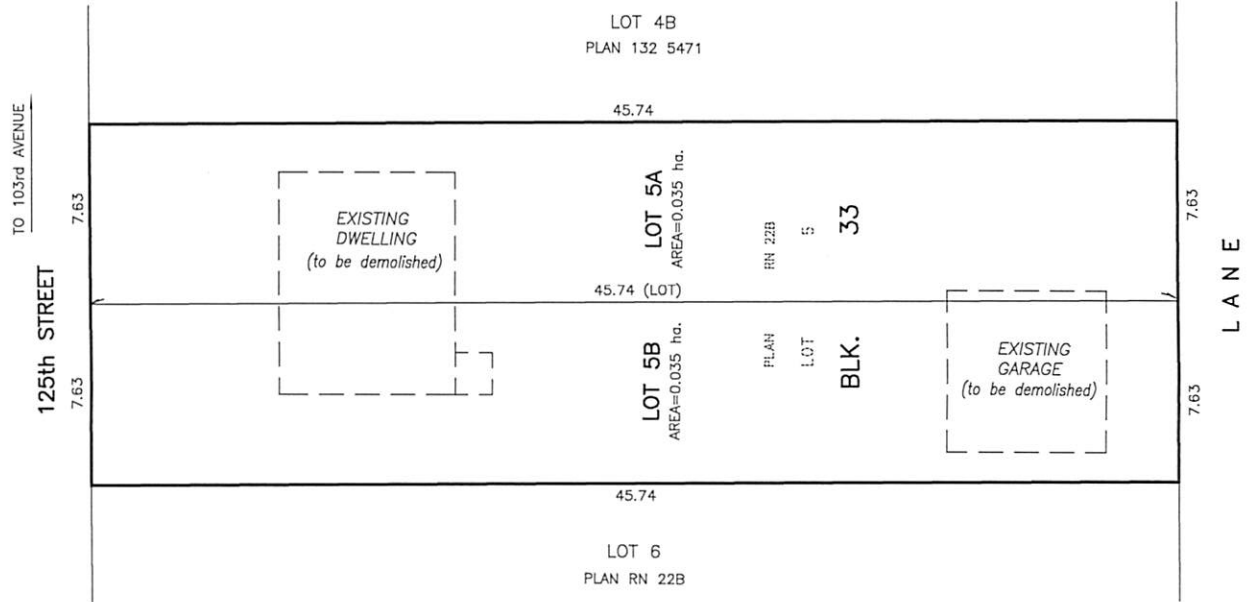
IN THE

THEO. TWP.53, 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: E.S.D.

CALC'D. BY: -

DATE: NOVEMBER 07, 2019
 REVISED: -

FILE NO. 19S0694

DWG.NO. 19S0694T



Subdivision Authority

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

January 9, 2020

File No. LDA19-0533

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 5, Plan 959 KS, located south of 74 Avenue NW and west of 85 Street NW; **AVONMORE**

The Subdivision by Plan is APPROVED on January 9, 2020, 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 Development.Coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed eastern lot;
3. that due to the central location of the storm service, the owner's surveyor will be required to provide a drawing of the existing services based on a utility locate of the storm service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the storm service shall be relocated;
4. that the owner apply for 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
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. 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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cs/Posse #347363233-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 0.3 m east of the west wall of the existing house off of the lane. The existing storm service enters the proposed subdivision approximately 7.3 m east of the west property line of Lot 13 off 74 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.
- 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).

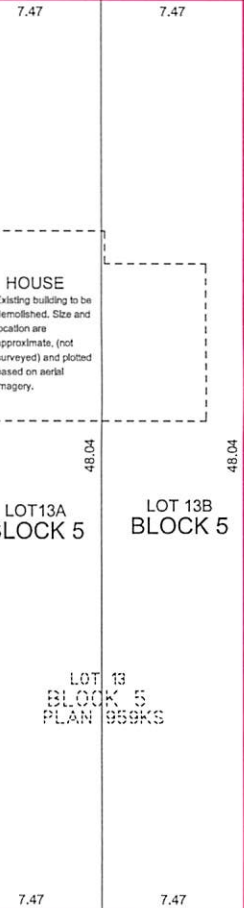
ROSECROFT HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- 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: 0.072 ha.



74 AVENUE NW



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

LOT 11
BLOCK 5
PLAN 959KS

LOT 12
BLOCK 5
PLAN 959KS

LOT 13A
BLOCK 5

LOT 13B
BLOCK 5

LOT 14
BLOCK 5
PLAN 959KS

LOT 15
BLOCK 5
PLAN 959KS

LOT 13
BLOCK 5
PLAN 959KS

LANE

REV. NO.	DATE	ITEM	BY
1	NOV. 18/19	T-PLAN	CN

REVISIONS

PROJECT NAME

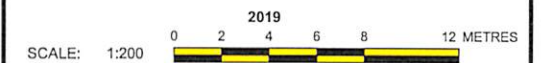
TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF
LOT 13, BLOCK 5, PLAN 959KS

WITHIN THE
N.W. 1/4 SEC. 22 - TWP. 52 - RGE. 24 - 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. 61900159T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

January 9, 2020

File No. LDA19-0534

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 25 and 26, Block 34, Plan 3553P, located south of 64 Avenue NW and east of 105 Street NW;
ALLENDALE

The Subdivision by Plan is APPROVED on January 9, 2020, subject to the following condition:

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

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #347021620-001

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 (\$686.00 - 2020 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 64 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m west of the east property line of existing Lot 26 off 64 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.
- There is a deficiency in on-street fire flows 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).

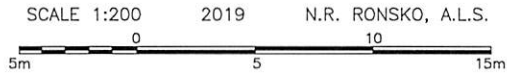
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 26 & E.1/2 OF LOT 25, BLOCK 34, PLAN 3553 P.

IN THE
S.E.1/4 SEC.20 & N.E.1/4 SEC.17-52-24-4

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



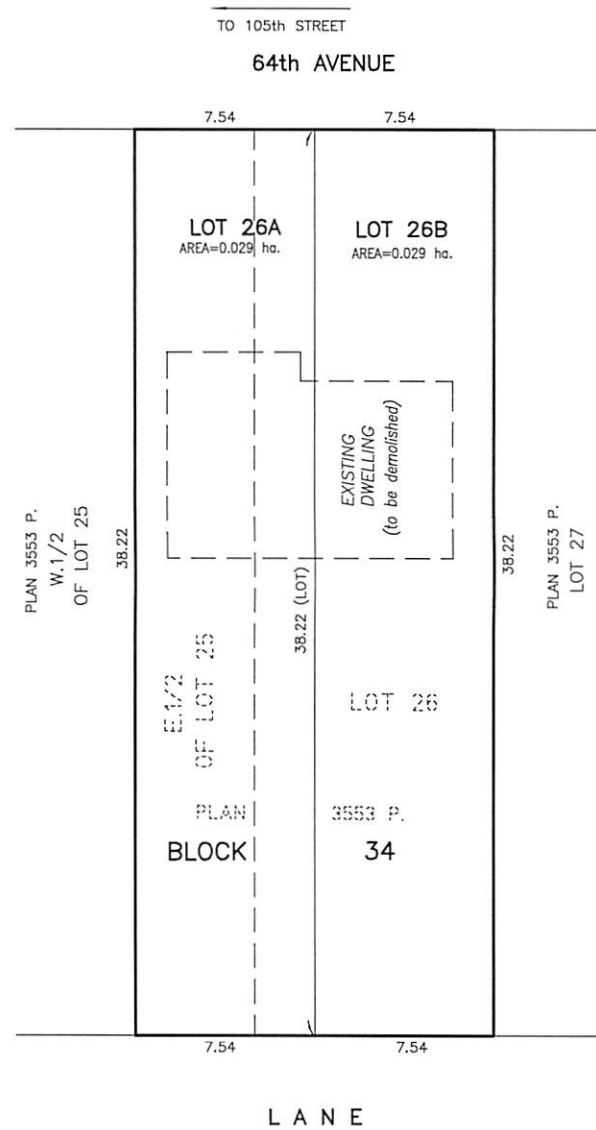
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: NOVEMBER 15, 2019
REVISED: -

FILE NO. 19S0739

DWG.NO. 19S0739T





Subdivision Authority

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

January 9, 2020

File No. LDA19-0550

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to adjust the boundaries of single detached residential Lots 31, 32, 43, 44, 48, 49 and 50, Block 12, Plan 172 3548 and Lots 56 through 60, Block 12, Plan 182 3259 located north of Kelly Circle SW and east of Kelly Circle SW; **KESWICK**

The Subdivision by Plan is APPROVED on January 9, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/mb/Posse #344550921-001

Enclosure

CERTIFICATE: SECTION 47, SURVEYS ACT
 REGISTERED ON _____
 AS NUMBER _____
 Copying of all Statutory Instruments were
 obtained in the present between the dates of
 and are published in accordance with
 the provisions of the Statute in the
 attached plan instrument except for the following:
 A.D. REGISTRAR

REGISTRAR
 LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED
 ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR

SHEET 1 OF 1

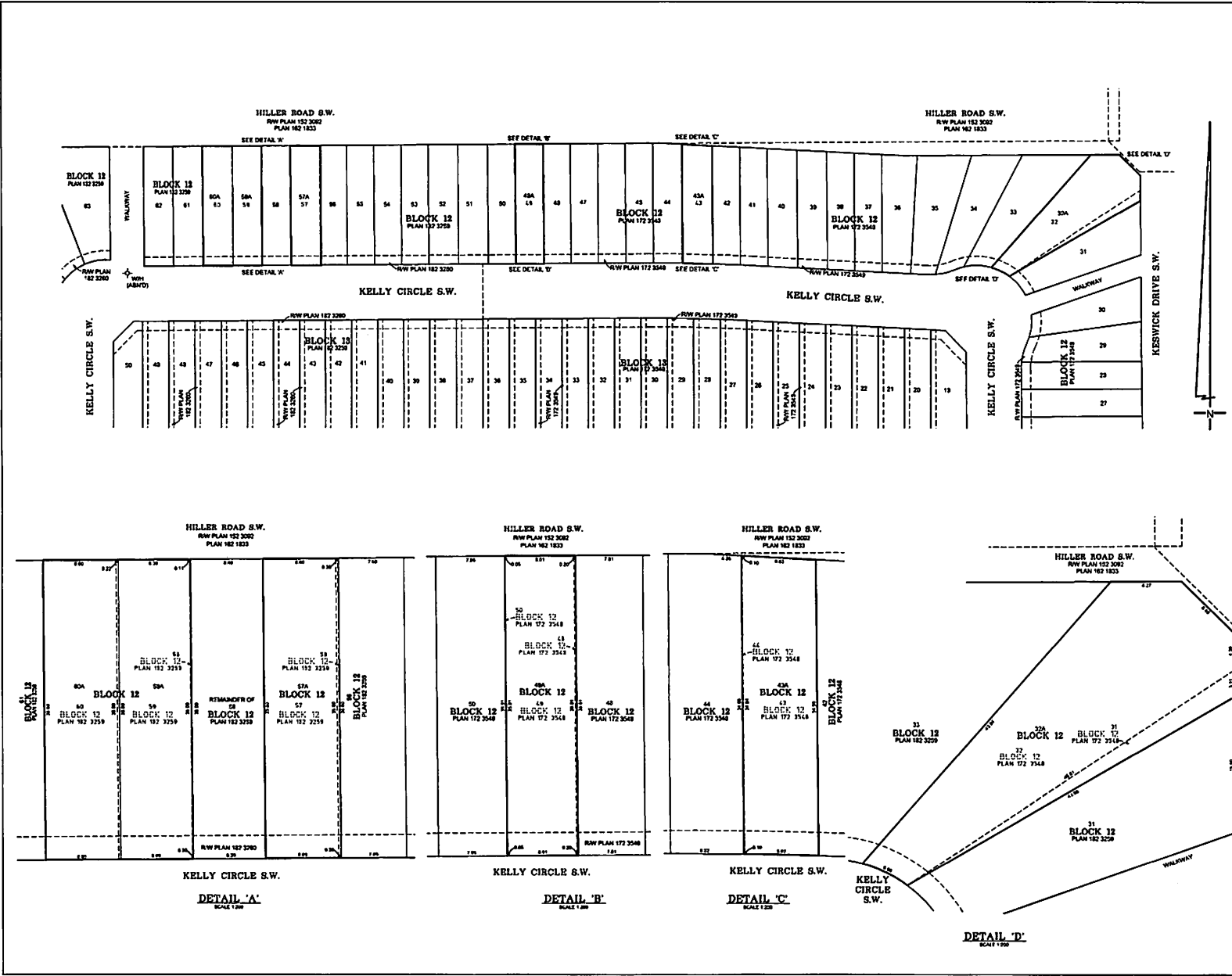
KESWICK
 STAGE 10 AND 22
EDMONTON, ALBERTA
 PLAN SHOWING SURVEY OF SUBDIVISION OF PART(S) OF
 PLAN 172 3548
 LOTS 31, 32, 43, 44, 48, 49, AND 50, BLOCK 12
 PLAN 182 3259
 LOTS 56, 57, 58, 59, AND 60, BLOCK 12
 ALL WITHIN THE
 N.E 1/4 SEC. 21, TWP. 51, RGE. 25, W. 4 MER.
 SCALE: 1:500
 2017 MARGA DUGAND BARROS, A.L.S.

- NOTES:
1. Statutory Map Survey Plan found shown that
 2. Statutory Map Survey Plan, (Survey P22), shown shown that
 3. Alberta Survey Control Marker (A.S.C.M.) shown shown that
 4. Reference Control Point shown that
 5. Features shown Statutory Map Survey Plans, named with cadastral parcel number (P22), are to be placed pursuant to Section 47 of the Survey Act and shown that on a table of coordinates attached to this plan instrument.
 6. Curve center points shown that
 7. Features not shown on per registered PLAN 182 3259 shown that
 8. See SHEET 2 OF 2 (P22) for the general extent and key plan of parcel numbers for detailed representation of subdivisions
 9. The Cadastral Reference Point is a P22 of the GEOPORTAL and is shown that
 10. The Cadastral Reference Point coordinates are: NAD83 UTM Zone 18 T, 500000.000 m E, 5000000.000 m N
 11. Readings on Grid and are based from GNSS Observations as shown on the plan
 12. All distances are shown in metric and rounded to nearest mm
 13. All distances on curved boundaries are in lengths
 14. All interior angles are in degrees and 0.00 minutes rounded
 15. Temporary bearings from areas shown that
 16. Area registered shown outlined that

LOT 31: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 32: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 43: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 44: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 48: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 49: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 50: BLOCK 12, PLAN 172 3548	0.078 ha
LOT 56: BLOCK 12, PLAN 182 3259	0.078 ha
LOT 57: BLOCK 12, PLAN 182 3259	0.078 ha
LOT 58: BLOCK 12, PLAN 182 3259	0.078 ha
LOT 59: BLOCK 12, PLAN 182 3259	0.078 ha
LOT 60: BLOCK 12, PLAN 182 3259	0.078 ha
TOTAL	0.912 ha

LEGEND:

3756	3 Degree Transverse Mercator	North	North American Datum 1983
A.S.C.M.	Alberta Survey Control Marker	Pin	Pin
C.S.	Control Station	Pin	Public Utility Lot
E.A.	Established	Pin	Pin
E.S.	Established	Pin	Pin
G.N.S.S.	Global Navigation Satellite System	Pin	Pin
H.P.P.	Historical Property	Pin	Pin
M.S.	Marked	Pin	Pin
M.P.	Municipal Property	Pin	Pin
N	North	Pin	Pin



DETAIL 'A'
 SCALE: 1:500

DETAIL 'B'
 SCALE: 1:500

DETAIL 'C'
 SCALE: 1:500

DETAIL 'D'
 SCALE: 1:500

SURVEYOR:
 MARGA DUGAND BARROS, A.L.S.
 Registered in the name of
 in accordance with the provisions
 of the Survey Act.

REGISTERED OWNER
 DEAVERSBROOK KESWICK LTD.

SUBDIVISION AUTHORITY
 NAME: CITY OF EDMONTON
 FILE NO.: 2000

FILE NO. _____
 Checked by: _____

UNREGISTERED