

Thursday, January 24, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0111
272422192-001

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

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0446
288767222-001

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

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

CARRIED

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

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



Subdivision Authority

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

January 24, 2019

File No. LDA18-0111

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

ATTENTION: Latoya Powder

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

I The Subdivision by Plan is APPROVED on January 24, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the approved subdivision LDA15-0067 be registered prior to or concurrent with this application for underground utilities and local roadway connections;
3. that LDA18-0008 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. 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;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report prepared by CT & Associates Engineering Inc., dated June 2015 (File No. 02-1564.04), as shown on the "Conditions of Approval" map, Enclosure I;
6. 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
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
9. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
10. that the owner provides accommodations for temporary major drainage infrastructure to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NE 13-53-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA13-0505 and will be reduced with the registration of LDA15-0067. The DRC will carry forward on the remainder of the title.

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

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

If you have further questions, please contact Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.







Regards,

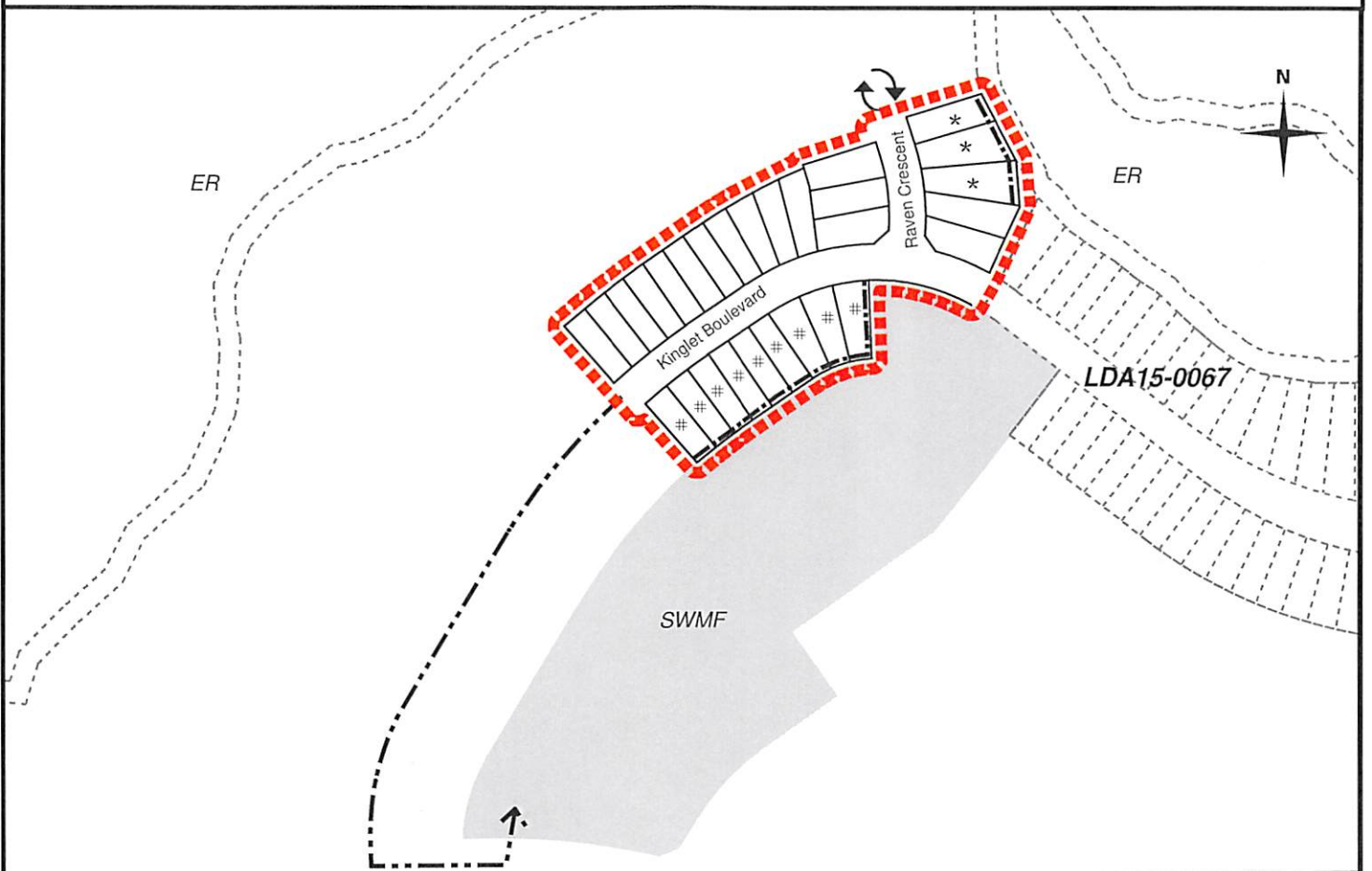


Blair McDowell
Subdivision Authority

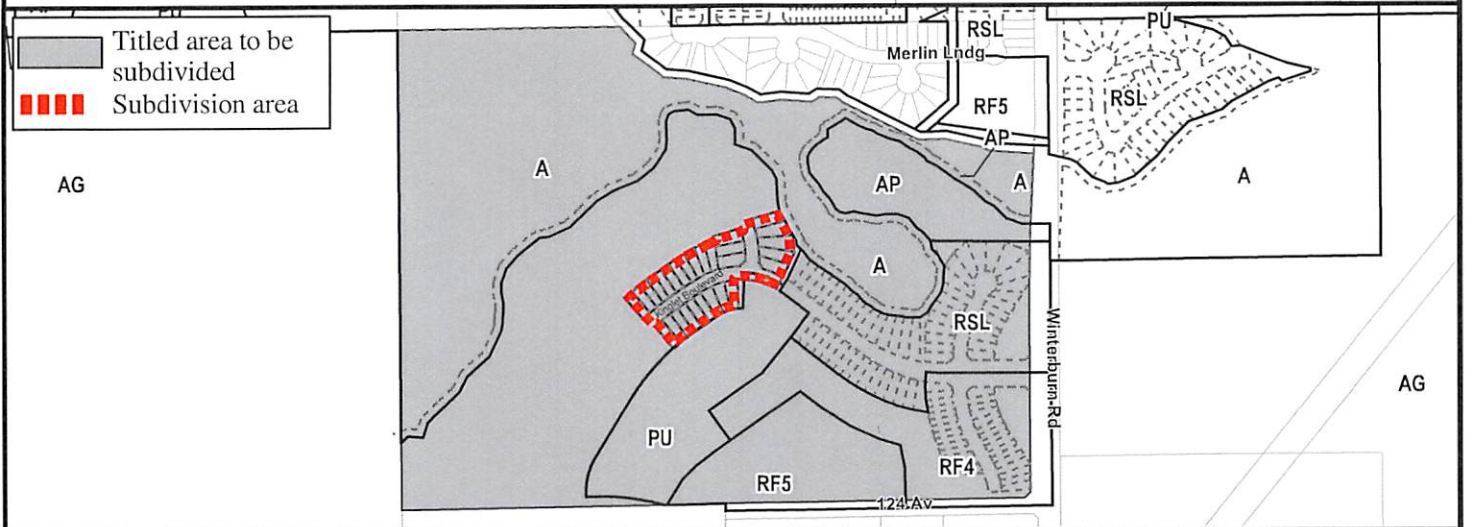
BM/jv/Posse #272422192-001

Enclosure

-  Limit of proposed subdivision
-  Temporary major drainage infrastructure
-  Restrictive covenant re: Top of Bank
-  Restrictive covenant re: Freeboard
-  1.2 m uniform fence
-  Temporary 12 m radius turnaround



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





Subdivision Authority

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

January 24, 2019

File No. LDA16-0248

City of Edmonton
Civic Property Services
10th Floor 10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Prabhat Dahal

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) urban services lot and one (1) future Municipal Reserve lot from Lot 37R, Block 20, Plan 6450 KS located south of 96A Avenue NW and east of 74 Street NW; **OTTEWELL**

This revision adds an additional lot (Future Municipal Reserve).

I The Subdivision by Plan is APPROVED on January 24, 2019, subject to the following conditions:

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve is not due as this land was acquired as dedicated Reserve (Community Reserve) when it was originally subdivided in 1959. The removal and designation of Reserve will be addressed with the sales agreement.

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 #222452431-001
Enclosure

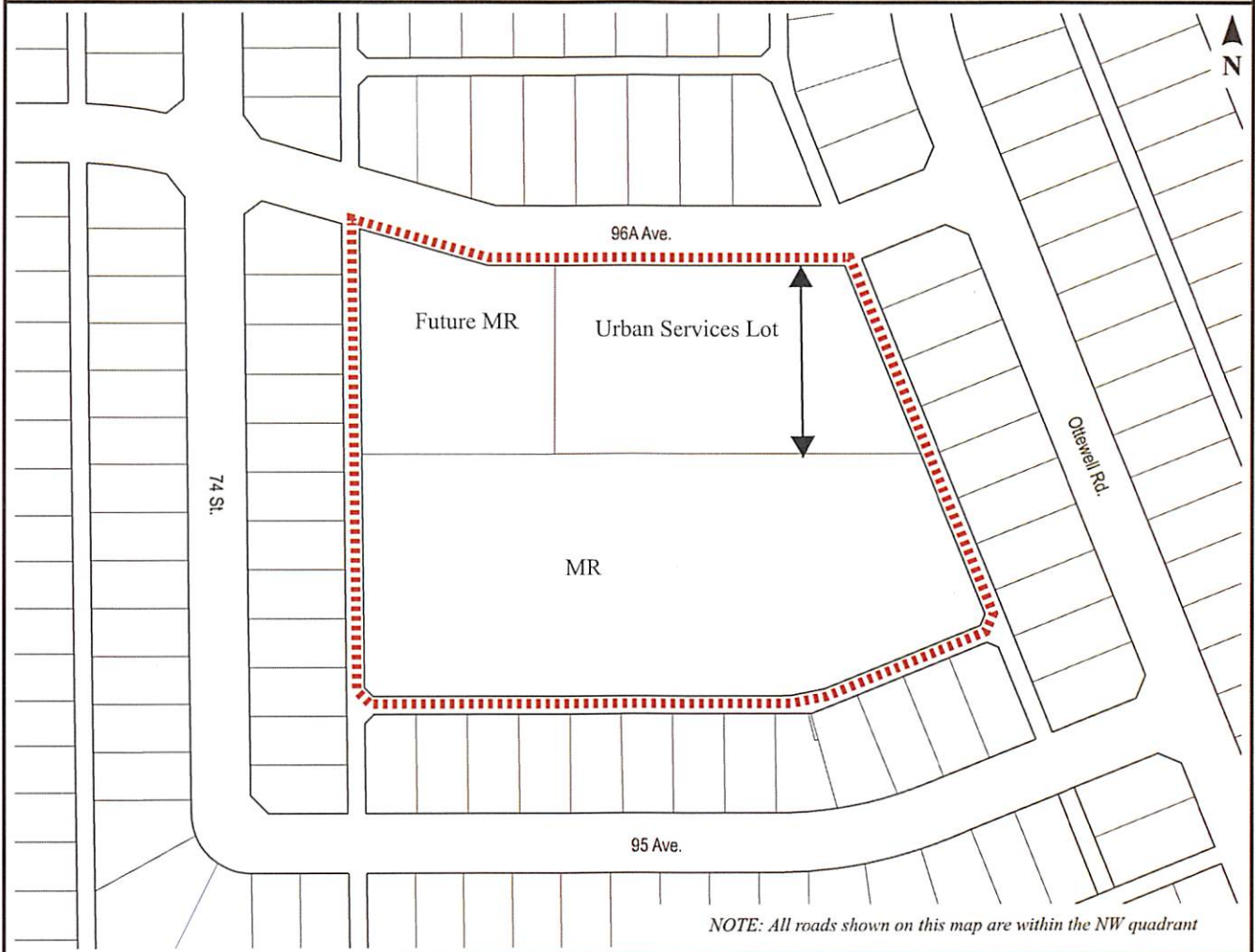
SUBDIVISION CONDITIONS OF APPROVAL MAP

January 24, 2019

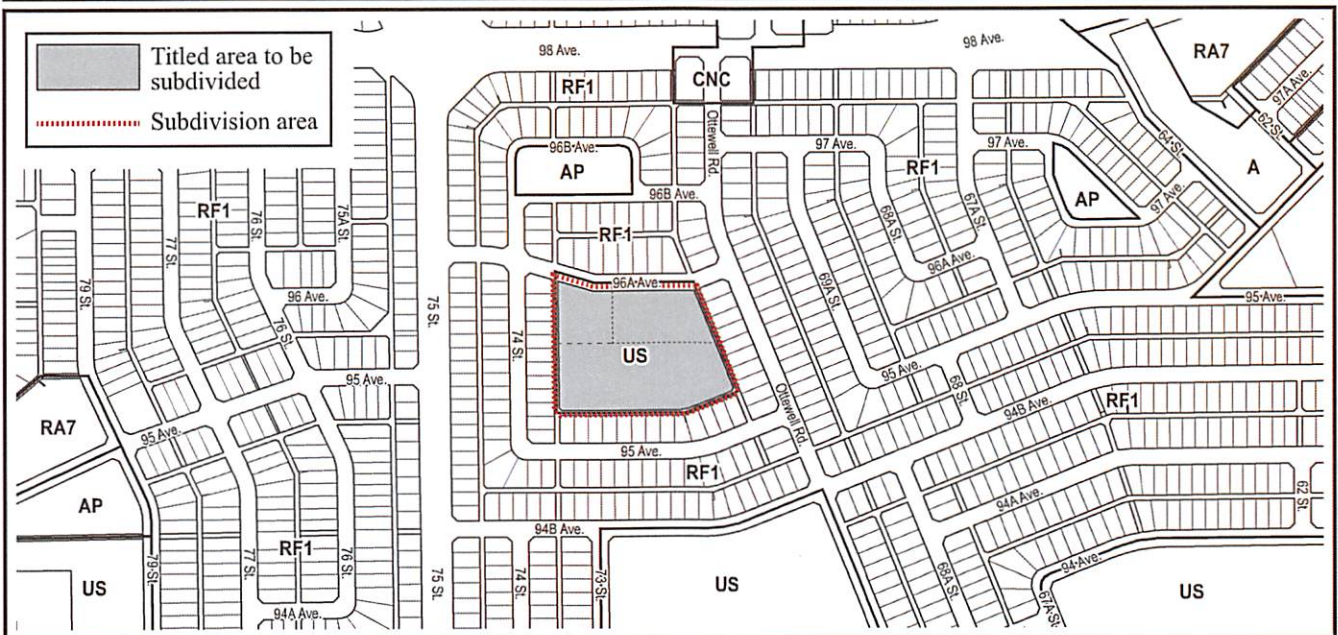
LDA16-0248

----- Limit of proposed subdivision

↔ Cross lot access easement



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





January 24, 2019

File No. LDA18-0119

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

ATTENTION: Mark Michniak

RE: REVISION of conditionally approved tentative plan of subdivision to create 58 single detached residential lots, one(1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) Future Natural Area Municipal Reserve lot from Lot 1, Plan 982 3999 and the SE 25-51-24-W4M, located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

The application has revised the configuration and size of the natural area to more accurately reflect the 0.42 ha Future Natural Area Municipal Reserve lot to be purchased by the City of Edmonton. Phase 1 of the original approval, dated June 14, 2018, was registered with Plan 182 3105.

I The Subdivision by Plan is APPROVED on January 24, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.212 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner install alley lighting on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs temporary 6 m gravel surface roadway connections, 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);
10. that the owner provide a zebra marked crosswalk with curb ramps and extensions, and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the 8 m alley serving the reverse housing be constructed to a residential standard to an approved cross-section to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services. A swept path analysis must be included with the engineering drawings. "No Parking" signage may be required to maintain sufficient clearance for fire truck movements through the roadway, as shown on Enclosure I. Details will be reviewed with engineering drawings;
14. that the owner construct the 6 m alley, between 5 Avenue SW and the alley serving the reverse housing development, to a paved residential standard of sufficient width to support the wheels of a fire truck, as shown on Enclosure I. This alley is required for emergency access purposes. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and determine the extent of the paved surface;
15. that subject to Condition II(14) above, the owner pays for the installation of "Emergency Access Only" signage in the alley 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;
16. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

The dedication of the MR parcel with this subdivision and future dedication of approximately 0.78 ha of arterial road right of way for 34 Street SW, will result in an over dedication of approximately 0.42 ha for the combined area of SE 25-51-24-W4M and Lot 1, Plan 982 3999. The future 0.42 ha Natural Area (MR) parcel being created with this subdivision will be purchased by the City of Edmonton. The value should be based on natural area values, not at developable land value. The amount of Natural Area (MR) the City of Edmonton will purchase is likely to change with the dedication of arterial road right of way (34 Street SW). Subsequent to MR dedication the existing DRC for Lot 1, Plan 982 3999 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #275503197-001

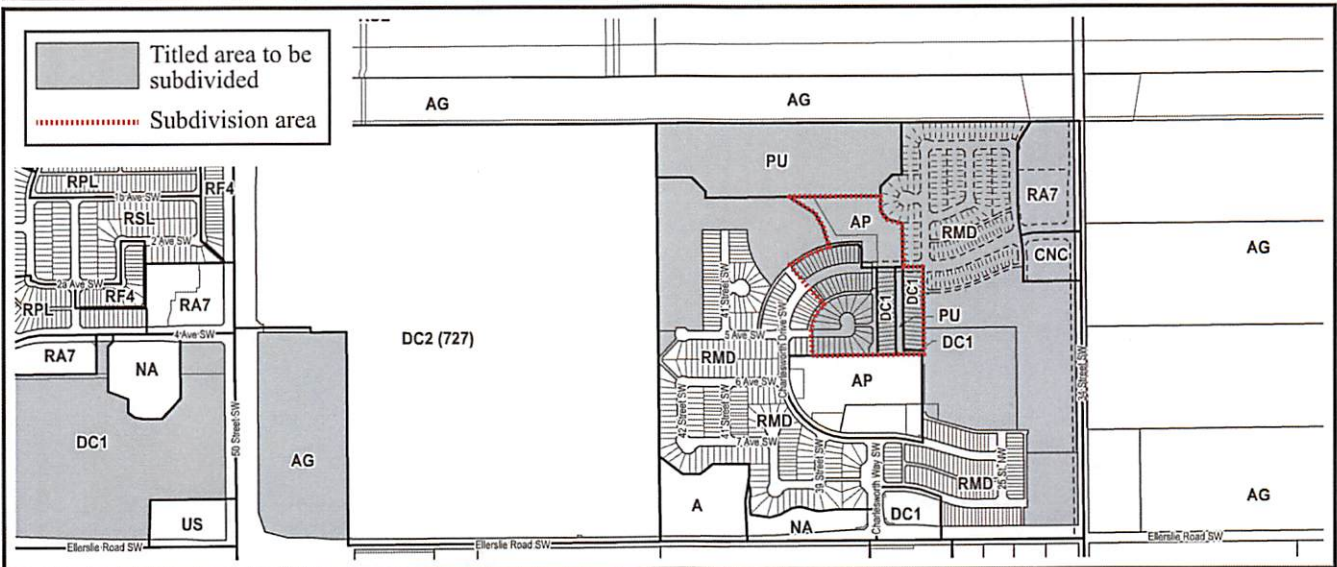
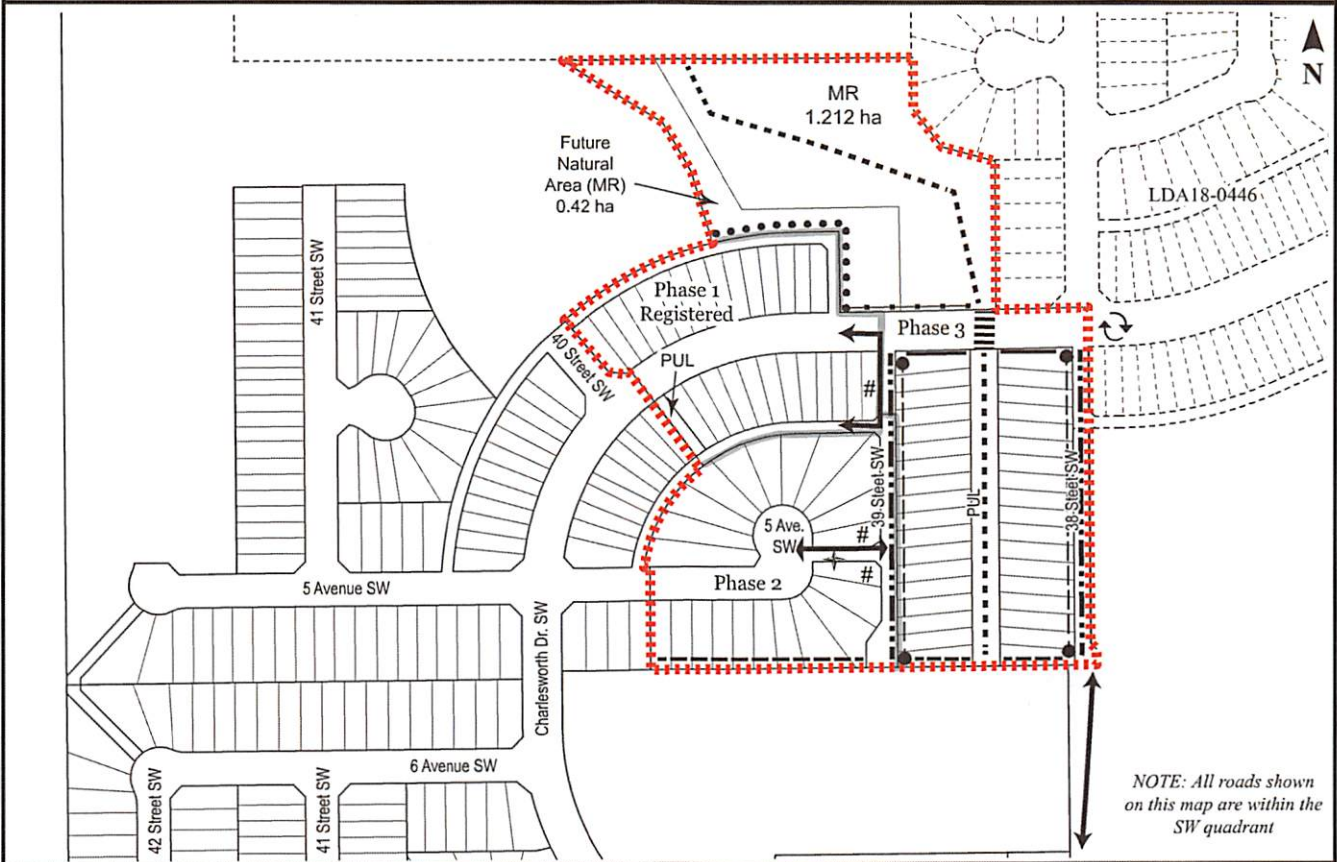
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 24, 2019

LDA18-0119

- | | |
|--|--|
| <ul style="list-style-type: none"> ----- Limit of proposed subdivision ----- 1.8 m uniform screen fence as per Zoning Bylaw ----- 1.8 uniform fence ----- Phasing Line ⤵ Temporary 12 m radius turnaround ----- 8 m alley to an approved cross section ----- 3 m hard surface shared use path ● - - ● Alley lighting within easement | <ul style="list-style-type: none"> Zebra marked crosswalk ✦ Emergency access only signage ••• Bollards # Restrictive covenant re: Disturbed soil ↔ Temporary 6 m roadway ↔ 6 m alley with paved surface for fire truck wheels --- Post and rail fence |
|--|--|





Subdivision Authority

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

January 24, 2019

File No. LDA18-0676

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 13, Block 9, Plan 5682 HW, located north of 71 Avenue NW and east of 93 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on January 24, 2019, 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 final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@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/cs/Posse #297019536-001
Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

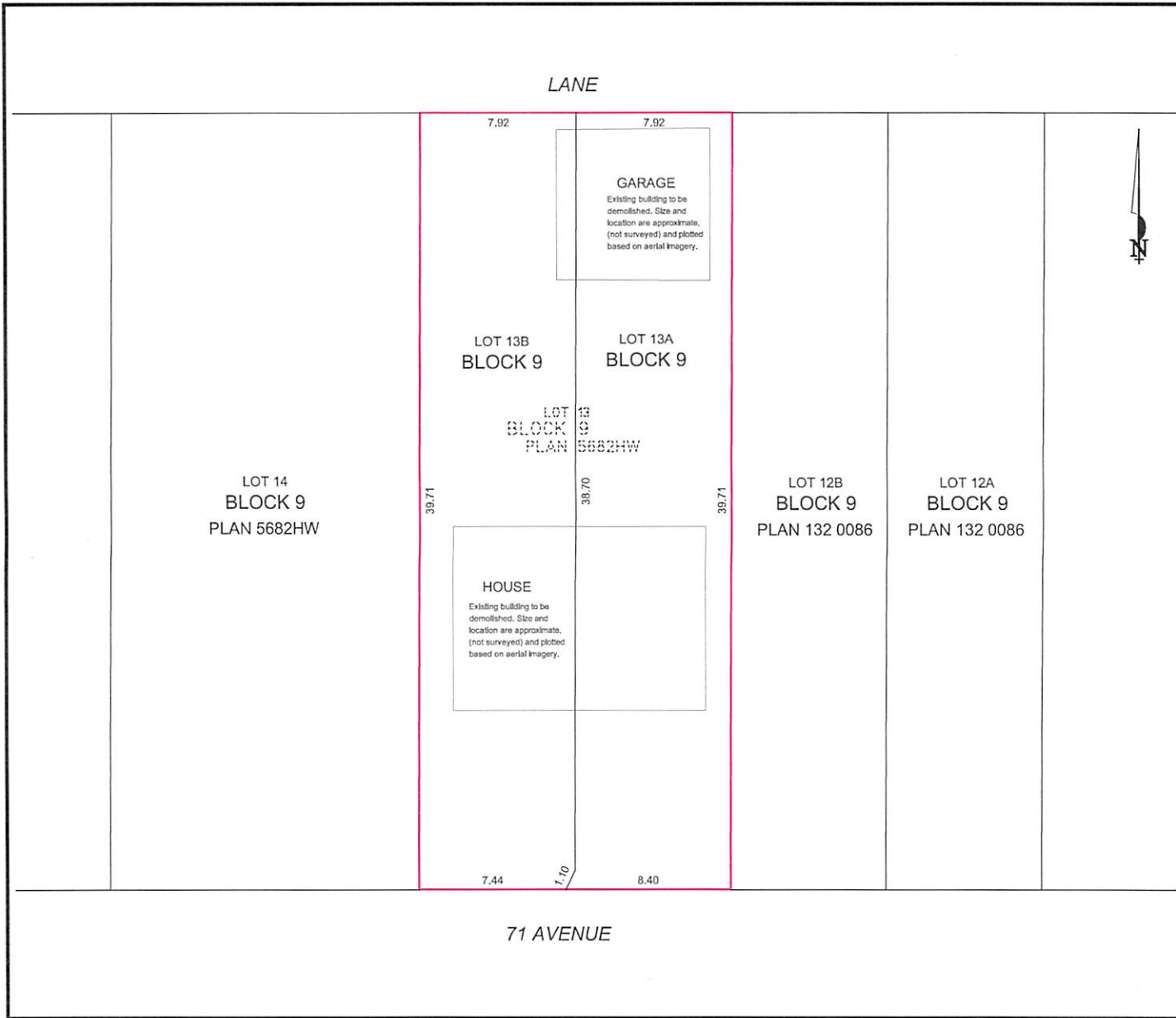
- There are existing boulevard trees adjacent to the site on 71 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

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

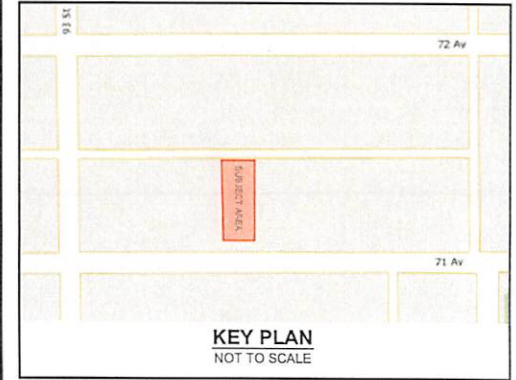
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 6.1 m west of the east property line of Lot 13 off of the lane. The existing storm service enters the proposed subdivision approximately 7.9 m west of the east property line of Lot 13 off 71 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



ACCENT INFILLS

NOTES:

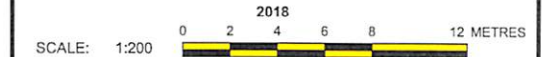
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS Rf3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.062 ha.



REV. NO.	DATE	ITEM	BY
REVISIONS			

HAZELDEAN
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 13, BLOCK 9, PLAN 5682 HW

N.E. 1/4 SEC. 21 - 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.	61800195T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

January 24, 2019

File No. LDA18-0689

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 5B, Block 13, Plan 012 5443, located north of 57 Avenue NW and west of 110 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on January 24, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #299392877-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

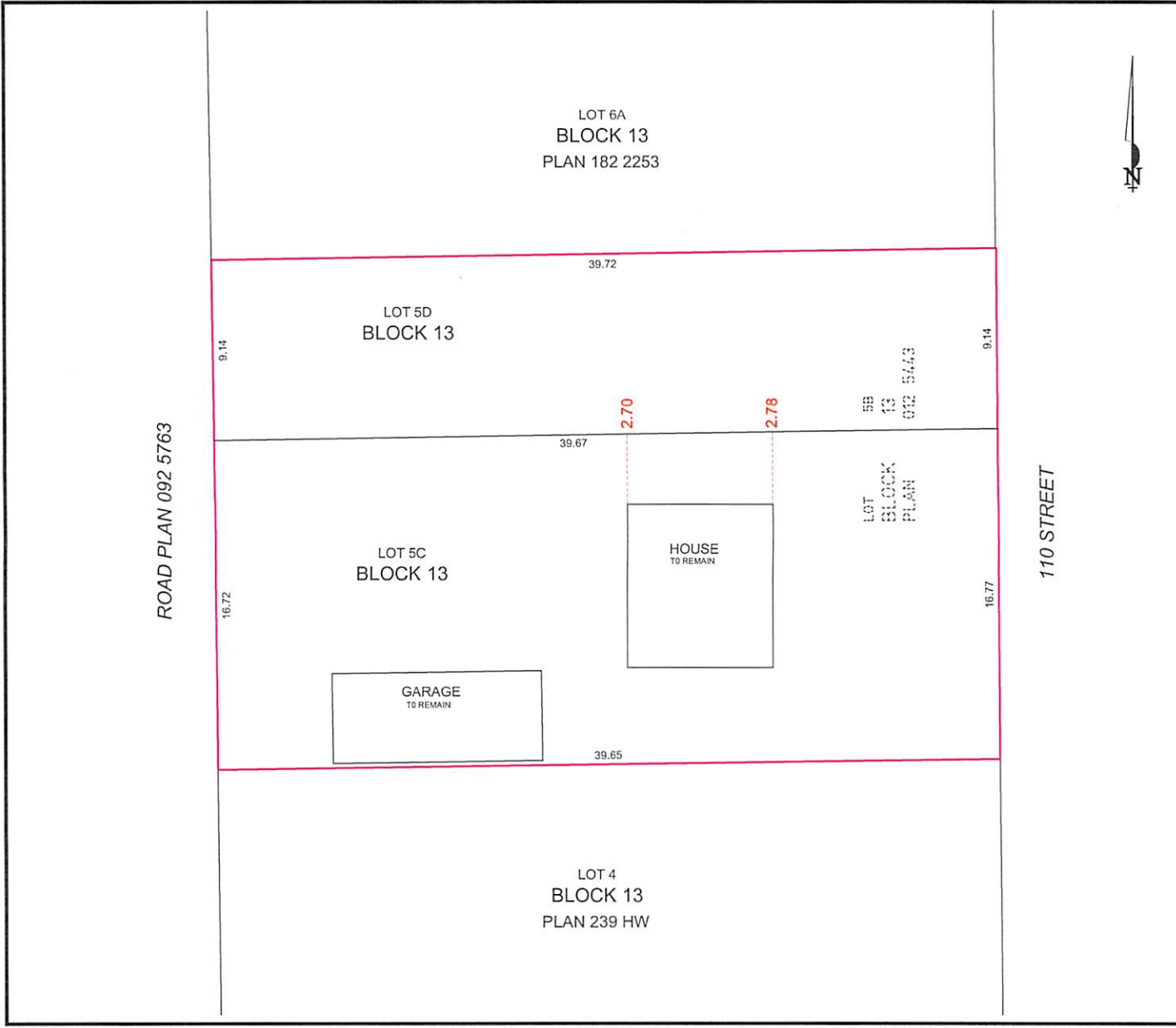
- There are existing boulevard trees adjacent to the site on 110 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development of Lot 5D is available to 110 Street NW. A minimum clearance of 2.5 m must be maintained between the proposed access and the trunk of the southernmost tree.

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

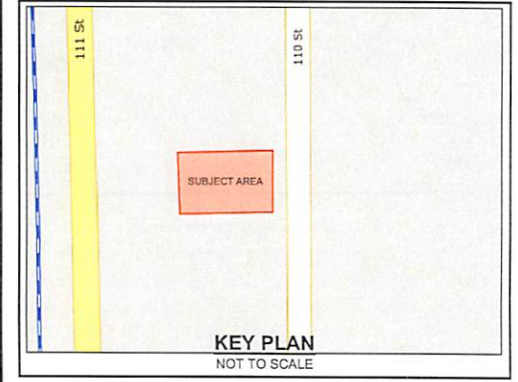
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 15.1 m south of the north property line of Lot 5B 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.
- 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).



MICHELLE PETRONE

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: 0.102 ha.



REV. NO.	DATE	ITEM	BY

PLEASANTVILLE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 5B, BLOCK 13, PLAN 012 5443

N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA

2018

SCALE: 1:200

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

FILE NO. 61800204T	DRAFTED BY: CN	CHECKED BY:	DS
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Subdivision Authority

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

January 24, 2019

File No. LDA18-0691

Quantum Geomatics Ltd.
20612 98 Avenue NW
Edmonton, AB T5T 4V9

ATTENTION: Richard David

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 167, Plan 2060 Q, located north of University Avenue NW and west of 107 Street NW;
QUEEN ALEXANDRA

The Subdivision by Plan is APPROVED on January 24, 2019, 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 and sanitary) to the proposed western lot;
2. that the owner obtain a permit to construct a semi-detached dwelling prior to endorsement of the final plan. Development permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #298213894-001
Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

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 75.0 m west of the west property line of 107 Street NW off University 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



BLOCK 167

LANE

ROAD PLAN 882 1005

CDE PLAN
932 2449

CONDOMINIUM PLAN
822 1198

PLAN 2060 Q

PLAN 2060 Q

Part of Lot 7 (C of T)

PLAN

6 5 4 3

2060 Q

167

107TH STREET

UNIVERSITY AVENUE



BLOCK 24

BLOCK 25

Lot 12: 0.025ha
Lot 13: 0.024ha
total: .049ha

Tentative PLAN

Showing Proposed Subdivision of
Lot 7 Block 167 Plan 2060 Q.

all within the

River Lot 9 Twp. 52 Rge. 24 W. 4th Mer.
Edmonton, Alberta



Registered Owner(s):

MANDEEP SINGH MUNDAY
MUNEET PAL BAHRA

Site Address:

10722 - UNIVERSITY AVENUE NW, EDMONTON,
AB T6E 4P9

Note: All bearings and distances are for illustration purposes only and shall be the subject of a legal survey.

Light Standards shown thus — — — — —
Coniferous Tree shown thus — — — — —

Prepared By:

Richard David, A.L.S., C.L.S., P.Eng.
Alberta Land Surveyor

November 29, 2013
Date

Date	Drawn By	Checked By	Job No. 150-025
21 Nov. 2013	BD	Tentative Plan Prepared	
29 Nov. 2013	BD	Corrected copy	

Quantum Geomatics Ltd.
20812-98th Avenue Edmonton, AB T5T 4V9
(780) 242-2012
info@QGeo.ca
www.QGeo.ca



Subdivision Authority

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

January 24, 2019

File No. LDA18-0693

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 2, Block 4, Plan 1522 AS, located south of 88 Avenue NW and west of 87 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on January 24, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #299563387-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 88 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 88 Avenue NW. Upon redevelopment of proposed Lot 2B, the existing residential access to 88 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 west of the east property line of Lot 2 off 88 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

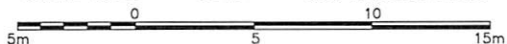
LOT 2, BLOCK 4, PLAN 1522 A.S.

IN THE

N.W.1/4 SEC.27-52-24-4

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



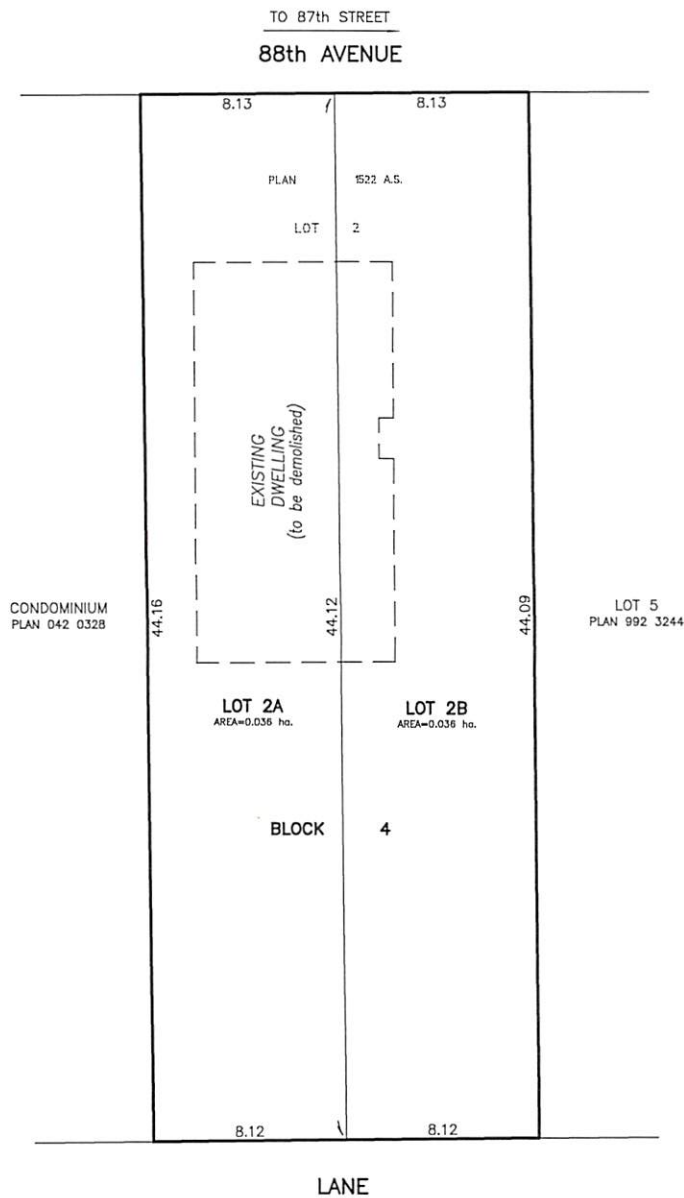
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 3, 2018
REVISED: -

FILE NO. 18S0926

DWG.NO. 18S0926T





Subdivision Authority

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

January 24, 2019

File No. LDA18-0705

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

ATTENTION: Kaylyn Stark

RE: Tentative plan of subdivision to adjust a property boundary within conditionally approved File No. LDA17-0544, located north of Hiller Road SW and east of 175 Street SW; **WINDERMERE**

The Subdivision by Plan is APPROVED on January 24, 2019, subject to the following conditions:

1. that the approved subdivision LDA17-0544 be registered prior to or concurrent with this application; 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 and identifies major conditions and advisements of this approval.

Please be advised of the following:

An abandoned well site exists on the site (Licence #0105376; Well ID 00/16-21-051-25W4/0). Please forward the results of any gas migration testing, as required to satisfy the Alberta Energy Regulator's (AER) Directive 079 to AER and Kuni Niina (City of Edmonton, Oil and Gas Liaison, 780-496-3460).

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.

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.

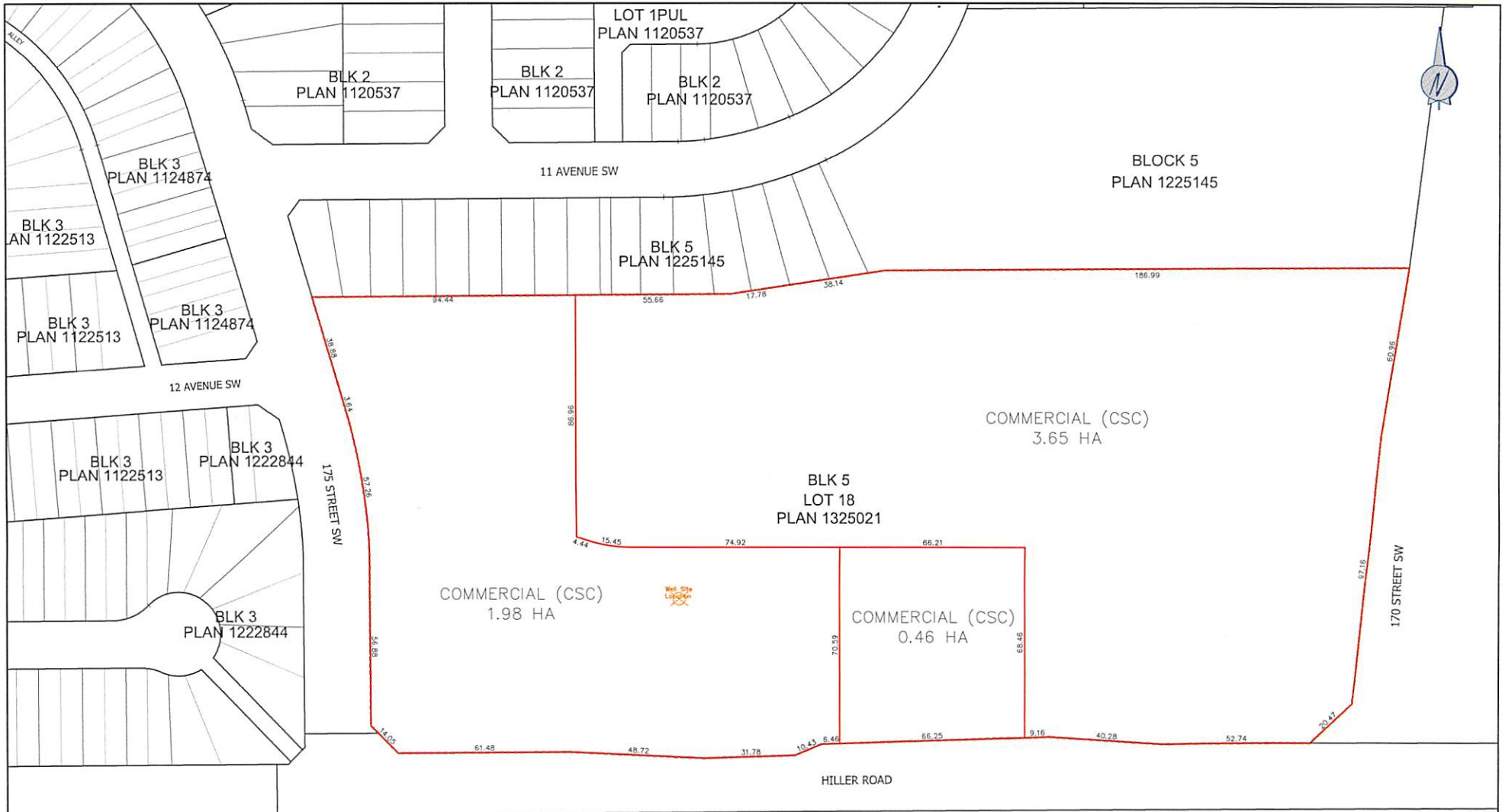
If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell
Subdivision Authority

BM/mb/Posse #297115037-001
Enclosure



		<p>NOTES: ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON THE CURVED BOUNDARIES ARE ARC LENGTHS. AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED THUS</p> <p>■ ■ ■ ■ ■ CONTAINS: 3 COMMERCIAL LOTS (CSC) AND 0.09 ha</p>		<p>DRAWING NAME:</p> <p>TENTATIVE PLAN OF SUBDIVISION</p>		<p>PROJECT NUMBER: 2015-037</p>	
		<p>THIS IS A CONCEPT PLAN ONLY. SUBJECT TO CHANGE.</p>		<p>PROJECT NAME:</p> <p>WINDERMERE COMMERCIAL LOT 18, BLOCK 5, PLAN 1325021</p>		<p>DRAWN: SY CHECKED: SY</p> <p>DESIGNED: AC APPROVED: PC</p>	
		<p>DATE:</p> <p>NOVEMBER 6, 2018</p>		<p>CLIENT NAME:</p> <p>CAMERON DEVELOPMENT CORP.</p>		<p>DRAWING NO. 01 REV. 00</p>	
		<p>SCALE:</p> <p>1:750</p>				<p>Invistec Consulting Ltd. 10235 - 101 Street, 4th Floor Edmonton, Alberta T5J 3G1, Canada Ph: (780) 984 - 1816</p>	
01	11/06/2018	ISSUED FOR SUBMISSION	SY				
NO	DATE	REVISION ISSUED FOR	BY	ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED			



Subdivision Authority

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

January 24, 2019

File No. LDA18-0716

Urban Pioneer Infill Inc.
Box 20118 Beverly
Edmonton Alberta T5W 5E6

ATTENTION: Vince Laberge

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 21, Plan 2668HW, located south of 115 Avenue NW and east of 44 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is **APPROVED** on January 24, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse #299830779-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 115 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 44 Street NW. Upon redevelopment of proposed Lot 13A, the existing residential access to 44 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

Building / Site

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

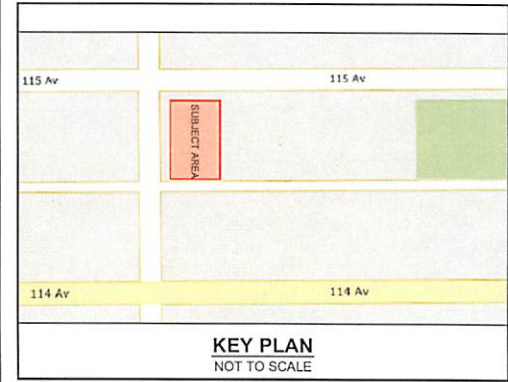
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.5 m east of the west property line of Lot 13 off 115 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).

URBAN PIONEER INFILLS

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 R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.08 ha.



REV. NO.	DATE	ITEM	BY

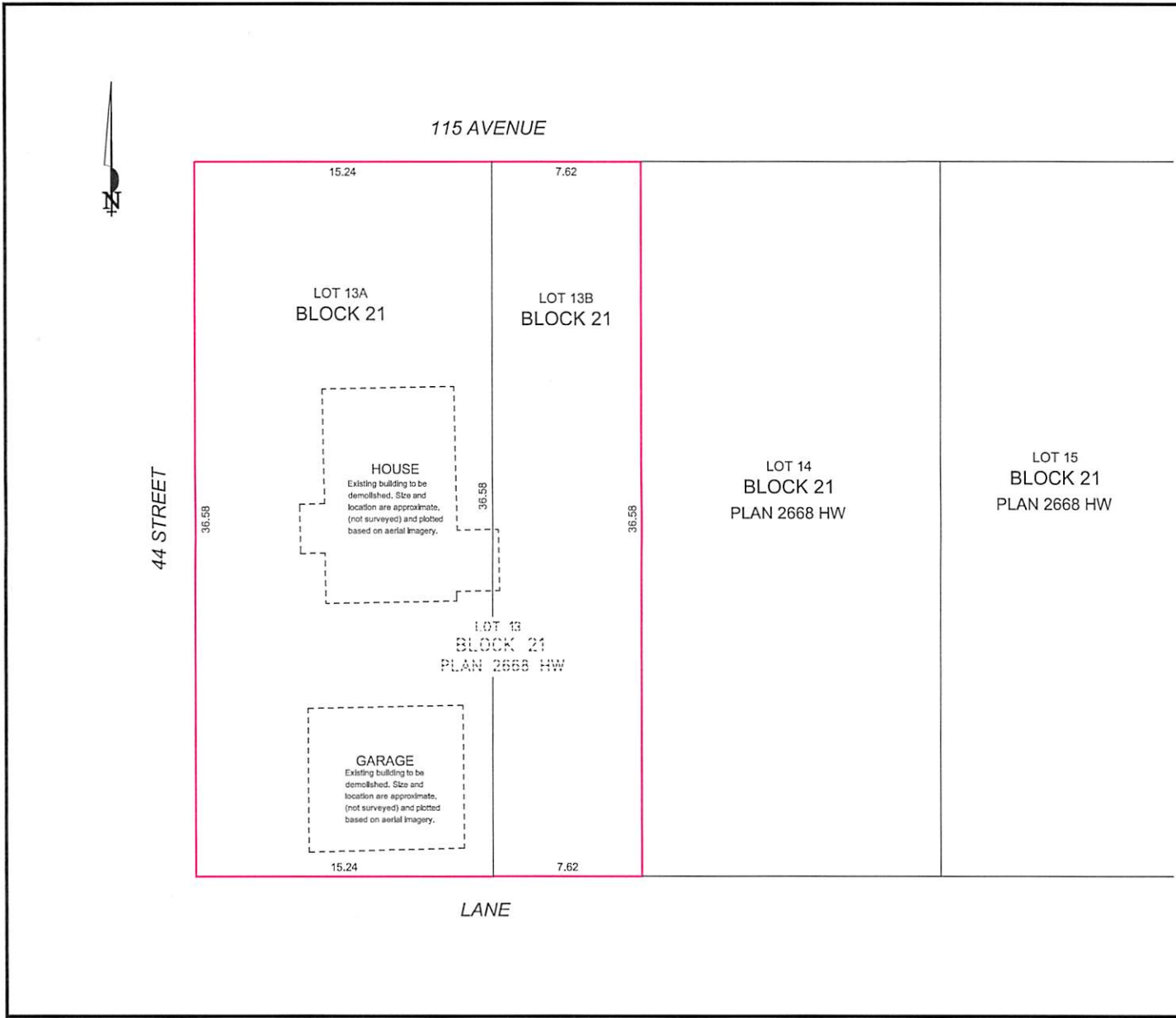
BEVERLY HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 13, BLOCK 21, PLAN 2668 HW

R.L. SEC. 38 - TWP. 53 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA

2018
SCALE: 1:200

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

FILE NO.	61800215T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

January 24, 2019

File No. LDA18-0728

Tolene Designs Inc
15908 109 Street NW
Edmonton, AB T5X 4R9

ATTENTION: Abdulla Elmikkawi

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 37-38, Block 10, Plan 1151 AN, located north of 118 Avenue and east of 41 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is **APPROVED** on January 24, 2019, subject to the following conditions:

1. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; 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', is written over a faint blue circular stamp.

Blair McDowell
Subdivision Authority

BM/sm/Posse #299155980-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 41 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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).
- 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).

BEACON HEIGHTS TENTATIVE PLAN

SHOWING A

PROPOSED SUBDIVISION

OF


LOTS 37 & 38 BLOCK 10 PLAN 1151 AN EDMONTON ALBERTA

SCALE 1:250

LEGEND:

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS - - - - - AND CONTAINS: **0.057 Hectares**

Legend



3 m x 3 m corner cut



**NORTHLAND
SURVEYS**

LAND INFORMATION



FILE: 2470PROP.DWG OCTOBER 10, 2018

