

Thursday, February 4, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 05

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 4, 2021 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the January 28, 2021 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA20-0313
374590780-001 | Tentative plan of subdivision to create 36 single detached residential lots, from Lot 1, Block D, Plan 162 0360, Lot A, Block 23, Plan 192 2251 and Block C, Plan 892 2649 located south of Glenridding Ravine Road SW and east of Rabbit Hill Road SW; GLENRIDDING RAVINE |
| 2. | LDA20-0366
375659518-001 | Tentative plan of subdivision to create 88 single detached residential lots 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 |
| 3. | LDA20-0160
362107317-001 | Tentative plan of subdivision to create one (1) Other lot (in two parts) from the SE 17-54-23-W4M and the NE 8-54-23-W4M located south of Manning Drive NW and west of Meridian Street NW; MARQUIS |
| 4. | LDA20-0162
362116740-001 | Tentative plan of subdivision to create two (2) Other lots (in four and three parts) from the SE 17-54-23-W4M and the NE 8-54-23-W4M located south of Manning Drive NW and west of Meridian Street NW; MARQUIS |
| 5. | LDA20-0327
375985895-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 14 & 15, Block 47, Plan 8148 AC, located north of 124 Avenue NW and east of 89 Street NW; DELTON |
| 6. | LDA20-0354
377584094-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5B, Block 30, Plan 762 1962, located north of 127 Avenue NW and east of 125 Street NW; CALDER |
| 7. | LDA20-0445
381130564-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 14 & 15, Block 34, Plan 6800AK, located north of 101 Avenue NW and east of 81 Avenue NW; FOREST HEIGHTS |

8.	LDA20-0448 381327661-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 16, Plan 635 KS, located south of 74 Avenue NW and east of Saskatchewan Drive NW; BELGRAVIA
5.	OTHER BUSINESS	



Subdivision Authority

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

February 4, 2021

File No. LDA20-0313

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 36 single detached residential lots, from Lot 1, Block D, Plan 162 0360, Lot A, Block 23, Plan 192 2251 and Block C, Plan 892 2649 located south of Glenridding Ravine Road SW and east of Rabbit Hill Road SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on February 4, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$422,541.00 representing 0.76 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide MR in the amount of 0.498 ha by a Deferred Reserve Caveat registered against the NE ¼ 15-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner 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;
6. that the owner register temporary public access easement for a temporary 6 m roadway as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA20-0323 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
8. 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 (3) shall contain, among other things, the following conditions:

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 provide wayfinding / active modes signage for the shared use path network between the walkways and the Urban Village Park, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs underground utilities including storm sewer main extensions, 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;
12. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the 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.

MR for Lot 1, Block D, Plan 162 0360 was addressed by DRC with LDA14-0179. The DRC will be transferred to Block D, Plan 892 2649 via LDA18-0551.

MR for Lot A, Block 23, Plan 192 2251 was addressed by DRC with LDA18-0062 (DRC # 19221416) in the amount of 1.695 ha. This DRC should have been 0.437 ha less to account for dedication of arterial roads and pipeline areas in previous subdivision approvals. This calculation has been retroactively applied to this subdivision so that 0.76 ha is paid out in cash in lieu, and the remaining 0.498 ha will be transferred to the NE ¼ 15-51-25-W4M to address overdedication.

MR for Block C, Plan 892 2649 was addressed by money in place, dedication and DRC with LDA18-0635. 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 subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority












BM/mb/Posse #374590780-001

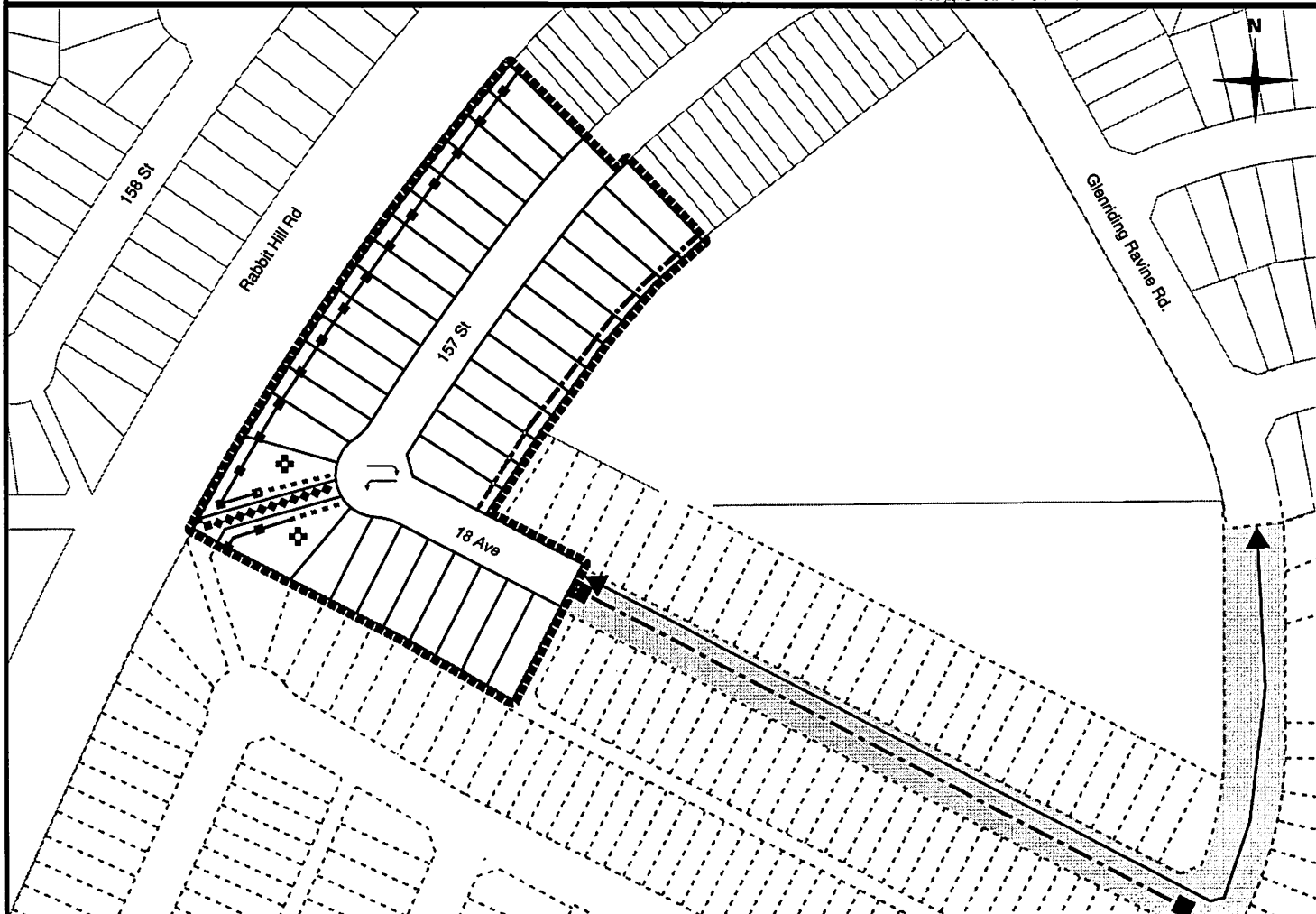
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

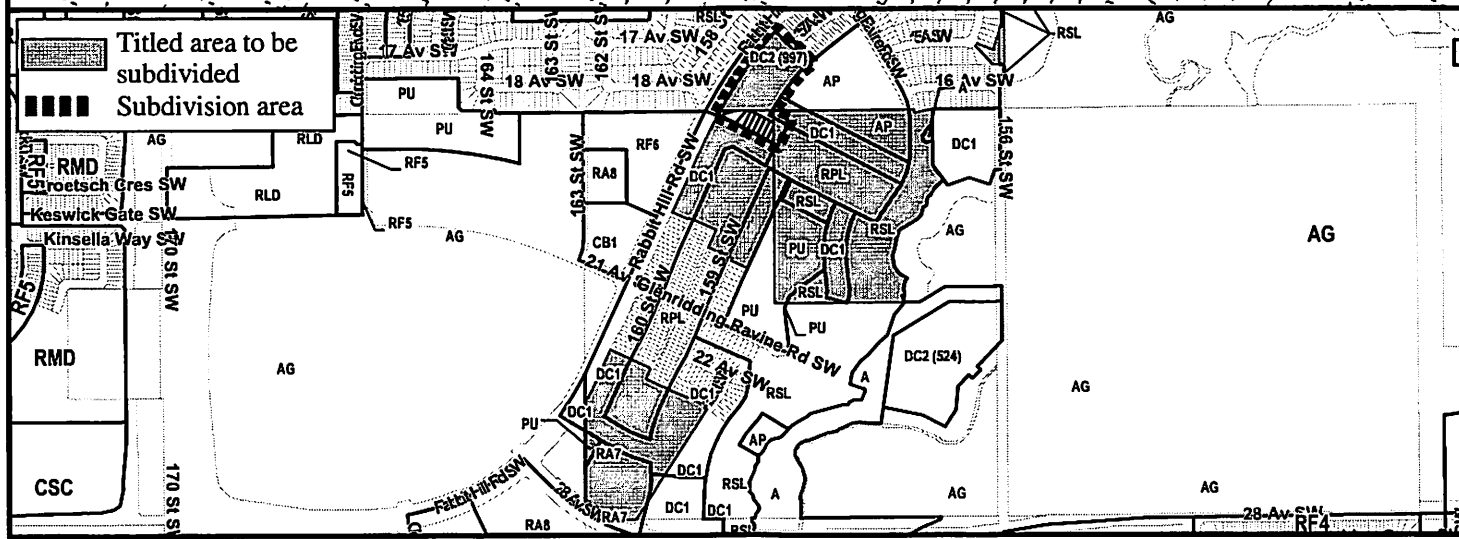
February 4, 2021

LDA20-0313

- | | | | |
|---|--|--|---|
|  | Limit of proposed subdivision |  | 3 m hard surface shared use path |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Noise attenuation fence |
|  | 1.8 m uniform fence |  | Restrictive covenant re: Disturbed Soil |
|  | 1.2 m uniform fence |  | Storm sewer extension |
|  | Wayfinding/active nodes signage |  | Temporary 6 m access |
| | |  | Register easement |



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





Subdivision Authority

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

February 4, 2021

File No. LDA20-0366

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 88 single detached residential lots 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

I The Subdivision by Plan is APPROVED on February 4, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision phasing boundary be amended to include a portion of 3 Avenue SW within Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, with Phases 1 and 3, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. 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
7. 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 (1) shall contain, among other things, the following conditions:

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, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a temporary 6 m gravel surface roadway connection, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as an emergency access route and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a 3 m hard surface shared use path with lighting and bollards within the walkway, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the 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.

Municipal Reserve (MR) for the SE 25-51-24-W4M was addressed through dedication of a park site with LDA17-0175.

MR for Lot 1, Plan 982 3999 was addressed by registration of a Deferred Reserve Caveat (DRC no. 172 339 639) with LDA17-0175. 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 subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #375659518-001

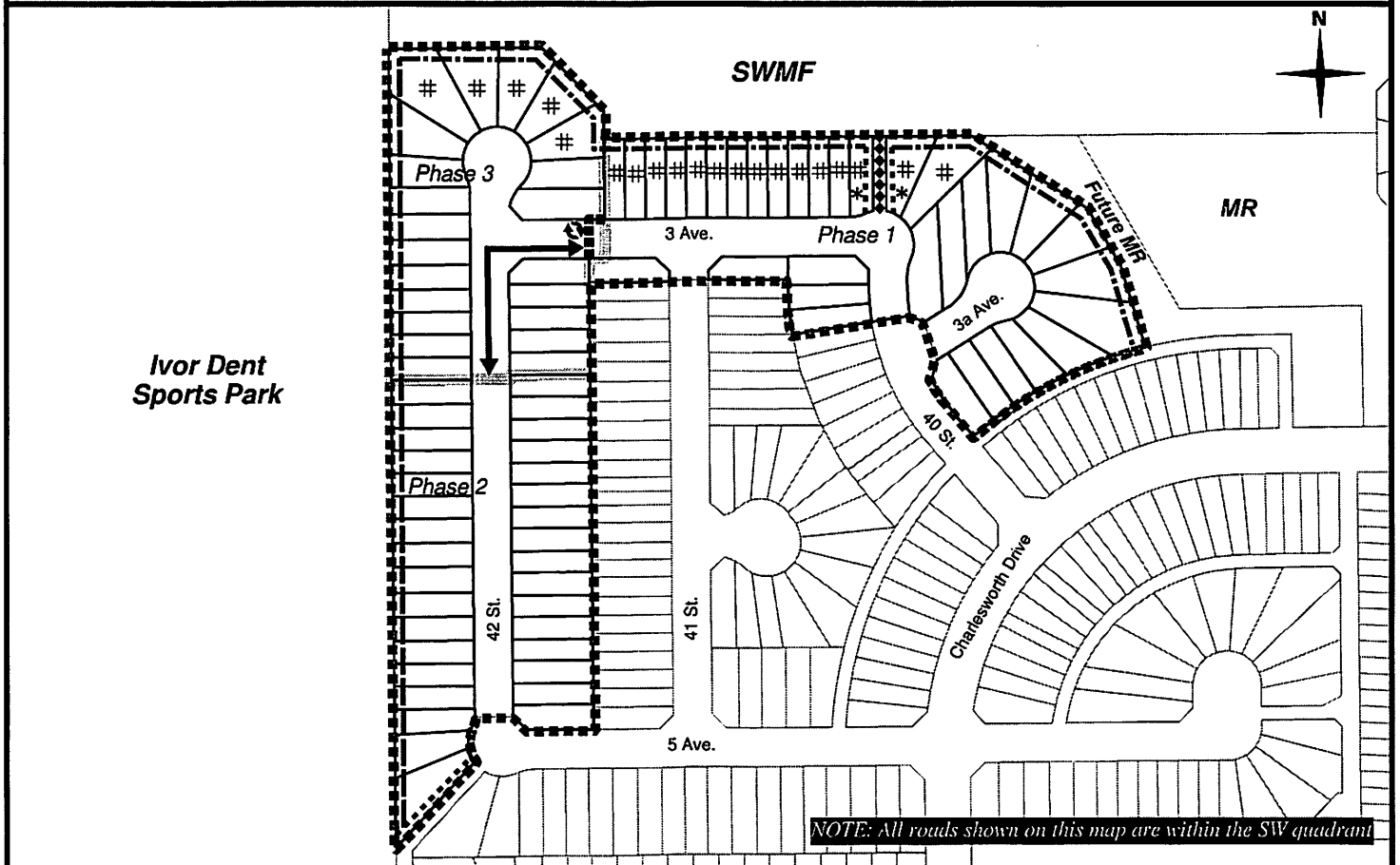
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

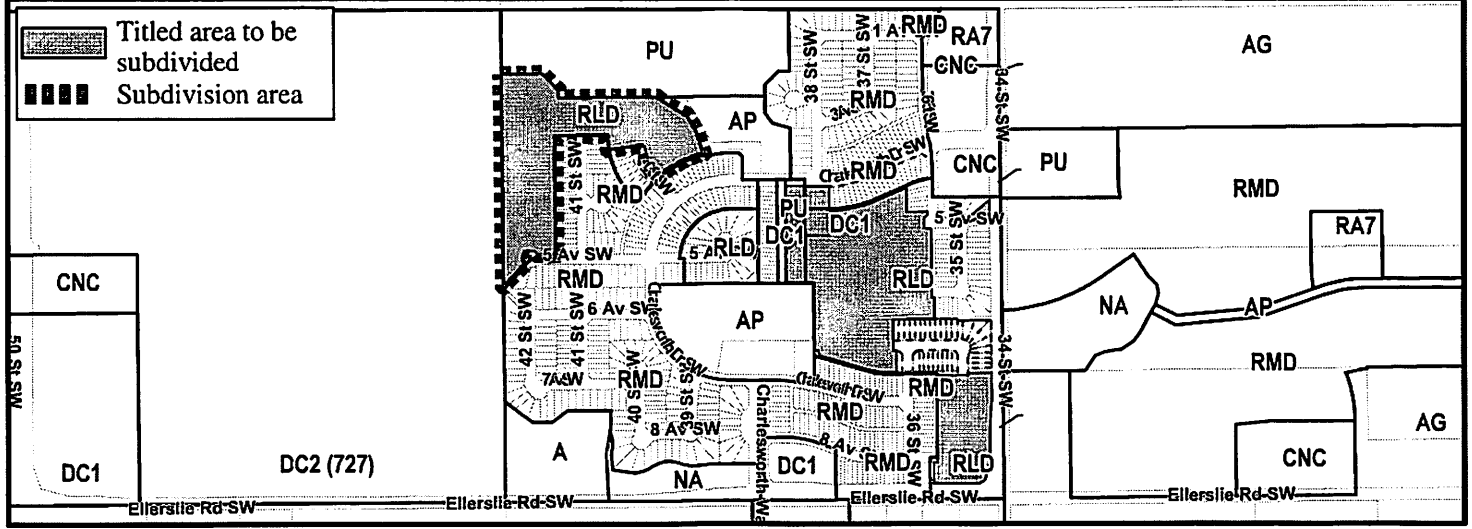
February 4, 2021

LDA20-0366

- ▣▣▣▣ Limit of proposed subdivision
- ▣▣▣▣ Amend subdivision boundary
- ═══ Phasing line
- ▣▣▣▣ 1.8 m uniform screen fence as per Zoning Bylaw
- ▣▣▣▣ 1.8 m uniform fence
- ↻ Temporary 12 m radius turnaround
- 1.2 m uniform fence
- ↔ Temporary 6 m roadway
- ◆◆◆ 3 m hard surface shared use path
- # Restrictive covenant re: Freeboard
- * Restrictive covenant re: Disturbed Soil



- ▣▣▣▣ Titled area to be subdivided
- ▣▣▣▣ Subdivision area





Subdivision Authority

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

February 4, 2021

File No. LDA20-0160

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create one (1) Other lot (in two parts) from the SE 17-54-23-W4M and the NE 8-54-23-W4M located south of Manning Drive NW and west of Meridian Street NW; **MARQUIS**

I The Subdivision by Plan is APPROVED on February 4, 2021, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 4.9623 ha by a Deferred Reserve Caveat (DRC) registered against the proposed parcel pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
4. 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 conditions:

1. that the owner pay the Arterial Roadway Assessments applicable to this subdivision.

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

MR for the NE 8-54-23-W4M in the amount of 4.9623 ha is being provided by a DRC with this subdivision. Estimated MR was calculated using titled areas which vary from surveyed areas. Adjustments to the DRC amount will be made at the time of endorsement using precise surveyed areas and taking into account any deductions such as pipelines and arterial roads.

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.

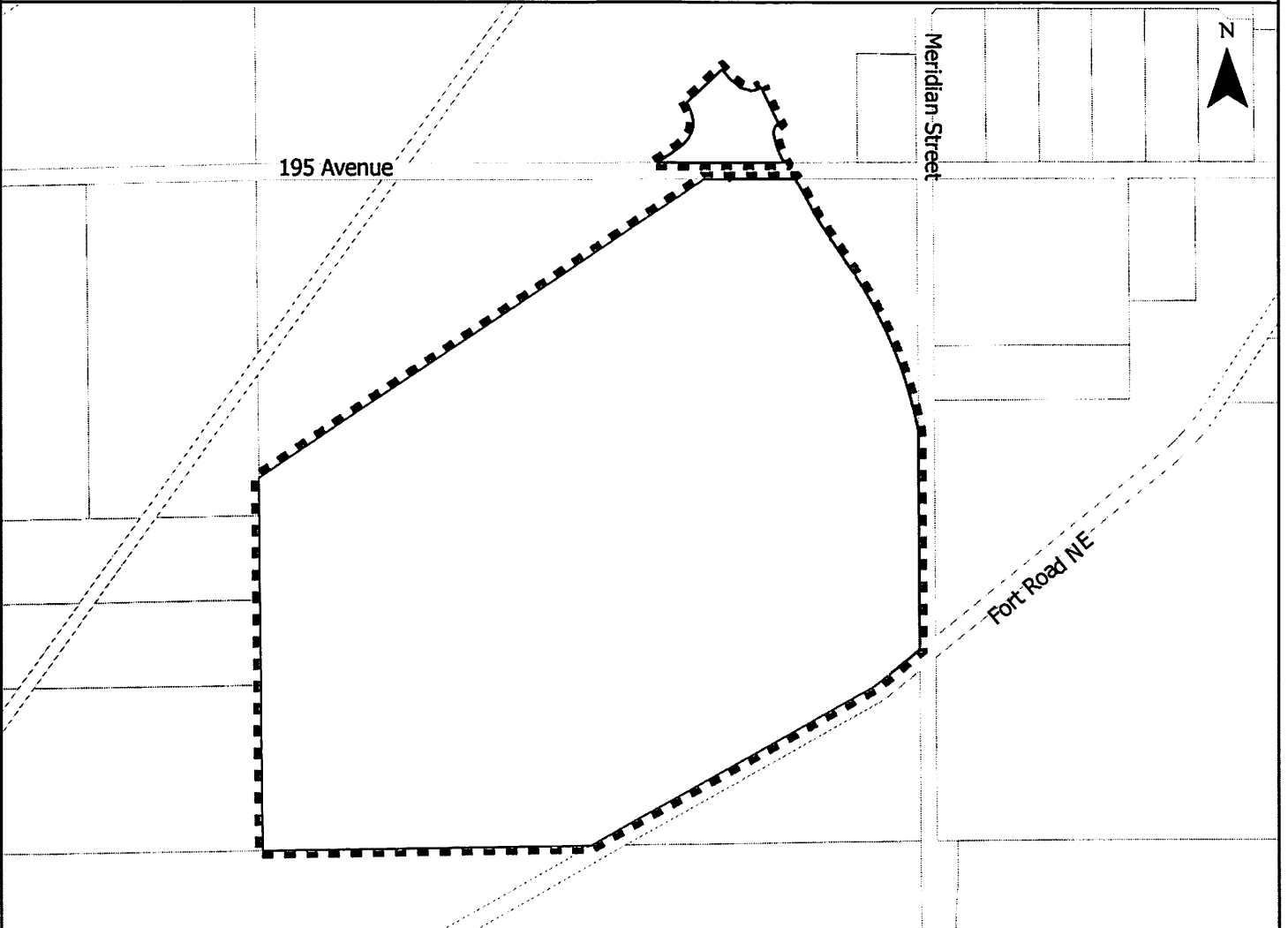
Regards,

Blair McDowell
Subdivision Authority

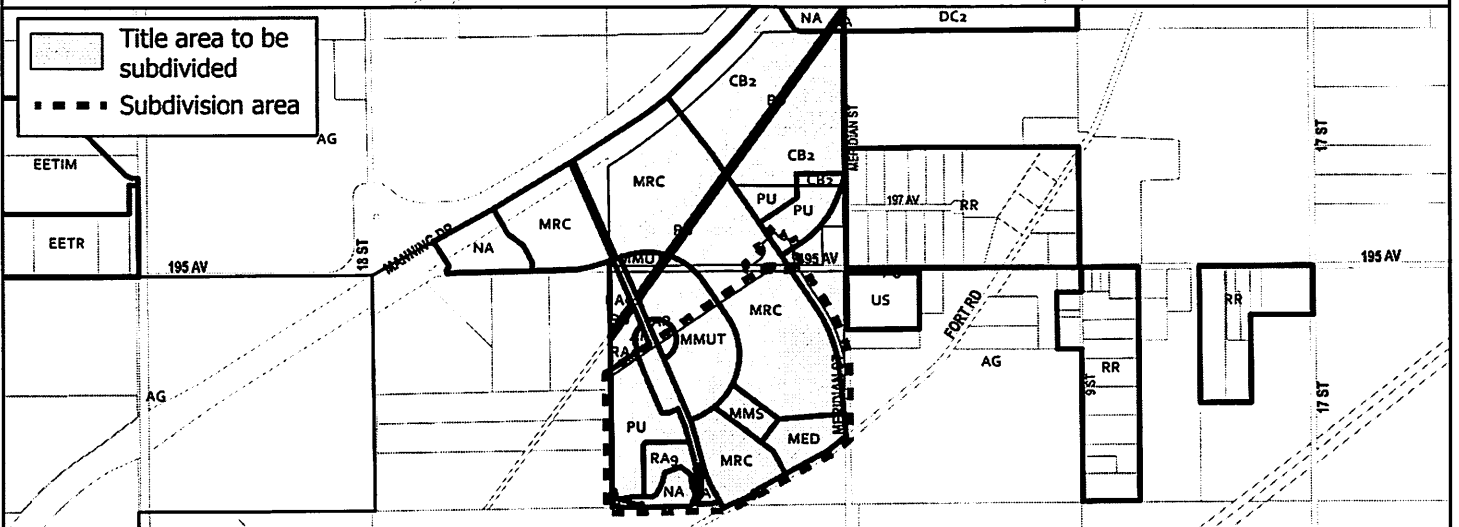
BM/mb/Posse #362107317-001

Enclosure

•••• Limit of proposed subdivision



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





Subdivision Authority

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

February 4, 2021

File No. LDA20-0162

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create two (2) Other lots (in four and three parts) from the SE 17-54-23-W4M and the NE 8-54-23-W4M located south of Manning Drive NW and west of Meridian Street NW; **MARQUIS**

I The Subdivision by Plan is APPROVED on February 4, 2021, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 2.893 ha by a Deferred Reserve Caveat (DRC) registered against proposed parcel 2 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve (MR) in the amount of 3.009 ha by a Deferred Reserve Caveat registered against proposed parcel 3 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
5. 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 (3) shall contain, among other things, the following conditions:

1. that the owner pay the Arterial Roadway Assessments applicable to this subdivision.

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

MR for SE 17-54-23-W4M and the NE 8-54-23-W4M in the amount of 2.893 ha and 3.009 ha is being provided by DRCs with this subdivision. Estimated MR was calculated using titled areas which vary from surveyed areas. Adjustments to the DRC amounts will be made at the time of endorsement using precise surveyed areas and taking into account any deductions such as pipelines and arterial roads.

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.

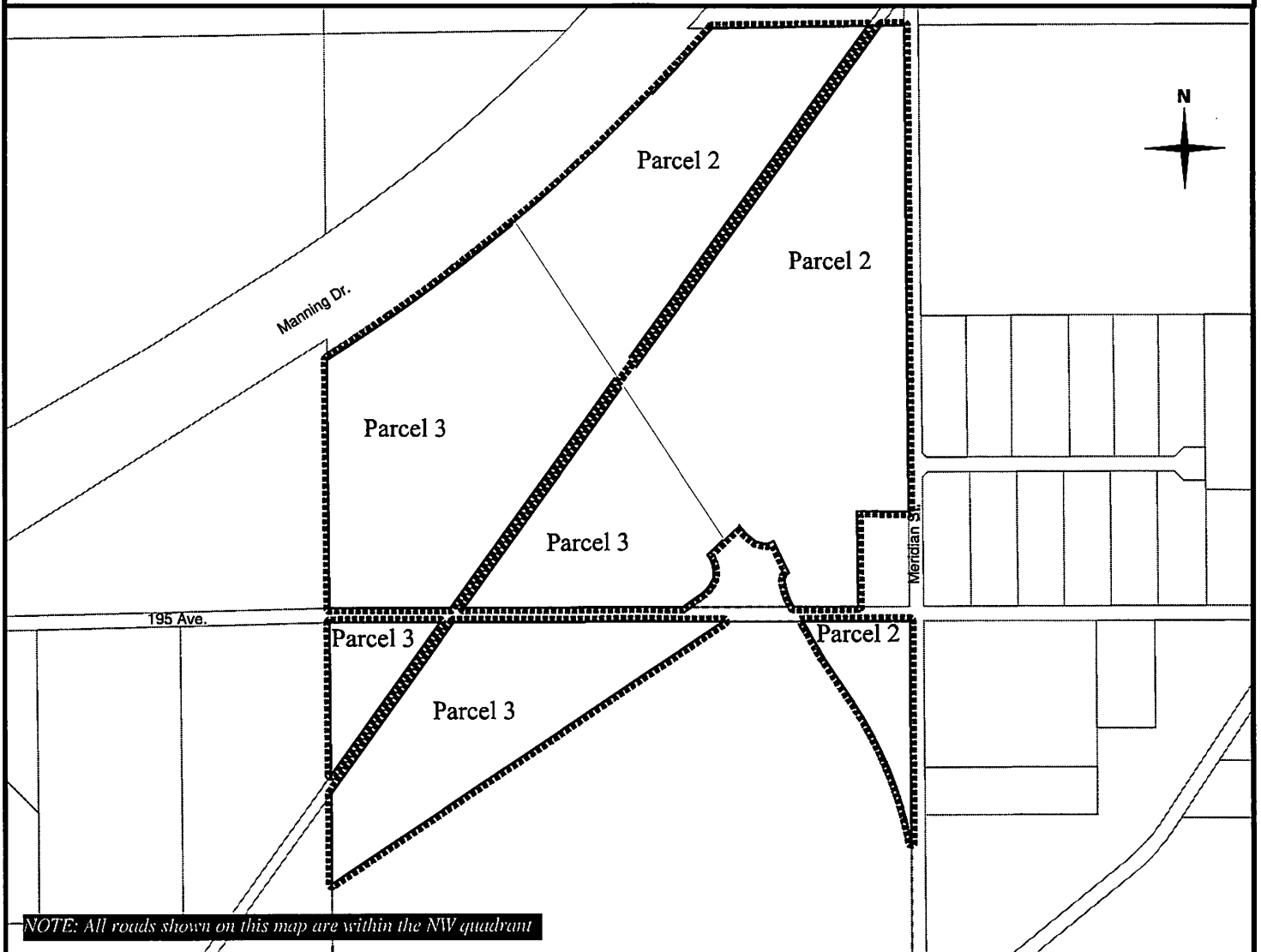
Regards,

Blair McDowell
Subdivision Authority

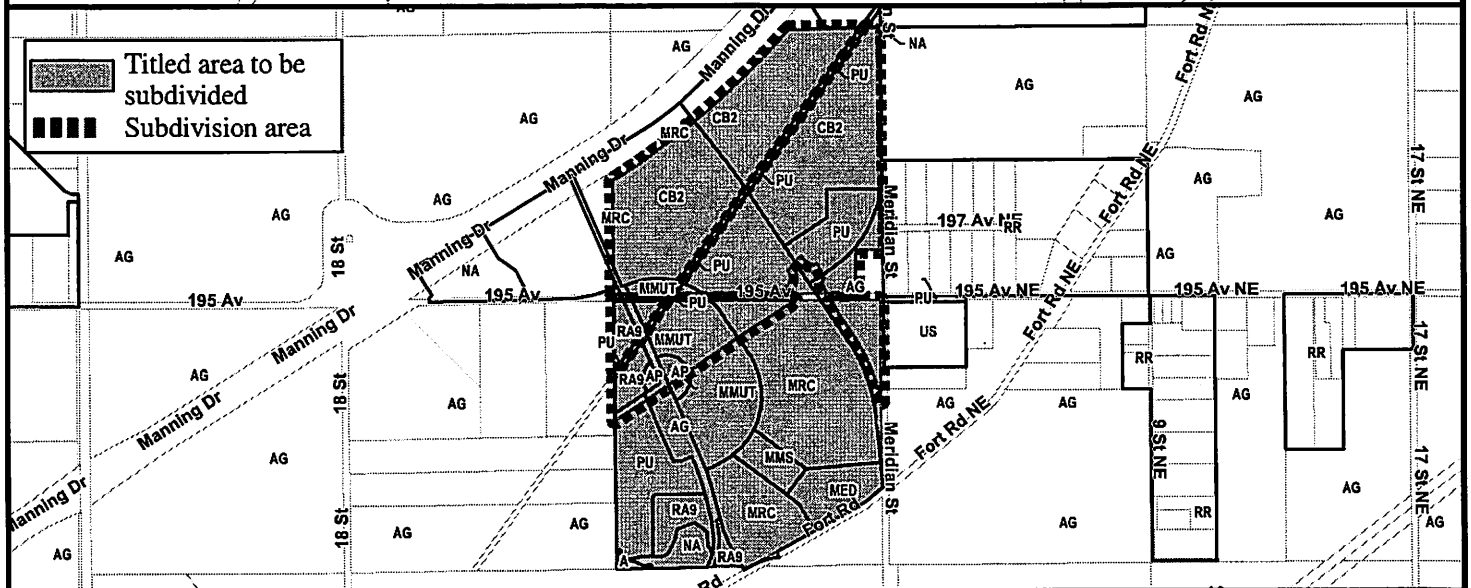
BM/mb/Posse #362116740-001

Enclosure

■■■■ Limit of proposed subdivision



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

February 4, 2021

File No. LDA20-0327

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 14 & 15, Block 47, Plan 8148 AC, located north of 124 Avenue NW and east of 89 Street NW; **DELTON**

The Subdivision by Plan is APPROVED on February 4, 2021, 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #375985895-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

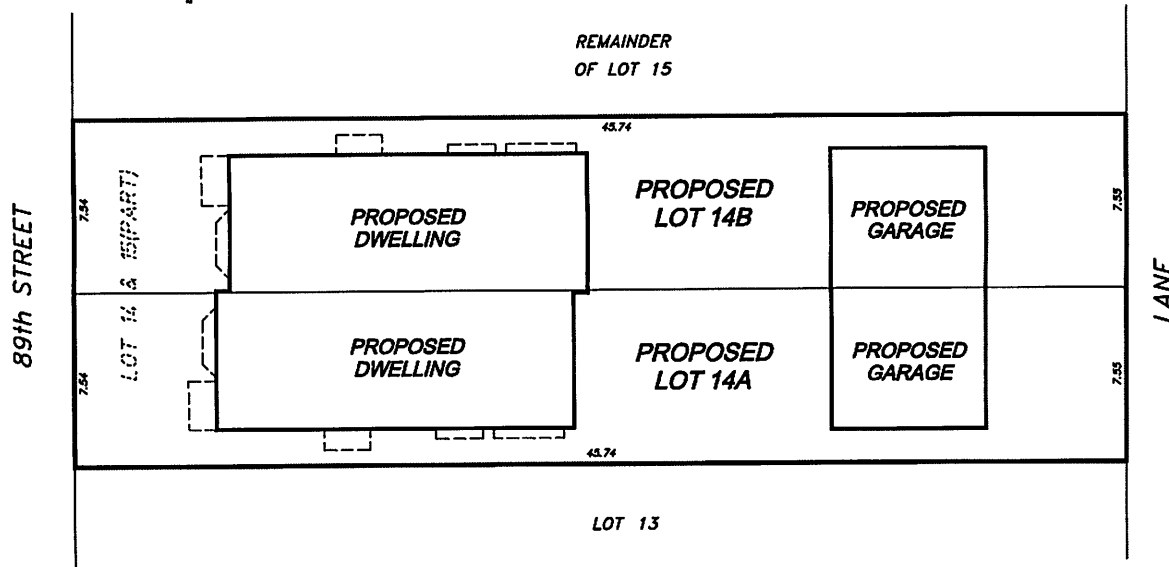
- There are existing boulevard trees adjacent to the site on 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #375757129-002).
- Specific details for the removal of the existing access to 89 Street for proposed Lot 14B have been reviewed through a Curb Crossing Permit for the site (POSSE #375757129-010).

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 6.4 m north of the south property line of existing Lot 14 off of the lane. A second set of services has been applied for and paid for. 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 water main located within a laneway adjacent to the east property line of Lots 14 and 15. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street fire protection 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).



LOT: 14 & 15(PART) BLOCK: 47 PLAN: 8148 AC

BUILDER/OWNER: TECH VIEW HOMES LTD.

ADDRESS: 12429-89 STREET SUB.: DELTON

CONTACT: techviewhomes@telus.net EDMONTON

FILE: E20070 ZONING: RF3 SCALE: 1:250

NOTES:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

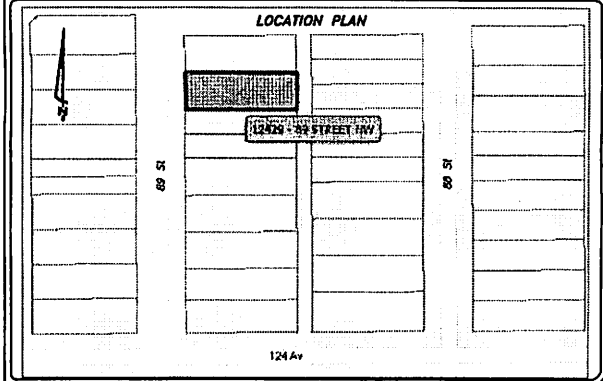
LEGEND:

LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●

CERTIFICATE OF TITLE AREA 0.069 ha

AREA IN PARCEL(S) BEING CREATED 0.069 ha

NUMBER OF PARCEL CREATED 2



TENTATIVE PLAN

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024

**Alberta
 Geomatics
 Inc.**

FIELD BY: M.G.

CHECKED BY: P.S.

2020-10-16



Subdivision Authority

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

February 4, 2021

File No. LDA20-0354

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5B, Block 30, Plan 762 1962, located north of 127 Avenue NW and east of 125 Street NW; **CALDER**

The Subdivision by Plan is **APPROVED** on February 4, 2021, 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 southern lot;
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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #377584094-001
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 - 2021 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 124 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.
- The Calder neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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 4.6 m south of the north property line of existing Lot 5B off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the west property line of existing Lot 5B. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



128 AVENUE

LOT 7
BLOCK 30
PLAN 290 AB

LOT 6
BLOCK 30
PLAN 290 AB

38.10

LOT 5D
BLOCK 30

LANE

6.86

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

38.10

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

LOT 5B
BLOCK 30
PLAN 762 1962

6.86

LOT 5C
BLOCK 30

6.86

38.10

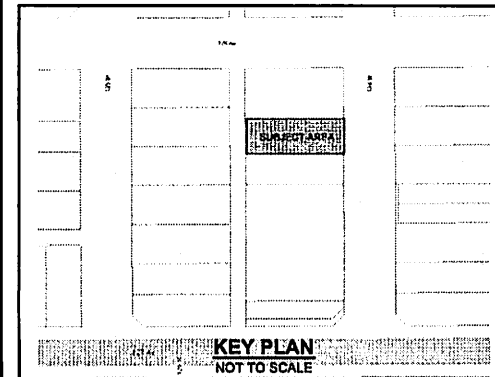
LOT 5A
BLOCK 30
PLAN 762 1962

124 STREET

FIVE RIVER HOLDING LTD.

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 RFP2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.052 ha.



REV. NO.	DATE	ITEM	BY
1	NOV. 4/20	T-PLAN	CN

REVISIONS

CALDER

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 5B, BLOCK 30, PLAN 762 1962
WITHIN THE
S.W. 1/4 SEC. 19 - TWP. 53 - 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.	629001607	DRAFTED BY:	CN	CHECKED BY:	SM
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

February 4, 2021

File No. LDA20-0445

Ivo Nedev Surveying Ltd.
96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 14 & 15, Block 34, Plan 6800AK, located north of 101 Avenue NW and east of 81 Avenue NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on February 4, 2021, 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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #381130564-001
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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

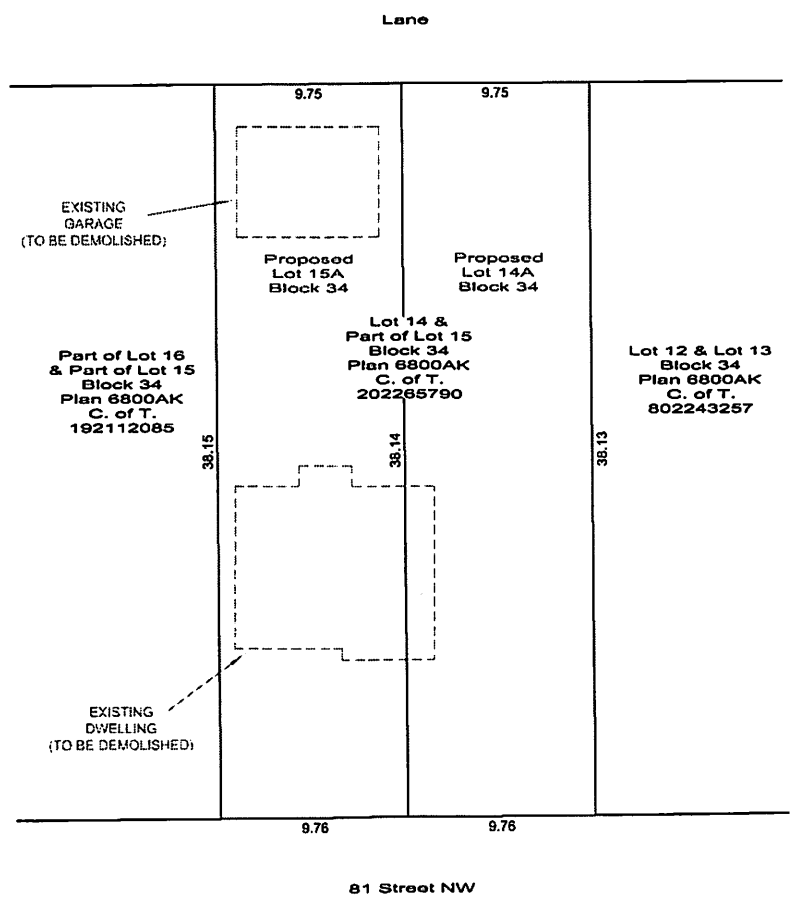
- There are existing boulevard trees adjacent to the site on 81 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing retaining wall and concrete stairs that encroach onto the 81 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

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 2.4 m south of the north property line of existing Lots 14-15 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property line of Lots 14-15. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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).



RF3 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.
4. Locations of existing structures shown are approximate.

REVISION HISTORY

1. Issued for Review	Dec. 15, 2020

LEGAL DESCRIPTION: Lot 14 and Part of Lot 15 Block 34 Plan 6800AK (C.of.T. 202265790)
MUNICIPAL ADDRESS: 10143 - 81 Street NW (Forest Heights), Edmonton, AB
BUILDER/OWNER: New Urban Homes Ltd. <newurbanhomes@gmail.com>

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REVISION: 1 DATE: Dec. 15, 2020 SCALE: 1:300 PROJECT #: 2020102



18811 - 96 Avenue NW Edmonton, AB. T5T 5L2
www.ivosurveys.ca
Ph: (780) 666-2511
Fax: (780) 666-2359



Subdivision Authority

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

February 4, 2021

File No. LDA20-0448

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 16, Plan 635 KS, located south of 74 Avenue NW and east of Saskatchewan Drive NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on February 4, 2021, 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;
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.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #381327661-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

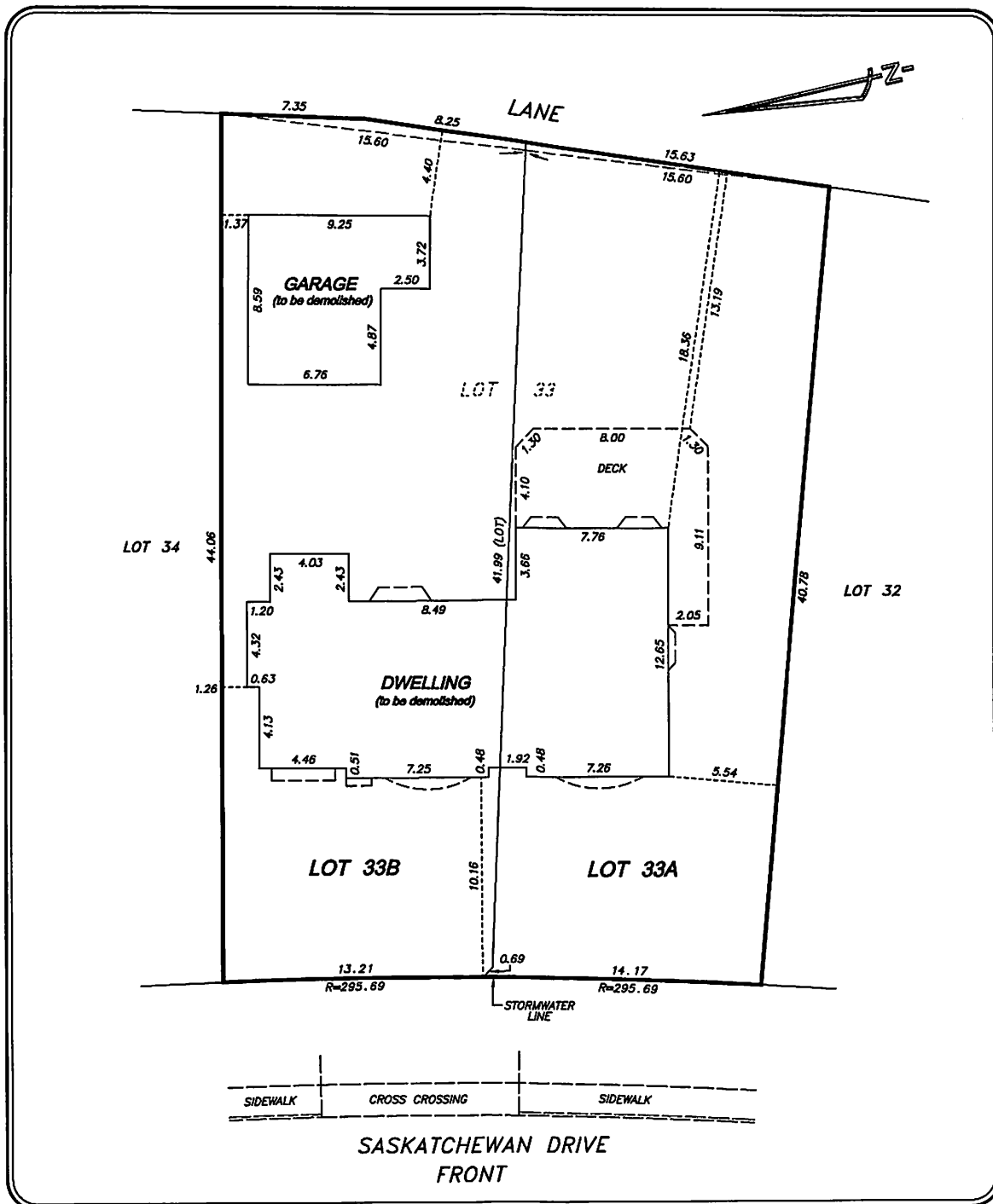
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Saskatchewan Drive NW. Upon redevelopment of proposed Lot 33B, the existing residential access to Saskatchewan Drive NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 16.8 m south of the north property line of existing Lot 33 off of the lane. The existing storm service enters the proposed subdivision approximately 13.72 m south of the north property line off Saskatchewan Drive 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 water main located within a laneway adjacent to the east property line of existing Lot 33. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street fire protection 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

LOT: 33 BLOCK: 16 PLAN: 635 KS

BUILDER/OWNER: DAVID BEATTY SUB: BELGRAVIA

ADDRESS: 7139 SASKATCHEWAN DRIVE ZONING: RF1

CONTACT: info@albertageo.com EDMONTON

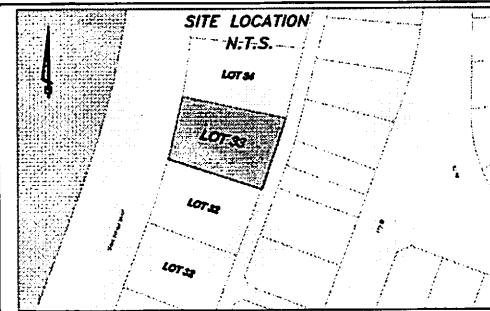
CERTIFICATE OF TITLE AREA 0.12 ha
 AREA IN PARCEL(S) BEING CREATED 0.12 ha
 NUMBER OF PARCEL CREATED 2

NOTES:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:

LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●



Alberta Geomatics Inc.

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024

FILE: E20416

SCALE 1:250

DRAWN BY: D.S.

CHECKED BY: P.S.

CHECKED BY: 2020-12-16

Thursday, January 28, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the January 28, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the January 21, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA20-0340
359006457-001

Tentative plan of subdivision to create three (3) commercial lots from Lot F, Block 1, Plan 3027 KS and Lot G, Block 1, Plan 3027 KS, located north of Ellerslie Road SW and east of 66 Street SW; **ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA19-0281
323162241-001

REVISION of conditionally approved tentative plan of subdivision to create 66 single detached residential lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW; **TRUMPETER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3. LDA20-0350
377419759-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 13, Plan 6074 KS, located north of 79 Avenue NW and east of 75 Street NW; **KING EDWARD PARK**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA20-0368 377753294-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 3, Block 1, Plan 3131 KS, located south of Coronet Road NW and east of 86 Street SW; CORONET ADDITION INDUSTRIAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA20-0429 379922067-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 2 and 3, Block 59, Plan 3875P, located north of 105 Avenue NW and west of 131 Street NW; GLENORA	
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.		