

Thursday, April 18, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

<b>PRESENT</b>		<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>		
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the April 18, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>		
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the April 11, 2019 meeting be adopted.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>		
1.	LDA12-0209 125308167-001	REVISION of conditionally approved tentative plan of subdivision to create 85 single detached residential lots, 34 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW; <b>CHAPPELLE</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>		
1.	LDA19-0041 303610259-001	Tentative plan of subdivision to create two (2) multiple family lots (MFL) from Lot A, Plan 5886 RS located south of Whitemud Drive NW and east of 17 Street NW; <b>TAMARACK</b>	
MOVED	Blair McDowell  That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		<b>CARRIED</b>

2.	LDA17-0581 264880154-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot from the SW 13-51-25-W4M located north of 41 Avenue SW and east of 141 Street SW; <b>DESROCHERS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA18-0657 295871412-001	Tentative plan to subdivide a 0.12 Ha parcel from Lot 21, Block 8, Plan 952 2343 and consolidate that parcel with adjacent Lot 20, Block 8, Plan 952 2343 located north of 107 Avenue NW and east of 178 Street NW; <b>MCNAMARA INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA19-0059 304432803-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7B, Block 5, Plan 3723 NY, located north of 54 Avenue NW and west of 107 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA19-0069 305365755-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot B, Block 1, Plan 1562 AM, located south of 106 Avenue NW and east of 75 Street NW; <b>FOREST HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA19-0075 304419464-001	Tentative plan of subdivision to create two (2) residential strata lots from Lot 1, Block 11, Plan 152 3661, located south of Whitemud Dr NE and northwest of 43A Avenue NW; <b>MAPLE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA19-0099 304683796-001	Tentative plan of subdivision to adjust a property boundary of Lot 7, Block 4, Plan 2955 MC and Lot 8, Block 4, Plan 4067 MC, located north of 51 Avenue NW and at 112 Street NW; <b>LENDRUM PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

8.	LDA19-0109 307768421-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot C, Block 14, Plan 7850R, located north of 112 Avenue NW and east of 130 Street NW; <b>INGLEWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA19-0122 306370309-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7 and the East Half of Lot 8, Block 10, Plan 3737 AI, located north of 81 Avenue NW and east of 93 Street NW; <b>KING EDWARD PARK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA19-0123 308027782-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 49, Plan 1815 AW, located north of 93 Avenue NW and east of 152 Street NW; <b>SHERWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

April 18, 2019

File No. LDA12-0209

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 85 single detached residential lots, 34 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW;  
**CHAPPELLE**

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The application has changed the phasing from the last approval under LDA16-0035 dated February 2, 2016.

**I The Subdivision by Plan is APPROVED on April 18, 2019, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.12 ha, 0.24 ha, and 1.73 ha parcels 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 dedicate 141 Street SW road right-of-way to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level Heritage Valley Trail SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the lot identified be withheld from registration until the temporary 4 m emergency access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. 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;
8. that the approved subdivision LDA11-0370 be registered prior to or concurrent with this application;
9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs 141 Street SW to an urban collector standard, including the construction of 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway and Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
12. that the owner abandon the existing watermain connection and construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner installs fire hydrants, along 141 Street SW, to the satisfaction of EPCOR Water Services Inc.;
14. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 141 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within, the Reserve lots, road rights of way, walkways, and greenways 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 has been addressed for Lot S, Block 99, Plan 122 5024. The last Deferred Reserve Caveat (DRC) on title (132 025 860) for 2.183 ha was discharged following the dedication of two MR parcels (1.35 ha and 0.04 ha). The balance was transferred to Lot 1, Block 99, Plan 102 5202 with the approval of LDA12-0027. This DRC has subsequently been discharged in full.

MR was addressed for the SW 13-51-25 W4M with LDA14-0581 in the amount of 6.408 ha. This amount was reduced with the dedication of the school/park site and arterial road and the remaining 2.16 ha was addressed by a DRC and registered on the balance of the titled area. This subdivision (LDA12-0209) will reduce the DRC by 1.93 ha and the remaining 0.23 ha is to be carried forward on title. This DRC will be adjusted in accordance with the approved road closure (LDA10-0298) and arterial roadway dedication.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 – 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be 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 #125308167-001

Enclosure



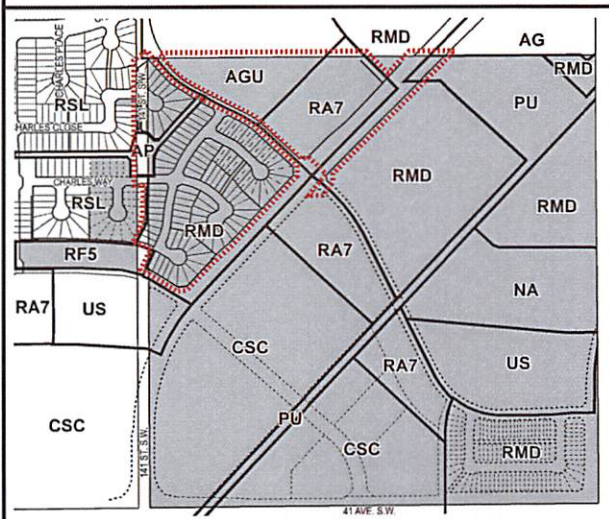
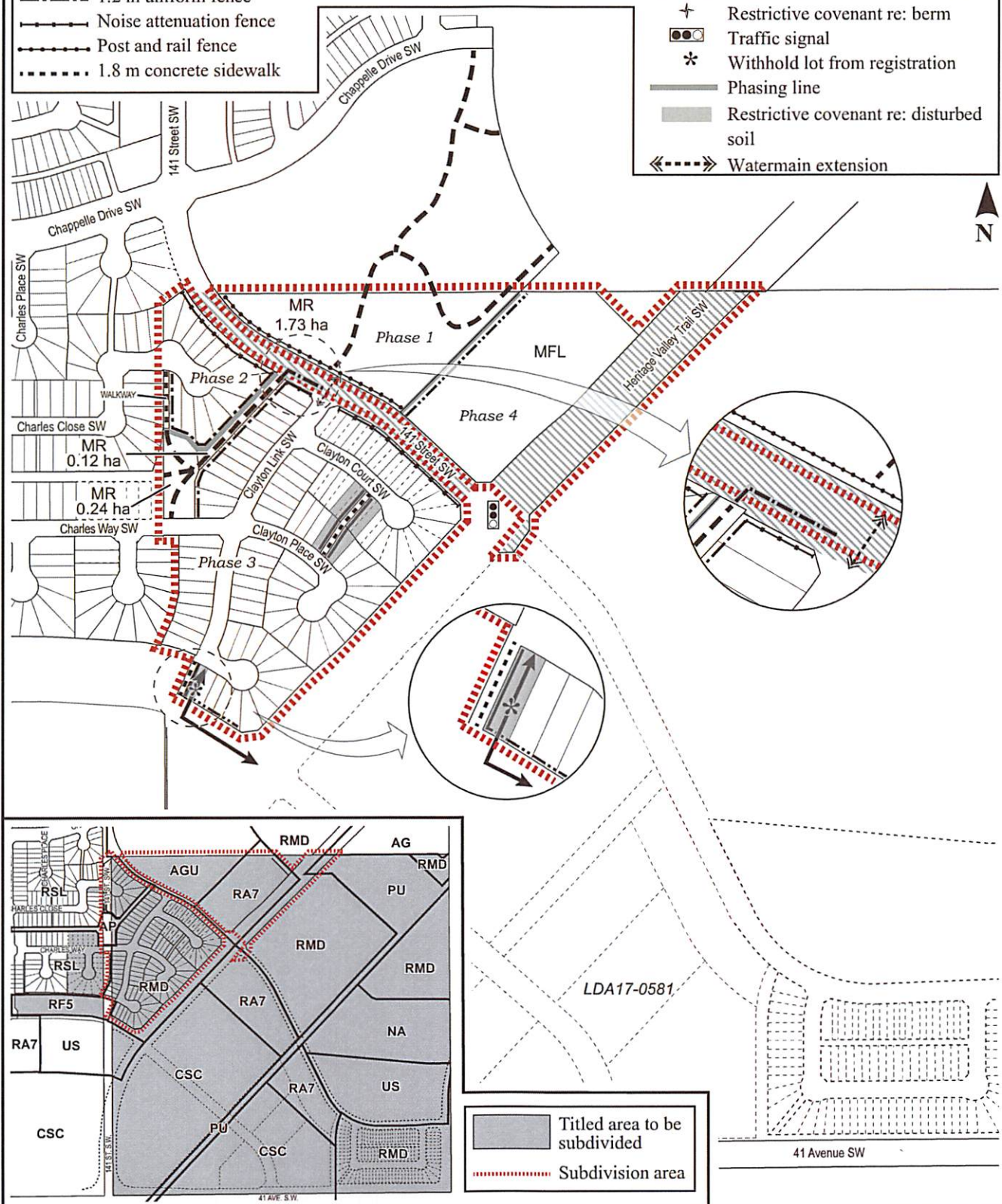
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2019

LDA12-0209

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.8 m uniform screen fence
- 1.2 m uniform fence
- Noise attenuation fence
- Post and rail fence
- 1.8 m concrete sidewalk

- 3 m concrete sidewalk
- 3 m hard surface shared use path
- Dedicate as road right-of-way
- Temporary 4 m emergency access
- Restrictive covenant re: berm
- Traffic signal
- Withhold lot from registration
- Phasing line
- Restrictive covenant re: disturbed soil
- Watermain extension



LDA17-0581

41 Avenue SW

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

April 18, 2019

File No. LDA19-0041

Forster Harvard Development Corp.  
P.O. Box 40070, R.R. Grasslands  
Regina, SK S4W 0L3

ATTENTION: Veronica Eno

RE: Tentative plan of subdivision to create two (2) multiple family lots (MFL) from Lot A, Plan 5886 RS located south of Whitemud Drive NW and east of 17 Street NW; **TAMARACK**

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**I The Subdivision by Plan is APPROVED on April 18, 2019 subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$781,384.5 representing 0.703 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA19-0061 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that ownership of the private 250 mm watermain within Lot 5, Block 14, Plan 142 0502 be transferred to EPCOR Water Services Inc.;
6. 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;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a berm and noise attenuation fence contained wholly within private property, to the satisfaction of CN Rail and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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.

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

MR for Lot A, Plan 5886 RS in the amount of \$781,384.5 representing 0.703 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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

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

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

Regards,




Blair McDowell  
Subdivision Authority

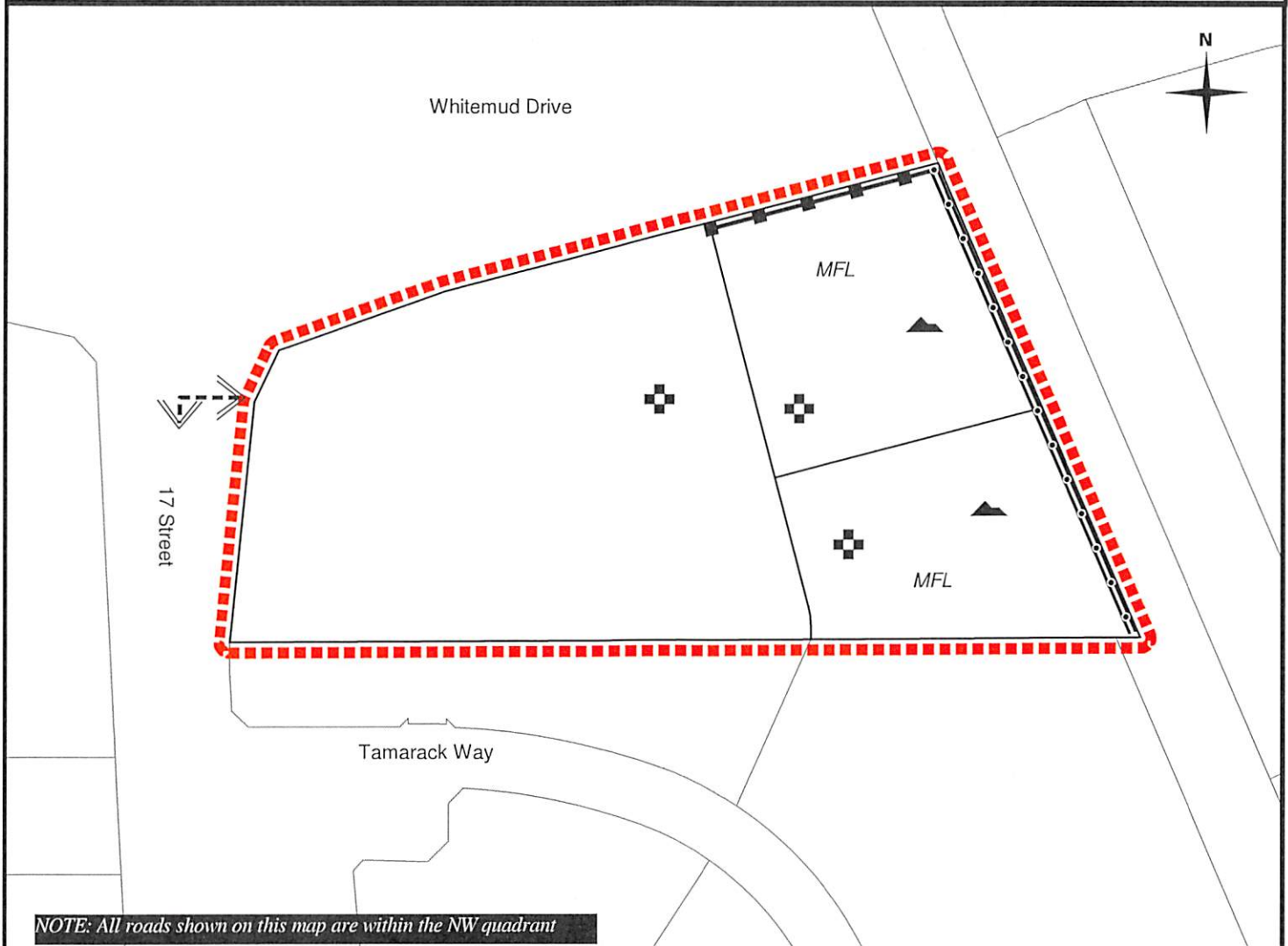
BM/gq/Posse #303610259-001  
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

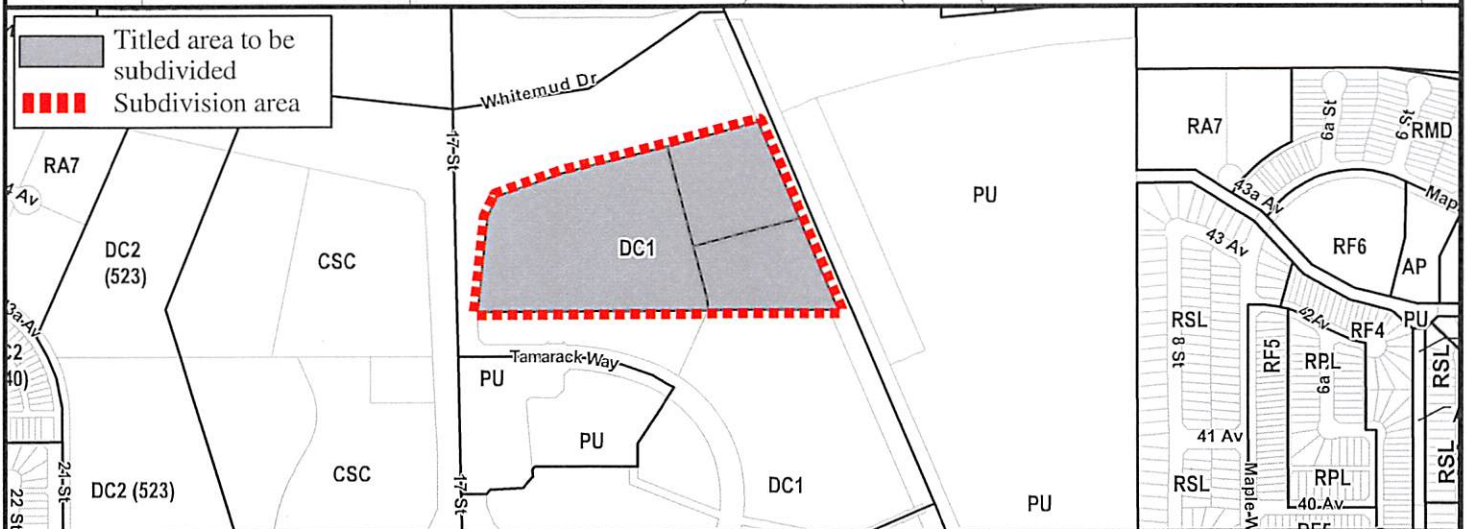
April 18, 2019

LDA19-0041

-  Limit of proposed subdivision
-  Berm and noise attenuation fence
-  1.8 m uniform screen fence
-  Restrictive covenant re: Berm and Fence
-  Restrictive covenant re: Disturbed Soil
-  Watermain extension



**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

April 18, 2019

File No. LDA17-0581

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) commercial lot from the SW 13-51-25-W4M located north of 41 Avenue SW and east of 141 Street SW;  
**DESROCHERS**

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The application enlarges the northern commercial lot from the last approval dated November 15, 2018.

**I The Subdivision by Plan is APPROVED on April 18, 2019, subject to the following conditions:**

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments and required off-site servicing and construction;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the commercial lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 temporary public access easements for Desrochers Boulevard SW and the future collector road within the subdivision boundary, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register easements for the future right turn bays and accesses as per the approved Preliminary Plans for Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for the temporary 12 m turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register an emergency access, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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 pays a Boundary Assessment for the municipal improvements constructed by others within the 41 Avenue SW road right-of-way from which this development benefits;
6. 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;
7. 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;
8. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. 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);
10. that the owner constructs the first two (2) lanes of Heritage Valley Trail SW, from Chappelle Road SW to the re-aligned 141 Street SW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, and any transitional improvements. Preliminary plans are required to be approved for Heritage Valley Trail SW prior to the approval

of engineering drawings for arterial and subdivision to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

11. that the owner constructs Desrochers Boulevard to an urban collector standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct the collector road within the boundary to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
14. that the owner designs the ultimate SWMF 9A and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
16. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc., EPCOR Drainage Services, and Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II; and
18. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for the SW 13-51-25-W4M was address by Deferred Reserve Caveat (DRC) with LDA14-0581. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.










Regards,

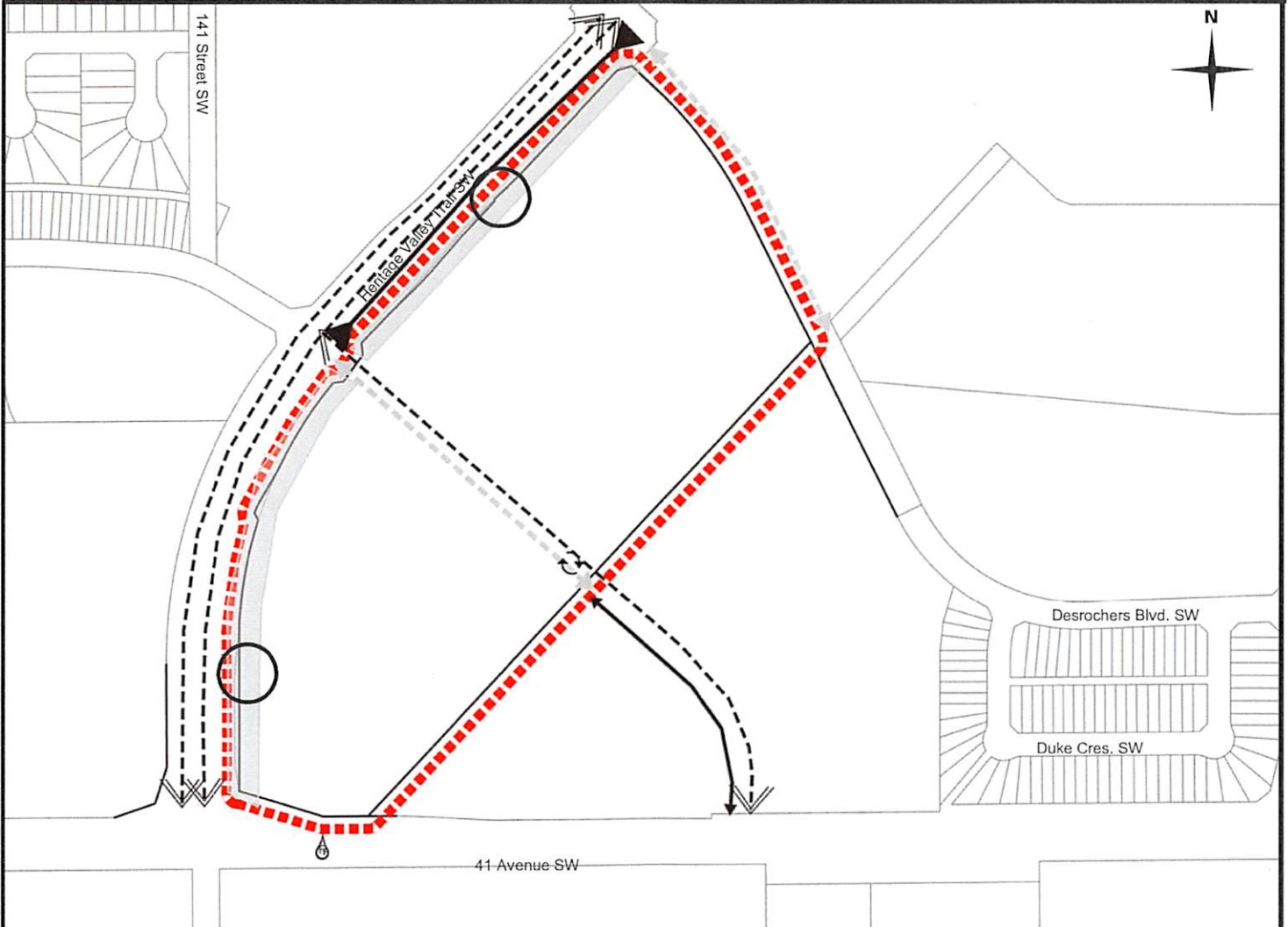







Blair McDowell  
Subdivision Authority

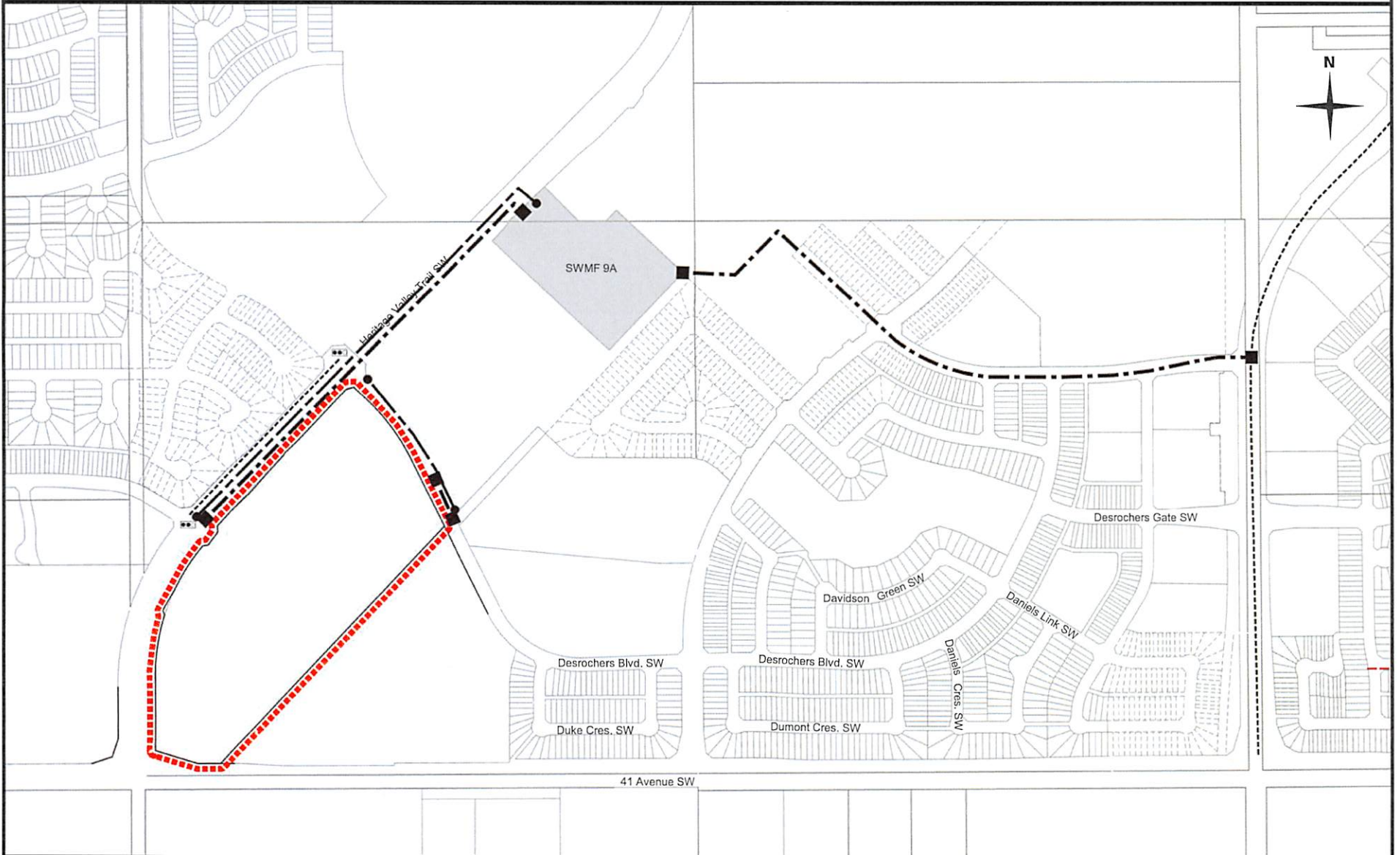
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Enclosures

-  Limit of proposed subdivision
-  Temporary 12 m radius turnaround
-  Fire hydrant
-  Dedicate roadway to an approved concept plan
-  Watermain extension
-  Register easement for right turn bays and accesses
-  Sanitary sewer extension
-  Temporary 4 m emergency access and easement
-  Register public access easements and construct collector road to approved cross section



-  Limit of proposed subdivision
-  Storm sewer extension
-  Traffic signal
-  Construct first two lanes to an arterial roadway standard
-  Major drainage infrastructure







Subdivision Authority

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

April 18, 2019

File No. LDA18-0657

Northern Development & Investment Group Inc.  
200 - 17616 107 Avenue NW  
Edmonton, AB T5S1G8

ATTENTION: Arthur Boytinck

RE: Tentative plan to subdivide a 0.12 Ha parcel from Lot 21, Block 8, Plan 952 2343 and consolidate that parcel with adjacent Lot 20, Block 8, Plan 952 2343 located north of 107 Avenue NW and east of 178 Street NW; **MCNAMARA INDUSTRIAL**

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The Subdivision by Plan is **APPROVED** on April 18, 2019, subject to the following conditions:

1. that LDA19-0137 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #295871412-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

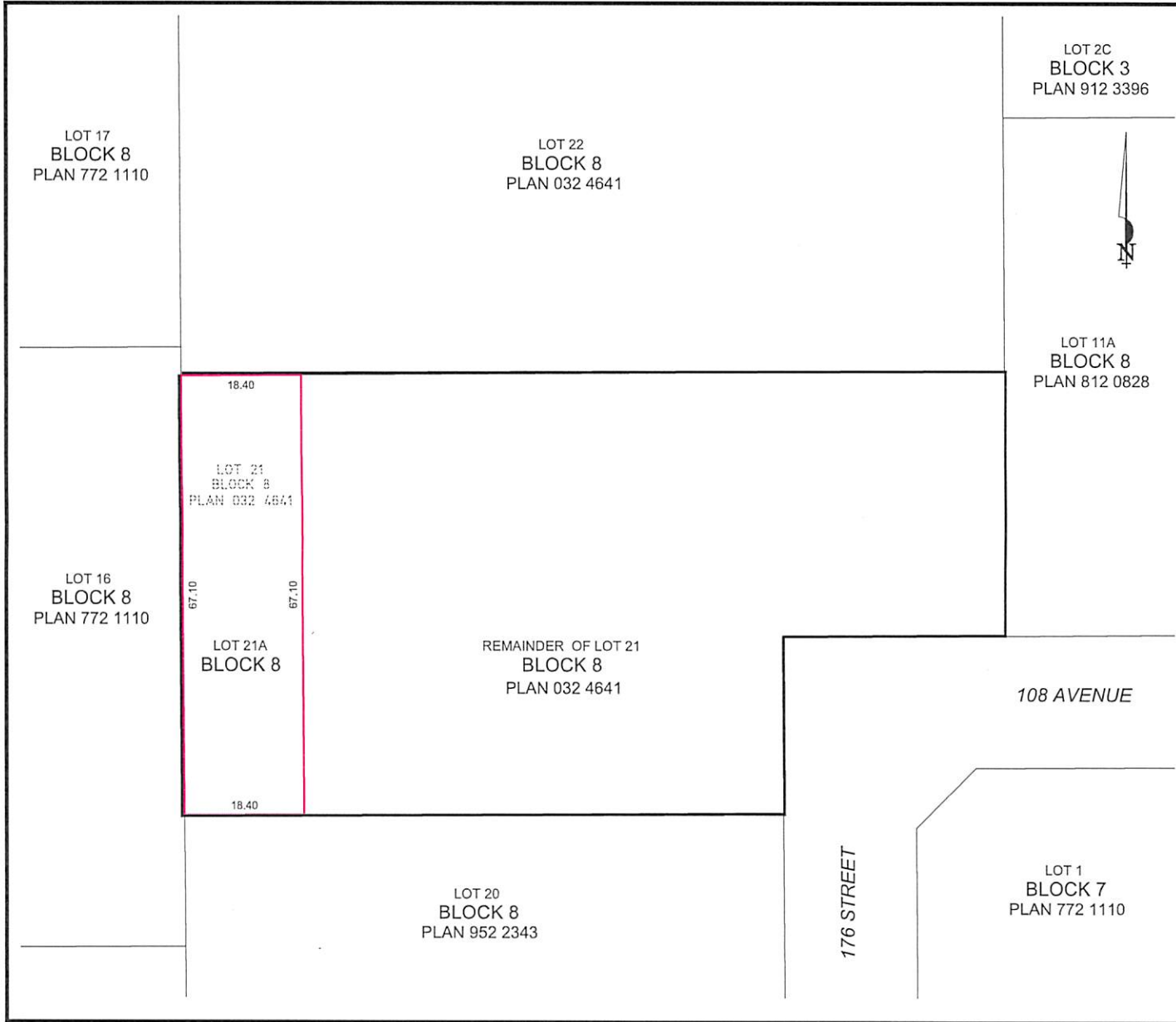
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released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

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.

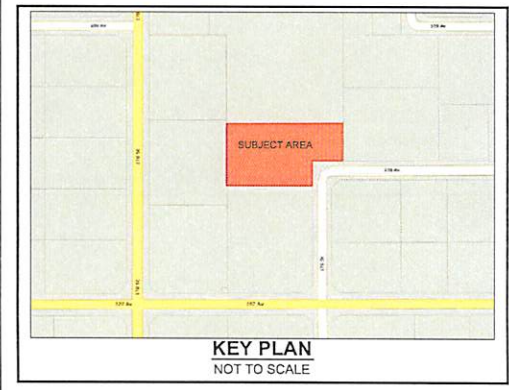
Servicing

- 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 water service enters the proposed subdivision approximately 9.1 m east of the west property line of Lot 20 off 107 Avenue NW. The existing sanitary and storm service enters the proposed subdivision approximately 47.5 m east of the west property line of Lot 20 off 107 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).



**PALS GEOMATICS CORP.**

**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 IS.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS ..... AND CONTAINS: 0.123 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 25, 2018	ORIGINAL PLAN COMPLETED	AN

**McNAMARA INDUSTRIAL**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOT 21, BLOCK 8, PLAN 032 4641  
 WITHIN  
 N.E. 1/4 SEC. 4 - TWP. 53 - RGE. 25 - W. 4th MER.  
**EDMONTON - ALBERTA**

2018  
 SCALE: 1:600

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

FILE NO.	11800122T	DRAFTED BY:	AN	CHECKED BY:	RB
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Subdivision Authority

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

April 18, 2019

File No. LDA19-0059

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 7B, Block 5, Plan 3723 NY, located north of 54 Avenue NW and west of 107 Street NW;  
**PLEASANTVIEW**

---

The Subdivision by Plan is **APPROVED** on April 18, 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #304432803-001

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 is an existing access to 57 Avenue. Upon redevelopment of proposed Lot 7A, the existing residential access to 57 Street can be utilized. Should the driveway be relocated, the existing access must be removed, as shown on Enclosure I. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue.

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 9.14 m east of the west property line of Lot 7B off 57 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).



ACE LANGE

- 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: 0.14 ha.

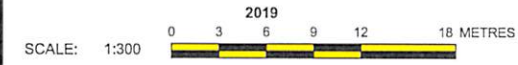


REV. NO.	DATE	ITEM	BY

**REVISIONS**

**PLEASANTVIEW**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 7B , BLOCK 5, PLAN 3723NY

N.W. 1/4 SEC. 17 - 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.	61800212T	DRAFTED BY:	CN	CHECKED BY:	
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Subdivision Authority

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

April 18, 2019

File No. LDA19-0069

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot B, Block 1, Plan 1562 AM, located south of 106 Avenue NW and east of 75 Street NW; **FOREST HEIGHTS**

---

The Subdivision by Plan is **APPROVED** on April 18, 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](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #305365755-001

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

- 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

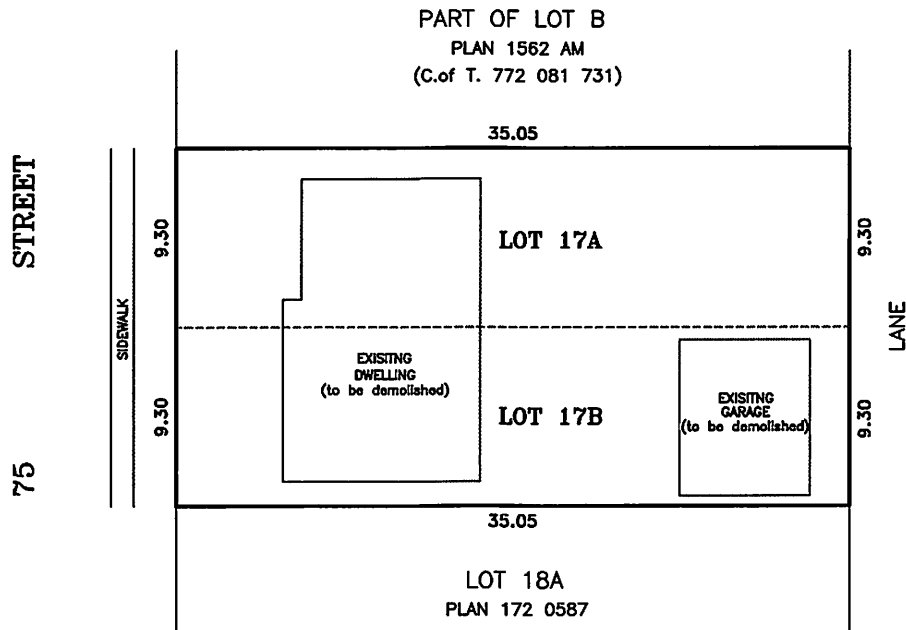
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.0 m north of the south property line of Lot B off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street 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 SHOWING  
PROPOSED SUBDIVISION**  
OF  
PART OF LOT B, BLOCK 1, PLAN 1562 AM  
RIVER LOT 31 – EDMONTON SETTLEMENT  
(THEO. N.W.1/4, SEC. 2, TWP. 53, RGE. 24, W.4M.)  
EDMONTON – ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————  
AND CONTAINS 0.065 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: J.K.

DATE : FEBRUARY 19th, 2019

SCALE 1 : 300

JOB No. 119151





Subdivision Authority

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

April 18, 2019

File No. LDA19-0075

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create two (2) residential strata lots from Lot 1, Block 11, Plan 152 3661, located south of Whitemud Dr NE and northwest of 43A Avenue NW; **MAPLE**

---

**The Subdivision by STRATA is APPROVED on April 18, 2019, subject to the following conditions:**

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure II;
3. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
4. that the final plan of survey shall conform to the attached revised tentative plan; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosures II is a map of the subdivision that identifies major conditions. Enclosure III is a map that depicts volumetric space.

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". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell  
Subdivision Authority

BM/cs/Posse #304419464-001

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 (\$5,948.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Transportation

- The owner should consider registering a mutual access easement on both parcels for the shared use of the private drive aisles.

Servicing

- There is a deficiency in on-street fire flows adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- The owner must register private to private easement and restrictive covenants for multiplexes.

**CERTIFICATE: SECTION 47, SURVEYS ACT**  
 REGISTERED ON \_\_\_\_\_  
 AS MAISER \_\_\_\_\_  
 Certifying that all Boundary Monuments were placed in the ground before the date of \_\_\_\_\_  
 and are positioned in accordance with quantities shown on the plan or on the attached plan instrument except for the following:  
 A.D. REGISTRAR \_\_\_\_\_

**REGISTRAR**  
 LAND TITLES OFFICE  
 PLAN NO. \_\_\_\_\_  
 ENTERED AND REGISTERED ON \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_  
 A.D. REGISTRAR \_\_\_\_\_

**SORA STRATA**  
**EDMONTON, ALBERTA**  
 PLAN SHOWING SURVEY OF SUBDIVISION OF PART(S) OF  
**LOT 1, BLOCK 11, PLAN 152 3661**  
 ALL WITHIN THE  
**N.E. 1/4 SEC. 8, TWP. 52, RGE. 23, W. 4 MER.**  
 SCALE 1:500 2519 JOHN M. BYRNE, A.L.S.  
 0 10 20 30 METRES

**NOTES:**  
 1. Boundary Iron Survey Post found shown that: .....  
 2. Boundary Iron Survey Post, Survey P223, placed shown that: .....  
 3. Alberta Survey Control Station (A.S.C.S.) shown that: .....  
 4. The Geo-Referenced Point is a P.L.S. at the 42CZCRP7204 and is shown that: .....  
 5. The Geo-Referenced Point coordinates are within 1/4 and within 1/2 .....  
 6. Readings are taken and are derived from GNSS Observations as shown on the plan.  
 7. All distances are shown in metres and decimals thereof.  
 8. All distances are curved boundaries are not lengths.  
 9. All corner points are B.S. by G.S. unless otherwise noted.  
 10. Area registered shown outlined that: .....  
 and contains within: Lot 1, Block 11, Plan 152 3661: 1.343 ha.

**LEGEND:**

3 Degree Transverse Mercator	North	North American Datum 1983
A.L.S.	Alberta Land Surveyor	PL
A.S.C.M.	Alberta Survey Control Monument	PL
B	Control Point	Public Utility Lot
C	Corner Point	Railroad
C.S.	Control Station	Railroad
C.R.	Control Station	Railroad
E	Established	Railroad
F	Established	Railroad
F.C.	Established	Railroad
F.S.	Established	Railroad
G.S.	Established	Railroad
H.S.	Established	Railroad
I	Established	Railroad
L	Established	Railroad
M	Established	Railroad
M.C.	Established	Railroad
M.P.	Established	Railroad
M.S.	Established	Railroad
M.T.	Established	Railroad
M.U.	Established	Railroad
M.V.	Established	Railroad
M.W.	Established	Railroad
M.Y.	Established	Railroad
N	Established	Railroad

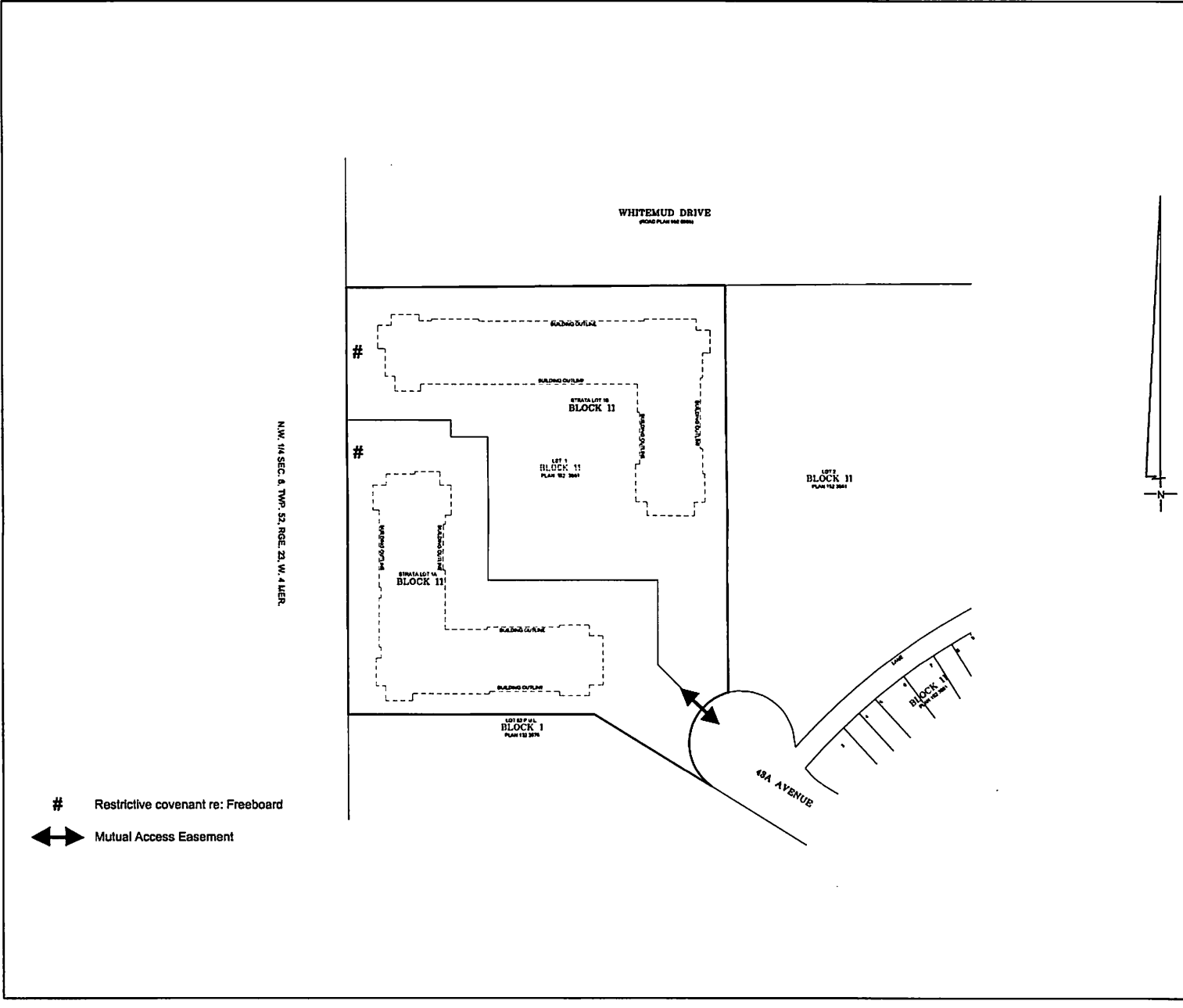
**SURVEYOR:**  
 JOHN M. BYRNE, A.L.S.  
 Bounded between the dates of  
 1st Dec 2014 and 31st Dec, 2015  
 in accordance with the provisions  
 of the Surveys Act

**REGISTERED OWNER**  
 CARRINGTON MAPLE CREST LTD.

**SUBDIVISION AUTHORITY**  
 NAME: CITY OF EDMONTON  
 FILE NO.: 8228

**FILE NO.:** 8228

**UNREGISTERED**



# Restrictive covenant re: Freeboard  
 ↔ Mutual Access Easement

N.W. 1/4 SEC. 8, TWP. 52, RGE. 23, W. 4 MER.

WHITEMUD DRIVE  
 (ROAD PLAN 146 880)

43A AVENUE

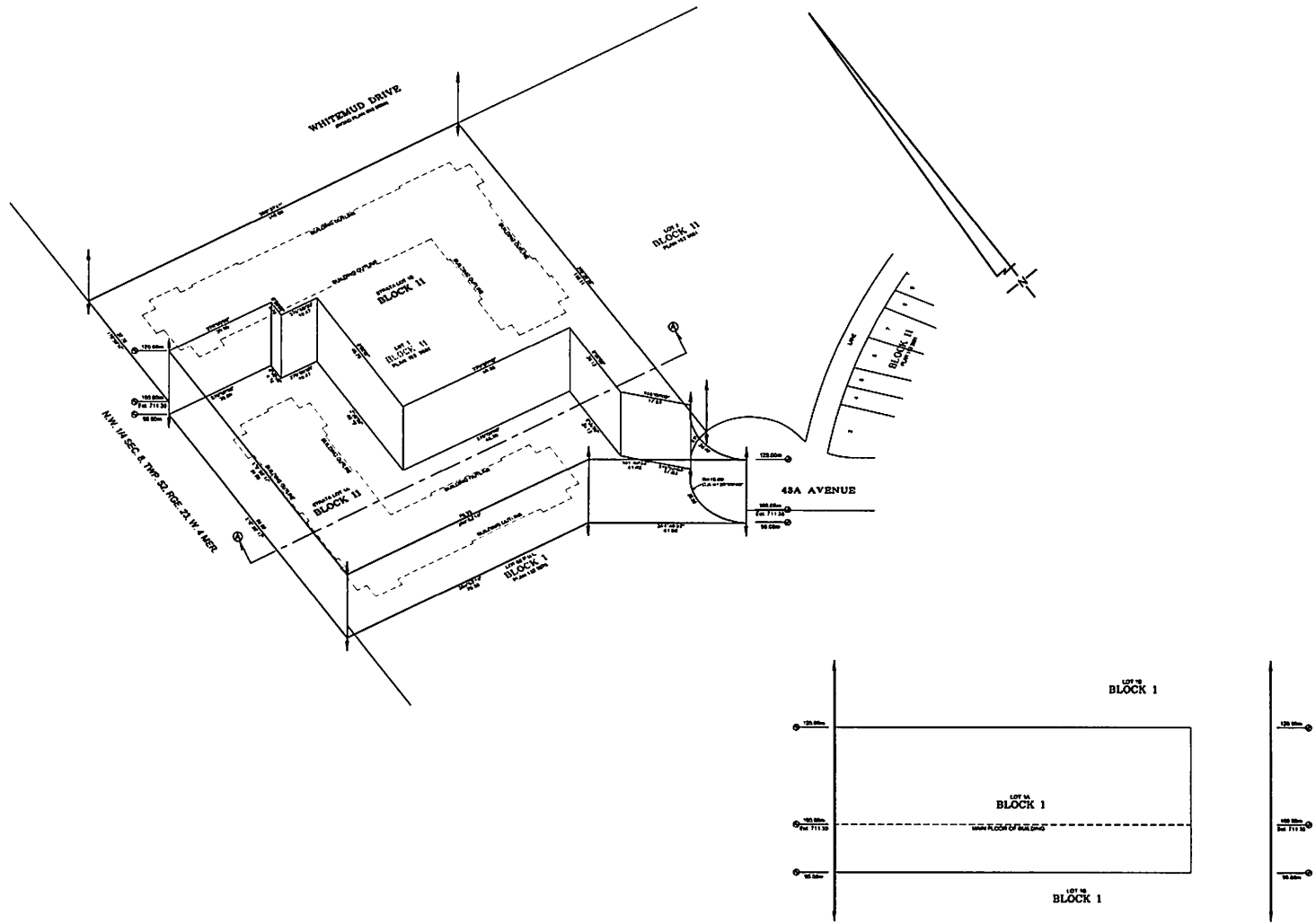
STRATA LOT 10  
 BLOCK 11

LOT 1  
 BLOCK 11  
 PLAN 152 3661

LOT 2  
 BLOCK 11  
 PLAN 152 3661

LOT 3 OF PLAN  
 BLOCK 1  
 PLAN 152 3674

LOT 4 OF PLAN  
 BLOCK 11  
 PLAN 152 3661





Subdivision Authority

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

April 18, 2019

File No. LDA19-0099

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the property boundary between Lot 7, Block 4, Plan 2955 MC and Lot 8, Block 4, Plan 4067 MC, located north of 51 Avenue NW and at 112 Street NW;  
**LENDRUM PLACE**

---

The Subdivision by Plan is **APPROVED** on April 18, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

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

Blair McDowell  
Subdivision Authority

BM/cs/Posse #304683796-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- 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).
- The existing service line crosses the proposed property line. The owner/developer must contact ATCO Gas Distribution Engineer James Lytle (James.Lytle@atco.com, 780-230-4436) to ensure a right-of-way is registered over that portion of service line, or to arrange for a service alteration.

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 7, BLOCK 4, PLAN 2955 M.C.

IN THE

S.E.1/4 SEC.19-52-24-4

E.1/2 SEC.18-52-24-4

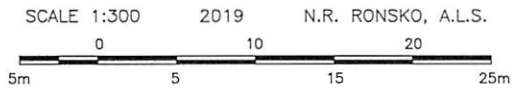
AND

LOT 8, BLOCK 4, PLAN 4067 M.C.

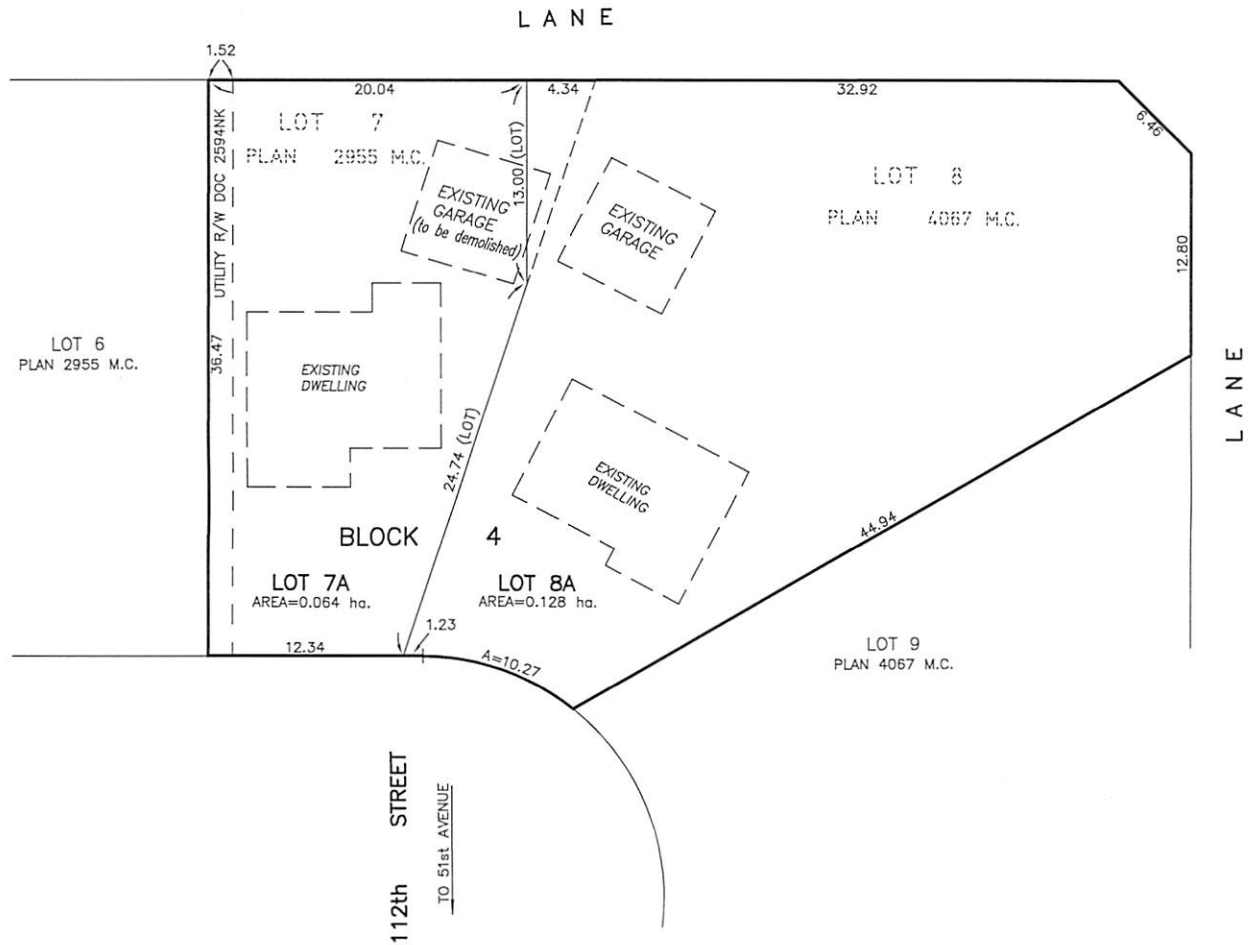
IN THE

S.E.1/4 SEC.18-52-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: JC

CALC'D. BY: JC

DATE: FEBRUARY 05, 2019  
 REVISED: -

FILE NO. 19S0052

DWG. NO. 19S0052T

ENCLOSURE II



Subdivision Authority

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

April 18, 2019

File No. LDA19-0109

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 C, Block 14, Plan 7850R, located north of 112 Avenue NW and east of 130 Street NW;  
**INGLEWOOD**

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The Subdivision by Plan is **APPROVED** on April 18, 2019, subject to the following conditions:

1. that the owner remove and replace the existing 20 mm lead water service to proposed Lot 21 (contact EPCOR Water Services at 780-412-3955); 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #307768421-001

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 112 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.
- The Inglewood neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.2 m east of the west property line of Lot C off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

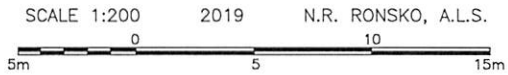
SHOWING SUBDIVISION OF

LOT C, BLOCK 14, PLAN 7850 R.

IN THE

S.E.1/4 SEC.12-53-25-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



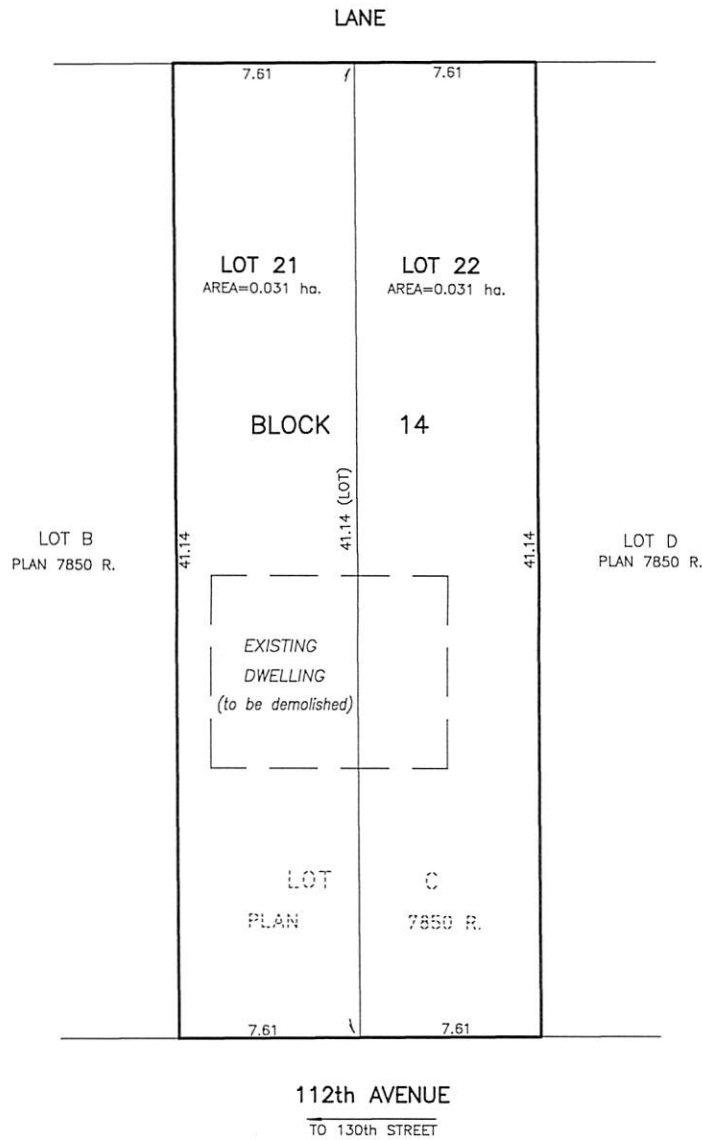
DRAWN BY: JC

CALC'D. BY: JC

DATE: FEBRUARY 27, 2019  
REVISED: -

FILE NO. 19S0080

DWG.NO. 19S0080T







Subdivision Authority

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

April 18, 2019

File No. LDA19-0122

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7 and the East Half of Lot 8, Block 10, Plan 3737 AI, located north of 81 Avenue NW and east of 93 Street NW; **KING EDWARD PARK**

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The Subdivision by Plan is **APPROVED** on April 18, 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](mailto:Development.Coordination@edmonton.ca)); 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #306370309-001

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

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

Building / Site

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

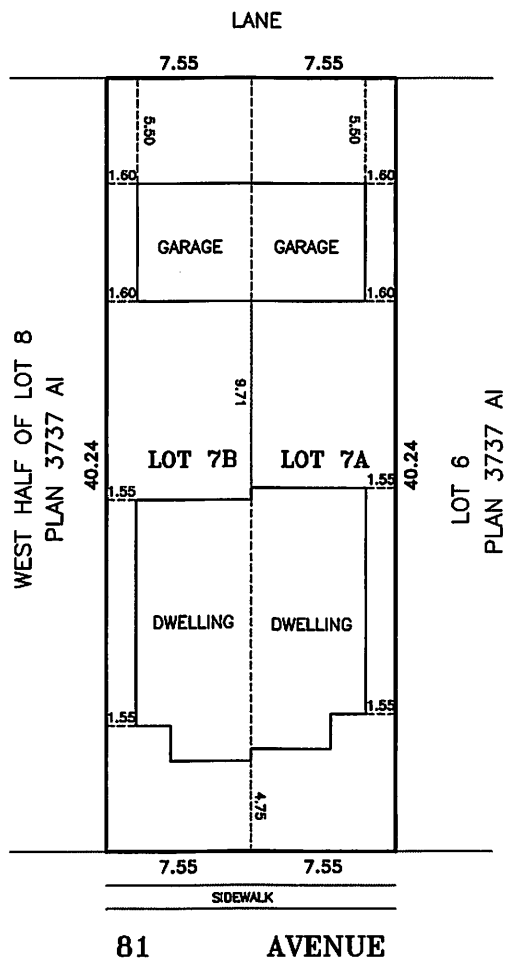
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
LOT 7 & EAST HALF OF LOT 8, BLOCK 10, PLAN 3737 AI  
N.E.1/4, SEC. 28, TWP. 52, RGE. 24, W.4M.  
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS .....
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... .....  
AND CONTAINS 0.061 ha.



UPDATED: MARCH 14th, 2019.

## GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: J.K.

DATE : FEBRUARY 14th, 2019

SCALE 1 : 300

JOB No. 119148



Subdivision Authority

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

April 18, 2019

File No. LDA19-0123

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 12, Block 49, Plan 1815 AW, located north of 93 Avenue NW and east of 152 Street NW;  
**SHERWOOD**

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The Subdivision by Plan is **APPROVED** on April 18, 2019, subject to the following condition:

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

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

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

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

If you have further questions, please contact 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 faint blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/cs/Posse #308027782-001

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

- 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 152 Street NW. Upon redevelopment of proposed Lot 12A, the existing residential access to 152 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, Edmonton.

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 6.0 m north of the south property line of Lot 12 off 152 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner 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).



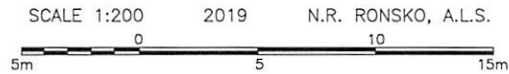
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 12, BLOCK 49, PLAN 1815 A.W.

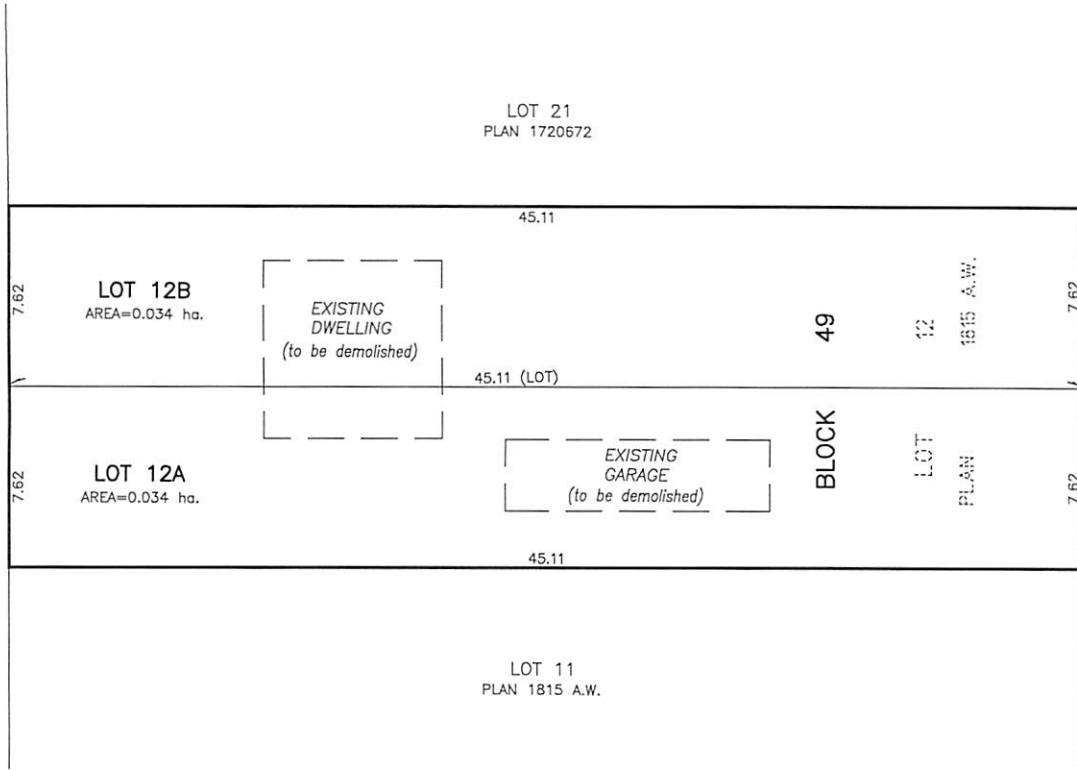
IN THE  
W.1/2 SEC.35-52-25-4

EDMONTON ALBERTA



152nd STREET

TO 93th AVENUE



LANE

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: JC

CALC'D. BY: JC

DATE: FEBRUARY 26, 2019  
REVISED: -

FILE NO. 19S0088

DWG.NO. 19S0088T