

Thursday, June 20, 2019

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 24

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 20, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 13, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0154 310391429-001	Tentative plan of subdivision to create one (1) additional Urban Services lot from the SW 7-52-25-W4M, located east of Winterburn Road NW and north of 35 Avenue NW; EDGEMONT
2.	LDA19-0190 311597285-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 14, Plan Plan 5070 H located south of 96 Avenue and east of 85 Street; HOLYROOD
3.	LDA19-0205 312101914-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 2028 AO located south of 110 Avenue and east of 155 Street; HIGH PARK
4.	LDA19-0218 313479528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 70, Plan 1211 AI, located north of 92 Avenue NW and east of 150 Street NW; SHERWOOD
5.	LDA19-0221 313691451-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 5, Plan 715 HW, located north of 89 Avenue NW and east of Windsor Road NW; WINDSOR PARK
6.	LDA19-0227 313775838-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 14, Block 16, Plan 8266 ET located south of 105 Avenue NW and west of 154 Street NW; CANORA
7.	LDA19-0230 313934990-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 13, Plan 4978 HW, located north of 108 Avenue NW and east of 141 Street NW; NORTH GLENORA
5.	OTHER BUSINESS	



Subdivision Authority

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

June 20, 2019

File No. LDA19-0154

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

ATTENTION: Matthew Gratton

RE: Tentative plan of subdivision to create one (1) additional Urban Services lot from the SW 7-52-25-W4M, located east of Winterburn Road NW and north of 35 Avenue NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on June 20, 2019, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement for proposed Lot A with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Lot A, 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 dedicate, clear and level Winterburn Road NW and 35 Avenue NW with proposed Lot A 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement for proposed Lot A required in Clause I (1) require that upon further subdivision or upon issuance of a Development Permit, whichever occurs first, that the owner, or successor in title, will be required to complete, 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 or upon issuance of a Development Permit, to the satisfaction of Subdivision and Development Coordination;
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; and
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;

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

Municipal Reserve (MR) was addressed by money in place, with LDA83-X-093-S.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #310391429-001

Enclosure(s)

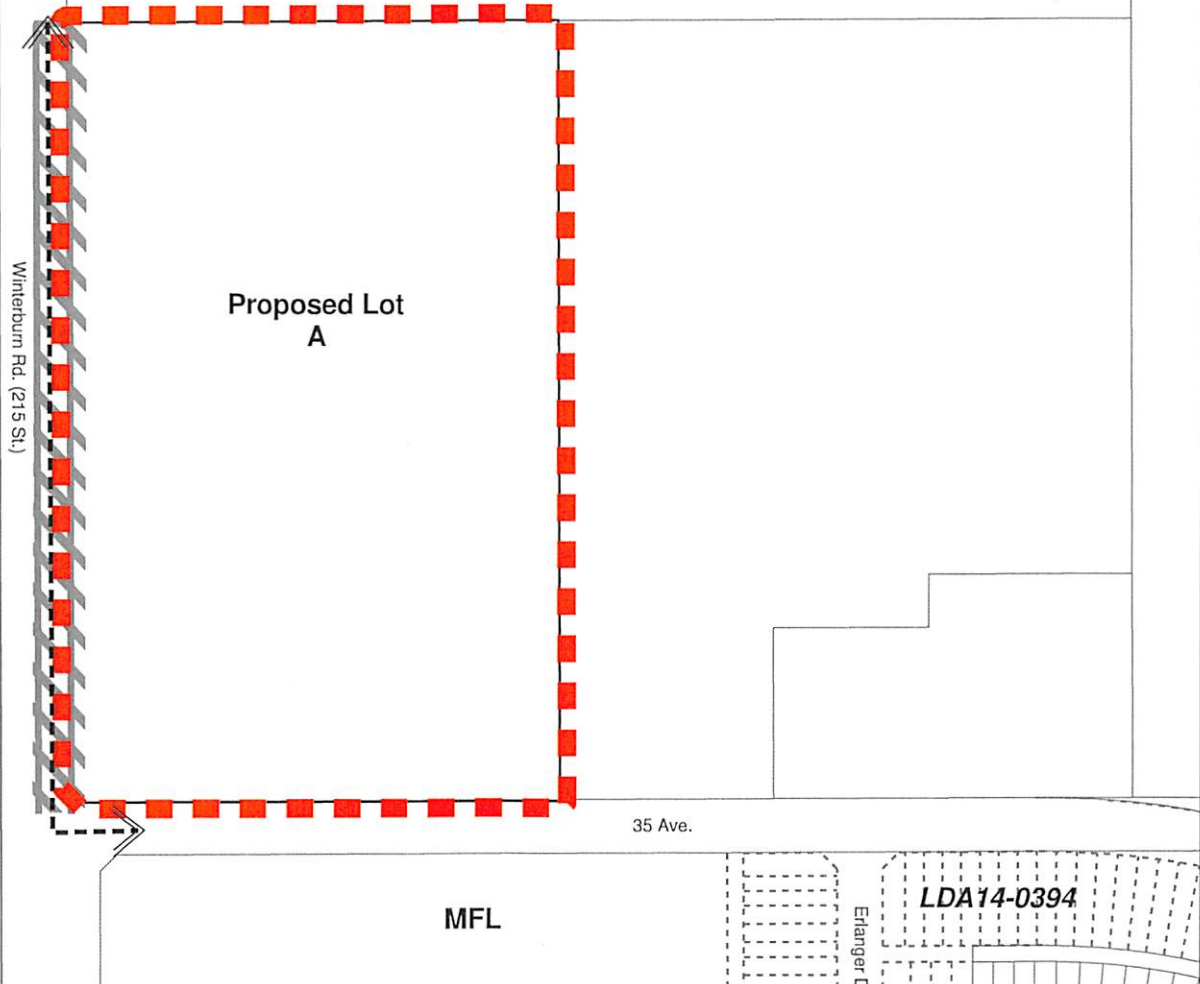
SUBDIVISION CONDITIONS OF APPROVAL MAP

June 20, 2019

LDA19-0154

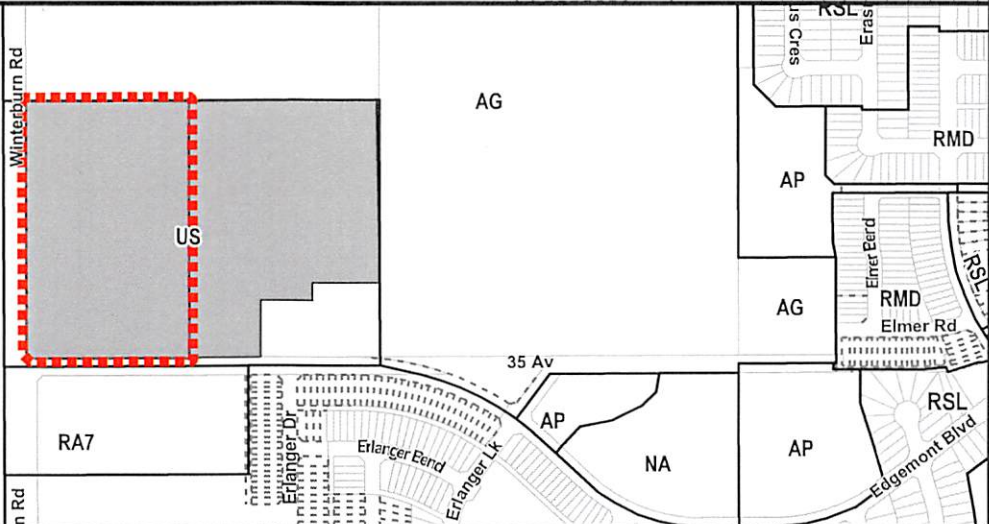
- Limit of proposed subdivision
- Dedicate as road right of way

Watermain extension



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

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

June 20, 2019

File No. LDA19-0190

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 12, Block 14, Plan Plan 5070 H located south of 96 Avenue and east of 85 Street; **HOLYROOD**

The Subdivision by Plan is **APPROVED** on June 20, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #311597285-001

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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 85 Street NW. Upon redevelopment of proposed Lot 12, the existing residential access to 85 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 5.0 m north of the south property line of Lot 12 off 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).



VIGA DEVELOPMENTS

- 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 RFL.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
 - AND CONTAINS: 0.06 ha.



REV. NO.	DATE	ITEM	BY
01	APRIL 13/19	T-PLAN	CN

REVISIONS

HOLYROOD
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 12, BLOCK 14, PLAN 5070HW

N. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA

2019

SCALE: 1:200

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

FILE NO.	61900052T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

June 20, 2019

File No. LDA19-0205

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

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 11, Plan 2028 AO located south of 110 Avenue and east of 155 Street; **HIGH PARK**

The Subdivision by Plan is **APPROVED** on June 20, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #312101914-001

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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 155 Street NW. Upon redevelopment of proposed Lot 8, the existing residential access to 155 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.
- The High Park neighborhood 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 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

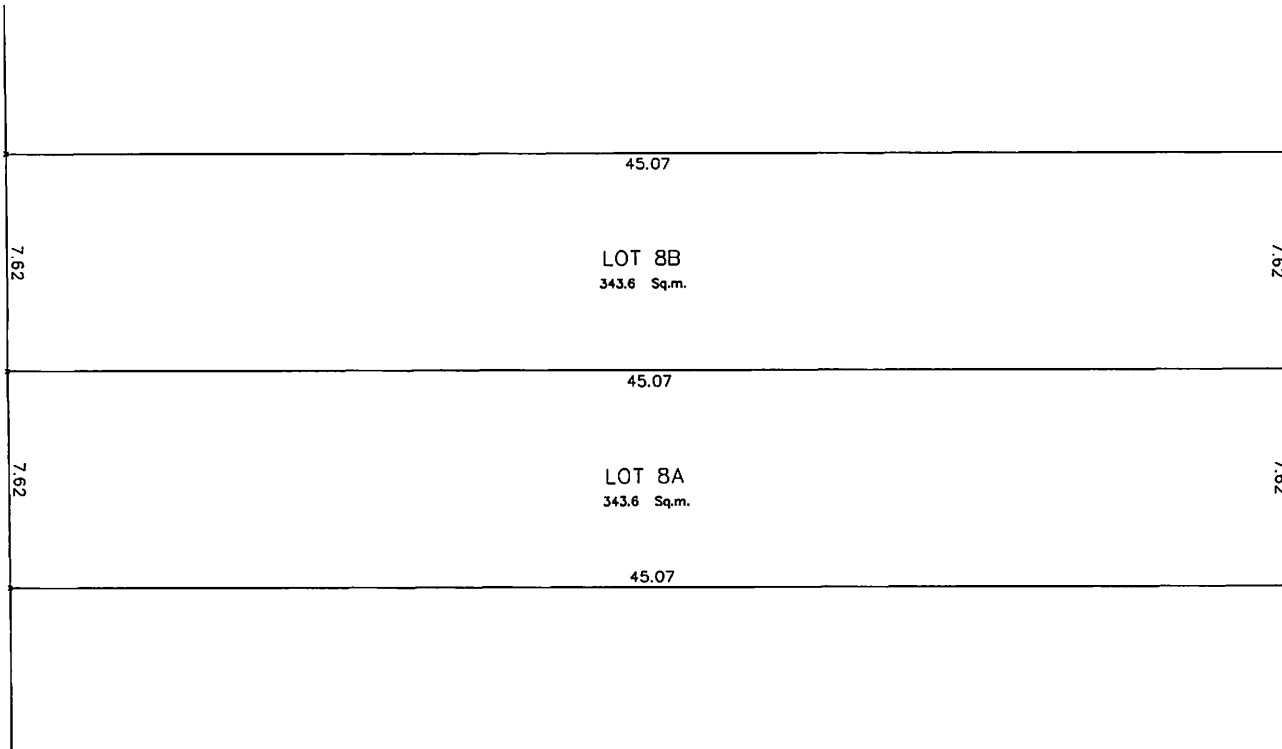
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 7.1 m south of the north property line of Lot 8 off 155 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Plan Showing Proposed Subdivision

Lot 8, Block 11, Plan 2028AO
10935-155 Street



155 Street



Lane

Client: Bright Future Homes

Neighbourhood: High Park

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2019

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:250

File: 1913 Planning App.dwg



Subdivision Authority

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

June 20, 2019

File No. LDA19-0218

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 15, Block 70, Plan 1211 AI, located north of 92 Avenue NW and east of 150 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on June 20, 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.

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If you have further questions, please contact Janika Sumaylo at janika.sumaylo@edmonton.ca or 780-508-9596.

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #313479528-001

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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 150 Street NW. Upon redevelopment of proposed Lot 15A, the existing residential access to 150 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 6.25 m south of the north property line of Lot 15 off 150 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing and fire flows adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

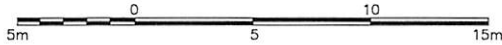
LOT 15, BLOCK 70, PLAN 1211 A.I.

IN THE

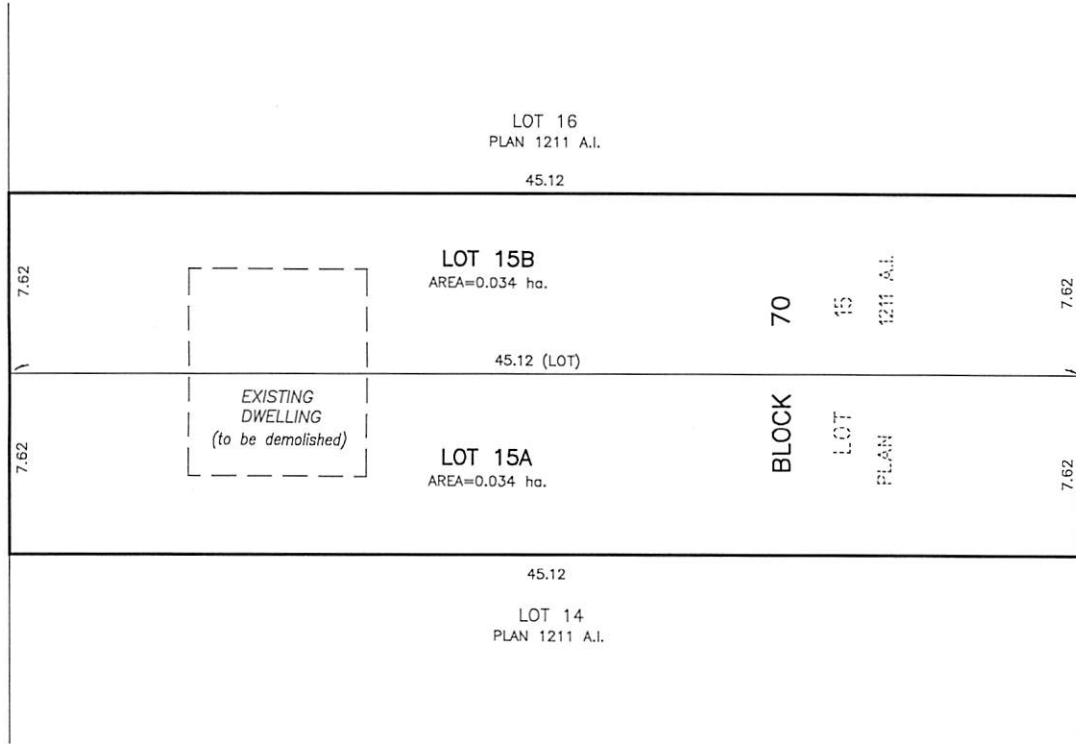
S.W.1/4 SEC.35-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



TO 93rd AVENUE
150th STREET



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: E.S.D.

CALC'D. BY: -

DATE: MAY 07, 2019
REVISED: -

FILE NO. 19S0233

DWG.NO. 19S0233T



Subdivision Authority

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

June 20, 2019

File No. LDA19-0221

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 24, Block 5, Plan 715 HW, located north of 89 Avenue NW and east of Windsor Road NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on June 20, 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 Janika Sumaylo at janika.sumaylo@edmonton.ca or 780-508-9596.

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #313691451-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 91 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 91 Avenue NW. Upon redevelopment of proposed Lot 24A, the existing residential access to 91 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

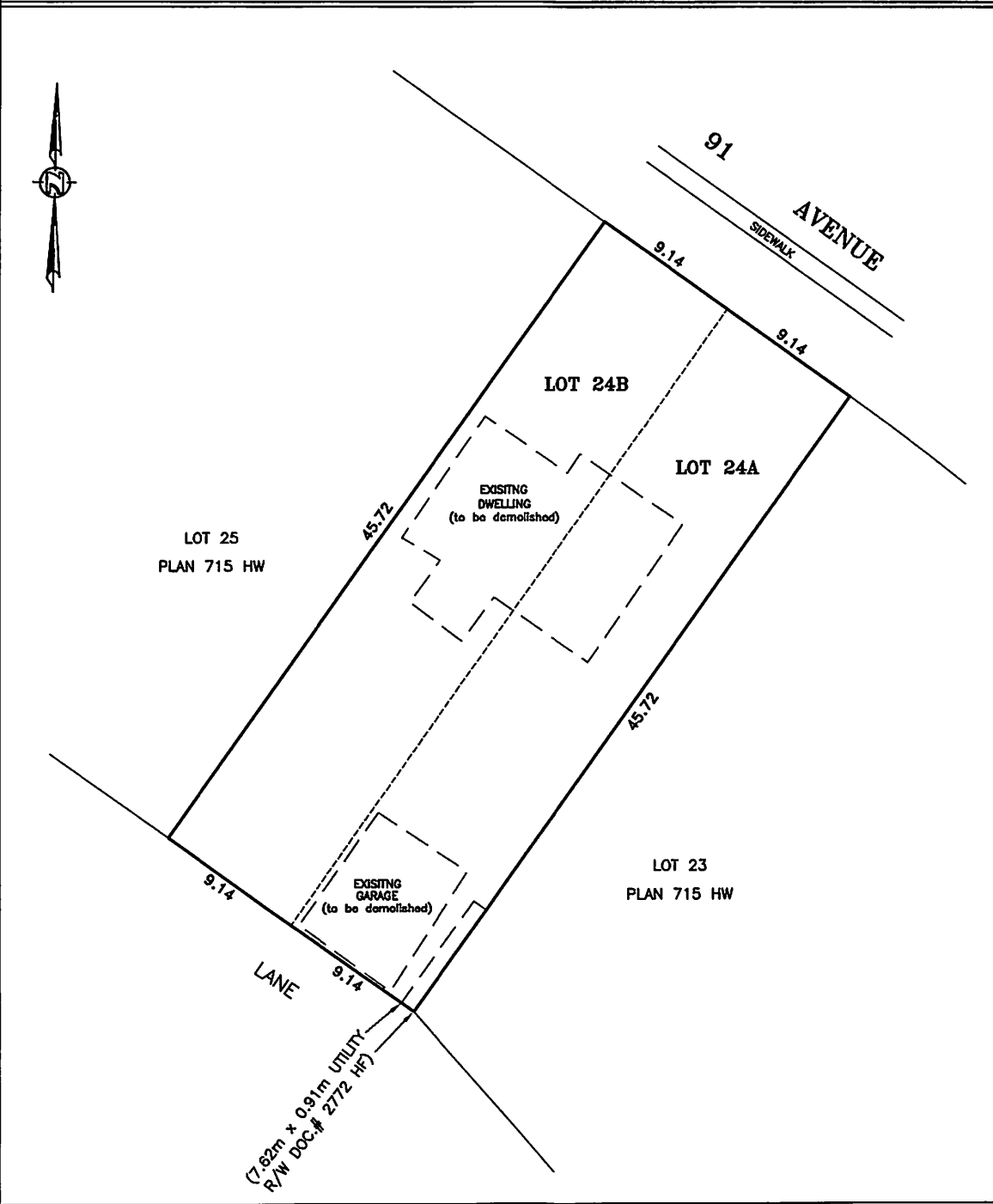
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 water service enter the proposed subdivision approximately 1.85 m north of the south property line of Lot 24 off the lane. The existing sanitary service enter the proposed subdivision approximately 3.05 m north of the south property line of Lot 24 off the lane. The existing storm service enters the proposed subdivision approximately 2.90 m west of the east property line of Lot 24 off 91 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).

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 24, BLOCK 5, PLAN 715 HW
RIVER LOT 3, EDMONTON SETTLEMENT
THEO. SW1/4, SEC. 31, 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 0.084 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1
Ph. (780) 465-3389 Fax. (780) 465-5400 email: geodeticsurveys@hotmail.com

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 119302
DATE : APRIL 2nd, 2019.		



Subdivision Authority

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

June 20, 2019

File No. LDA19-0227

Piotr Strozyk
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 on Lot 14, Block 16, Plan 8266 ET located south of 105 Avenue NW and west of 154 Street NW; **CANORA**

The Subdivision by Plan is APPROVED on June 20, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed lots; 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #313775838-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

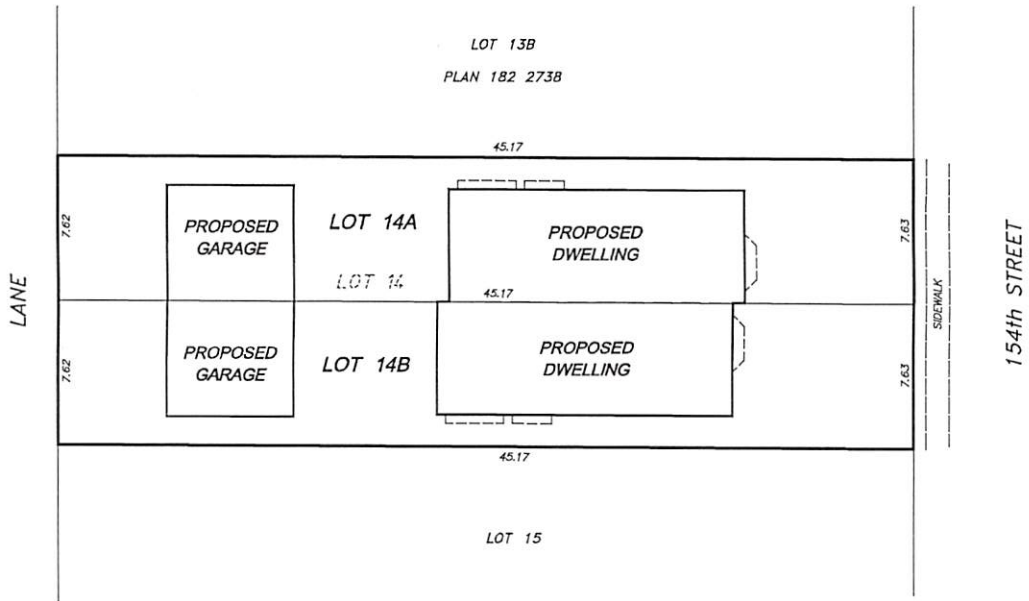
- There are existing boulevard trees adjacent to the site on 154 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance 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).
- 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).



LOT: 14 BLOCK: 16 PLAN: 8266 ET

BUILDER/OWNER: TECH VIEW HOMES LTD.

ADDRESS: 10436-154 STREET EDMONTON

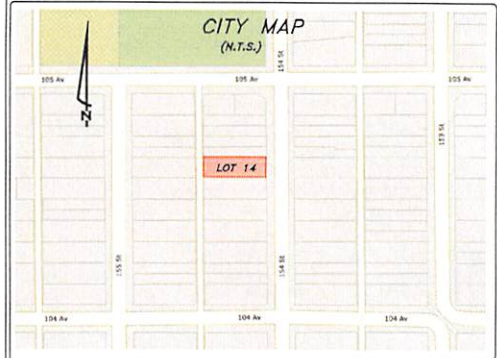
SUBDIVISION: CANORA ZONING: RF2 SCALE: 1:250

DRAWN BY: D.S. CHECKED BY: P.S. FILE: E17356

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.

CERTIFICATE OF TITLE AREA 0.069
AREA IN PARCEL(S) BEING CREATED 0.069
NUMBER OF PARCEL CREATED 2

REV. No.	DATE:	DESCRIPTION:



TENTATIVE PLAN

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



Subdivision Authority

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

June 20, 2019

File No. LDA19-0230

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 26, Block 13, Plan 4978 HW, located north of 108 Avenue NW and east of 141 Street NW; **NORTH GLENORA**

The Subdivision by Plan is **APPROVED** on June 20, 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #313934990-001

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

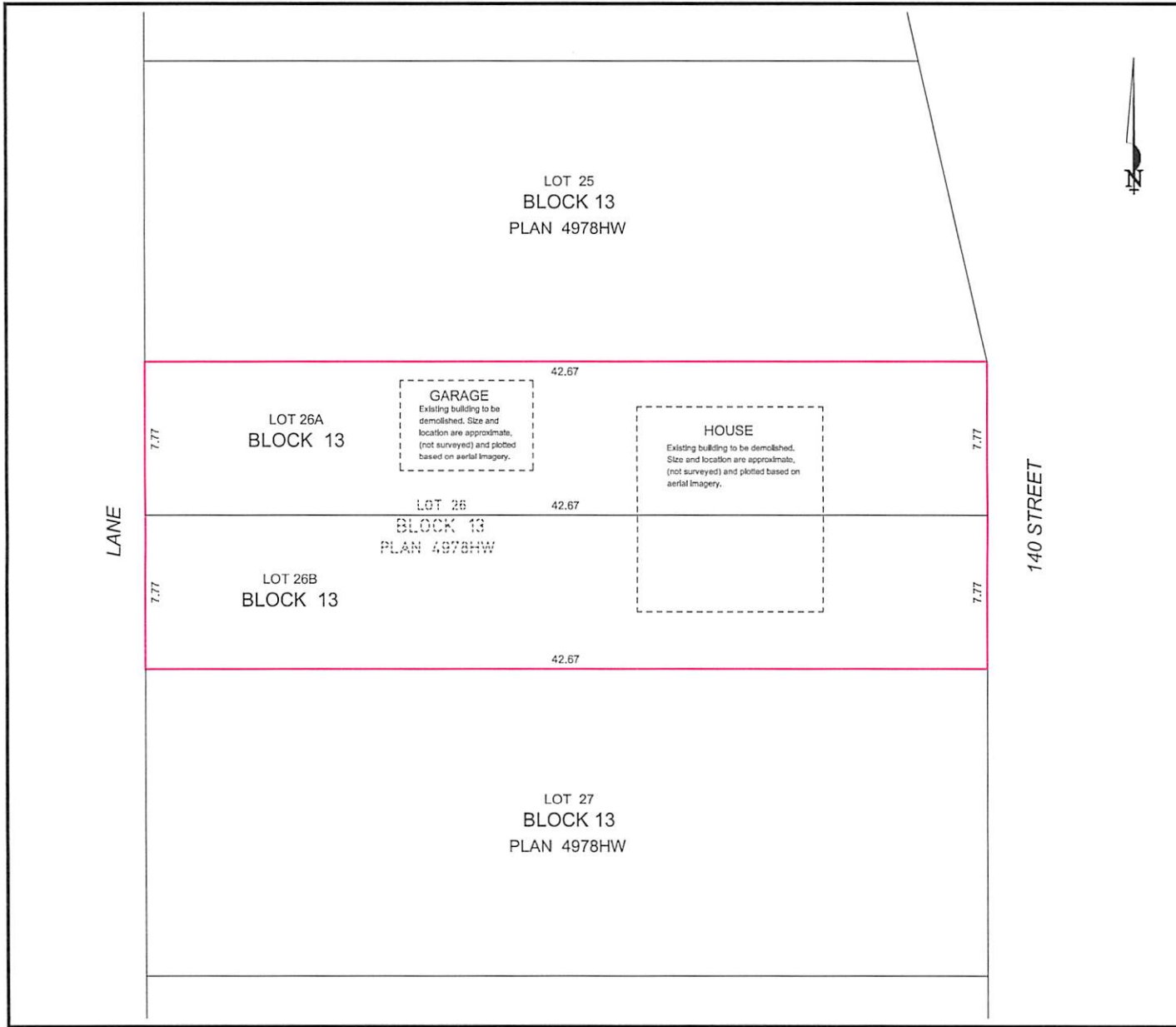
- There are existing boulevard trees adjacent to the site on 140 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 140 Street NW. Upon redevelopment of proposed Lot 26A, the existing residential access to 140 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, sanitary, and storm) enter the proposed subdivision approximately 4.3 m north of the south property line of Lot 26 off 140 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Timber Haus

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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.063 ha.



REV. NO.	DATE	ITEM	BY
1	5/16/19	T-PLAN	CN

REVISIONS

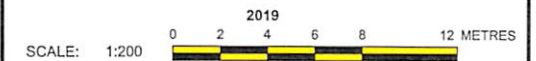
Glenora

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 26, BLOCK 13, PLAN 4978HW

N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10794-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900067T	DRAFTED BY:	CN	CHECKED BY:	DS
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Thursday, June 13, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell	
		That the Subdivision Authority Agenda for the June 13, 2019 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell	
		That the Subdivision Authority Minutes for the June 6, 2019 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA19-0179 311360728-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 1, Block 1, Plan 9522768 located south of 107 Avenue NW and west of 186 Street NW; POUNDMAKER INDUSTRIAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA15-0056 167480481-001	REVISION of conditionally approved tentative plan of subdivision to create 26 single detached residential lots, five (5) Multiple Family Lots (MFL), one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA15-0080 167992217-001	REVISION of conditionally approved tentative plan of subdivision to create 174 single detached lots and (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0159 303668413-001	Tentative plan of subdivision to create one (1) additional residential lot from the NW-20-53-25-W4M located south of Starling Drive NW and west of Ray Gibbon Drive NW; STARLING
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0191 311669373-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 40, Plan 4800 KS located north of 131 Avenue NW and west of Fort Road NW; BELVEDERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0197 311591207-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 16, Plan 2094 KS, located north of 60 Avenue NW and east of 107 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0206 312902263-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 2597KS, located north of 80 Avenue NW and east of 144 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA19-0209 312294373-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4 and the south half of Lot 5, Block E, Plan 3837 W, located east of 73 Street NW and south of 127 Avenue NW; BALWIN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA19-0212 312569669-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 24, Plan 6009 HW, located south of 92 Avenue and east of 79 Street; HOLYROOD	
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.		