

Thursday, July 22, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 29

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 22, 2021 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 15, 2021 meeting be adopted.	
3.	OLD BUSINESS	
1.	LDA21-0233 395189536-001	Tentative plan of subdivision to create three (3) additional single detached residential lots from Lot 4, Block 10, Plan 239HW, located north of 58 Avenue NW and east of 109 Street NW; PLEASANTVIEW
4.	NEW BUSINESS	
1.	LDA16-0592 237644873-001	REVISION of tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS, located south of 135 Avenue NW and east of 124 Street NW; KENSINGTON
2.	LDA19-0527 346448118-001	REVISION of tentative plan of subdivision to create one (1) unit for multiple housing and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624, located north of Orchards Green SW and west of Orchards Boulevard SW; THE ORCHARDS AT ELLERSLIE
3.	LDA21-0243 395761198-001	Tentative plan to subdivide the westernmost 15.25 m from Lot 4, Block 7, Plan 192 0698 to consolidate with adjacent Lot 11, Block 7, Plan 212 1383, located north of 93 Avenue SW and east of 135 Street SW; EDMONTON SOUTH CENTRAL
4.	LDA21-0283 399006369-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 3, Plan 6258 HW, located south of 97 Avenue NW and west of 79 Street NW; HOLYROOD
5.	LDA21-0288 399133214-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 1909 HW, located south of 98 Avenue NW and west of 159 Street NW; GLENWOOD

6.	LDA21-0289 399223981-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 2, Plan 2831 HW, located south of 80 Avenue NW and west of 115 Street NW; MCKERNAN
7.	LDA21-0290 399469894-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW; MCKERNAN
8.	LDA21-0296 399705725-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan RN 37, located north of 101A Avenue NW and east of 89 Street NW; RIVERDALE
9.	LDA21-0299 399586593-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 5, Plan 5375 HW, located north of 105 Avenue NW and east of 157th Street NW; BRITANNIA YOUNGSTOWN
10.	LDA21-0300 399831965-001	Tentative plan of subdivision to adjust the shared property line of Lots 43 & 44, Block 2, Plan 802 1961, located south of 31 Avenue NW and west of Parsons Road NW; PARSONS INDUSTRIAL
11.	LDA21-0308 390017434-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 4, Plan 5508 MC, and is located north of Marlboro Road NW; WESTBROOK ESTATES
12.	LDA21-0310 400279867-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 20, Plan RN76, located south of 121 Avenue NW and east of 89 Street NW; EASTWOOD
13.	LDA21-0311 400320740-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 17, Plan RN 64 , located north of 120 Avenue NW and west of 125 Street NW; PRINCE CHARLES
5.	OTHER BUSINESS	



Subdivision Authority

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

July 22, 2021

File No. LDA21-0233

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create three (3) additional single detached residential lots from Lot 4, Block 10, Plan 239HW, located north of 58 Avenue NW and east of 109 Street NW;
PLEASANTVIEW

I The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 4 (contact EPCOR Water Services at 780-412-6858);
2. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure II;
3. that the owner remove all landscaping and existing structures (including retaining wall, concrete steps, fencing, etc.) as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
4. that LDA21-0264 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #395189536-001

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 (\$2,058.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 109 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards and access upgrading may be required.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022 - 2023. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way. The cost of access construction is the responsibility of the private owner, however, Building Great Neighbourhood will consider completing the access construction on the applicant/owner's behalf and recouping the cost from the applicant/owner.

Building / Site

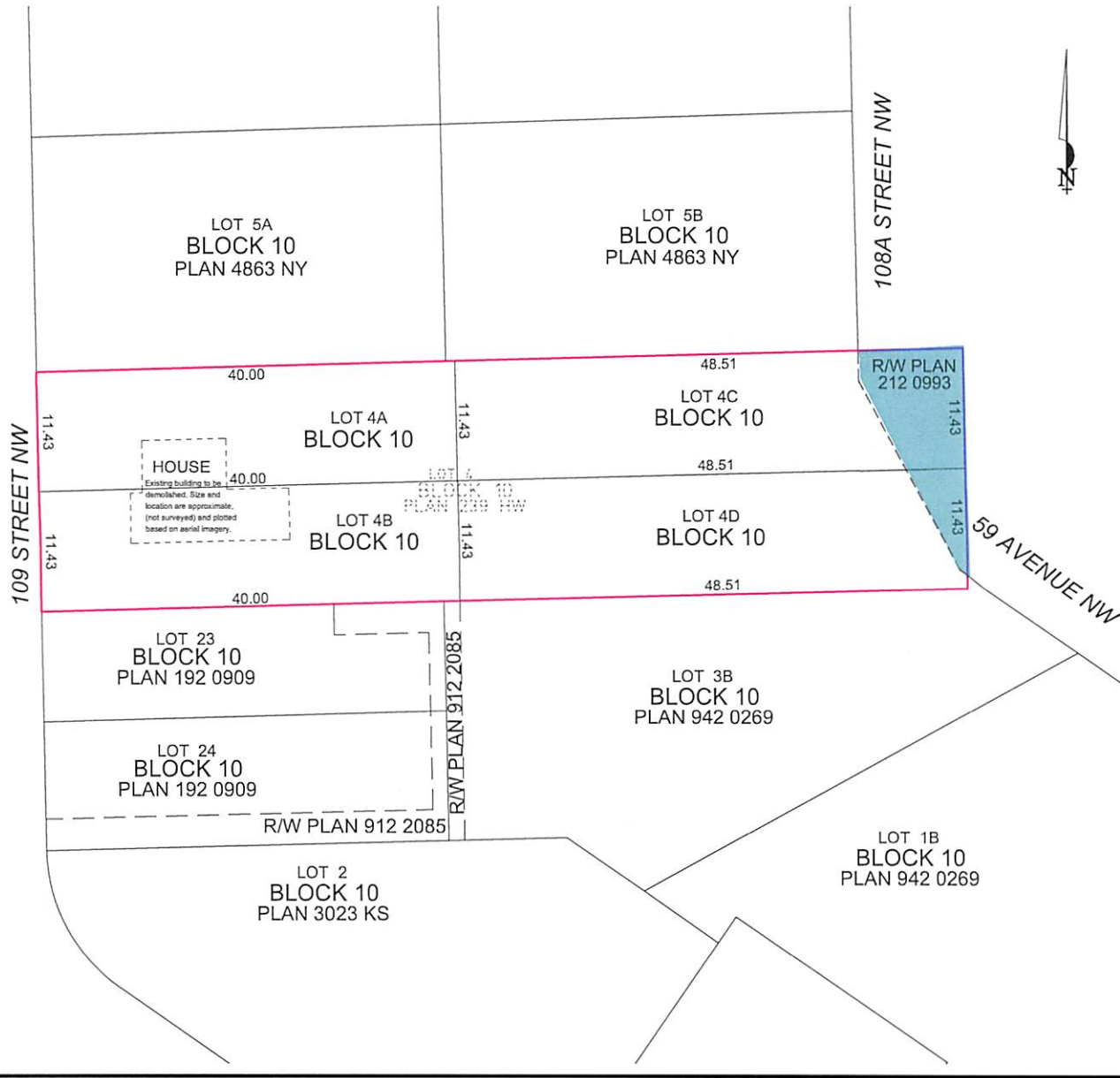
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 (sanitary) enter the proposed subdivision approximately 9.14 m south of the north property line of Lot 4 off 109 Street NW. There are no existing services that enter the property off of 108a 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).

Enclosure II

Dedicate road right of way and remove structures



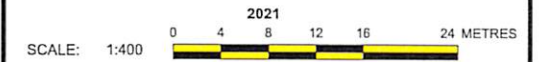
REV. NO.

PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 4, BLOCK 10, PLAN 239 HW
WITHIN THE
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
16704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 62100109T DRAFTED BY: CN CHECKED BY: SM



Subdivision Authority

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

July 22, 2021

File No. LDA16-0592

MR Engineering Ltd.
112 - 1803 91 Street SW
Edmonton, AB T6X 0W8

ATTENTION: Greg Stromsmoe

RE: REVISION of tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS, located south of 135 Avenue NW and east of 124 Street NW; **KENSINGTON**

The application was originally approved on February 16, 2017. This revision shifts the subdivision boundary to the south by approximately 1 m and provides a deflection for the storm sewer.

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #237644873-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

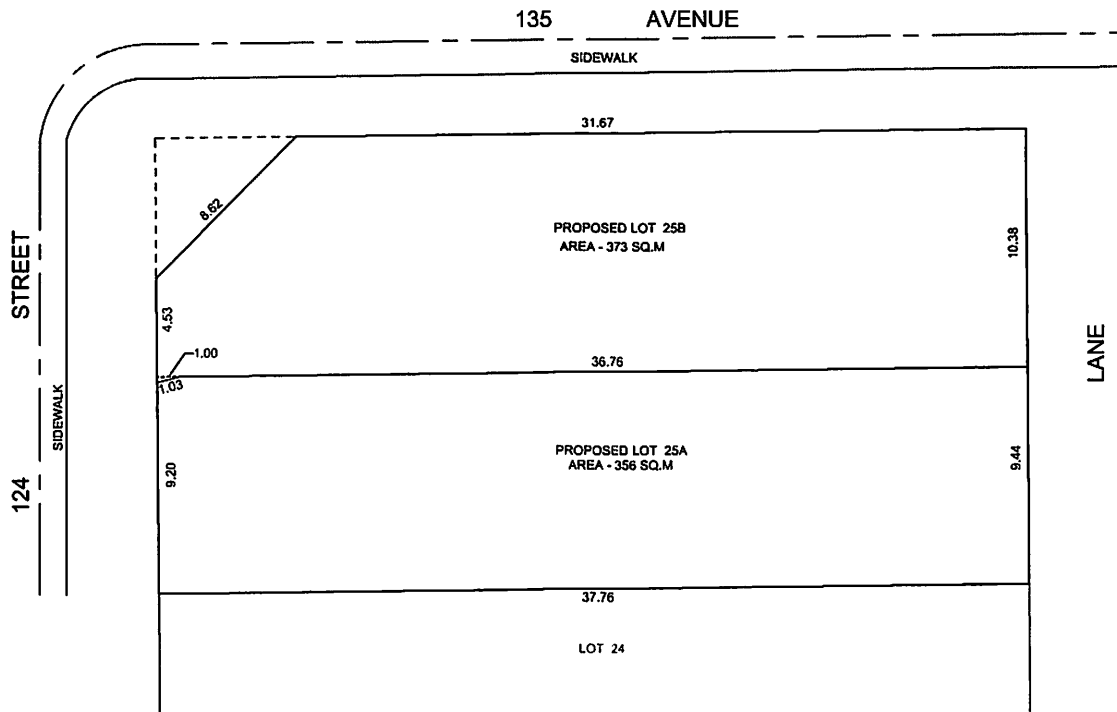
Building / Site

- 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.


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 9.8 m south of the north property line of existing Lot 25 off of the lane. The existing storm service enters the proposed subdivision approximately 9.7 m north of the south property line of existing Lot 25 off 124 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 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 OF SUBDIVISION
LOT 25 BLOCK 8 PLAN 4766KS**



R2 - CHANGED LOT SIZE - JULY 08, 2021
R1 - CHANGED LOT SIZE - JUNE 24, 2021
R0 - ORIGINAL LOT SIZE - MAR 16, 2021

Legal Description: Lot: 25 Block:8 Plan: 4766KS	Scale	Drawing No.	Rev No	Drawn by	Date
	1:250	MULT-RES-2020-007	R2	RB	JULY 08, 2021
Municipal Address: 13439 - 124 STREET , EDMONTON, AB	MR Geomatics & Engineering LTD.				
Builder / Client: MAHHAM SMART HOMES LTD.	#112, 1803-91STREET SW, Edmonton, AB T6X 0W8, Canada. Ph: (780)-807-0016, (587)-709-9181 E-mail : info@mrengineering.ca Web : www.mrengineering.ca				
Title: TENTATIVE PLAN OF SUBDIVISION					



Subdivision Authority

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

July 22, 2021

File No. LDA19-0527

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

ATTENTION: Brad Machon

RE: REVISION of tentative plan of subdivision to create one (1) unit for multiple housing and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624, located north of Orchards Green SW and west of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

The application was originally approved on February 6, 2020. This revision expands the Unit A area (remnant) and reduces the Unit 1 Area.

The Subdivision by Phased Condominium is APPROVED on July 22, 2021, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #346448118-001

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 (\$3,031.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

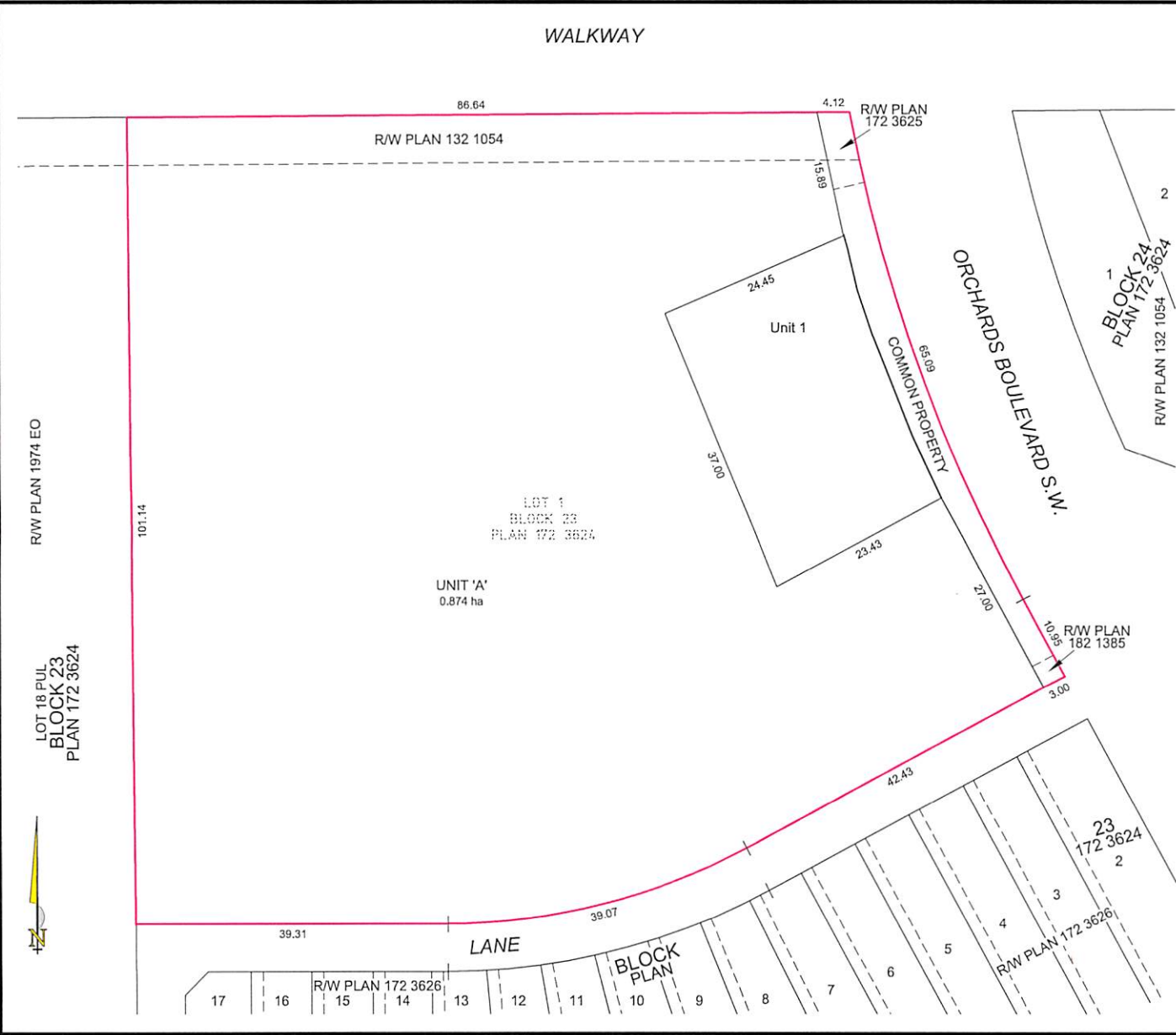
- Upon submission of a Development Permit application, the owner/applicant will be required to ensure that the future access to Orchards Boulevard SW meets current City of Edmonton standards. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium units or remnant units require a revision to be submitted to the Subdivision Authority for approval.

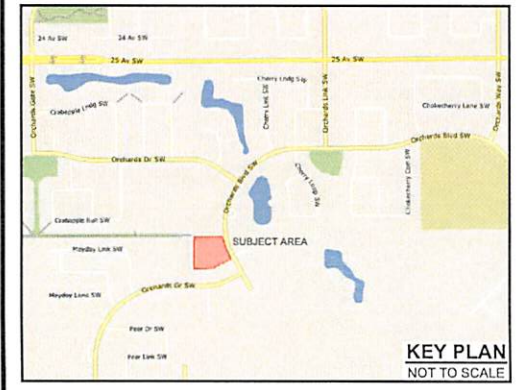
Servicing

- 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).
- All municipal services must enter the site through Common Property.



ORCHARDS LANDING LTD.

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R47.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.986 ha



REV. NO.	DATE	ITEM	BY
1	MAY 27/21	REVISED UNITS	JF
0	NOV, 8/19	ORIGINAL PLAN COMPLETED	ME

THE ORCHARDS AT ELLERSLIE
 TENTATIVE PLAN SHOWING
PHASED CONDOMINIUM DEVELOPMENT
 OF
 LOT 1, BLOCK 23, PLAN 172 3624
 WITHIN THE
 N.W. 1/4 SEC. 15 - TWP. 51 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

2021
 SCALE: 1:500

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

FILE NO.	11900458T	DRAFTED BY:	ME	CHECKED BY:	SM
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0243

WSP
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Audrey Zimmerman

RE: Tentative plan to subdivide the westernmost 15.25 m from Lot 4, Block 7, Plan 192 0698 to consolidate with adjacent Lot 11, Block 7, Plan 212 1383, located north of 93 Avenue SW and east of 135 Street SW; **EDMONTON SOUTH CENTRAL**

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

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

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

Municipal Reserves were previously addressed through the subdivision of NW-26-50-25-W4M. The subdivision was approved by Leduc County under file SD12-020.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #395761198-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

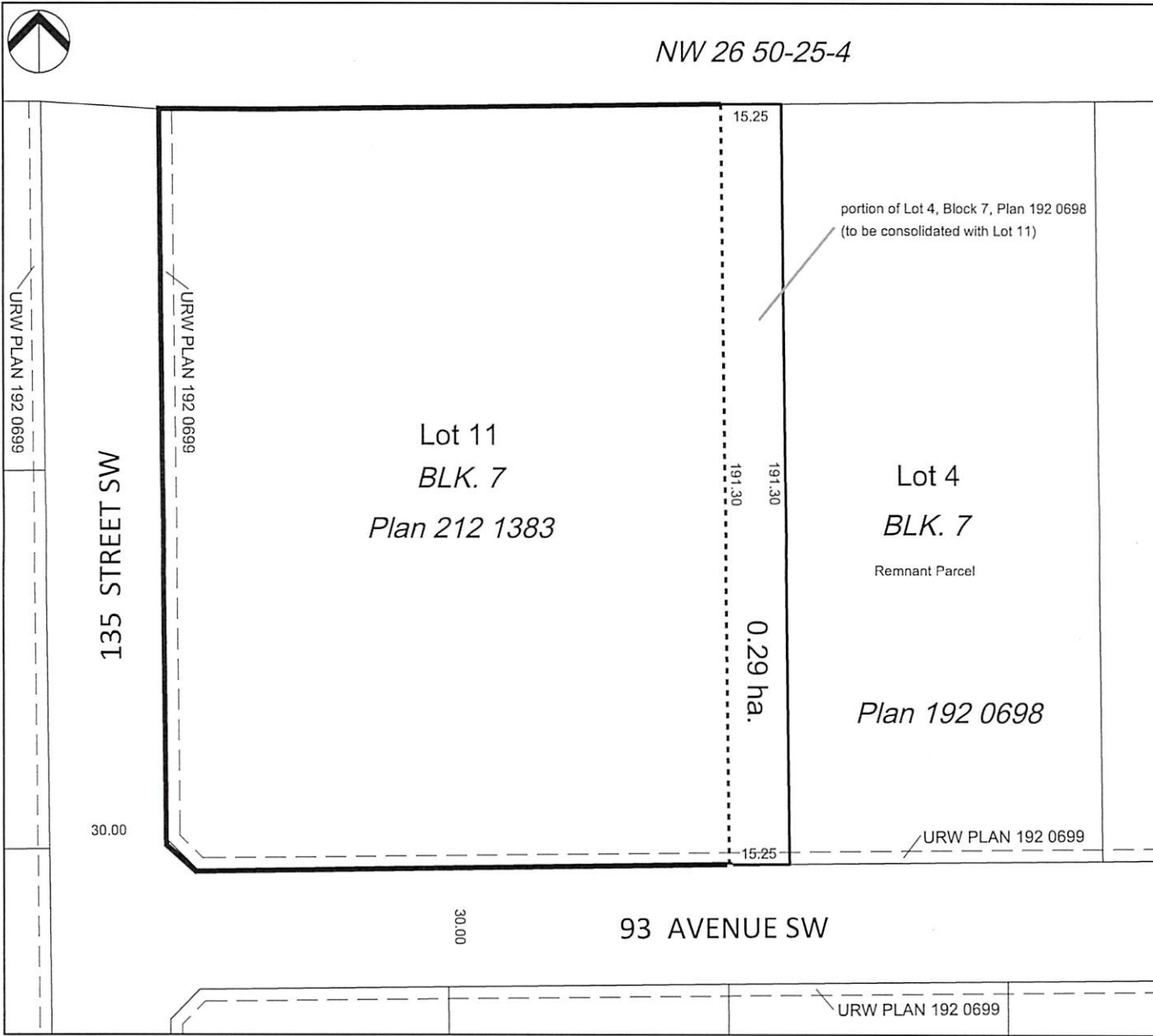
- Arterial Roadway Assessments were previously paid for this site, and therefore are not owed with this subdivision application.

Building / Site

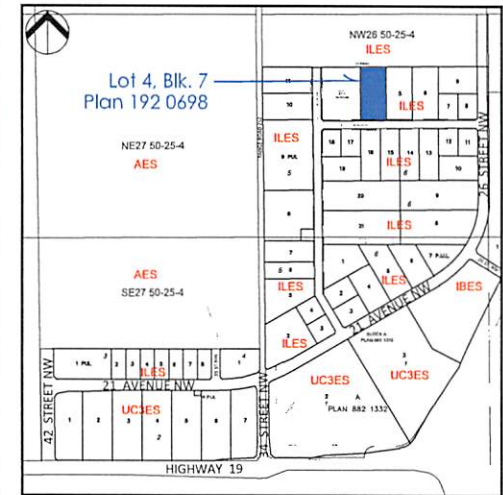
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 Lot 4 approximately 35.76 m east of the west property line of Lot 4 off 93 Avenue SW. The newly consolidated Lot 11 appears to have several service connections. 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).
- The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.
- 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).



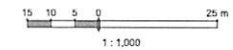
The information on this plan is for informational purposes only and does not constitute a guarantee, warranty, or representation of any kind. It is provided as a guide only and should not be used as a basis for any decision. All dimensions are in metres and decimals thereof.



SHADOW PLAN
N.T.S.

CROSSROADS Stage 1 Re-Subdivision

Tentative Plan showing Proposed Subdivision
and consolidation of Part of
LOT 4, BLOCK 7, PLAN 192 0698
within
EDMONTON, ALBERTA



Area to be re-subdivided shown thus
and is approximately 0.29 hectares of land from Lot 4.
All dimensions are in metres and decimals thereof.

Submission Date: May 13, 2021
Revision Date: July 12, 2021
Project Number: 151-40690-00





Subdivision Authority

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

July 22, 2021

File No. LDA21-0283

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 3, Plan 6258 HW, located south of 97 Avenue NW and west of 79 Street NW;
HOLYROOD

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/ak/Posse #399006369-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- There are existing boulevard trees adjacent to the site on 79 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "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

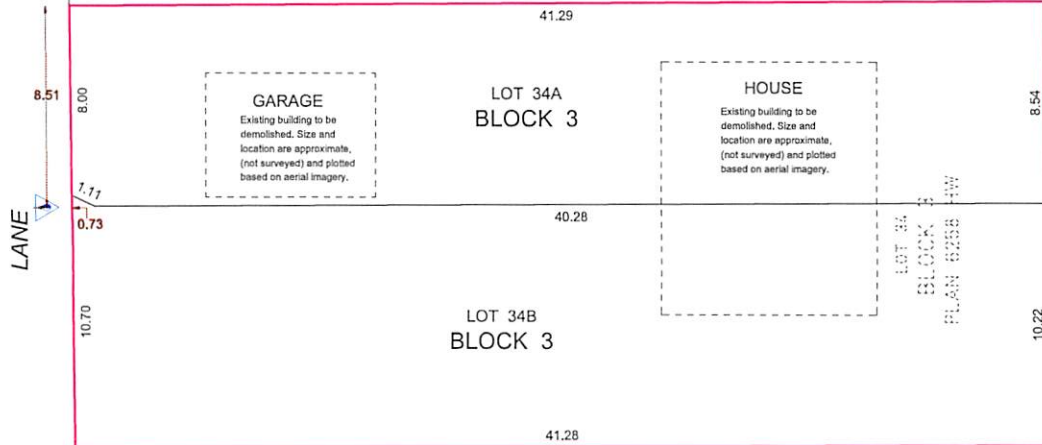
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- The existing services (water and sanitary) enter the proposed subdivision approximately 8.51 m south of the north property line of Lot 34 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment 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).



LOT 33
BLOCK 3
PLAN 6258 HW



CLOSED ROAD
BYLAW CLOSURE 782203528(5405)
BLOCK 3
PLAN 3620AH

RAY STERN HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.077 ha.



REV. NO.	DATE	ITEM	BY
3	JULY 19/21	LOT DEFLECTION	CN
3	JULY 14/21	CC LOCATION	CN
2	JUNE 15/21	LOT SIZE	CN
2	JUNE 9/21	LOT SIZE	CN
1	JUNE 3/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

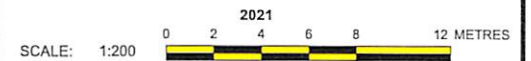
OF

LOT 34, BLOCK 3, PLAN 6258 HW

WITHIN THE

E. 1/4 SEC. 34 - 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.	62100127T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0288

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 1909 HW, located south of 98 Avenue NW and west of 159 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits, 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.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cb/Posse #399133214-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed Lot 15, the existing residential access to 159 Street NW must be removed.

Building / Site

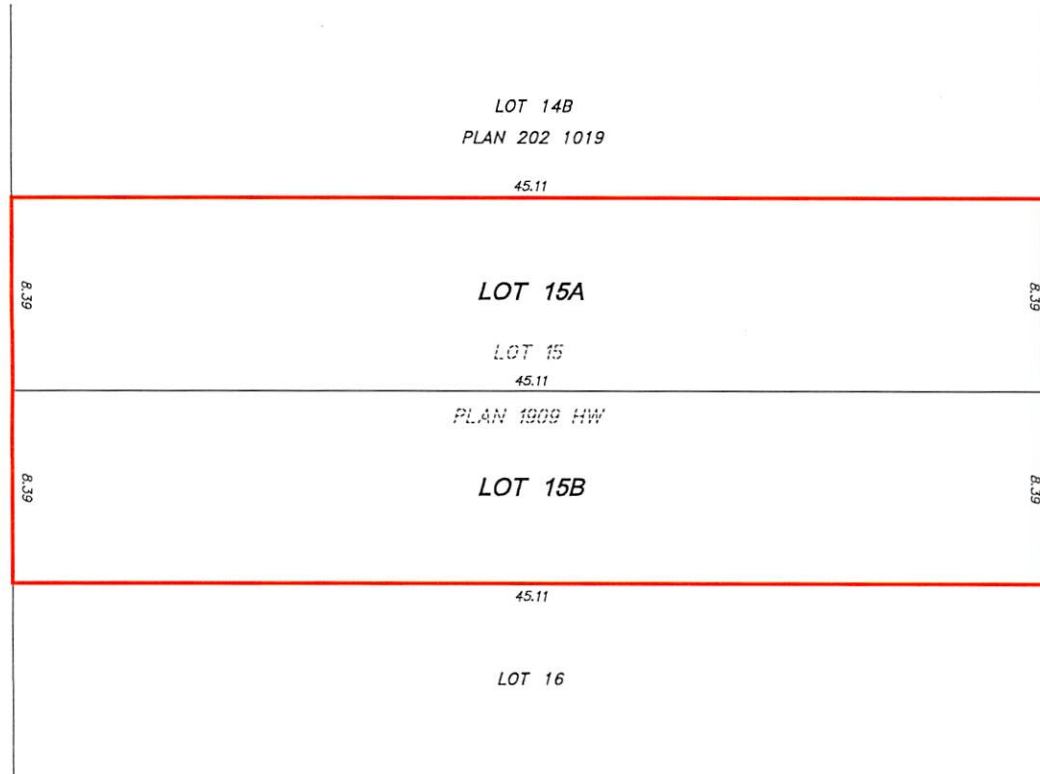
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.6 m south of the north property line of Lot 15 off 159 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. City of Edmonton Standards requires hydrant spacing of 150m for the current zoning. There are no hydrants on adjacent 159 Street. This does not meet the spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- 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).



LANE



159th STREET

LOT: 15 BLOCK: 14 PLAN: 1909 HW

BUILDER/OWNER: A.K. DREAM HOMES

ADDRESS: 9714-159 STREET

SUB.: GLENWOOD

CONTACT: info@albertageo.com

EDMONTON

FILE: E21389

ZONING: RF1

SCALE: 1: 250

NOTES:

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

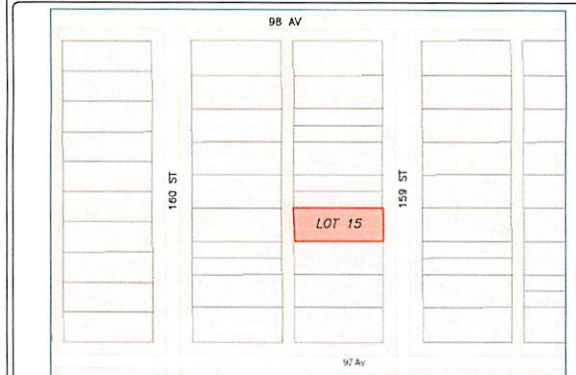
LEGEND:

LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●

CERTIFICATE OF TITLE AREA 0.076 ha

AREA IN PARCEL(S) BEING CREATED 0.076 ha

NUMBER OF PARCEL CREATED 2



TENTATIVE PLAN

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



FIELD BY:

CHECKED BY: P.S.

2021-06-07



Subdivision Authority

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

July 22, 2021

File No. LDA21-0289

Satt Engineering Ltd.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 2, Plan 2831 HW, located south of 80 Avenue NW and west of 115 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and storage shed prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits, 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.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/cb/Posse #399223981-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

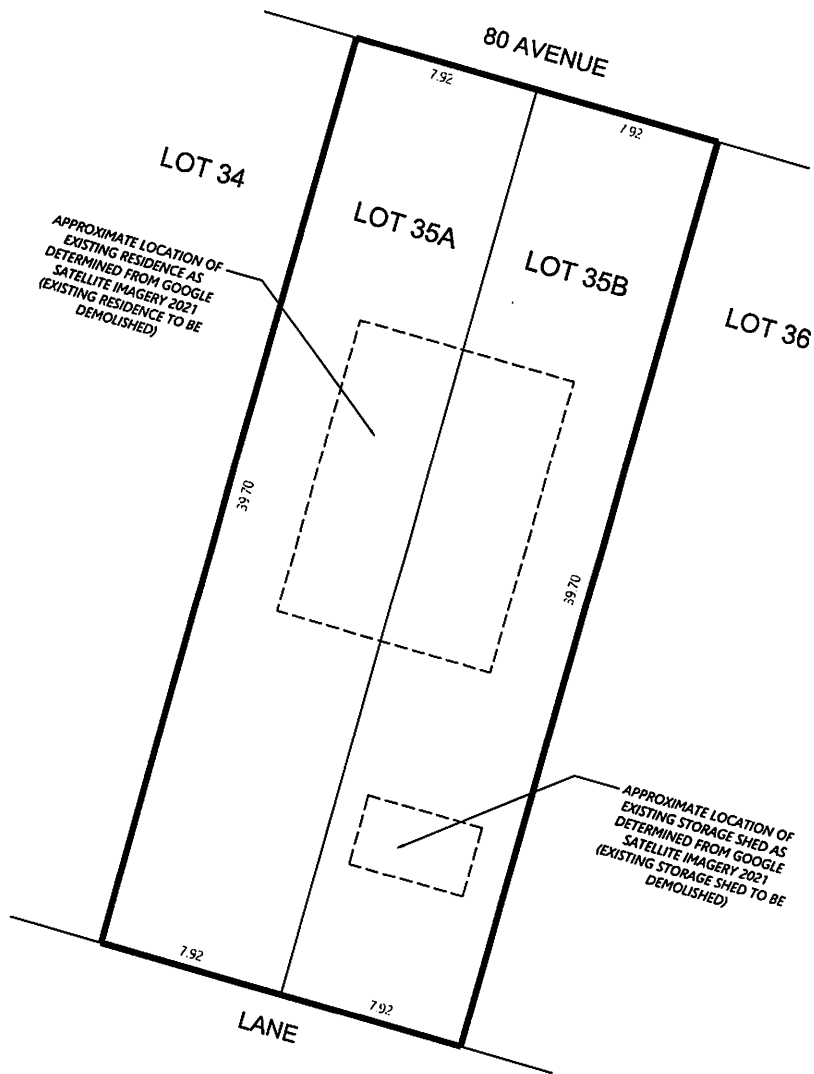
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 6.74 m east of the west property line of Lot 35 off of the lane. The existing storm service enters the proposed subdivision approximately 5.16 m west of the east property line of Lot 35 off 80 Ave 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. City of Edmonton Standards requires hydrant spacing of 150m for the current zoning. Hydrant spacing in the area is approximately 176m and does not meet the spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- 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).

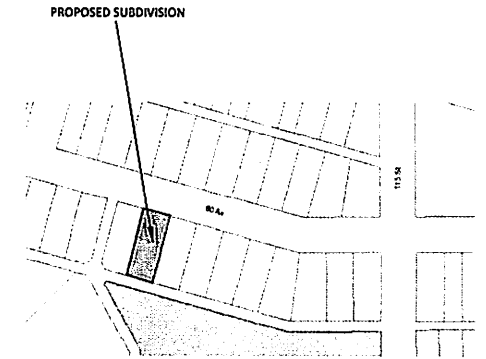


APPROXIMATE LOCATION OF EXISTING RESIDENCE AS DETERMINED FROM GOOGLE SATELLITE IMAGERY 2021 (EXISTING RESIDENCE TO BE DEMOLISHED)

APPROXIMATE LOCATION OF EXISTING STORAGE SHED AS DETERMINED FROM GOOGLE SATELLITE IMAGERY 2021 (EXISTING STORAGE SHED TO BE DEMOLISHED)



TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 35 BLOCK 2, PLAN 2831HW WITHIN
 (S.W. 1/4 SEC.30, TWP.52, RGE. 24 - W. 4th MER.)
 MCKERNAN
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS

AND CONTAINS 0.063 ha



Satt Associates Inc.
Always Striving For Excellence.
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

Job # : SA21-905	Drawn by: DHP	Checked by: AA	R01
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0290

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

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

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

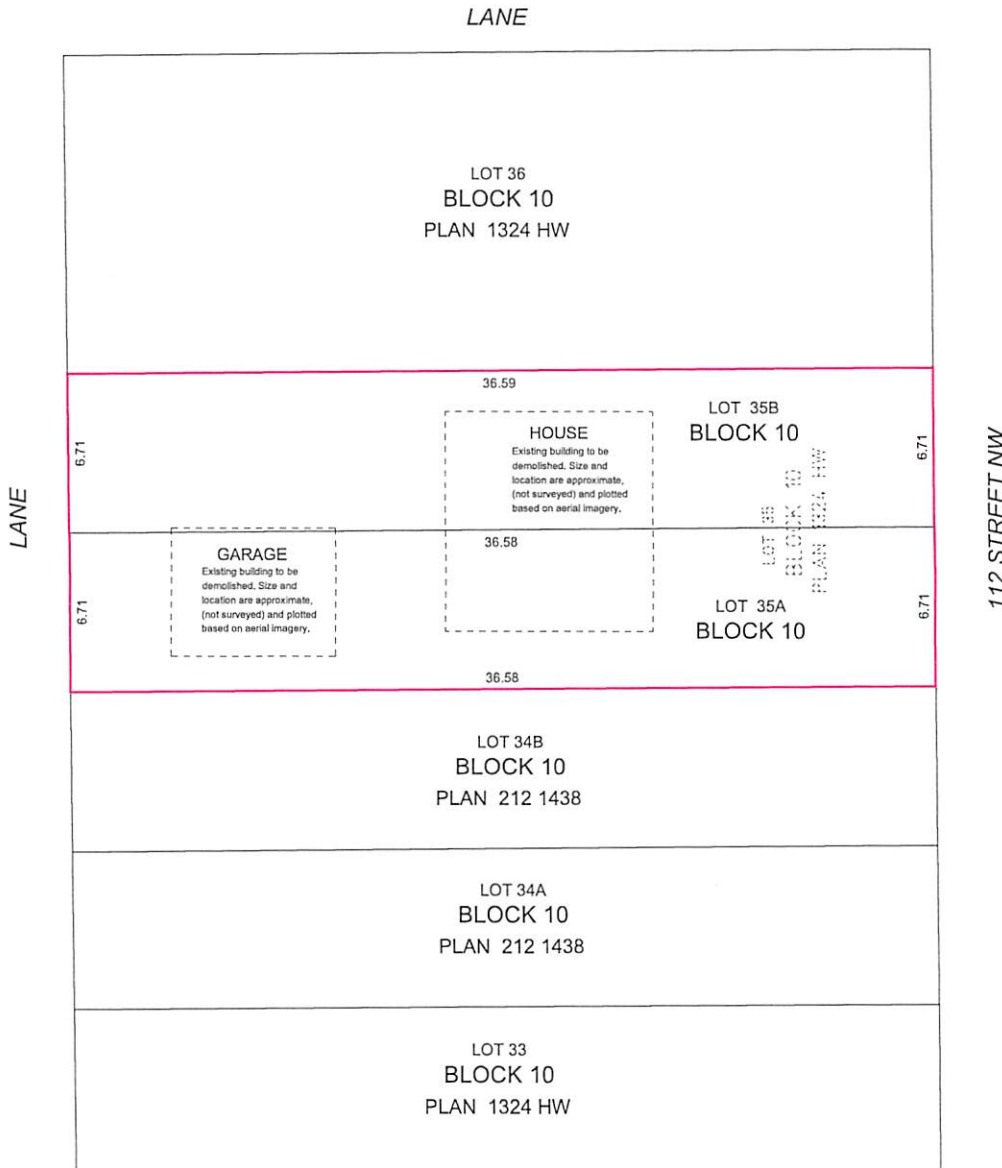
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cb/Posse #399469894-001

Enclosures



GREEN TECH PRO HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFL.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.049 ha.



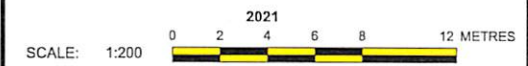
REV. NO.	DATE	ITEM	BY
1	JUNE 9/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

MCKERNAN

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 35, BLOCK 10, PLAN 1324 HW
WITHIN THE
N.E. 1/4 SEC. 19 - 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.	6210021T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

July 22, 2021

File No. LDA21-0296

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan RN 37, located north of 101A Avenue NW and east of 89 Street NW; **RIVERDALE**

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/ak/Posse #399705725-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

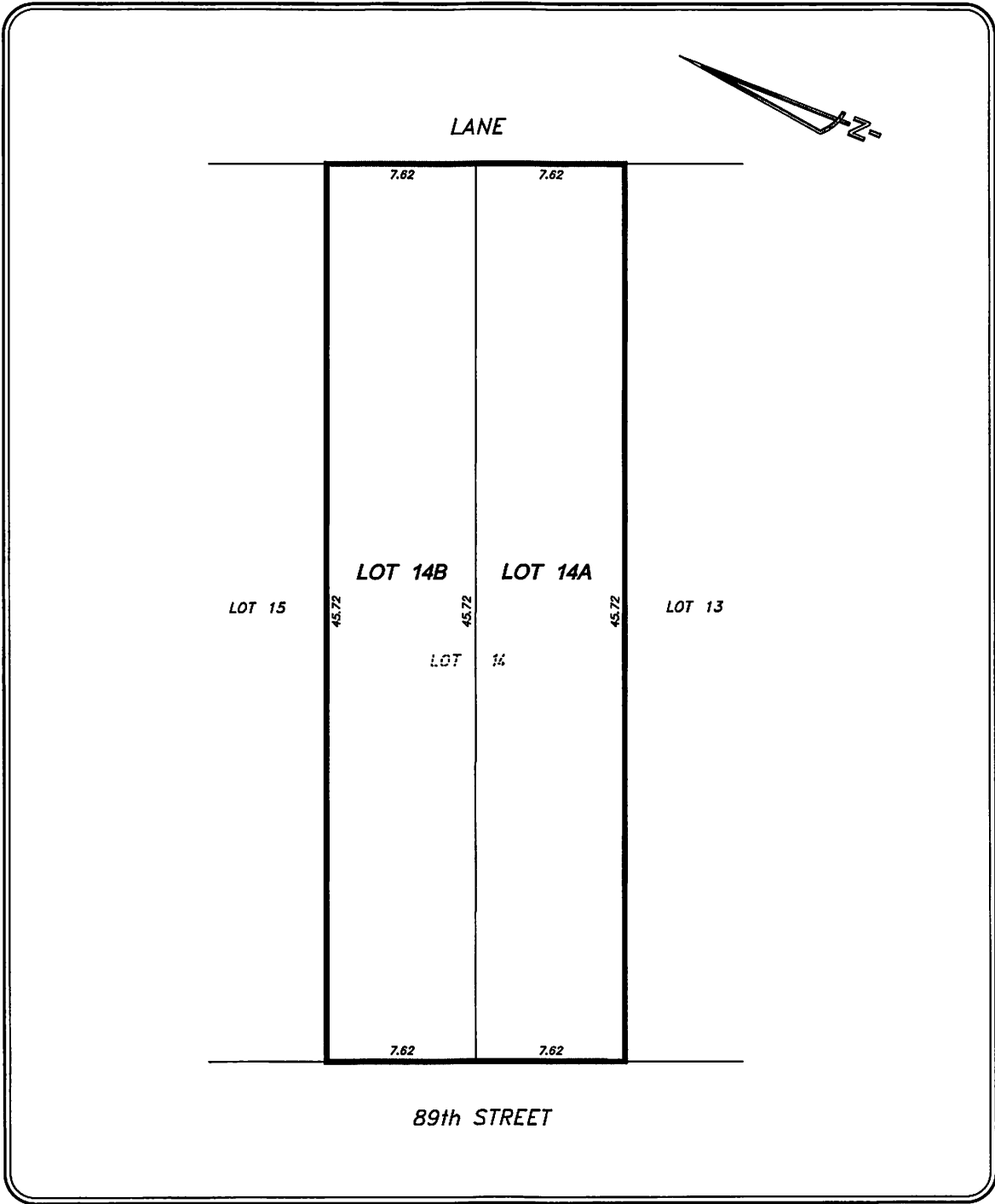
- There are existing boulevard trees adjacent to the site on 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 89 Street NW. Upon redevelopment of proposed Lot 14, the existing residential access to 89 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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 10.12 m north of the south property line of Lot 14 off 89 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

LOT: 14 BLOCK: 3 PLAN: RN 37			
BUILDER/OWNER: TECH VIEW HOMES LTD.			SUB.: RIVERDALE
ADDRESS: 10165-89 STREET			ZONING: RF2
CONTACT: info@albertageo.com			EDMONTON
CERTIFICATE OF TITLE AREA 0.070 ha			
AREA IN PARCEL(S) BEING CREATED 0.070 ha			
NUMBER OF PARCEL CREATED 2			
<p>NOTES:</p> <p>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</p> <p>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.</p> <p>LEGEND:</p> <p>LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●</p>			
FILE: E21475	SCALE 1:250	<p style="text-align: center;">Alberta Geomatics Inc.</p> <p>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</p>	
	DRAWN BY:	CHECKED BY: P.S.	CHECKED BY: 2021-06-15



Subdivision Authority

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

July 22, 2021

File No. LDA21-0299

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 5, Plan 5375 HW, located north of 105 Avenue NW and east of 157th Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits, and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cb/Posse #399586593-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

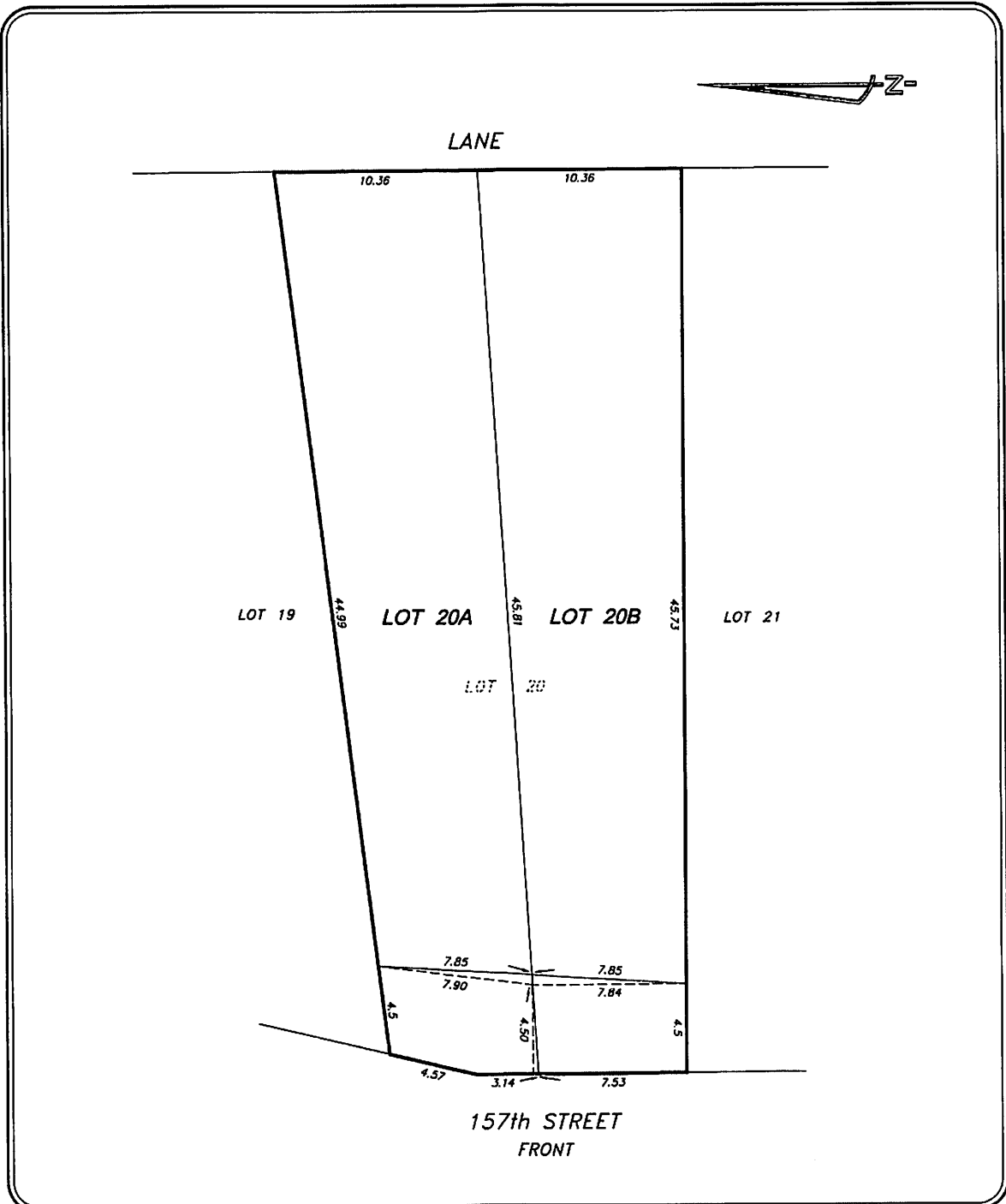
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 157 Street NW. Upon redevelopment of proposed Lot 20, the existing residential access to 157 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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.

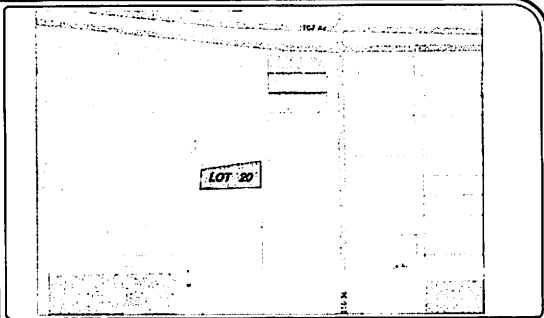
Servicing

- 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 9.14 m north of the south property line of Lot 20 off 157 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 may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

LOT: 20		BLOCK: 5		PLAN: 5375 HW	
BUILDER/OWNER: TECH VIEW HOMES LTD.			SUB.: BRITANNIA YOUNGSTOWN		
ADDRESS: 10545-157 STREET			ZONING: RF1		
CONTACT: info@alberta.com			EDMONTON		
CERTIFICATE OF TITLE AREA		0.081 ha			
AREA IN PARCEL(S) BEING CREATED		0.081 ha			
NUMBER OF PARCEL CREATED		2			



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

LEGEND:
 LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●

Alberta Geomatics Inc.

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

FILE: E21453	SCALE 1:250	DRAWN BY:	CHECKED BY: P.S.
			CHECKED BY: 2021-06-14



Subdivision Authority

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

July 22, 2021

File No. LDA21-0300

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the shared property line of Lots 43 & 44, Block 2, Plan 802 1961, located south of 31 Avenue NW and west of Parsons Road NW; **PARSONS INDUSTRIAL**

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #399831965-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing accesses from 31 Avenue and from Parsons Road. Upon submission of a development permit application the owner/applicant will be required to ensure that the existing accesses meet current City of Edmonton standards and access upgrading may be required.

Building / Site

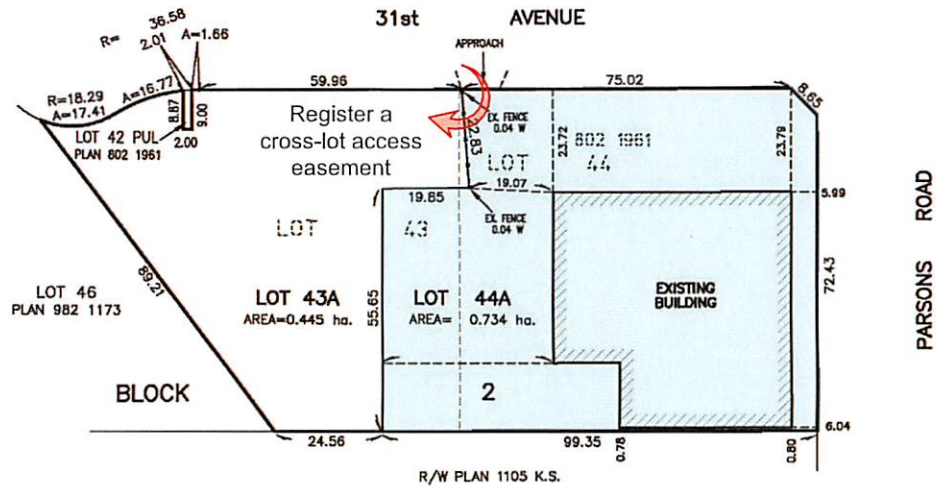
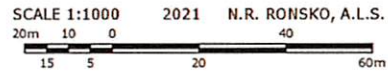
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing water service enters the proposed subdivision approximately 15.5 m west of the west property line of Parsons Road NW off 31 Avenue NW. The existing sanitary service enters the proposed subdivision approximately 20.42 m west of the west property line of Parsons Road NW off 31 Avenue NW. The existing storm service enters the proposed subdivision approximately 3.96 m east of the west property line of existing Lot 44 off 31 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.
- The depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.
- 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
LOTS 43 & 44, BLK.2, PLAN 802 1961
 IN THE
N.W.1/4 SEC.4 TWP.52 RGE.24 W. 4M.
EDMONTON, ALBERTA



NOTES:

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



Enclosure II
 FILE: LDA21-0300



Subdivision Authority

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

July 22, 2021

File No. LDA21-0308

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 29, Block 4, Plan 5508 MC, and is located north of Marlboro Road NW; **WESTBROOK ESTATES**

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/ak/Posse #390017434-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to Marlboro Road NW. Upon redevelopment of proposed Lot 29, the existing residential access to Marlboro Road NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.


Building / Site

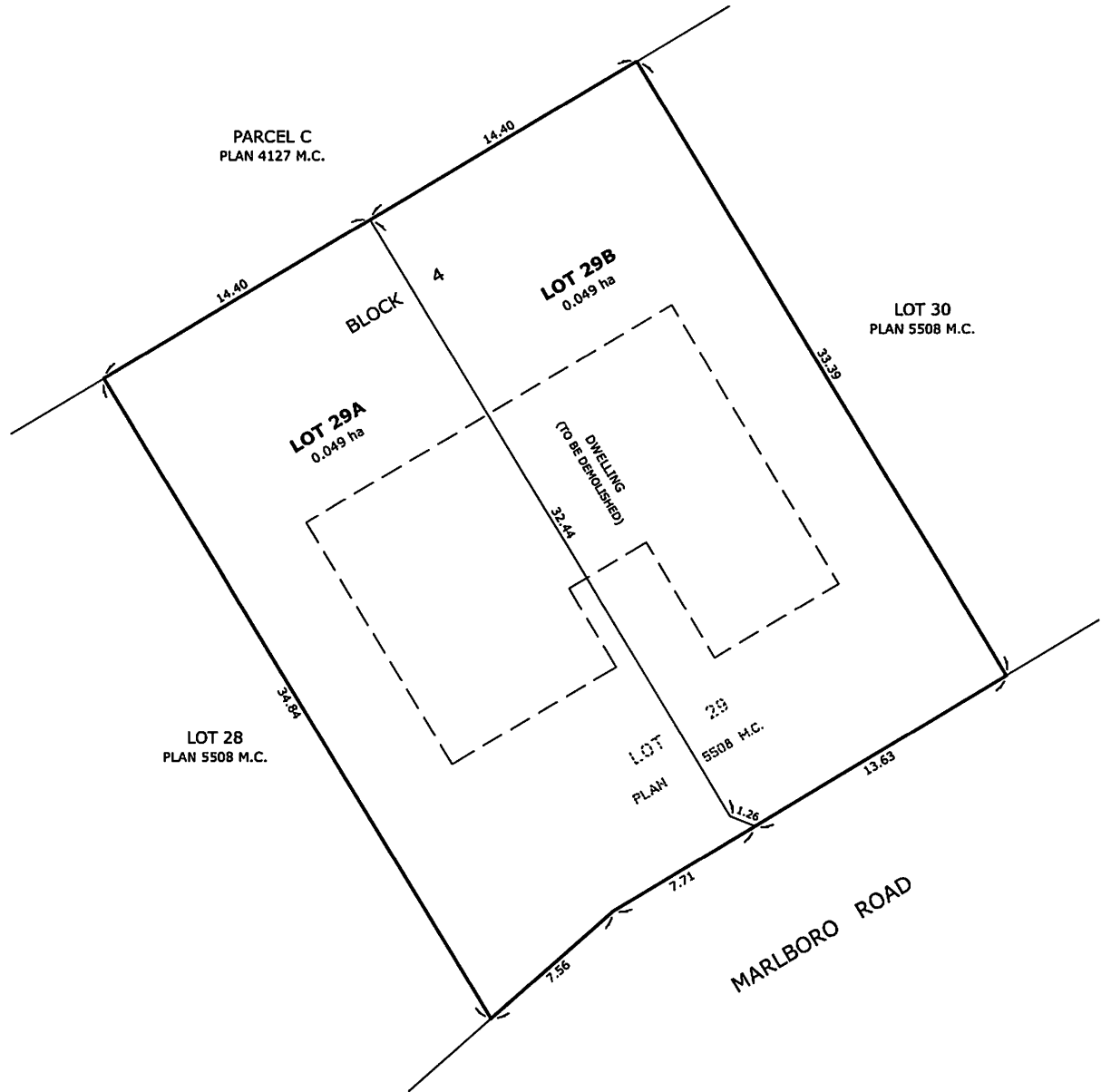
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 14.33 east of the west property line of Lot 29 off Marlboro Road NW. The existing storm service enters the proposed subdivision approximately 14.33 m east of the west property line of Lot 29 off Marlboro Road 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 SUBDIVISION OF
LOT 29, BLOCK 4, PLAN 5508 M.C.
 IN THE
S.W.1/4 SEC.12 TWP.52 RGE.25 W. 4M.
EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.




NOTES:

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



HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
 Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	FEB. 23, 2021	REVISED:	JUL. 19, 2021
DRAWING	21S0117	FILE NO.	21S0117T



Subdivision Authority

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

July 22, 2021

File No. LDA21-0310

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 20, Plan RN76, located south of 121 Avenue NW and east of 89 Street NW; **EASTWOOD**

The Subdivision by Plan is APPROVED on July 22, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed Lot 9A; 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.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cp/Posse #400279867-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #391773923).
- There is an existing boulevard tree adjacent to the site on 89 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

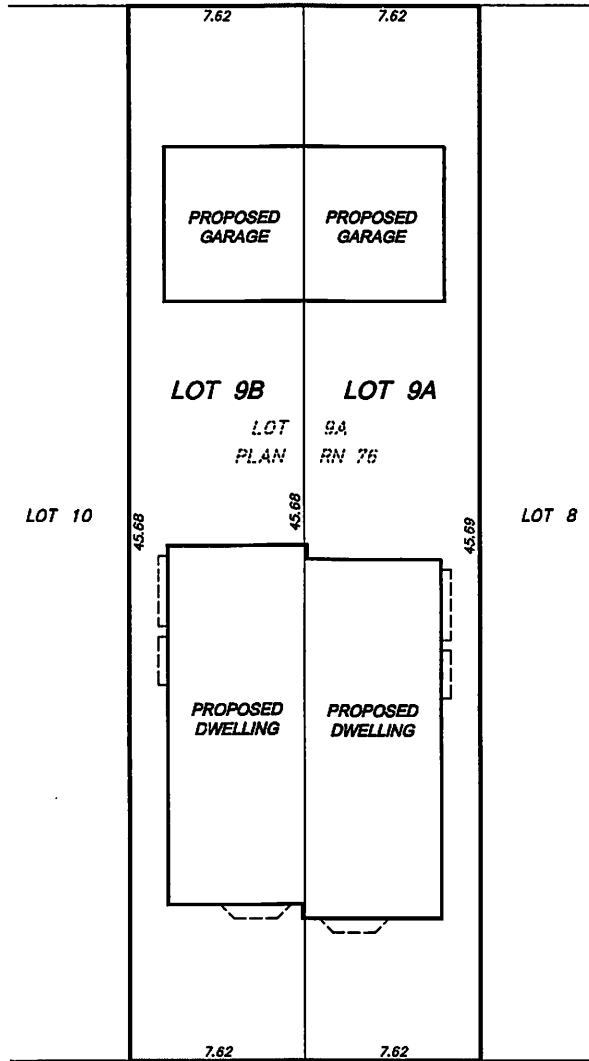
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 8.8 m north of the south property line of existing Lot 9 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).



LANE

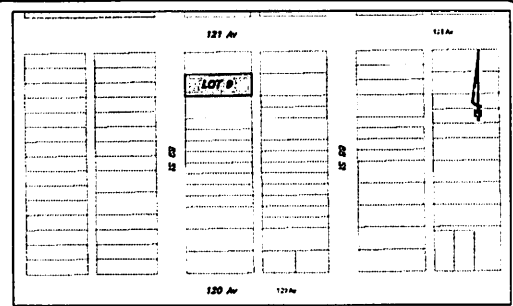


89th STREET
FRONT

No.	DRAFTED BY	DATE	DESCRIPTION
1	DS	2021-06-21	Original drafting date

TENTATIVE PLAN

LOT: 9	BLOCK: 20	PLAN: RN 76
BUILDER/OWNER: TECH VIEW HOMES LTD.	SUB: EASTWOOD	
ADDRESS: 12041-89 STREET NW	ZONING: RF3	
CONTACT: info@albertageo.com	EDMONTON	
CERTIFICATE OF TITLE AREA	0.070 ha	
AREA IN PARCEL(S) BEING CREATED	0.070 ha	
NUMBER OF PARCEL CREATED	2	



NOTES:
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 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
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 OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●

Alberta Geomatics Inc.

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



Subdivision Authority

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

July 22, 2021

File No. LDA21-0311

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 17, Plan RN 64 , located north of 120 Avenue NW and west of 125 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is **APPROVED** on July 22, 2021, subject to the following condition:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cp/Posse #400320740-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 125 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.36 m north of the south property line of existing Lot 5 off of the lané. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 5, BLK.17, PLAN RN64

IN THE

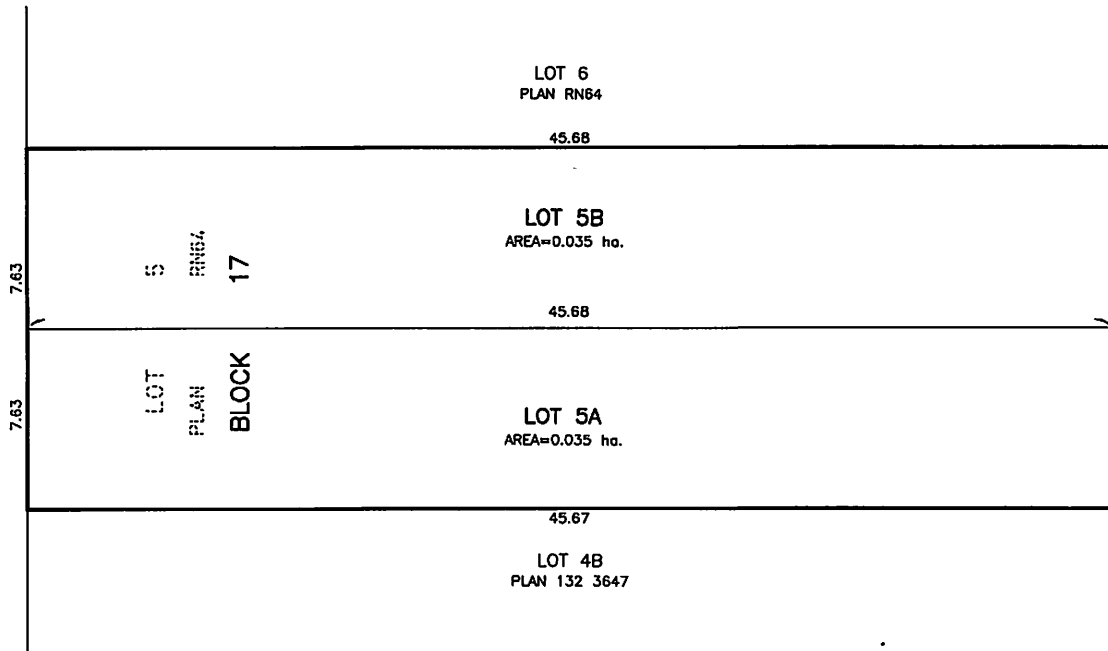
S.W.1/4 SEC.18 TWP.53 RGE.24 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.



LANE



125th STREET

TO 121st AVENUE

NOTES:

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



HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	JUNE 21, 2021	REVISED:	--
DRAWING	21S0457T	FILE NO.	21S0457

Thursday, July 15, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 28

PRESENT Tammy Niina, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Tammy Niina

That the Subdivision Authority Agenda for the July 15, 2021 meeting be adopted.

FOR THE MOTION

Tammy Niina

CARRIED

2. ADOPTION OF MINUTES

MOVED

Tammy Niina

That the Subdivision Authority Minutes for the July 8, 2021 meeting be adopted.

FOR THE MOTION

Tammy Niina

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA21-0145
388362009-001

Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NW and north of 167 Avenue NE; **MARQUIS**

MOVED

Tammy Niina

That the application for subdivision be Approved.

FOR THE MOTION

Tammy Niina

CARRIED

2. LDA21-0192
388583841-001

Tentative plan of subdivision to create 11 single detached residential lots and 45 row housing lots, from Lot 3, Block 1, Plan 022 4568 and Lot 2, Block 1, Plan 022 4568, located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

MOVED

Tammy Niina

That the application for subdivision be Approved.

FOR THE MOTION

Tammy Niina

CARRIED

3.	LDA21-0153 386955119-001	Tentative plan of subdivision to create one (1) rural residential lot from Lot 4, Block 4, Plan 752 1598, located east of 231 Street (Winterburn Road) NW and south of 120 Avenue NW; KINGLET GARDENS
MOVED		Tammy Niina That the application for subdivision be Refused.
FOR THE MOTION		Tammy Niina CARRIED
4.	LDA21-0224 395044284-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 23, Plan 3875 P, located north of 108 Avenue NW and west of 128 Street NW; WESTMOUNT
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
5.	LDA21-0233 395189536-001	Tentative plan of subdivision to create three (3) additional single detached residential lots from Lot 4, Block 10, Plan 239HW, located north of 58 Avenue NW and east of 109 Street NW; PLEASANTVIEW
MOVED		Tammy Niina That the application for subdivision be Tabled.
FOR THE MOTION		Tammy Niina CARRIED
6.	LDA21-0242 395696483-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block B, Plan 1488 HW, located south of 94 Avenue NW and west of 89 Street NW; STRATHEARN
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
7.	LDA21-0250 387568062-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 8, Plan 172 0764, located north of 137 Avenue NW and west of 164 Street NW; MISTATIM INDUSTRIAL
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
8.	LDA21-0261 384479730-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8A, Plan 1131 HW, located south of 104 Avenue NW and west of 146 Street NW; GROVENOR
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED

9.	LDA21-0262 385565287-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 1&2, Block 6, Plan RN60, located north of 113 Avenue NW and west of 128 Street SW; INGLEWOOD
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
10.	LDA21-0269 327940225-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 14, Plan 2306 HW, located north of 70 Avenue NW and west of 97 Street NW; HAZELDEAN
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
11.	LDA21-0273 398083127-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 20, Plan 8661 T, located south of 128 Avenue NW and west of 123 Street NW; CALDER
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
12.	LDA21-0276 398689818-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot D, Block O, Plan 5954 HW, located south of 89 Avenue NW and east of 89 Street NW; BONNIE DOON
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
13.	LDA21-0280 398954072-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 1, Plan 6054 HW, located north of 91 Avenue NW and east of 143 Street NW; PARKVIEW
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED
14.	LDA21-0281 394967297-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 31, Plan 743 HW, located south of 75 Avenue NW and west of 109 Street NW; MCKERNAN
MOVED		Tammy Niina That the application for subdivision be Approved.
FOR THE MOTION		Tammy Niina CARRIED

15.	LDA21-0282 398492275-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 27, Plan RN46, located north of 115 Avenue NW and west of 124 Street NW; INGLEWOOD	
MOVED		Tammy Niina That the application for subdivision be Approved.	
FOR THE MOTION		Tammy Niina	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:17 a.m.		