

Thursday, November 1, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 44

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the November 1, 2018 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the October 25, 2018 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA18-0471
289523152-001 | Tentative plan of subdivision to create 26 single detached residential lots from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; WALKER |
| 2. | LDA18-0473
289524495-001 | Tentative plan of subdivision to create 31 single detached residential lots from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; WALKER |
| 3. | LDA18-0105
275258147-001 | REVISION of conditionally approved tentative plan of subdivision to create 49 single detached residential lots and one (1) Municipal Reserve lot, from a portion of roadway to be closed and the NE 22-51-25-W4M located south of Rabbit Hill Road SW and west of 156 Street SW; GLENRIDGING RAVINE |
| 4. | LDA18-0060
271744700-001 | Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 27A, Block 36, Plan 052 5220, located south of 112 Avenue NW and east of 55 Street NW; HIGHLANDS |
| 5. | LDA18-0513
291804992-001 | Tentative plan of subdivision to create separate titles for a semi-detached from Lot A, Block 4, Plan 244 HW, located south of 80 Avenue NW and east of 115 Street NW; MCKERNAN |
| 6. | LDA18-0522
291912436-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 121, Plan 2804 AF, located west of Wellington Crescent NW and south of 102 Avenue NW; GLENORA |
| 7. | LDA18-0556
292861209-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 37, Plan 2591 NY, located south of 99 Avenue NW and west of 152 Street NW; WEST JASPER PLACE |

8.	LDA18-0560 293145640-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 45, Plan 124 MC, located north of 118 Avenue NW and east of 54 Street NW; NEWTON
9.	LDA18-0570 293742458-001	Tentative plan of subdivision to to create one (1) additional single detached residential lot from Lot 9, Block 33, Plan RN 94, located south of 123 Avenue NW and east of 89 Street NW; DELTON
5.	OTHER BUSINESS	



November 1, 2018

File No. LDA18-0471

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

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 26 single detached residential lots from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; **WALKER**

I The Subdivision by Plan is APPROVED on November 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA16-0573 be registered prior to or concurrent with this application the logical extension of roadway connections;
4. that LDA18-0479 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.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for the south half of the SE 23-51-24-W4M was addressed by dedication of a MR lot and the registration of a Deferred Reserve Caveat (DRC) with LDA14-0553. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #289523152-001

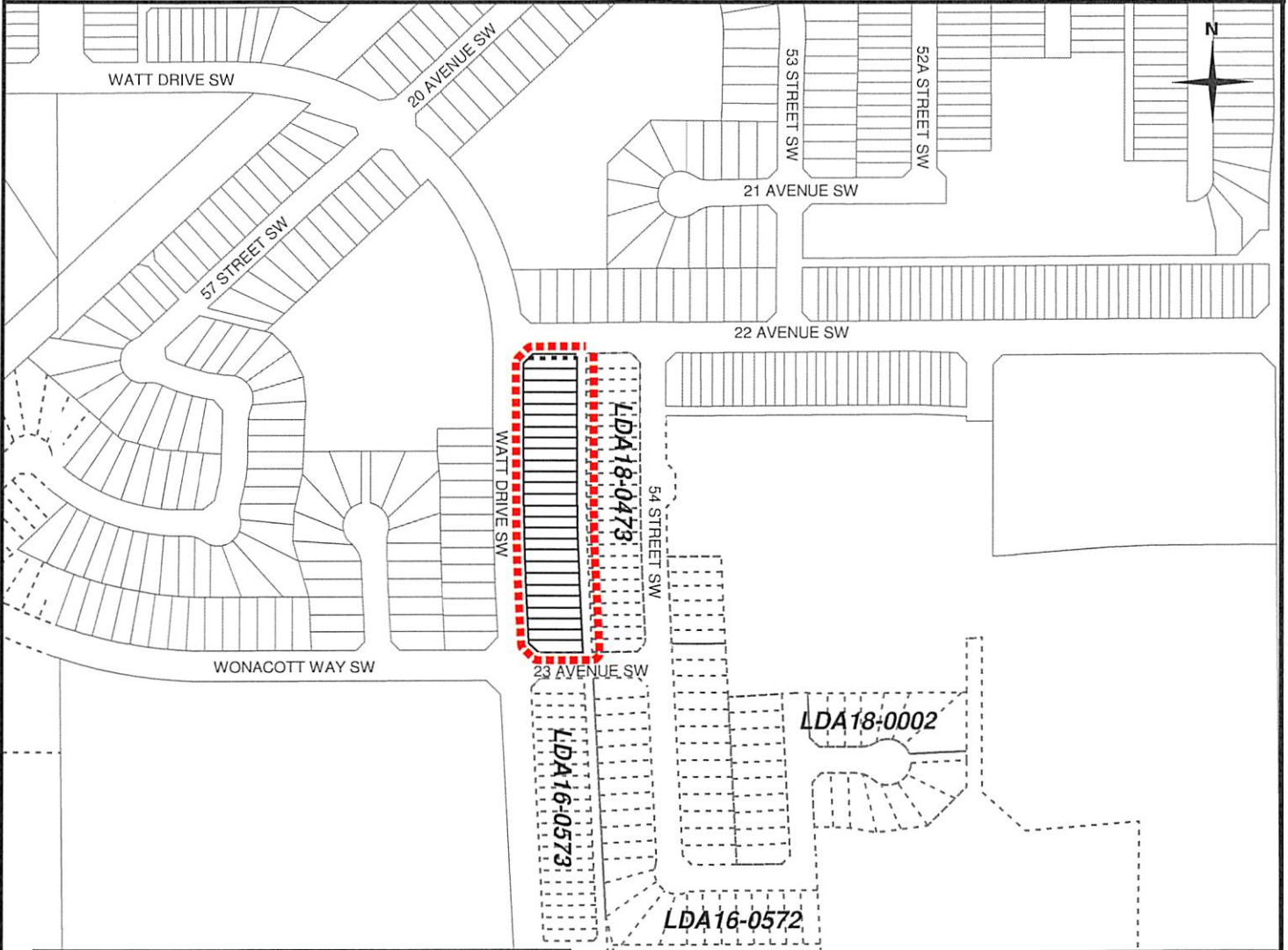
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

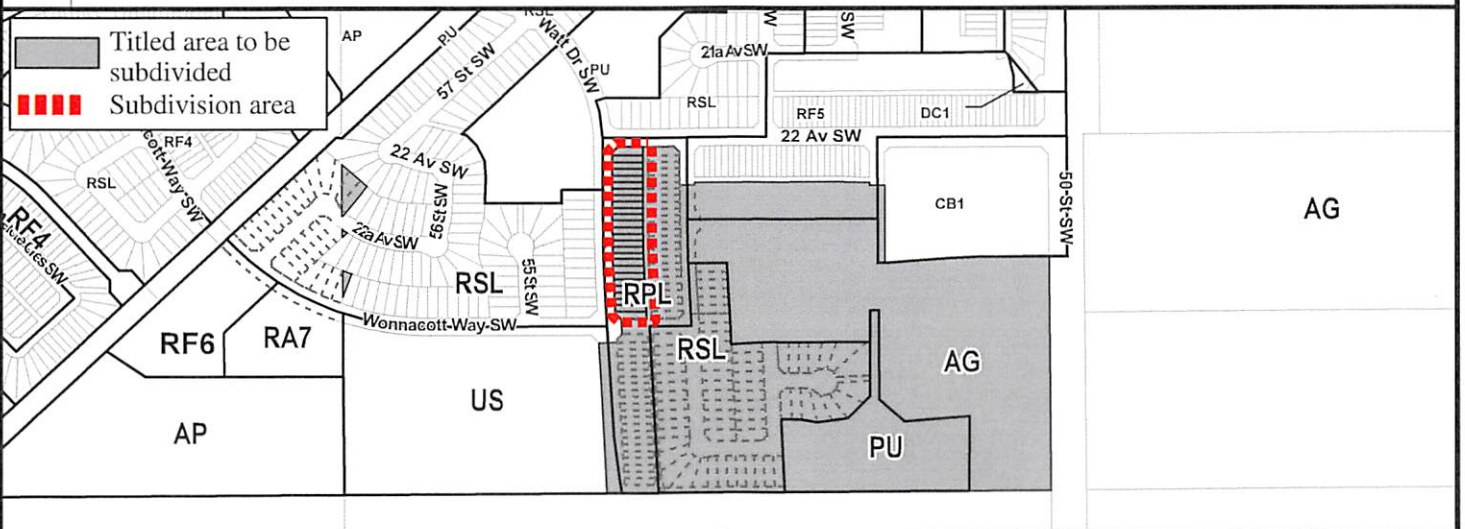
November 1, 2018

LDA18-0471

- ▄▄▄▄ Limit of proposed subdivision
- ■ ■ 1.8 m uniform screen fence as per Zoning Bylaw



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





November 1, 2018

File No. LDA18-0473

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

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 31 single detached residential lots from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; **WALKER**

I The Subdivision by Plan is APPROVED on November 1, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA16-0572, LDA16-0573, and LDA18-0471 be registered prior to or concurrent with this application the logical extension of roadway connections and underground utilities;
4. that LDA18-0479 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.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the south half of the SE 23-51-24-W4M was addressed by dedication of a MR lot and the registration of a Deferred Reserve Caveat (DRC) with LDA14-0553. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #289524495-001

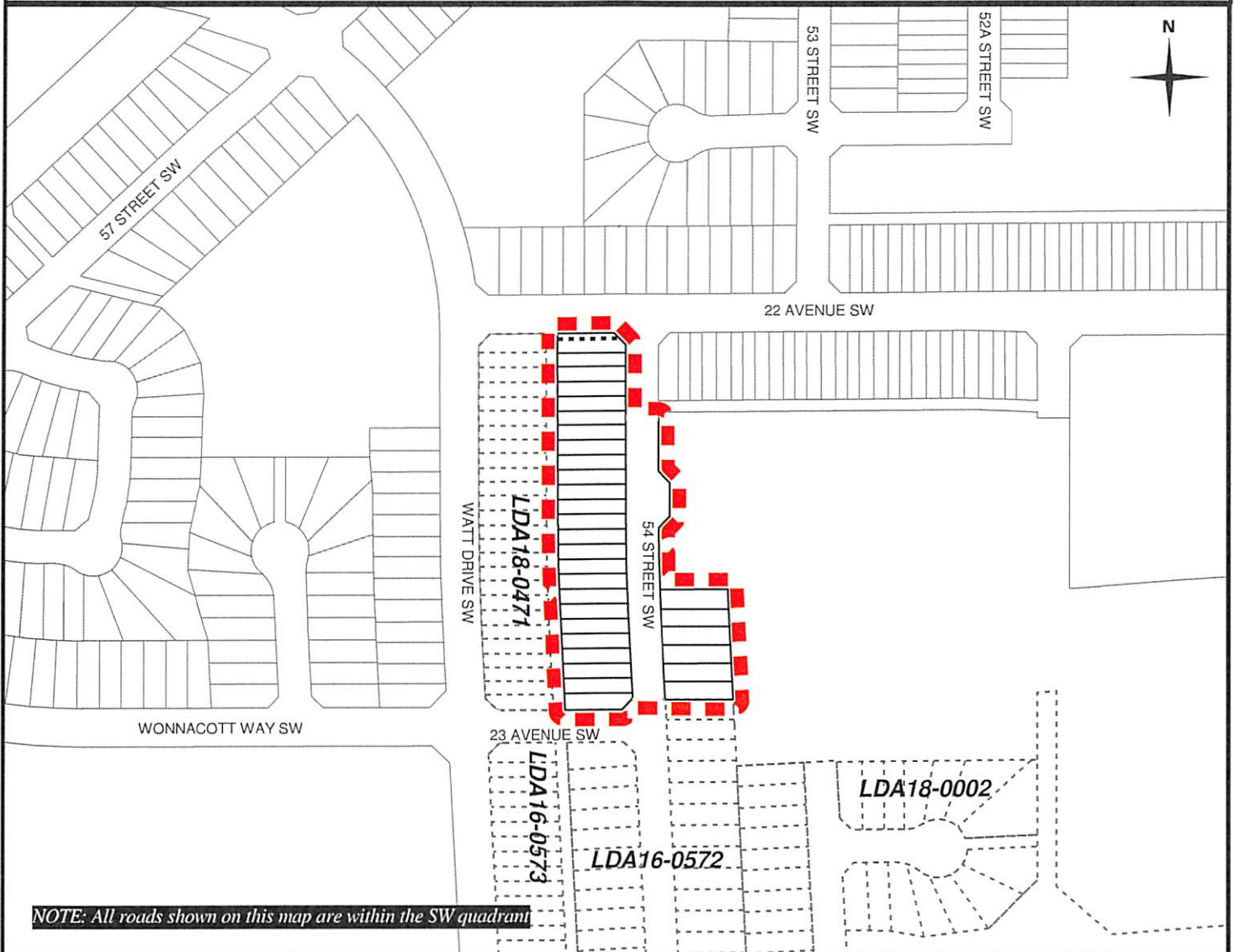
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

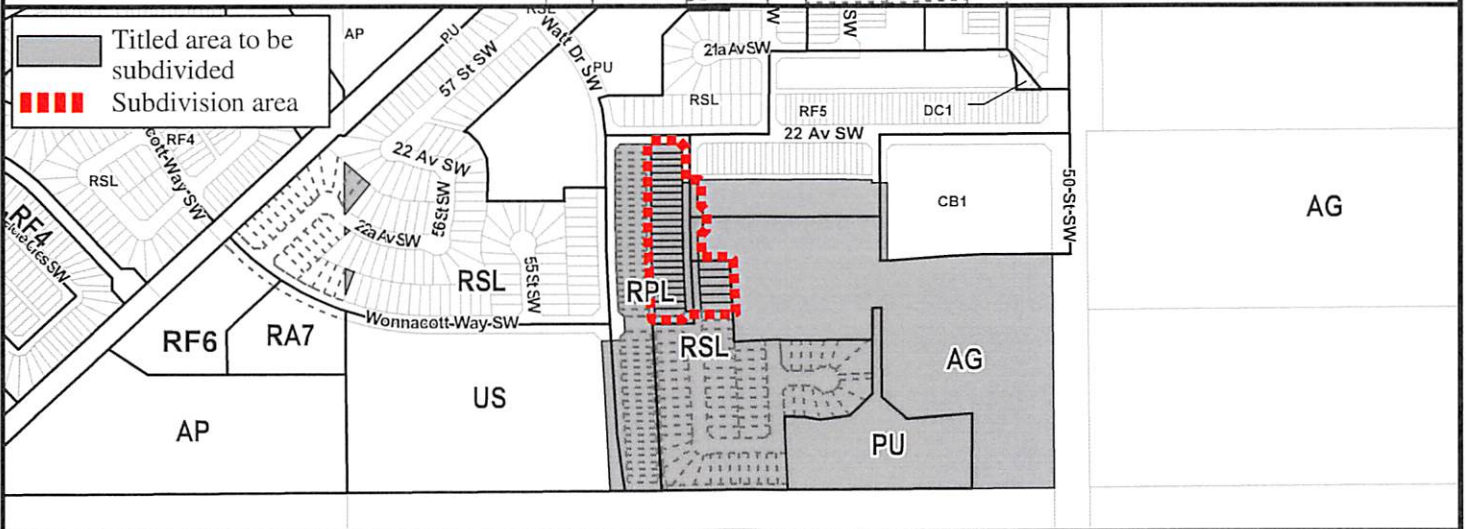
November 1, 2018

LDA18-0473

- ▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬ 1.8 m uniform screen fence as per Zoning Bylaw



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





November 1, 2018

File No. LDA18-0105

Stantec Consulting
10160 112 Street NW
Edmonton AB T5K 2L6

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 49 single detached residential lots and one (1) Municipal Reserve lot, from a portion of roadway to be closed and the NE 22-51-25-W4M located south of Rabbit Hill Road SW and west of 156 Street SW;
GLENRIDGING RAVINE

The application has been revised by removing the emergency access walkway in the southeast corner of the subdivision. Road right of way has been increased on Rabbit Hill Road SW to accommodate a future right turn bay that will be necessary when the multi family site to the north is developed.

I The Subdivision by Plan is APPROVED on November 1, 2018, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.12 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the lot identified be withheld from registration until the temporary 4 m emergency access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA17-0721 be registered prior to or concurrent with this application for the logical extension of roadway connections and underground utilities;
7. that LDA17-0430 to close 156 Street SW shall be approved prior to the endorsement of this plan of survey;

8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 156 Street SW and 13A Avenue SW to an approved complete streets cross section, if deemed necessary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a noise attenuation fence contained wholly within private property, in as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto or flanking Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

12. that the owner is responsible for the landscape design and construction within the Reserve lot and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 22-51-25-W4M in the amount of 0.12 ha is being provided by dedication with this subdivision.

Subsequent to MR dedication, and the addition of land from the road closure area, the existing Deferred Reserve Caveat (DRC) for the NE 22-51-25-W4M will be adjusted accordingly, with the balance to carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority











BM/mb/Posse #275258147-001

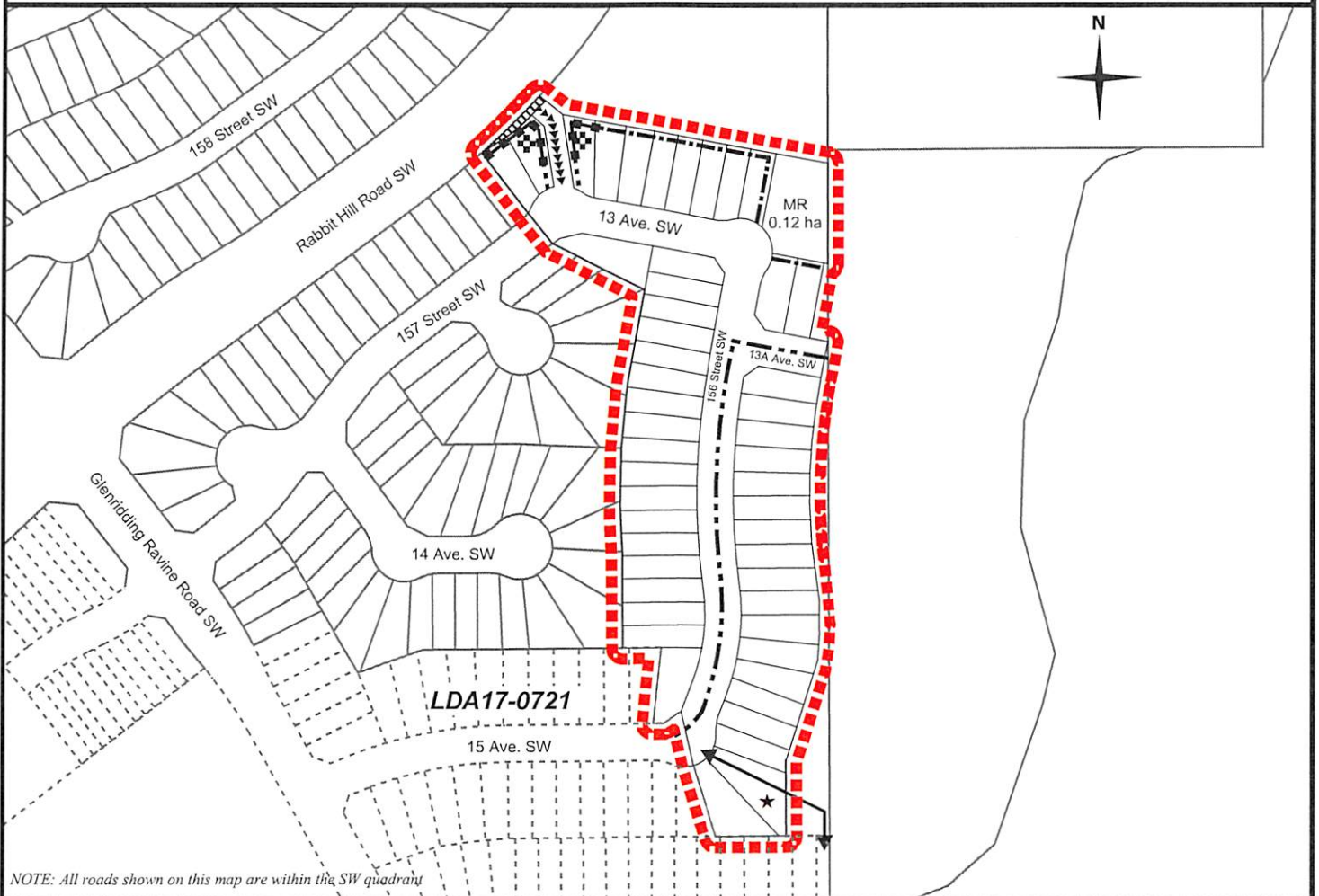
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

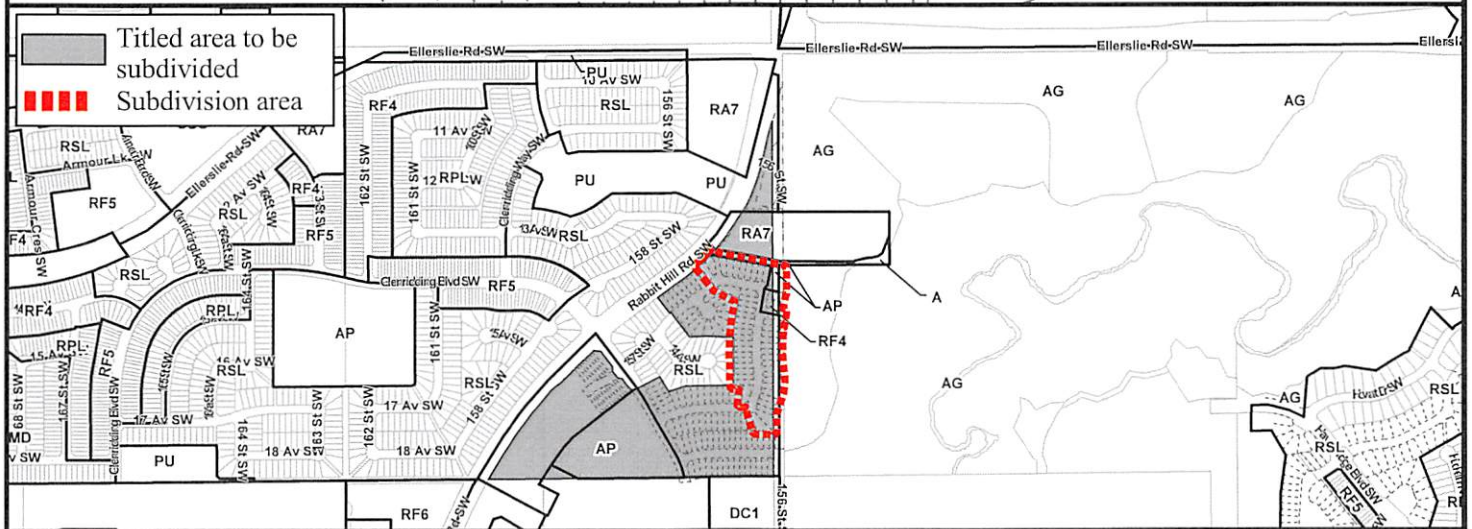
November 1, 2018

LDA 18-0105

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  Complete streets design and cross section (if necessary)
-  Dedicate as road right of way
-  Noise attenuation fence
-  1.5 m concrete sidewalk
-  Temporary 4 m emergency access
-  Restrictive covenant re: Disturbed Soil
-  Withhold lot from registration



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





Subdivision Authority

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

November 1, 2018

File No. LDA18-0060

Northland Surveys
100 - 18103 105 Avenue NW
Edmonton, AB T5S 2L5

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 27A, Block 36, Plan 052 5220, located south of 112 Avenue NW and east of 55 Street NW; **HIGHLANDS**

The Subdivision by Plan is APPROVED on November 1, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #271744700-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

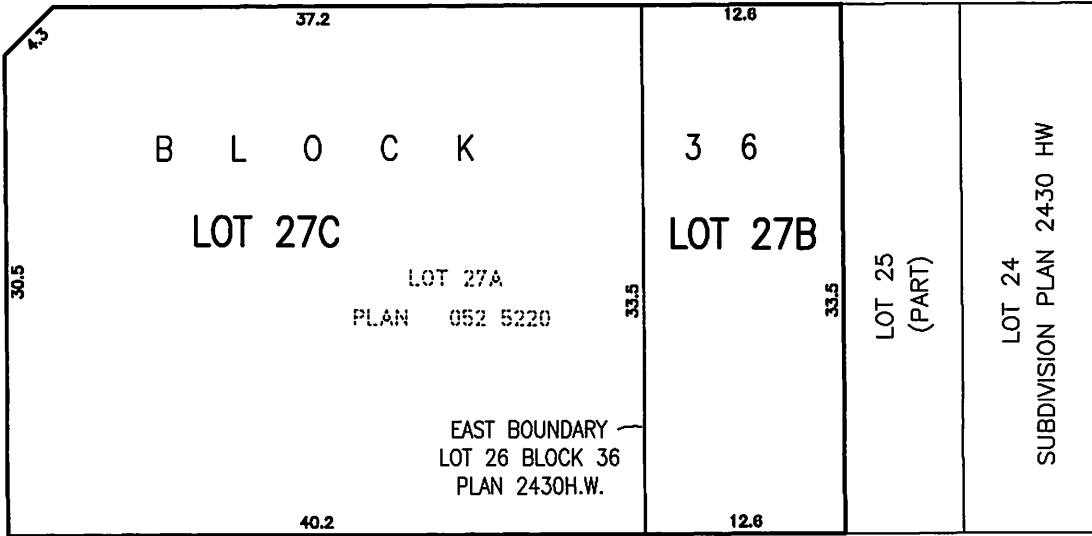
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter proposed Lot 27B approximately 49.6 m east of the east property line of 55 Street off of the lane. The existing services (water and sanitary) enter proposed Lot 27C approximately 33.2 m east of the east property line of 55 Street off the lane. The existing sanitary service enters proposed Lot 27C approximately 1.5 m east of manhole #284364 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.
- 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).

55 STREET

112 AVENUE



B L O C K

LOT 27C

LOT 27A

PLAN 052 5220

EAST BOUNDARY
LOT 26 BLOCK 36
PLAN 2430H.W.

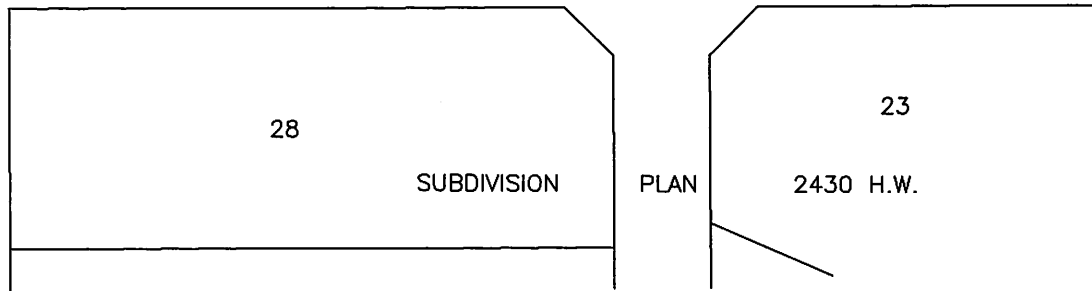
3 6

LOT 27B

LOT 25
(PART)

LOT 24
SUBDIVISION PLAN 2430 HW

LANE



28

SUBDIVISION

PLAN

23
2430 H.W.

23

THE HIGHLANDS

TENTATIVE PLAN SHOWING A

PROPOSED SUBDIVISION

OF

LOT 27A

BLOCK 36 PLAN 052 5220

WITHIN

RIVERLOT 34 EDMONTON SETTLEMENT
(THEORETICAL TWP.53 RGE.24 W.4th MER.)

EDMONTON

ALBERTA

SCALE 1:300

LEGEND:

1. AREA TO BE REGISTERED BY THIS PLAN SHOWN THIS
AND CONTAINS 0.18 Hectares



NORTHLAND SURVEYS

LAND INFORMATION

FILE: 2443PROP.DWG

JANUARY 29, 2018



Subdivision Authority

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

November 1, 2018

File No. LDA18-0513

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached from Lot A, Block 4, Plan 244 HW, located south of 80 Avenue NW and east of 115 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on November 1, 2018, 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 east lot;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #291804992-001

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 (\$662.00 - 2018 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 80 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- 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 A, BLOCK 4, PLAN 244 H.W.

IN THE

S.E.1/4 SEC.30-52-24-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



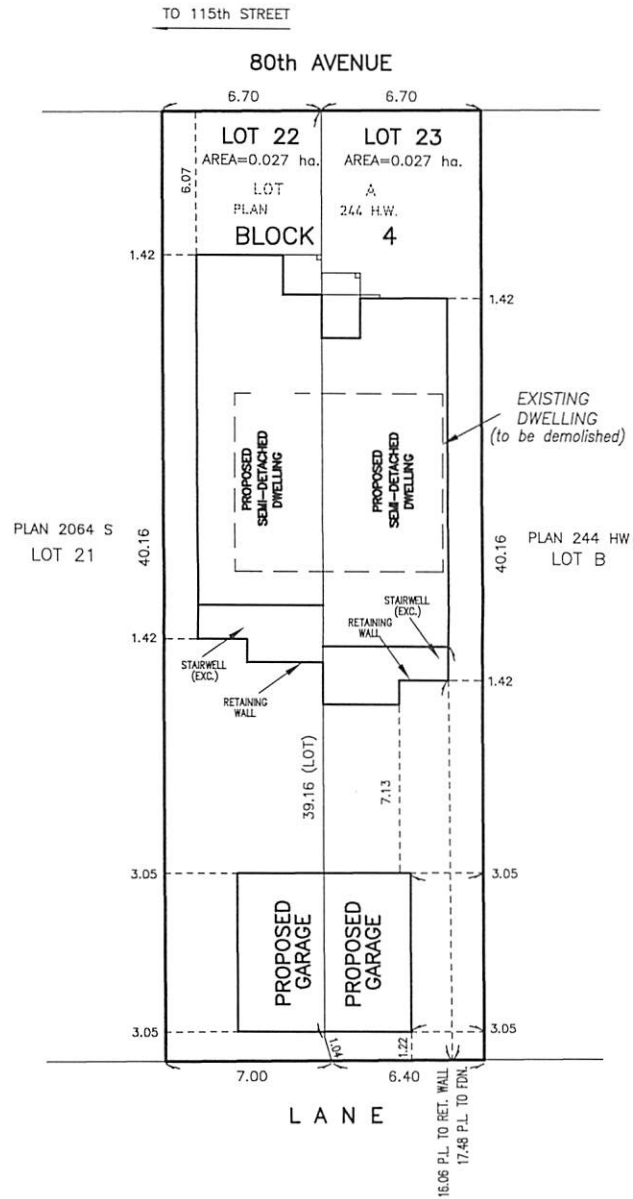
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: AUGUST 29, 2018
 REVISED: -

FILE NO. 17C0747

DWG. NO. 17C0747T





Subdivision Authority

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

November 1, 2018

File No. LDA18-0522

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 14, Block 121, Plan 2804 AF, located west of Wellington Crescent NW and south of 102 Avenue NW; **GLENORA**

The Subdivision by Plan is APPROVED on November 1, 2018, 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;
2. that the owner remove and replace the existing lead water service to proposed Lot 14A (contact EPCOR Water Services 780-412-3955); 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #291912436-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

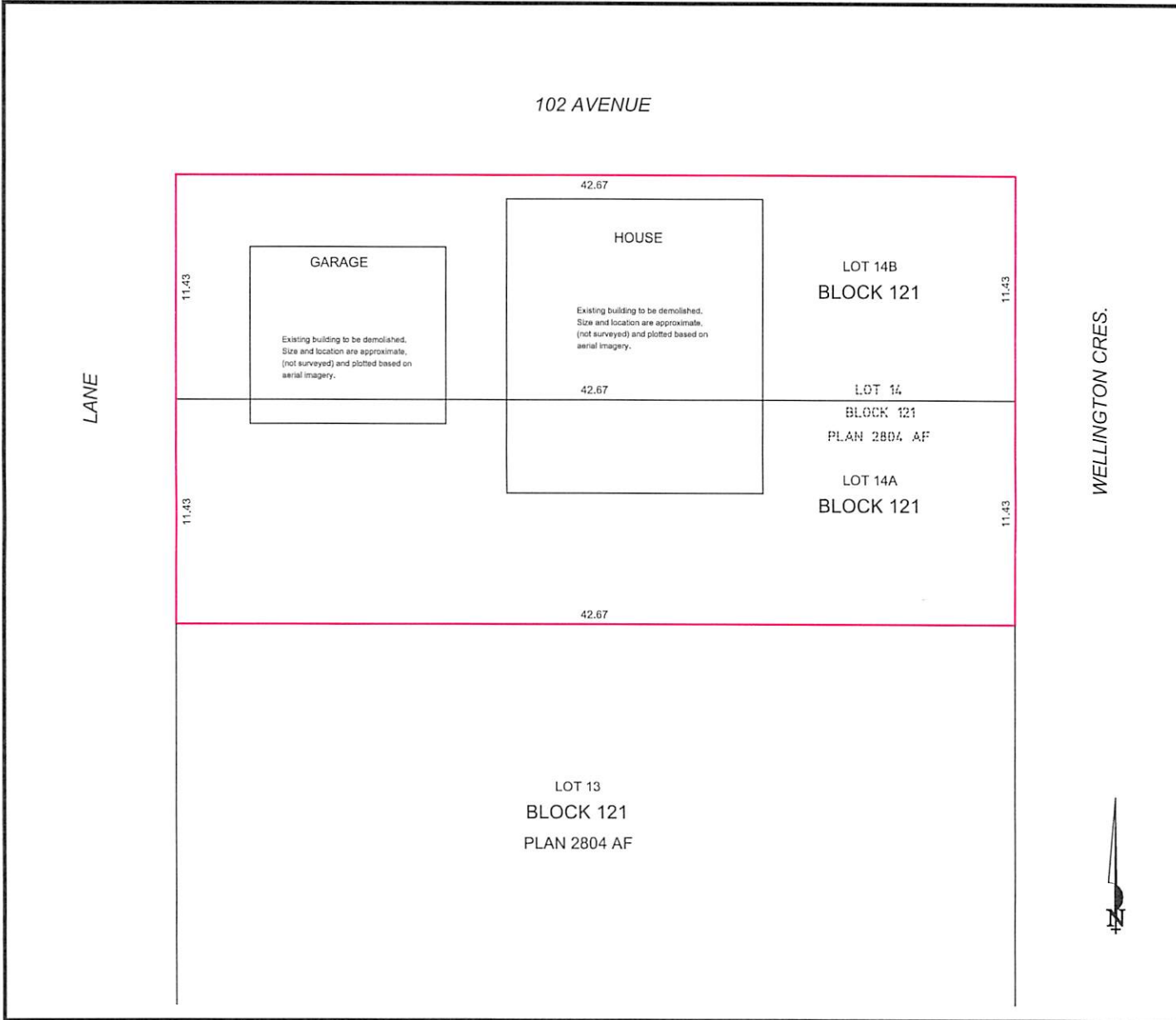
- There are existing boulevard trees adjacent to the site on 102 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

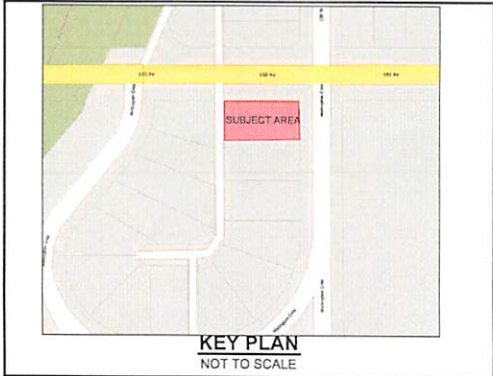
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing sanitary service enters the proposed subdivision approximately 9.14 m west of the east property line of Lot 14 off 102 Avenue NW. The existing water service enters the proposed subdivision approximately 11.8 m south of the north property line of Lot 14 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.
- 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).



EMCALA DEVELOPMENTS

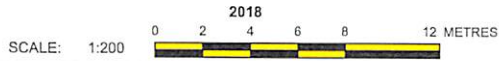
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R/F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.098 ha.



REV. NO.	DATE	ITEM	BY
0	SEP. 04, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

GLENORA
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 14, BLOCK 121, PLAN 2804AF
 WITHIN
 S.E. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA



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

FILE NO.	618001561	DRAFTED BY:	AN	CHECKED BY:	CN
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Subdivision Authority

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

November 1, 2018

File No. LDA18-0556

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 1, Block 37, Plan 2591 NY, located south of 99 Avenue NW and west of 152 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is APPROVED on November 1, 2018, 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #292861209-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.9 m south of the north property line of Lot 1 off 99 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner 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 1, BLOCK 37, PLAN 2591 N.Y.

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

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

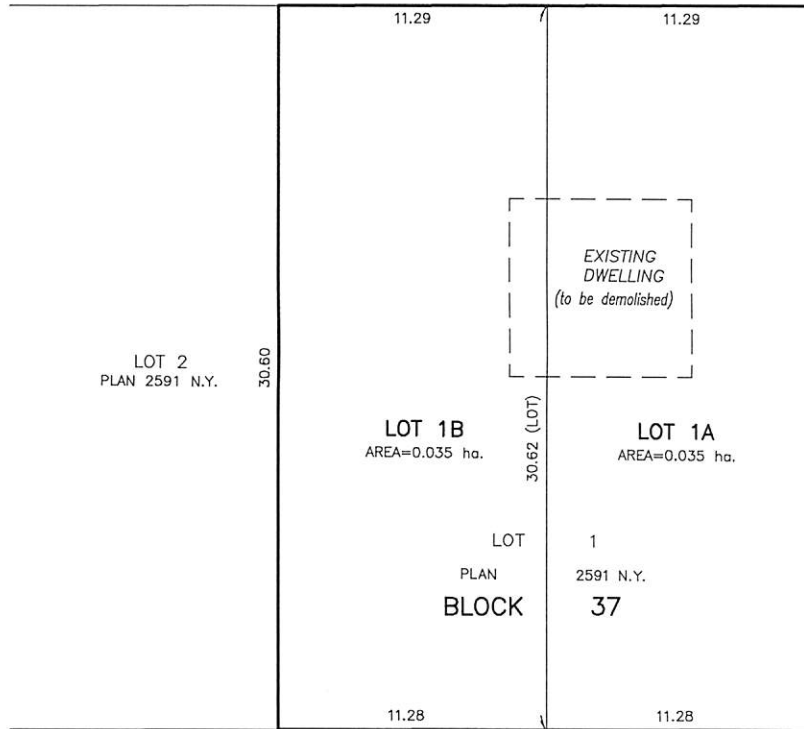
CALC'D. BY: -

DATE: SEPTEMBER 12, 2018
REVISED: -

FILE NO. 18S0759

DWG.NO. 18S0759T

99th AVENUE



152nd STREET



Subdivision Authority

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

November 1, 2018

File No. LDA18-0560

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 45, Plan 124 MC, located north of 118 Avenue NW and east of 54 Street NW; **NEWTON**

The Subdivision by Plan is APPROVED on November 1, 2018, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #293145640-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- The Newton neighbourhood is in the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the owner/applicant e-mail BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- 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 15, BLOCK 45, PLAN 124 M.C.

IN THE

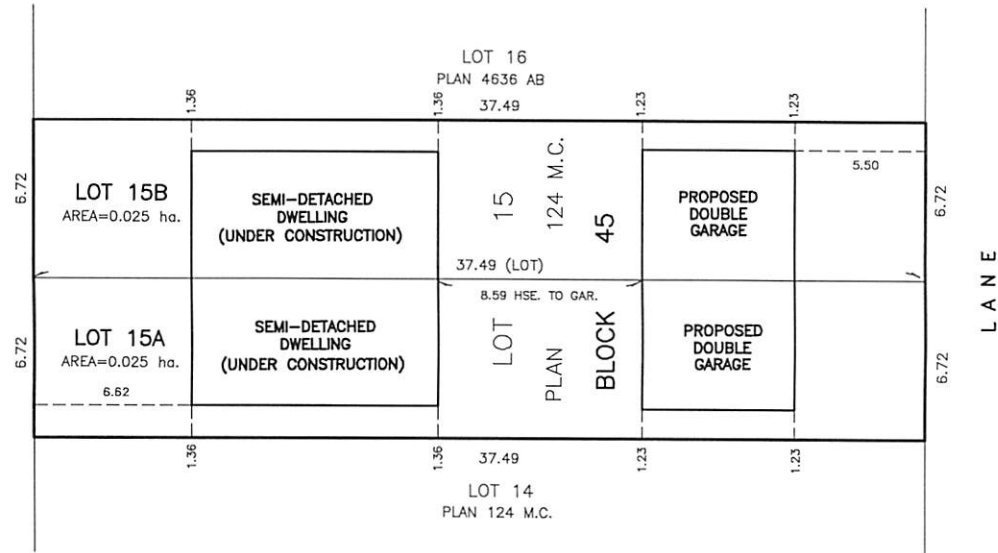
S.E.1/4 SEC.14-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



TO 119th AVENUE
54th STREET



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: SEPTEMBER 19, 2018
REVISED: -

FILE NO. 17C1126

DWG.NO. 17C1126T



Subdivision Authority

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

November 1, 2018

File No. LDA18-0570

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to to create one (1) additional single detached residential lot from Lot 9, Block 33, Plan RN 94, located south of 123 Avenue NW and east of 89 Street NW; **DELTON**

The Subdivision by Plan is APPROVED on November 1, 2018, 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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #293742458-001

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 (\$662.00 - 2018 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 web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

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- The existing services (water and sanitary) enter the proposed subdivision approximately 7.0 m north of the south property line of Lot 9 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).

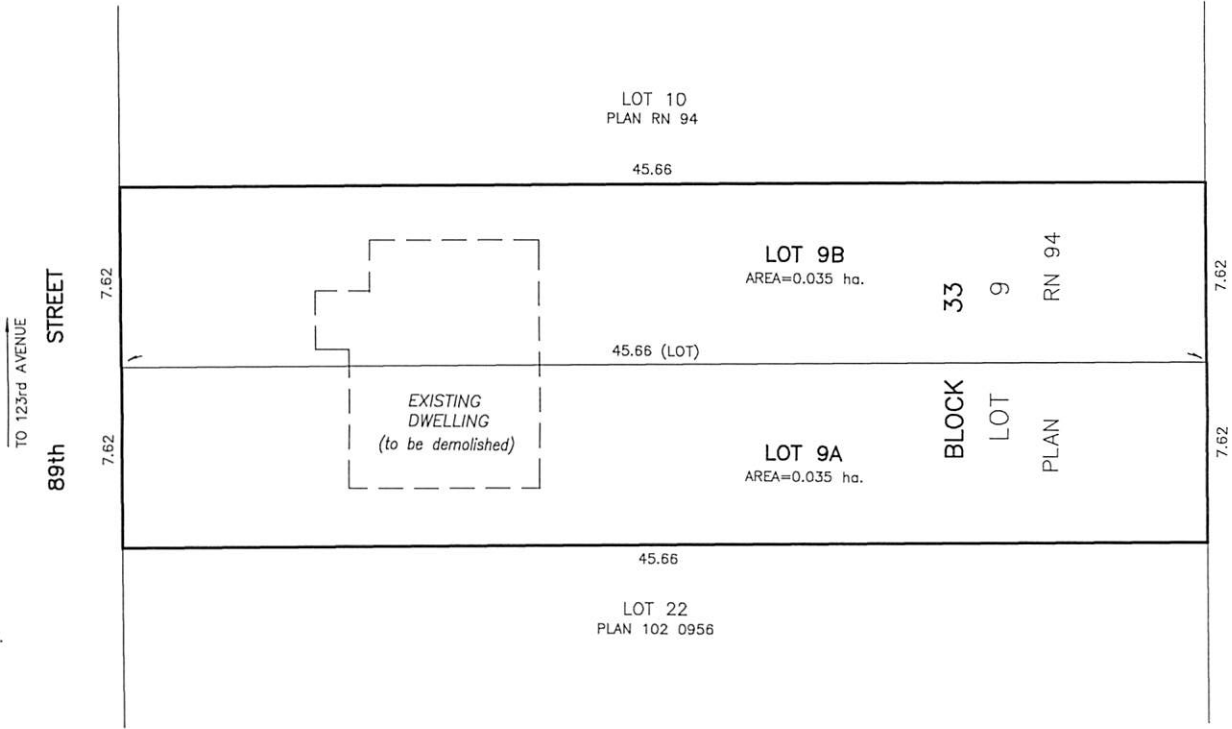
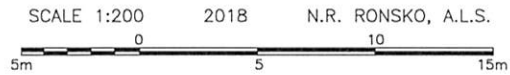
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 9, BLOCK 33, PLAN RN 94

IN THE
E.1/2 SEC.16-53-24-4

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: SEPT. 26, 2018
REVISED: -

FILE NO. 18S0810

DWG.NO. 18S0810T

Thursday, October 25, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 25, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 18, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0062
273472490-001

Tentative plan of subdivision to create 31 single detached residential lots and one (1) Municipal Reserve lot from a portion of roadway to be closed, Block C, Plan 892 2649, and the NE 22-51-25-W4M located south of Rabbit Hill Road SW and west of 156 Street SW; **GLENRIDDING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA16-0553
235598460-001

REVISION of conditionally approved tentative plan of subdivision to create 252 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA18-0249 281961839-001	Tentative plan of subdivision to create one (1) other lot, from Parcel A, Plan 4399 KS and Lot 43A, Block 6, Plan 882 1788 located south of Fairway Drive NW and west of 119 Street NW; WESTBROOK ESTATES	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA18-0425 287875965-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 46, Plan 5229 AD located north of 96 Avenue NW and east of 152 Street NW; WEST JASPER PLACE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA18-0504 289937715-001	Tentative plan of subdivision to adjust the property line boundary between Lots 1-3, Block 11, Plan 600U and Lots 4-5, Block 11, Plan 600U, located north of 112 Avenue NW and east of 68 Street NW; BELLEVUE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA18-0510 291850305-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 100, Plan 4386 KS located north of 86 Avenue NW and west of 105 Street NW; STRATHCONA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA18-0519 291976185-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 35, Plan 4722 NY located south of 54 Avenue NW and west of 109 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA18-0543 292964118-001	Tentative plan of subdivision to create (1) additional single detached residential lot from Lot 3, Block 49, Plan 1843 KS, located north of 107 Avenue NW and east of 69 Street NW; CAPILANO	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

9.	LDA18-0548 292916033-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 53, Plan RN 39B, located north of 109A Avenue NW and east of 123 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		