

Thursday, February 14, 2019

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 06

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 14, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 7, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0476 290487290-001	Tentative plan of subdivision to create 11 row housing lots, and one (1) commercial lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; KESWICK
2.	LDA18-0502 290842942-001	Tentative plan of subdivision to create 56 single detached residential lots, 16 semi-detached residential lots, one (1) multiple family lot (MFL), one (1) institutional lot and one (1) Municipal Reserve lot from the NW 15-51-25-W4M and the SW 22-51-25-W4M located south of Rabbit Hill Road SW and east of Glenridding Ravine Drive SW; GLENRIDGING RAVINE
3.	LDA18-0503 290782905-001	Tentative plan of subdivision to create 45 single detached residential lots, one (1) Environmental Reserve lot and one (1) Non-credit Reserve lot from the NW 15-51-25-W4M located south of Glenridding Ravine Drive SW and east of Glenridding Ravine Wynd SW; GLENRIDGING RAVINE
4.	LDA18-0552 293272389-001	Tentative plan of subdivision to create 11 Single Detached Residential lots, one (1) Environmental Reserve Lot, and one (1) Municipal Reserve Lot from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; EDGEMONT
5.	LDA17-0503 261001237-001	REVISION of conditionally approved tentative plan of subdivision to create 156 single detached residential lots, 62 row housing lots, and one (1) public utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; THE UPLANDS
6.	LDA18-0591 294989030-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 6, Block 11, Plan 8111 ET, located south of 124 Avenue NW and east of 77 Street NW; ELMWOOD PARK

7.	LDA18-0654 296509972-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot A, Block 118, Plan 172 3074 located north of 162 Avenue NW and east of 84 Street NW; BELLE RIVE
8.	LDA18-0695 293422479-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 65A, Plan 4677 HW, located north of 106 Avenue NW and east of 138 Street NW; GLENORA
9.	LDA18-0717 300065114-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 3, Plan 1522 AS, located north of 85 Avenue NW and east of 89 Street NW; BONNIE DOON
10.	LDA18-0721 300433761-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block 10, Plan 2528 AR, located south of 116 Avenue NW and west of 38 Street NW; BEVERLY HEIGHTS
11.	LDA18-0724 300736583-001	Tentative plan of subdivision to adjust a property boundary of Lots 30A and 30B, Block 18, Plan 182 1973, located south of 71 Avenue NW and east of 113 Street NW; PARKALLEN
12.	LDA18-0734 300803012-001	Tentative plan of subdivision to adjust a property boundary of Lots 7A and 7B, Block 25, Plan 182 0945, located north of 104 Avenue NW and west of 153 Street NW; CANORA
13.	LDA19-0011 301683200-001	Tentative plan of subdivision to adjust the boundary of Lot 5A, Block 88, Plan 142 3703 and Lot 3A, Block 88, Plan 3797 RS located west of Gateway Boulevard and south of 56 Avenue NW; CALGARY TRAIL NORTH
14.	LDA19-0022 302512542-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 30, Plan 3827 HW, located north of 113 Avenue NW and east of 40 Street NW; BEVERLY HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

February 14, 2019

File No. LDA18-0476

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

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 11 row housing lots, and one (1) commercial lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on February 14, 2019, 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 owner dedicate additional road right-of-way on 182 Street SW, to accommodate the roundabouts, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I; and
4. 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 an all-directional shared access on 28 Avenue SW to the future multi-family sites, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Access width and type will be reviewed with engineering drawings;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including lighting, landscaping, channelization, accesses, shared use path, concrete sidewalk, lighting any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings;
10. that the owner construct 182 Street SW to an approved Complete Streets design and cross-section, including the roundabout at Keswick Drive SW and the shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct Kiriak Link SW to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on Kiriak Link SW to accommodate traffic volumes and maintain two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
14. 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
15. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 21-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #290487290-001

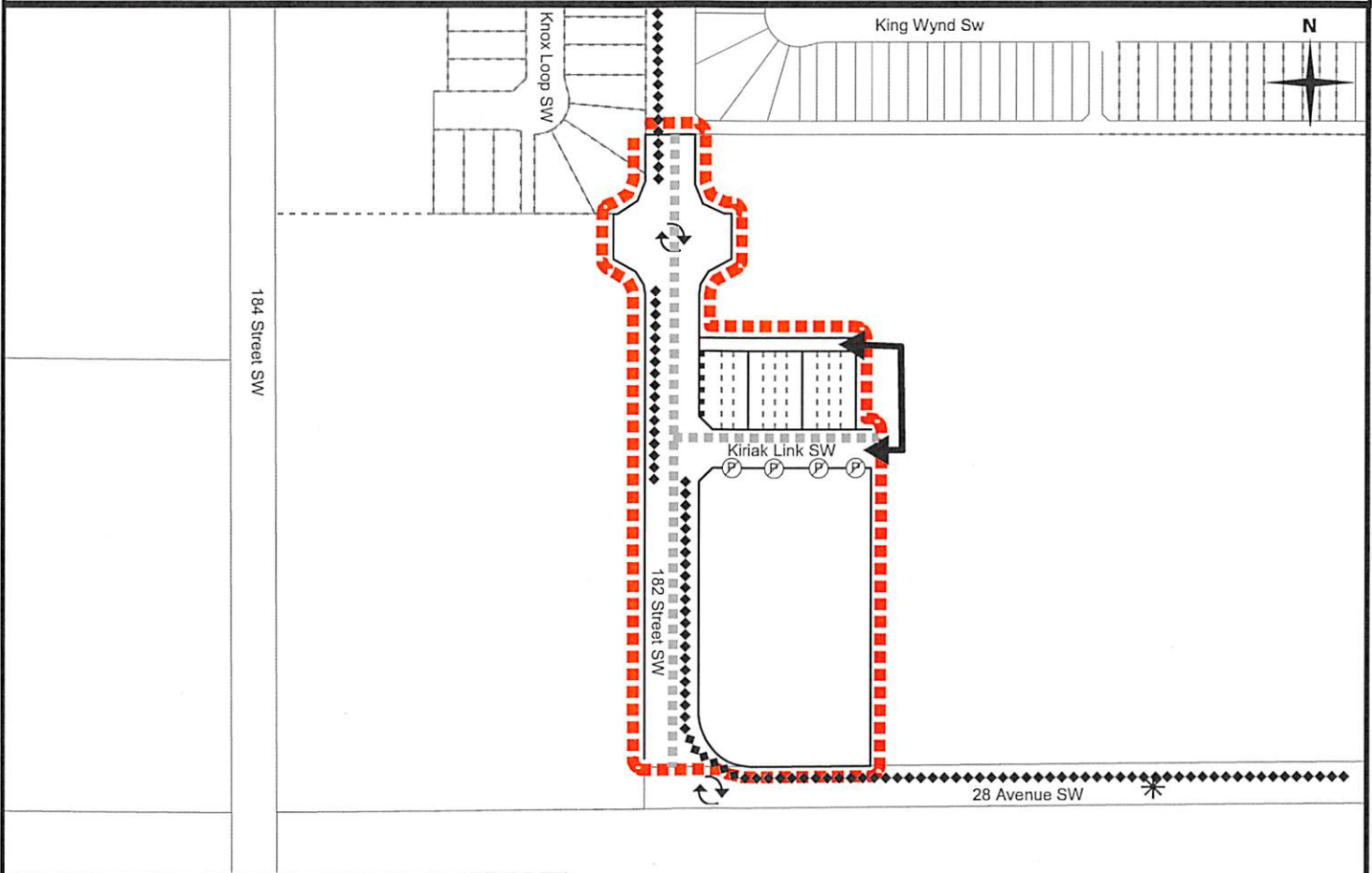
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

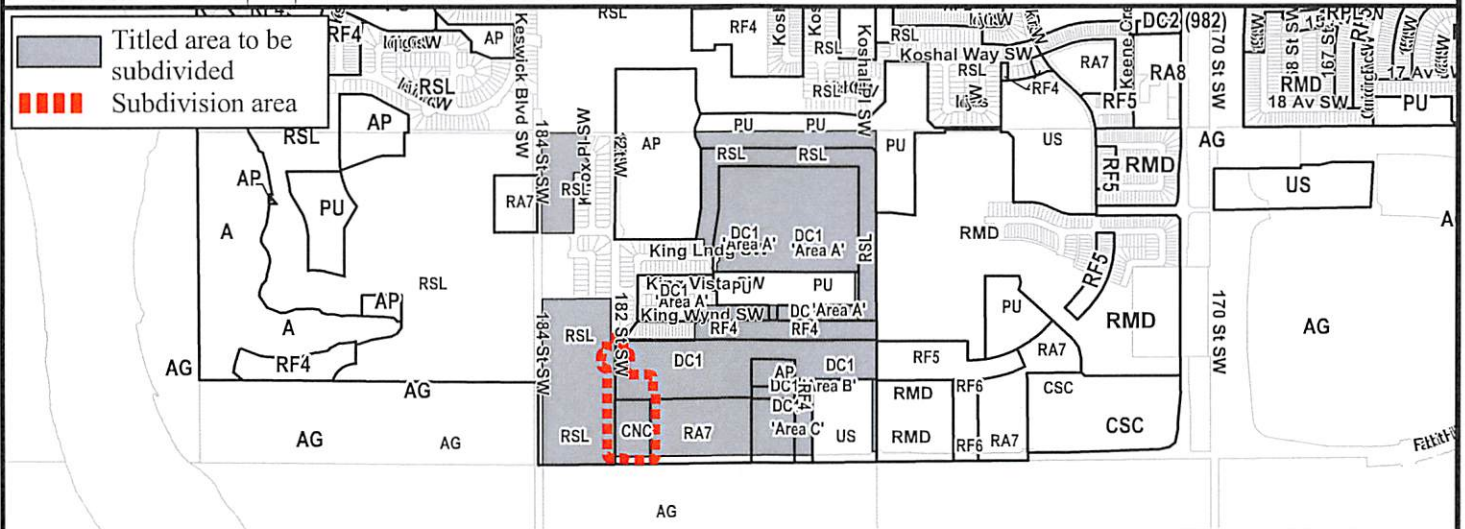
February 14, 2019

LDA18-0476

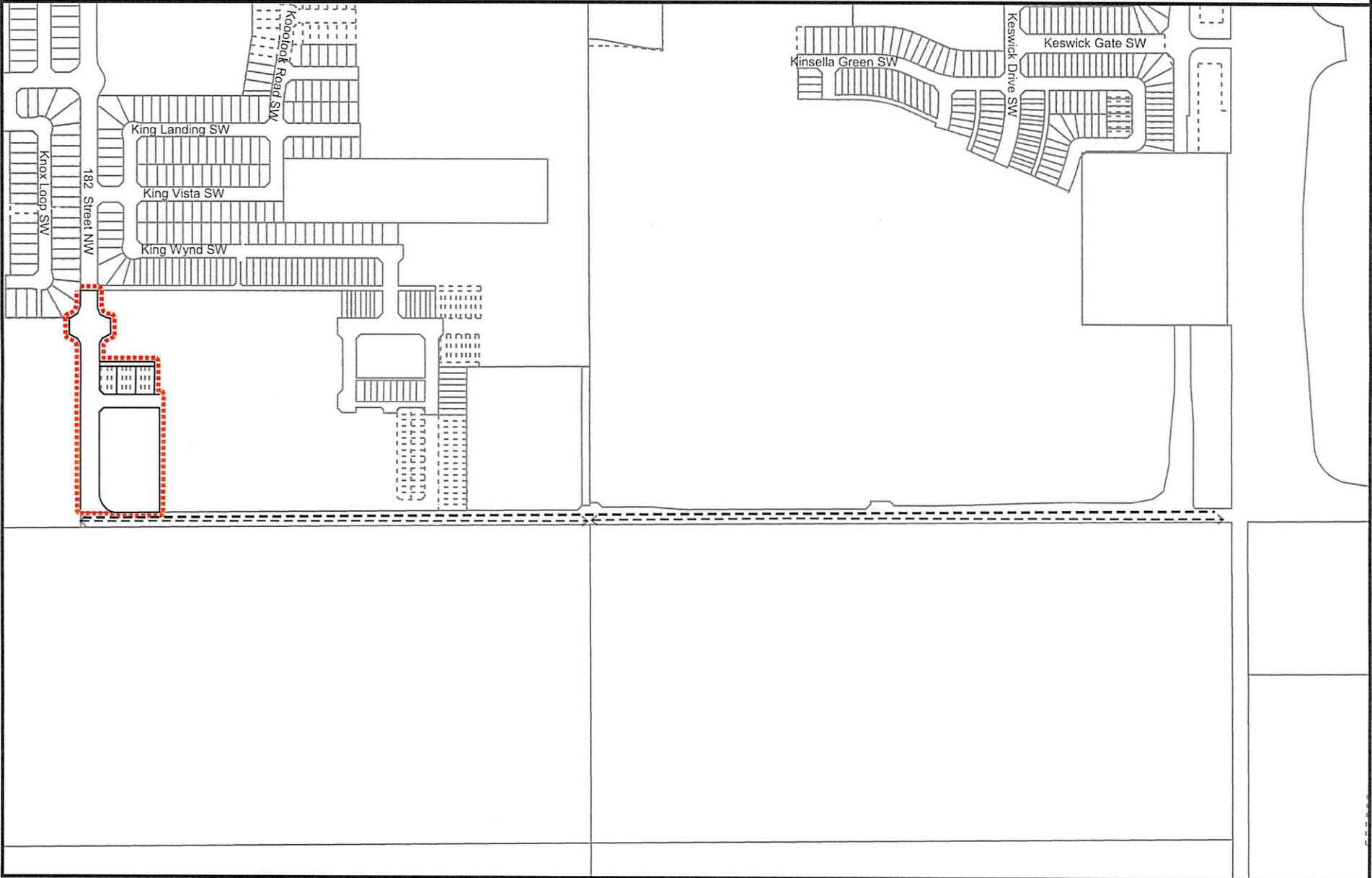
- Limit of proposed subdivision
- 1.8 m uniform screen fence as per zoning bylaw
- ◆◆◆◆◆ 3 m hard surface shared use path
- * All directional access
- ↔ Temporary 6 m roadway
- ■ ■ ■ ■ Complete streets design and cross section
- Ⓟ No parking signage
- ↻ Additional road right of way may be required as per roundabout design



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



- Limit of proposed subdivision
- ←---→ Watermain Extension
- Construct the first two lanes to an arterial road standard





Subdivision Authority

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

February 14, 2019

File No. LDA18-0502

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

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 56 single detached residential lots, 16 semi-detached residential lots, one (1) multiple family lot (MFL), one (1) institutional lot and one (1) Municipal Reserve lot from the NW 15-51-25-W4M and the SW 22-51-25-W4M located south of Rabbit Hill Road SW and east of Glenridding Ravine Drive SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.48 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 register a temporary public access easement for the temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner dedicate the remaining portion of 28 Avenue SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the subdivision boundary be amended to include the dedication of a portion of 31 Avenue SW and a portion of alley, and the removal of the majority of 28 Avenue SW, to the satisfaction

of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA18-0499 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the approved subdivision LDA17-0628 be registered prior to or concurrent with this application to provide the dedication and logical extension of roadways and necessary drainage infrastructure; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination). Location and limits of the emergency access will be reviewed with engineering drawings;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

9. that the owner construct Glenridding Ravine Drive SW to an approved Complete Streets cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the Municipal Reserve Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication the existing Deferred Reserve Caveat (DRC) for the NW 15-51-25-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title. MR for the SW 22-51-25-W4M was addressed by DRC with LDA17-0205. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority















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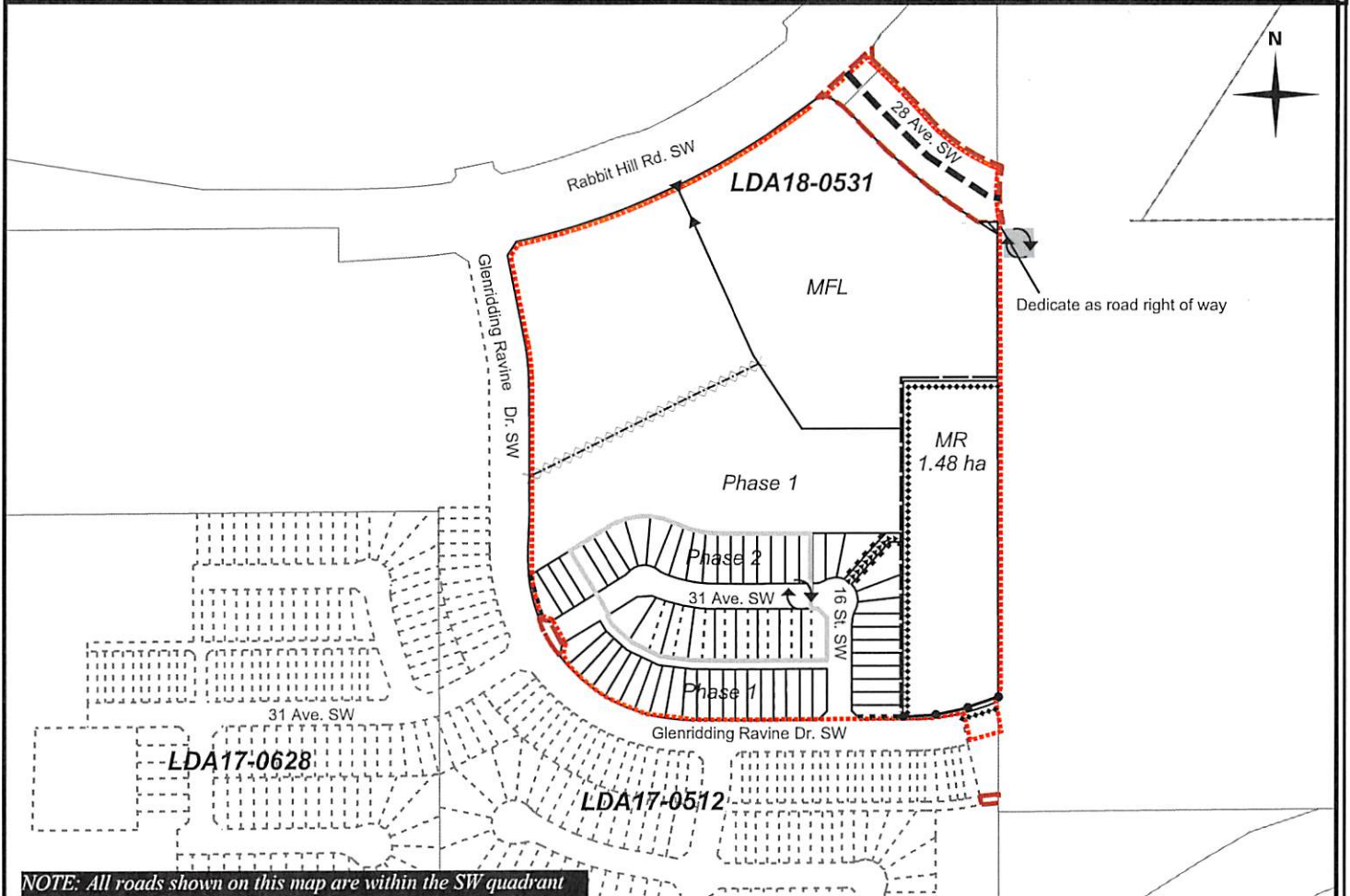
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

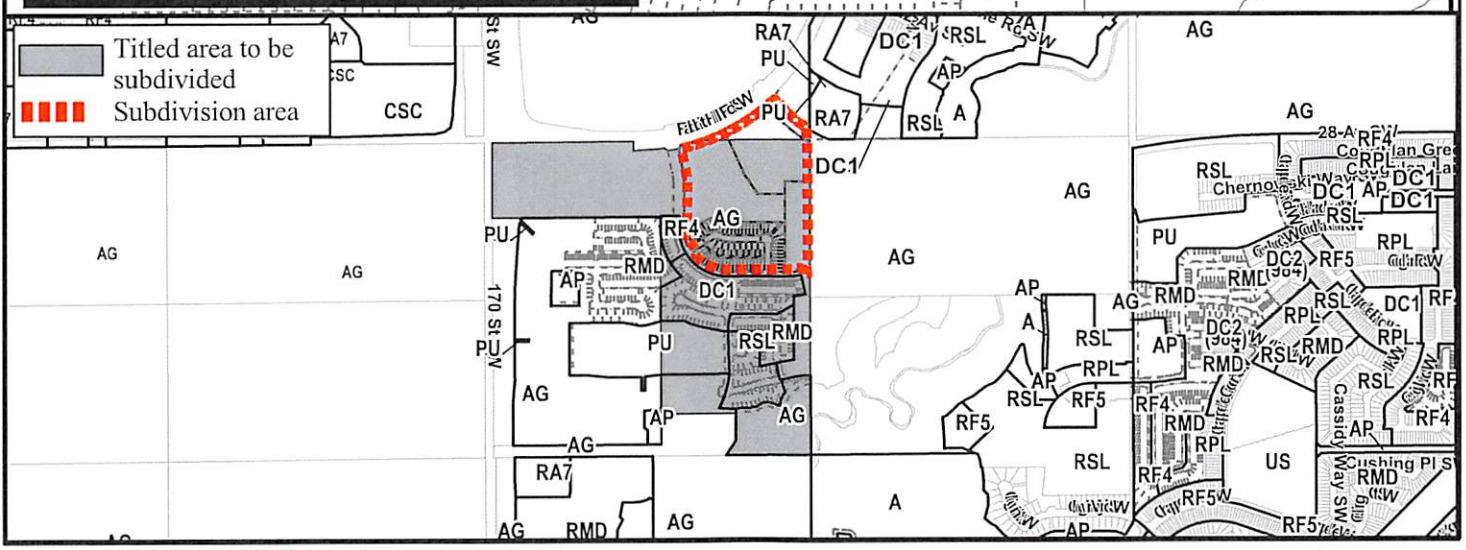
February 14, 2019

LDA18-0502

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Dedicate as road right of way
-  Mutual access easement
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Temporary 12 m radius turnaround
-  1.5 m concrete sidewalk
-  Cross lot access easement
-  Post and rail fence
-  Phasing line
-  1.8 m uniform fence
-  3 m hard surface shared use path
-  Construct first two lanes to an arterial roadway standard
-  Register easement



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





Subdivision Authority

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

February 14, 2019

File No. LDA18-0503

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

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 45 single detached residential lots, one (1) Environmental Reserve lot and one (1) Non-credit Reserve lot from the NW 15-51-25-W4M located south of Glenridding Ravine Drive SW and east of Glenridding Ravine Wynd SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.89 ha lot pursuant to Section 664(1.1)(a) 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 register a temporary public access easement for 34 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the property lines for the residential lots be modified, should it be deemed necessary through the review of engineering drawings to accommodate a driveway plan or additional working area adjacent to the abandoned well, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the phasing boundary be amended to include the entire intersection of 160 Street SW and 34 Street SW within Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the dedication of Glenridding Ravine Wynd SW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivision LDA17-0628 be registered prior to or concurrent with this application to provide the dedication and logical extension of roadways and necessary infrastructure;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the JR Paine & Associates Ltd. geotechnical report (File No. 3179-371), as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct Glenridding Ravine Wynd SW to an approved Complete Streets cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with lighting, and bollards, within the Non-credit Reserve Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, within the Environmental Reserve Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include identification of the abandoned well site, demonstrating that a 6.5 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs. The engineering drawings for Glenridding Ravine, Stage 4, must be red lined to accommodate the transition of the collector roadway to meet the minimum drive aisle width, to the satisfaction of Subdivision and Development Coordination;
12. that the owner submit a driveway plan for a future residential lot to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within the Reserve lot, Non-credit Reserve lot and 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.

Subsequent to ER dedication the existing Deferred Reserve Caveat (DRC) for the NW 15-51-25-W4M will be reduced 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















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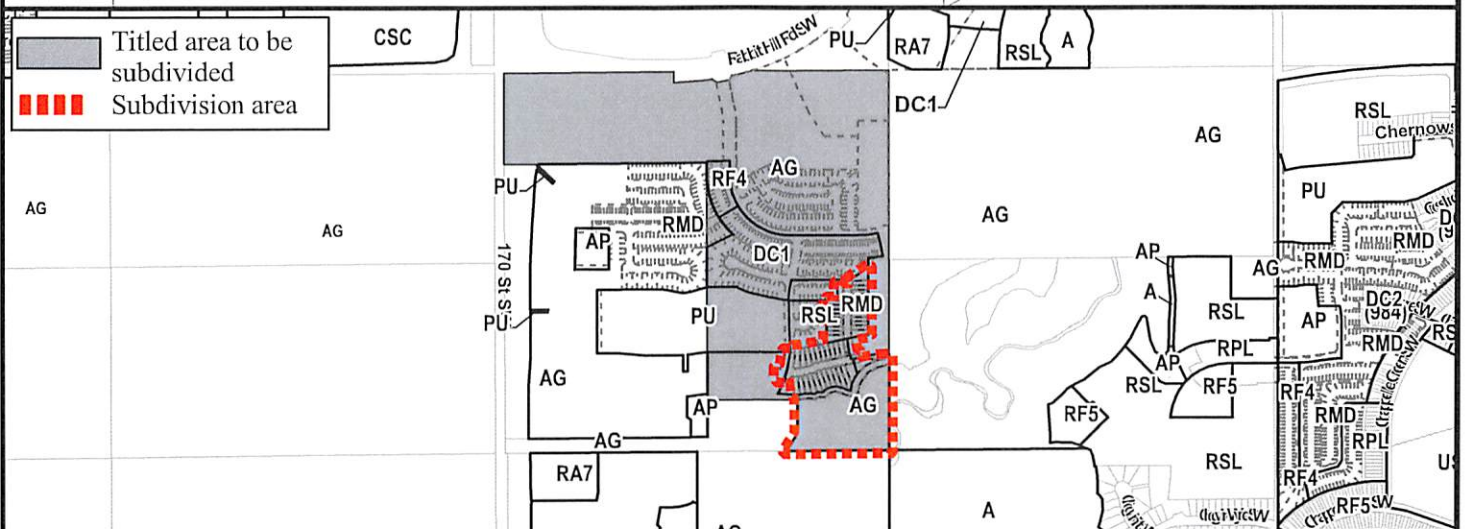
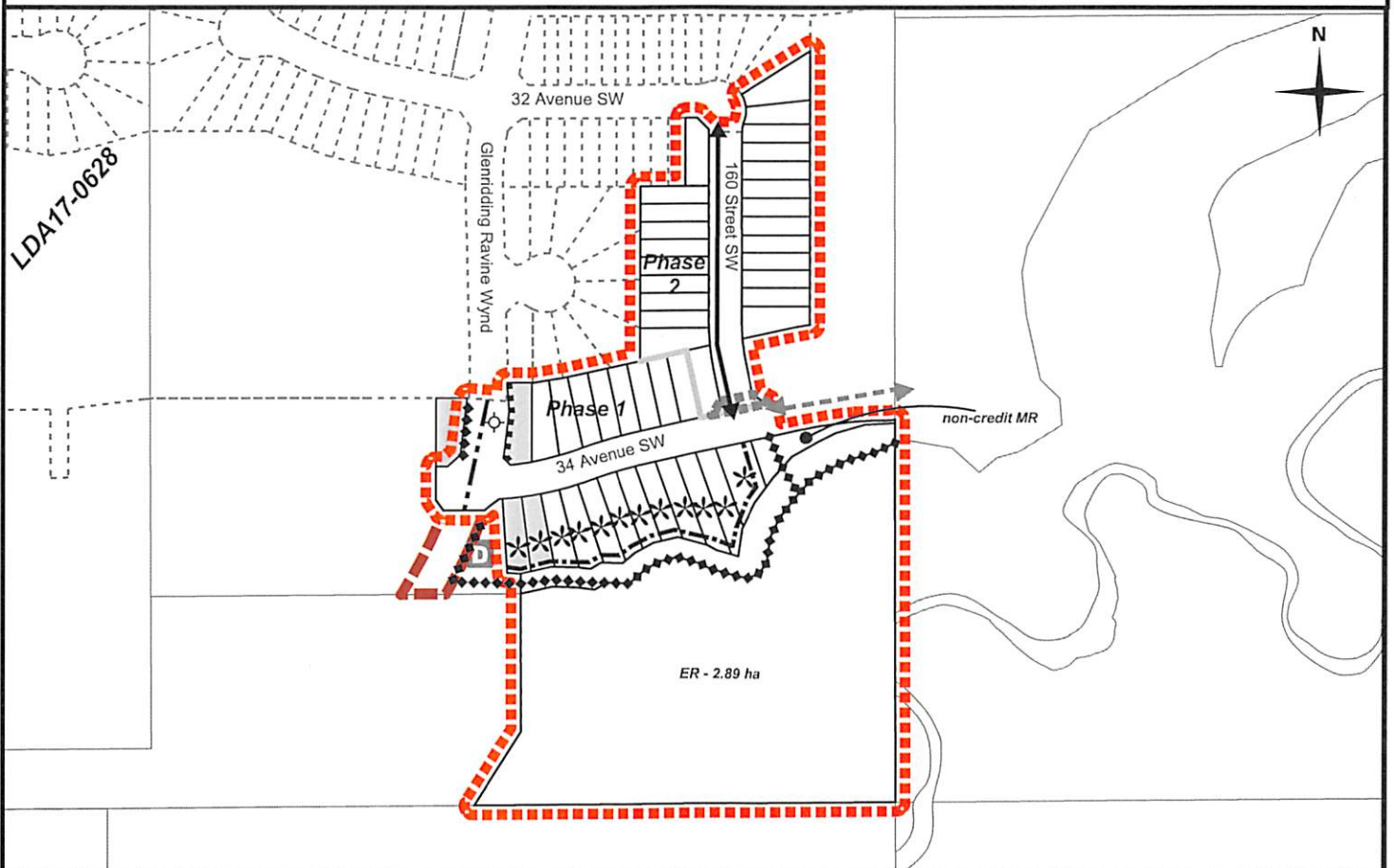
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 14, 2019

LDA18-0503

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | 3 m hard surface shared use path |
|  | Amend proposed subdivision |  | Abandoned well site |
|  | Phasing line |  | Restrictive covenant re: Top of Bank |
|  | Amend phasing boundary |  | Property line may be modified through review of engineering drawings |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Submit driveway plan with engineering drawings |
|  | 1.2 m uniform fence |  | Public access easement |
|  | Temporary 6 m roadway |  | Construct to approved complete streets cross section |





Subdivision Authority

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

February 14, 2019

File No. LDA18-0552

Stantec Consulting Ltd.
10160 - 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 11 Single Detached Residential lots, one (1) Environmental Reserve Lot, and one (1) Municipal Reserve Lot from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.56 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.16 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the approved subdivision LDA12-0439 be registered prior to or concurrent with this application to provide the logical roadway extensions and necessary underground utilities;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering and Testing (1980) Ltd. geotechnical report (File No. 6004-22), as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and landscaping, within the top-of-bank setback area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within the Reserve lots, and 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.

MR for Lot 2, Block 1, Plan 182 2720 was addressed by dedication and DRC with LDA14-0492. The DRC will carry forward on the remainder of the title. Subsequent to the ER and MR dedication the existing DRC for Lot 2, Block 1, Plan 182 2720, will be reduced accordingly, with the balance to carry forward on 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.

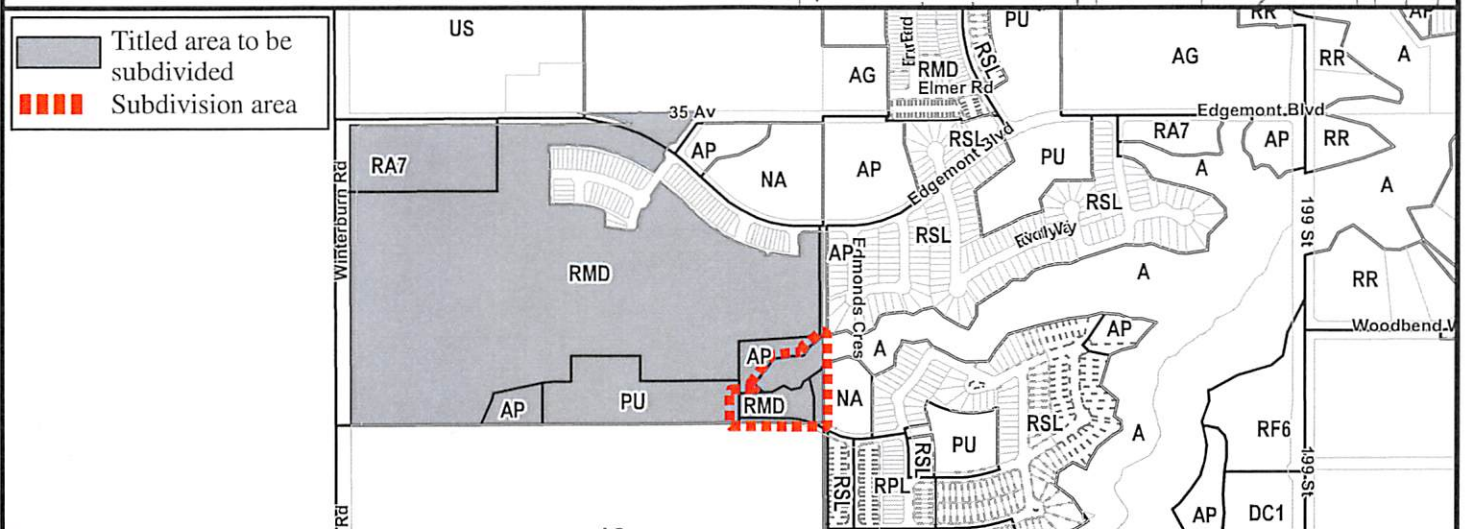
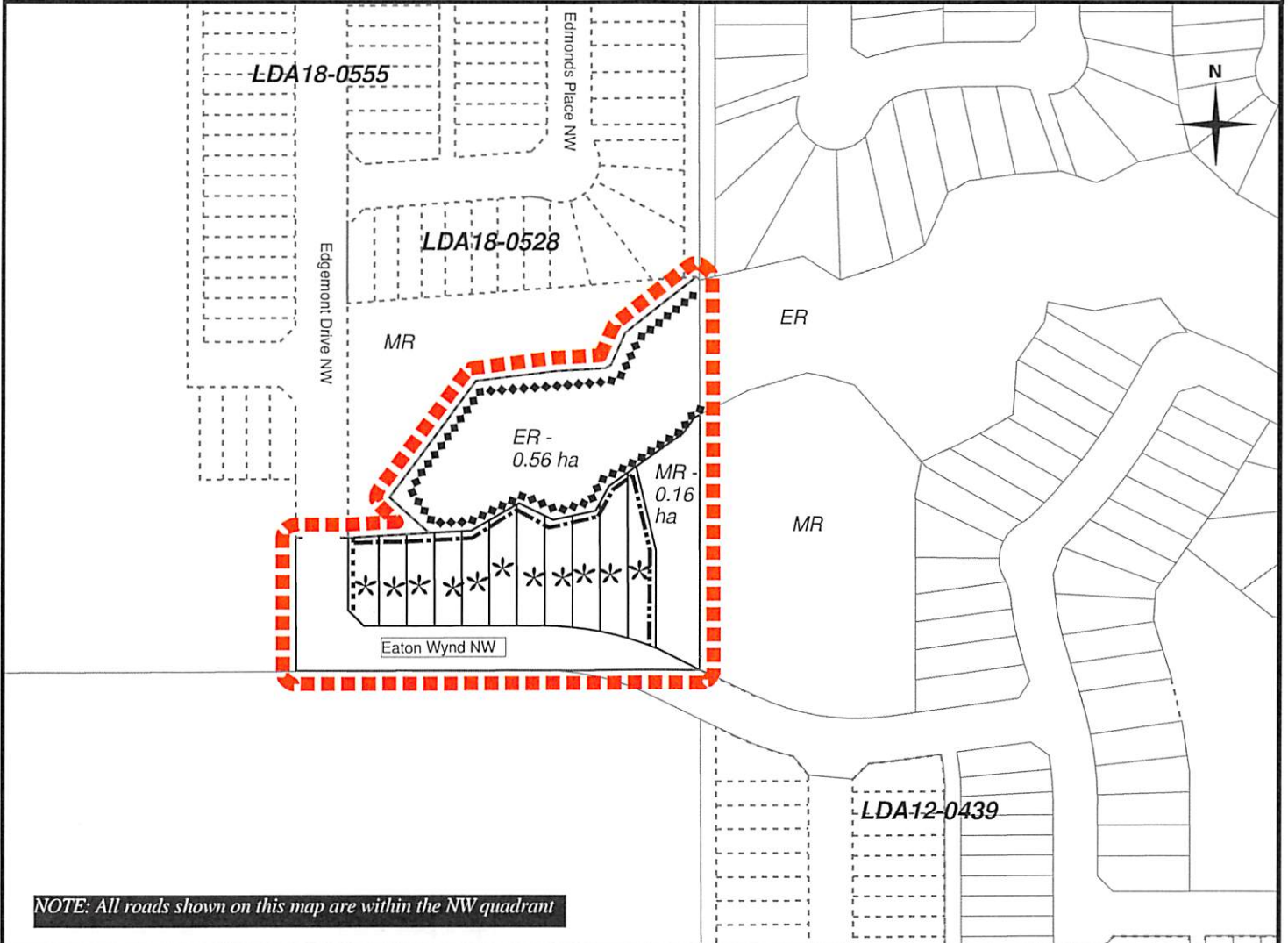
If you have further questions, please contact Jennifer at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #293272389-001
Enclosure(s)

-  Limit of proposed subdivision
-  3 m hard surface shared use path
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.2 m uniform fence
-  1.8 m uniform screen fence
-  Restrictive covenant re: Top of Bank





Subdivision Authority

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

February 14, 2019

File No. LDA17-0503

Qualico Communities
208 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: REVISION of conditionally approved tentative plan of subdivision to create 156 single detached residential lots, 62 row housing lots, and one (1) public utility lot from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

The application has been revised, resulting in an increase of 10 residential lots, the replacement of 26 Avenue NW with an 8 m wide walkway connection, the removal of 193 Street NW in the north portion of the subdivision, and a rephasing from two to three phases.

I The Subdivision by Plan is APPROVED on February 14, 2019, 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 dedicate walkways as road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner dedicate 192 Street NW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for Maskêkosihk Trail for the entire parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;
5. That subject to Condition I(4) above, the owner, clear and level Maskêkosihk Trail NW as required for road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots adjacent to walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I;
9. that LDA18-0707 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
11. 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 constructs with Phases 1 and 3, temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs with Phases 1 and 3, temporary 6 m gravel surface roadway connections 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 CCC for roads (or when required by Subdivision and Development Coordination);

9. that the owner construct 192 Street NW (previously known as 195 Street NW) to an approved Complete Streets cross-section, including 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, bollards, and fencing within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with lighting, located along the south boundary of the Storm Water Management Facility (SWMF), to provide vehicular access to the pond, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs an offsite temporary lift station, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicates the area of ultimate Storm Water Management Facility (SWMF 10) as a Public Utility lot with Phase 2;
14. that full construction of the landscaping, shared use path and lighting within the SWMF will be required prior to Final Acceptance Certificate (FAC) for the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
15. That the owner constructs offsite sanitary sewer with Phase 3 prior to registration of Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that CCC for sanitary sewers will not be issued until such time as the temporary sanitary forcemain and temporary lift station with storage component are completed and operational to the satisfaction of Subdivision and Development Coordination;
17. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
18. that FAC will not be issued for sanitary sewers until such time that the permanent sanitary servicing for Riverview required for the subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
19. that the owner is responsible, as their cost, for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, to the satisfaction of Subdivision and Development Coordination;

20. that the owner is responsible for the construction of a temporary storage component for servicing of Riverview on a temporary basis to carry sewage from Riverview to Edgemont until the permanent ultimate sanitary servicing conveyance for the Riverview neighbourhoods through the South Edmonton Sanitary Sewer (SESS) SW7 is constructed;
21. that the owner design and construct the temporary sanitary storage component, prior to reaching 85% of the peak flow design capacity of the Edgemont Lift Station, as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods, to the satisfaction of Subdivision and Development Coordination;
22. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont Lift Station in combination with the storage component in Riverview, as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owner shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont Lift Station;
23. that the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination;
24. that CCC for the subdivision storm drainage facilities will not be issued until such time that an acceptable Temporary Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
25. that CCC will not be issued for the storm drainage facilities downstream of the control manholes of SWMF 10 until such time that the interconnecting storm infrastructure from SWMF 10 to the River's Edge Outfall and the construction of the River's Edge Outfall are completed and operational to the satisfaction of Subdivision and Development Coordination;
26. that FAC will not be issued for the subdivision or offsite storm drainage facilities until such time that the interconnecting storm infrastructure from SWMF 10 to the River's Edge Outfall and the construction of the River's Edge Outfall are completed and operational to the satisfaction of Subdivision and Development Coordination;
27. that the completion of water infrastructure required under the 23 Avenue - 199 Street Transportation Utility Corridor (TUC) project be fully commissioned with the proposed subdivision, before or in conjunction with the proposed development, to the satisfaction of EPCOR Water;
28. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study,

for all lots backing onto Maskêkosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

29. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and

30. that the owner is responsible for the landscape design and construction within the Public Utility lot and 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 titled area was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA14-0567. 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 #261001237-001

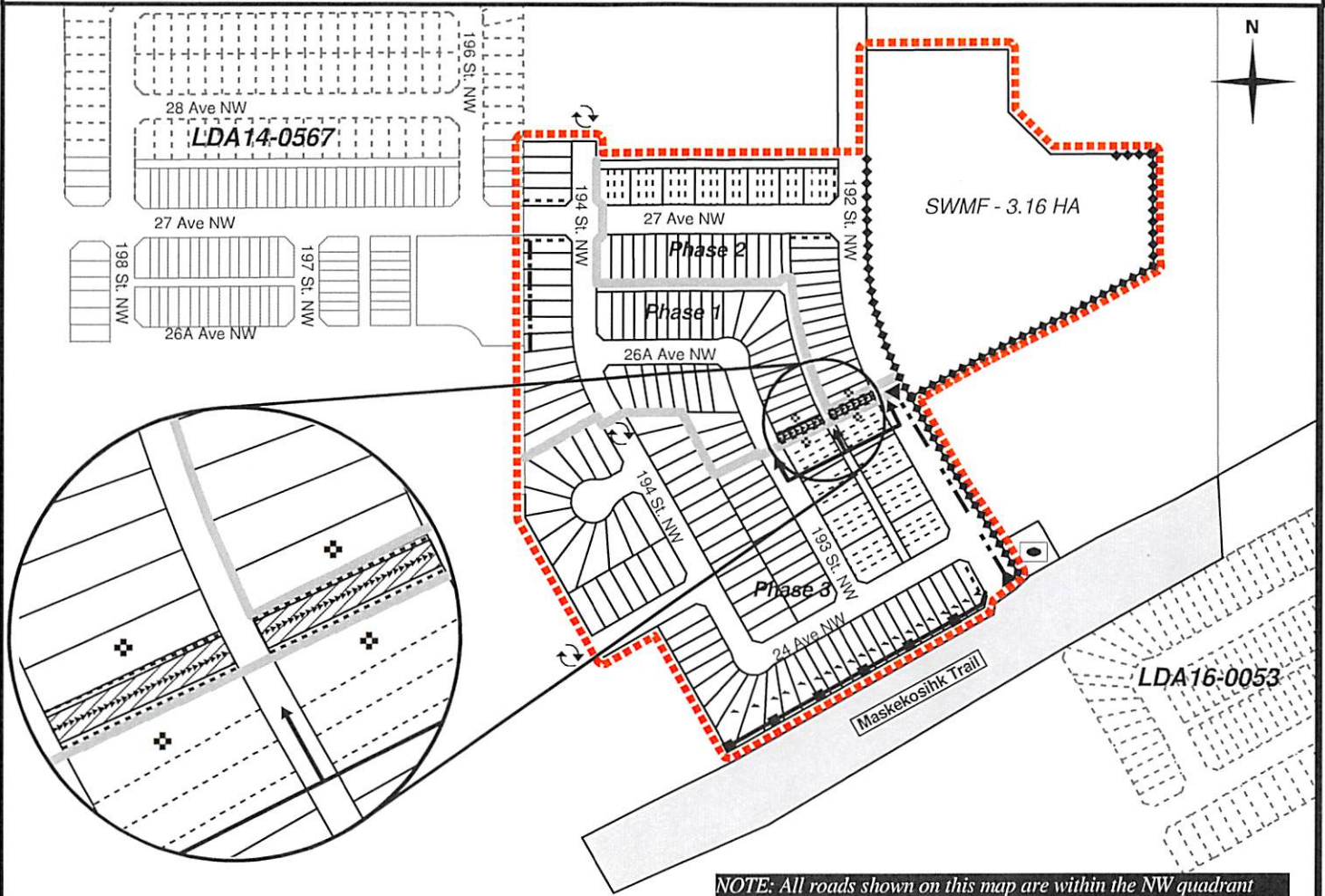
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

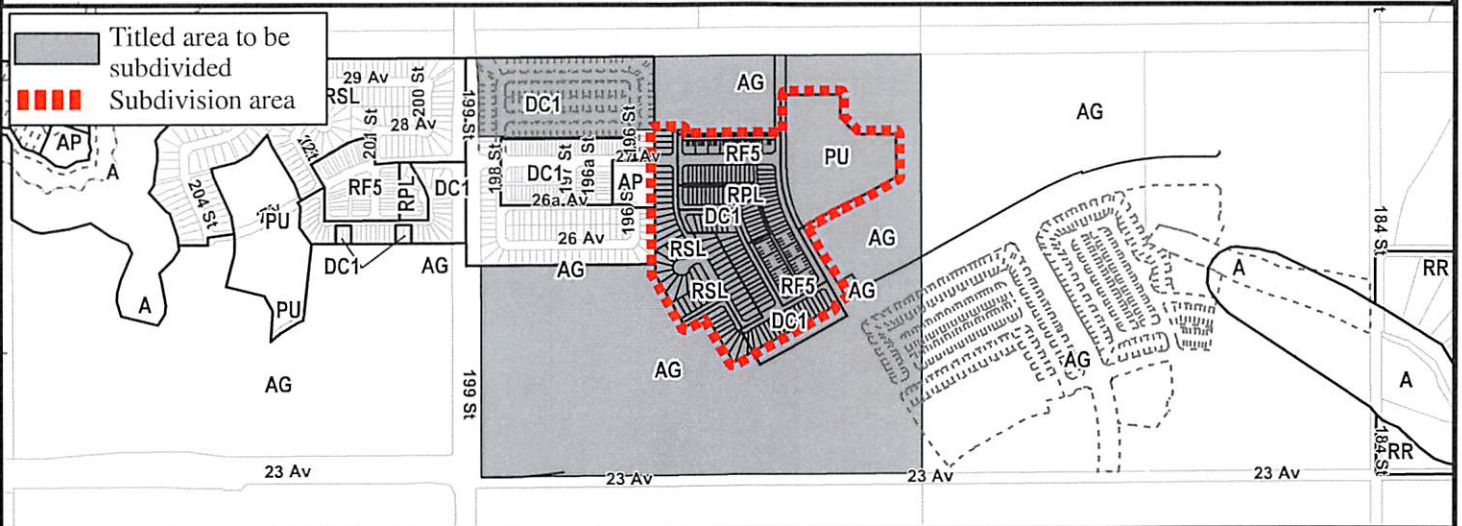
February 14, 2019

LDA17-0503

- | | | | | | |
|--|-------------------------------|---|---|--|--|
|  | Limit of proposed subdivision |  | Noise attenuation fence |  | Dedicate as road right of way |
|  | Phasing line |  | Restrictive covenant re: berm and fence |  | 1.8 m uniform screen fence as per zoning bylaw |
|  | Register as road right of way |  | 3 m hard surface shared use path |  | Restrictive covenant re: disturbed soil |
|  | 1.5 m concrete sidewalk |  | Temporary 12 m radius turnaround |  | Sanitary sewer extension |
|  | 6 m temporary roadway |  | 1.2 m uniform fence |  | Lift station |



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





Subdivision Authority

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

February 14, 2019

File No. LDA18-0591

LN Land Development Technologies Inc.
101 - 10634 178 Street NW
Edmonton, AB T5S 1H4

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 6, Block 11, Plan 8111 ET, located south of 124 Avenue NW and east of 77 Street NW;
ELMWOOD PARK

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #294989030-001

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 (\$1,346.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

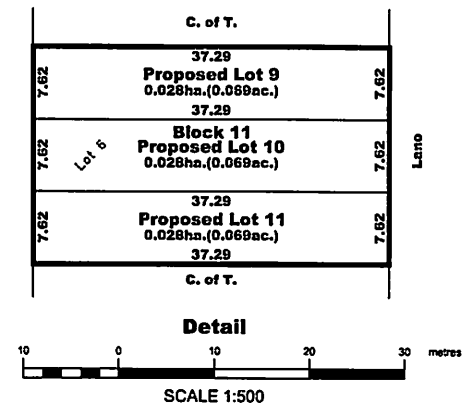
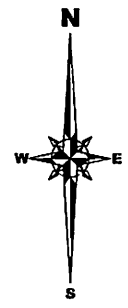
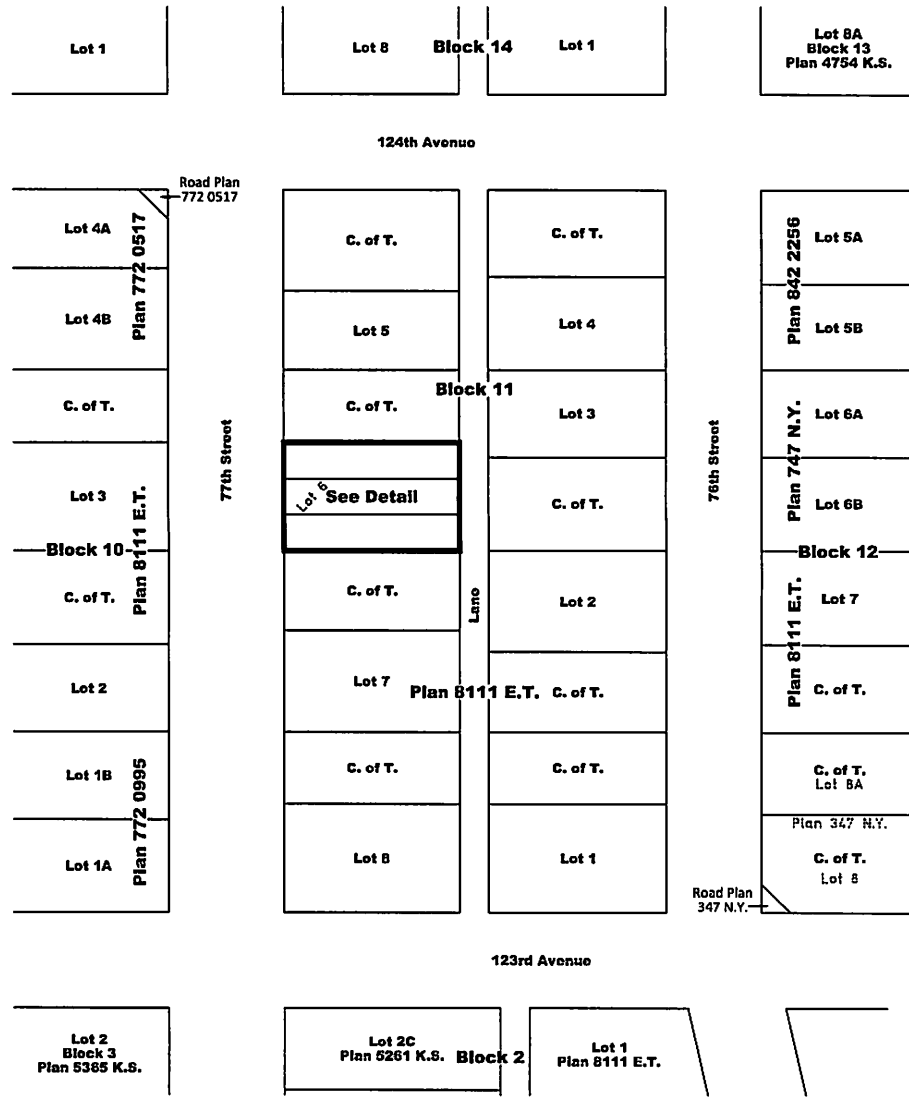
- There are existing boulevard trees adjacent to the site on 77 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- The Elmwood Park neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the applicant/owner email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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 14.3 m south of the north property line of Lot 6 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LEGEND
Area to be registered under this plan shown thus and contains 0.085ha. (0.210ac.)

TENTATIVE PLAN
SHOWING A PROPOSED
SUBDIVISION
OF PART OF
LOT 6, Block 11, PLAN 8111 E.T.
all within the
N.W. 1/4 OF SEC. 15, TWP. 53, RGE. 24, W4M.
CITY OF EDMONTON
ALBERTA

20 0 20 40 60 metres

SCALE 1:1000

DWG NO. LN005021-001-TN_0	JOB NO. LN5021	LN LAND DEVELOPMENT TECHNOLOGIES Edmonton, Alberta Phone: 780-488-9064 Fort McMurray, Alberta Phone: 780-791-0075 Lacombe, Alberta Phone: 403-782-5358
DWN: P.H.	DATE: June 11, 2018	
CKD: M.M.	PAPER SIZE: 11"x17"	



Subdivision Authority

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

February 14, 2019

File No. LDA18-0654

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot A, Block 118, Plan 172 3074 located north of 162 Avenue NW and east of 84 Street NW; **BELLE RIVE**

The Subdivision by Phased Condominium is APPROVED on February 14, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #296509972-001

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 (\$2,974.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 84 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

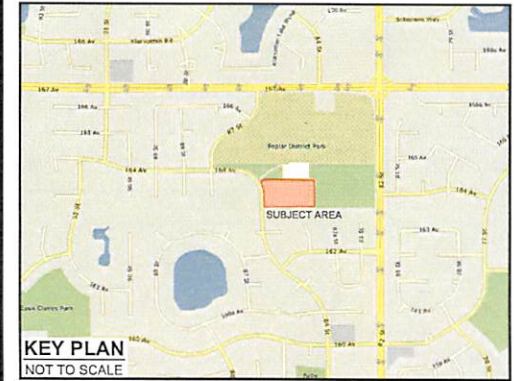
- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits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

Servicing

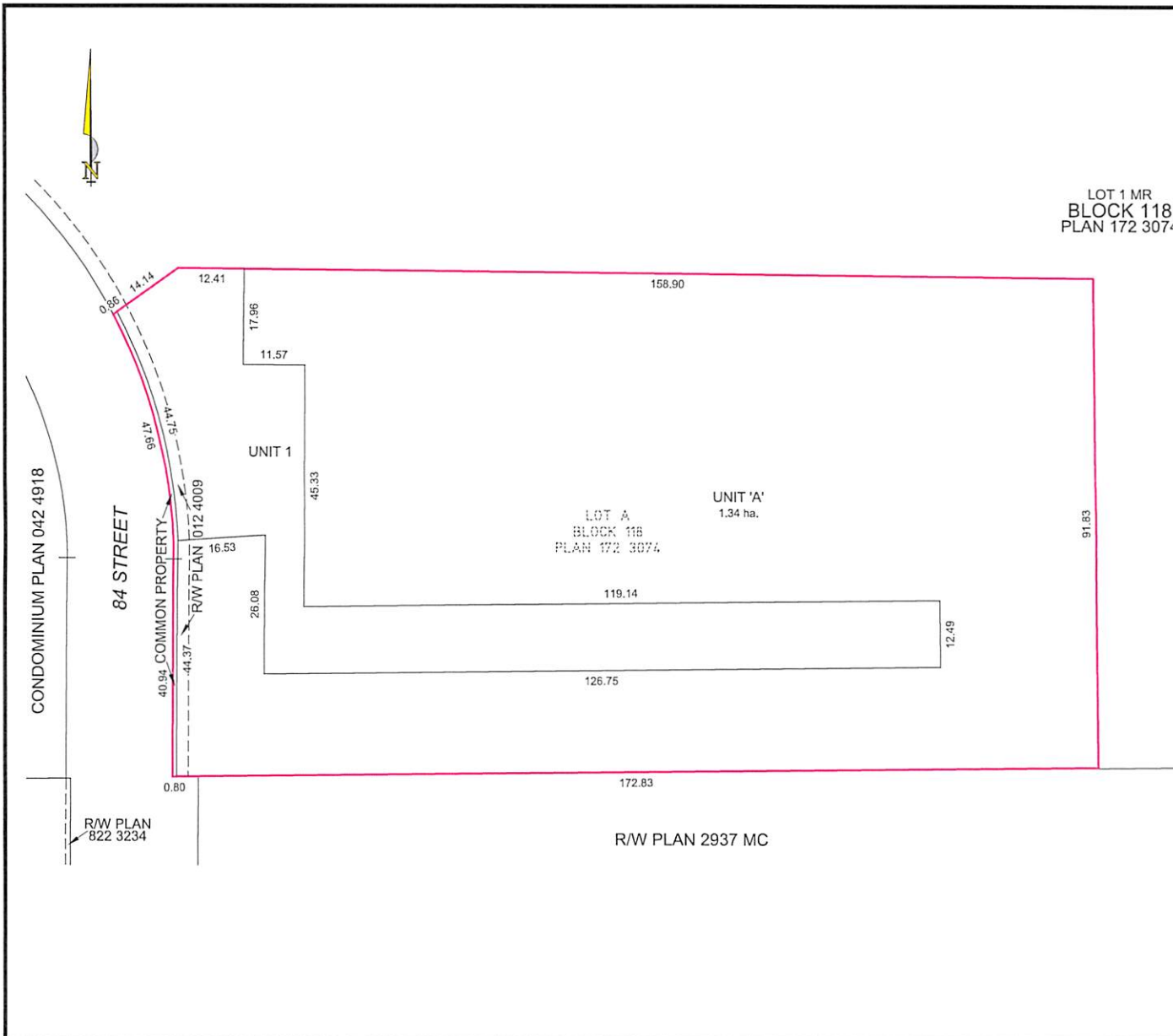
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

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 CS3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 1.64 ha.



LOT 1 MR
BLOCK 118
PLAN 172 3074



REV. NO.	DATE	ITEM	BY
1	AUG, 21/18	ADD PARKING STALLS	ME
0	APR, 24/18	ORIGINAL PLAN COMPLETED	ME

REVISIONS

BELLE RIVE LANDING

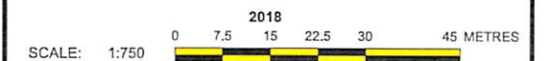
TENTATIVE PLAN SHOWING PROPOSED
PHASED CONDOMINIUM DEVELOPMENT
OF

LOT A, BLOCK 118, PLAN 172 3074

WITHIN THE

N.E. 1/4 SEC. 33 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA





Subdivision Authority

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

February 14, 2019

File No. LDA18-0695

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 65A, Plan 4677 HW, located north of 106 Avenue NW and east of 138 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #293422479-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 106 Avenue NW. Upon redevelopment of proposed Lot 65A, the existing residential access to 106 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.
- There are existing retaining walls that encroach onto 106 Avenue NW road right-of-way. The applicant is advised that due to the proximity of the encroaching feature to the back of the sidewalk, the existing retaining walls will not be authorized by an encroachment agreement and must be removed with development of the lots. Should a retaining wall be desired, the applicant should contact Rodolfo Tayem at 780-496-4464 or rodolfo.tayem@edmonton.ca for future information on establishing an approved location.

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.

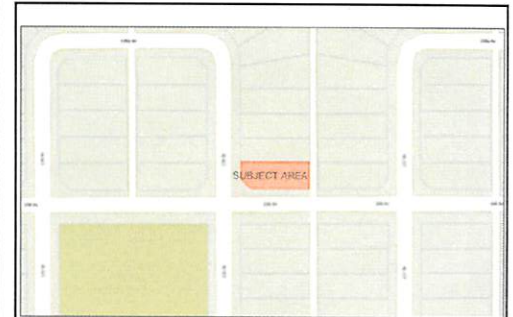
Servicing

- 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 5.5 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).

URBANAGE 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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 0.069 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	SEP. 28, 2018	ADD 4.5m AND 8.53m SETBACK	AN
0	SEP. 24, 2018	ORIGINAL PLAN COMPLETED	AN

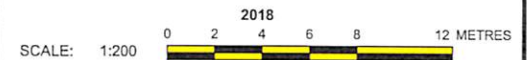
REVISIONS

GLENORA

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 14, BLOCK 65A, PLAN 4677 HW
WITHIN THE RIVER LOT 2
N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO. 61800168T DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

February 14, 2019

File No. LDA18-0717

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 3, Plan 1522 AS, located north of 85 Avenue NW and east of 89 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern 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 Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #300065114-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 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

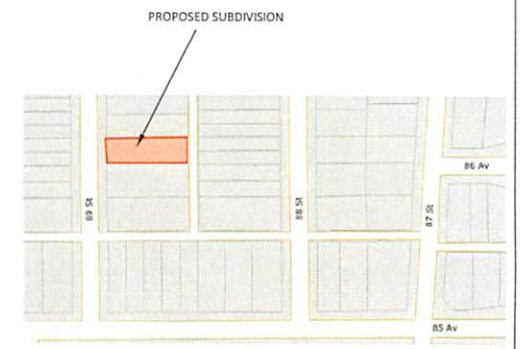
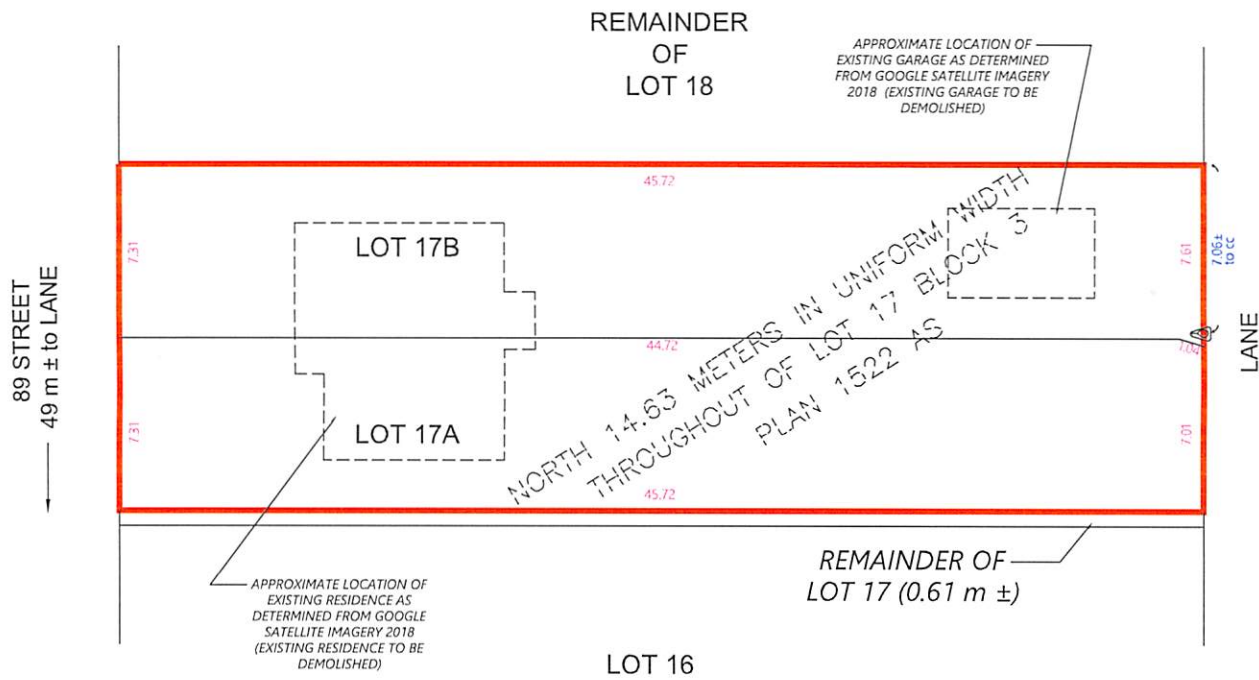
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.


Servicing


- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.06 m south of the north property line of Lot 17 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
NORTH 14.63 METERS IN UNIFORM WIDTH
THROUGHOUT OF LOT 17, BLOCK 3, PLAN 1522 AS
WITHIN
(N.W. 1/4 SEC. 27 - TP. 52 - RGE. 24 - W.4th MER.)
BONNIE DOON AREA
EDMONTON, ALBERTA
SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS  AND CONTAINS 0,066 ha



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

R1 - FEBRUARY 12, 2019, PROPERTY LINE DEFLECTION ON EAST SIDE		
Job # : SA 18- 504	Drawn by: AA	Checked by: FS



Subdivision Authority

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

February 14, 2019

File No. LDA18-0721

R.N. Heacock A.L.S.
9108 112 Avenue NW
Edmonton, AB T5B 0H3

ATTENTION: Richard N. Heacock

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot E, Block 10, Plan 2528 AR, located south of 116 Avenue NW and west of 38 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following condition:

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

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #300433761-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 116 Avenue NW and 38 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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

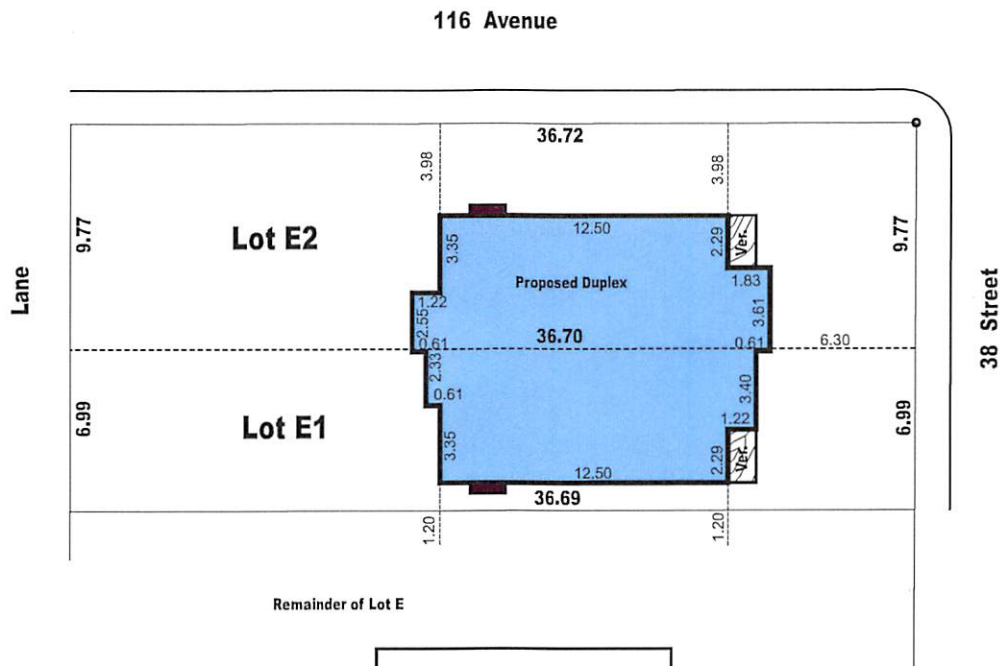
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Plan Showing Proposed Subdivision in: Lot E Block 10 Plan 2528 A.R. 11520-38 St. City of Edmonton



11 December 2018

Scale 1:250



Lot Area:	615.2 m ²
Lot E1	256.5m ²
Lot E2	358.7m ²
Zoning:	RF1

ALL DISTANCES SHOWN ARE IN METERS AND DECIMALS THEREOF.
 BUILDER/OWNER IS LIABLE FOR ANY COSTS INCURRED DUE TO AN ERROR IN THE
 ABOVE PLAN IF CONSTRUCTION STARTS PRIOR TO THIS PLAN BEING APPROVED
 BY LOCAL AUTHORITY.

DRAWN BY ZYP

Client: Brooks Homes

R.N. HEACOCK A.L.S.
(780) 479-3087



Subdivision Authority

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

February 14, 2019

File No. LDA18-0724

Delta Land Surveys Ltd.
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to adjust a property boundary of Lots 30A and 30B, Block 18, Plan 182 1973, located south of 71 Avenue NW and east of 113 Street NW; **PARKALLEN**

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #300736583-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

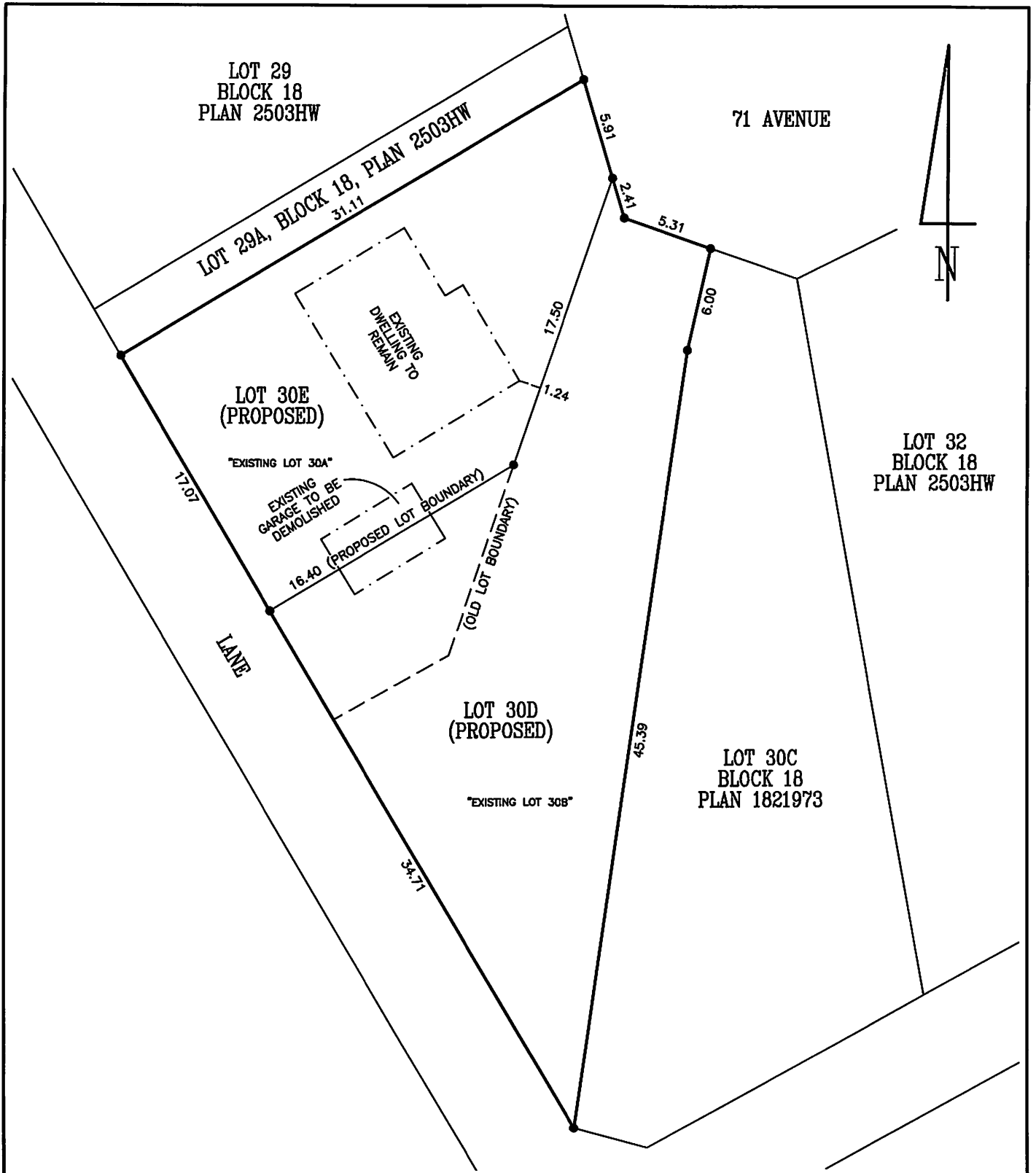
- There are existing boulevard trees adjacent to the site on 71 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 71 Avenue NW. Upon redevelopment of proposed Lot 30D, the existing residential access to 71 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 1.5 m south of the north property line of Lot 30A off 71 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located adjacent to the north property line of Lot 30A. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5.0 m of the boundary of lands or Right-of-Way (ROW) containing EPCOR Water facilities, is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a severe 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
JILLIAN BUILDERS INC.

SHOWING PROPOSED SUBDIVISION OF
LOTS 30A & 30B, BLOCK 18, PLAN 1821973
11251/11249 - 71 AVENUE
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. H001BADJ | JAN. 07, 2019.



Subdivision Authority

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

February 14, 2019

File No. LDA18-0734

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to adjust a property boundary of Lots 7A and 7B, Block 25, Plan 182 0945, located north of 104 Avenue NW and west of 153 Street NW; **CANORA**

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following condition:

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

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

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

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

If you have further questions, please contact Christian Schmitt at 780-944-0459 or christian.schmitt@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #300803012-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

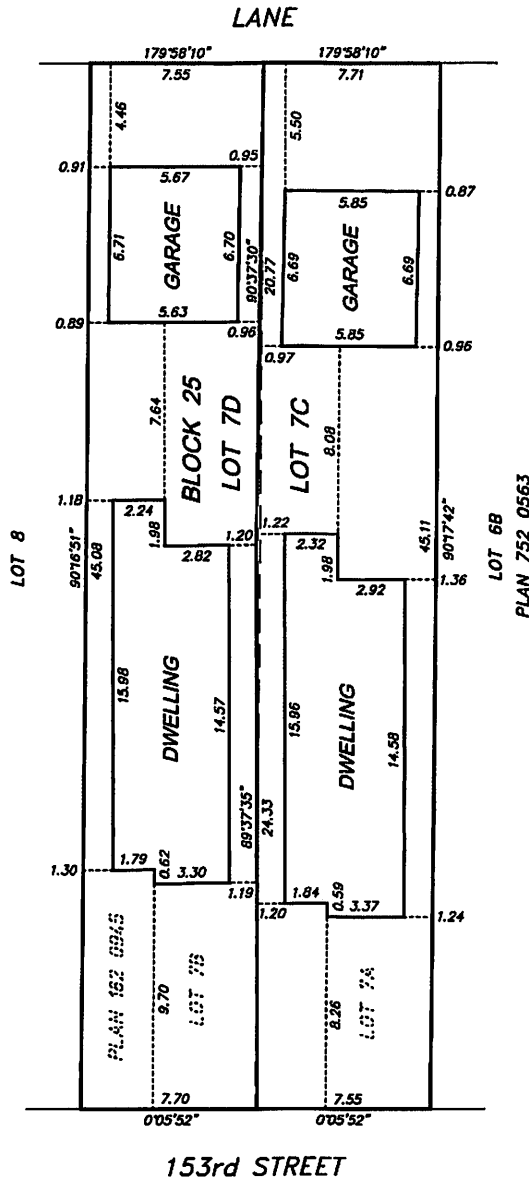
- There are existing boulevard trees adjacent to the site on 153 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



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



NOTE:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 NUMBER OF PARCEL CREATED 2

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
 THE LOCAL AUTHORITY.
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

LOT: 7A & 7B	BLOCK: 25	PLAN: 182 0945
SUBMISSION: CANORA	ADDRESS: 10416-153 STREET	
BUILDER/OWNER: TECH VIEW HOME LTD.		EDMONTON
FILE: E15155	LOT AREA: 0.069ha.	SCALE: 1:250

ZONING: RF2		
DRAWN BY: D.S.	CHECKED BY: P.S.	2018-12-07



Subdivision Authority

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

February 14, 2019

File No. LDA19-0011

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the boundary of Lot 5A, Block 88, Plan 142 3703 and Lot 3A, Block 88, Plan 3797 RS located west of Gateway Boulevard and south of 56 Avenue NW;
CALGARY TRAIL NORTH

The Subdivision by Plan is APPROVED on February 14, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #301683200-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water, sanitary and storm) enter the proposed subdivision off Calgary Trail; Utility Right of Way #227408 along the northwestern property line of Lot 5A; and the intersection of Gateway Boulevard and 56 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 3A, BLK.88, PLAN 3797 R.S.

AND

LOT 5A, BLK.88, PLAN 142 3703

IN THE

N.E.1/4 SEC.17-52-24-4

EDMONTON ALBERTA

SCALE 1:800 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



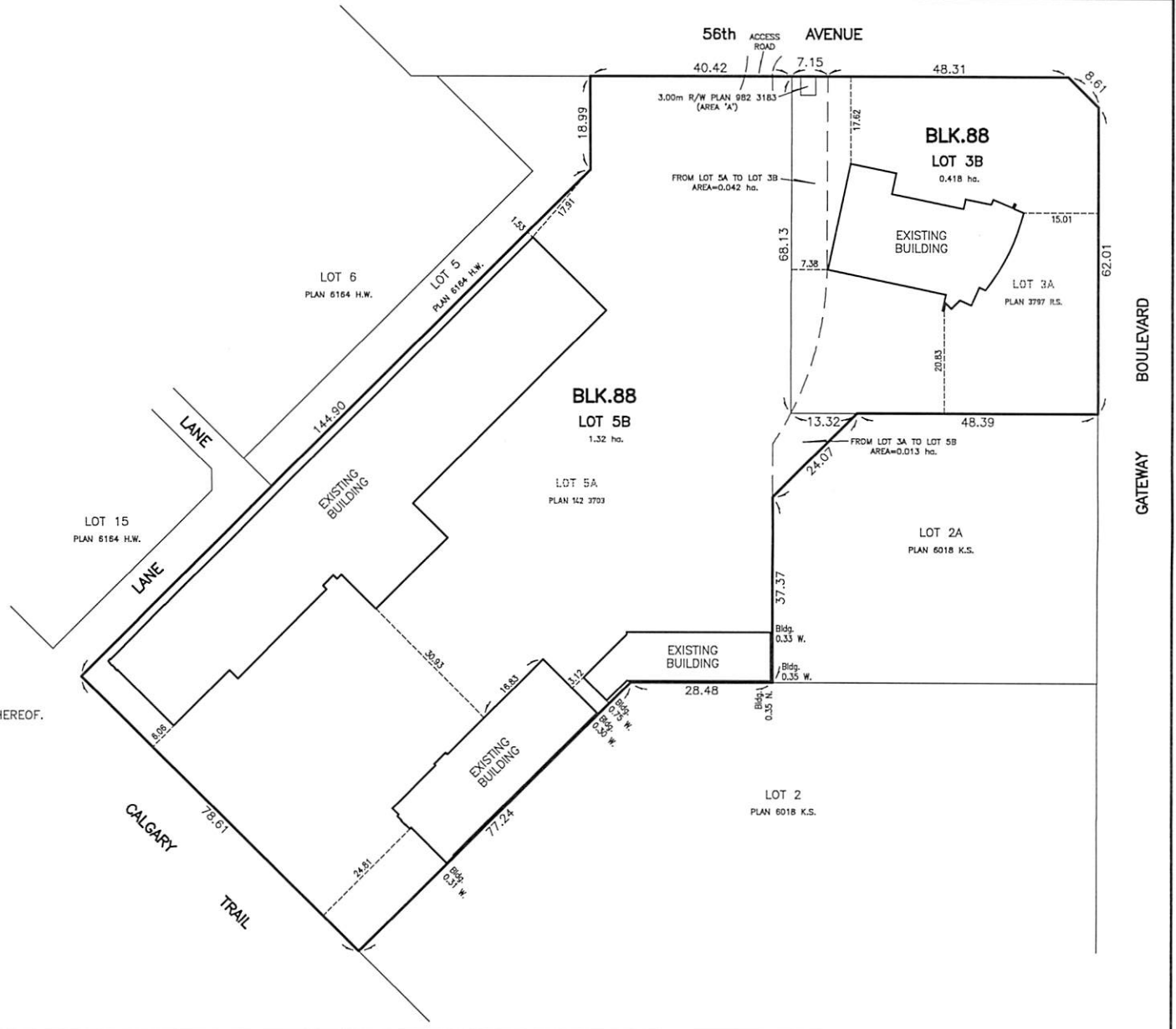
DRAWN BY: J.V.

CALC'D. BY: -

DATE: December 31, 2018
 REVISED: -

FILE NO. 18S1010

DWG.NO. 18S1010T





Subdivision Authority

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

February 14, 2019

File No. LDA19-0022

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 7, Block 30, Plan 3827 HW, located north of 113 Avenue NW and east of 40 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is APPROVED on February 14, 2019, 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #302512542-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 113 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 113 Avenue NW. Upon redevelopment of proposed Lot 7, the existing residential access to 113 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW.

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 4.5 m east of the west property line of Lot 7 off 113 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

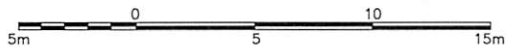
LOT 7, BLOCK 30, PLAN 3827 H.W.

IN

RIVER LOT 40, EDMONTON SETTLEMENT
THEO. TWP.53, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2019 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



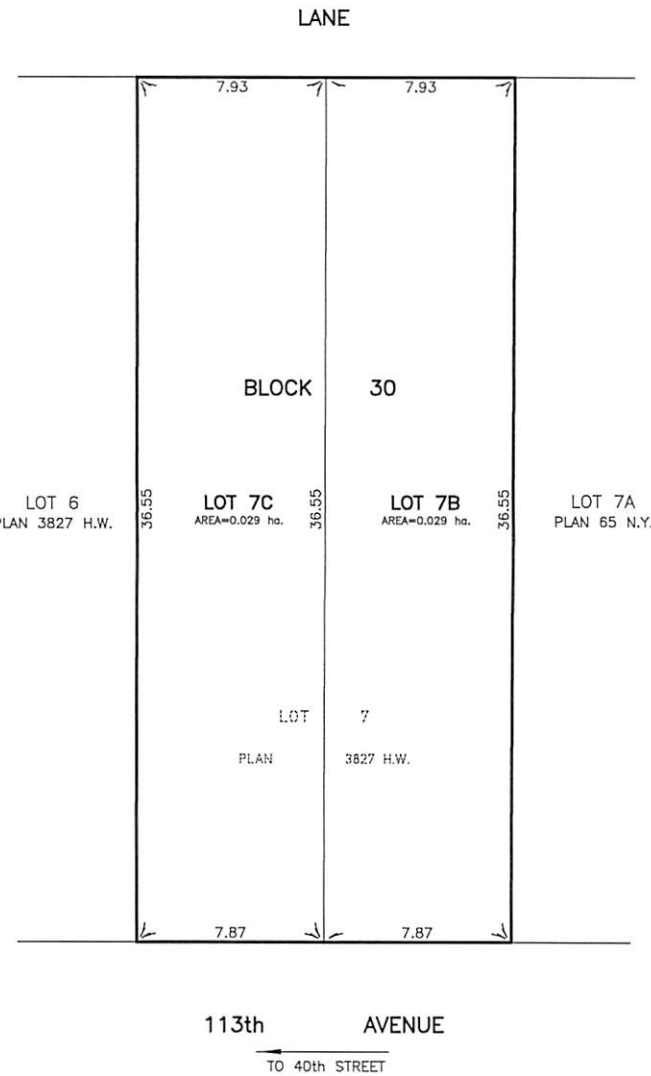
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 11, 2019
REVISED: -

FILE NO. 19S0003

DWG.NO. 19S0003T



Thursday, February 7, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 7, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the January 31, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA18-0451 289639120-001	Tentative plan of subdivision to create 56 single detached residential lots, 28 row housing lots, three (3) multi family residential lots (MFL), one (1) Public Utility lot, one (1) Municipal Reserve lot, and one (1) future Municipal Reserve lot from the south half of the SE 36-52-26-W4M located west of Winterburn Road (215 Street) NW and north of 91 Avenue NW; SECORD
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA16-0449 228334413-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 16, Plan 5496 HW, located north of 98 Avenue NW and east of Winterburn Road NW; LEWIS FARMS INDUSTRIAL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA18-0330 285067737-001	Tentative plan of subdivision to create one (1) additional lot from Block 2, Plan 2941 RS located north of Ellerslie Road SW and east of 50 Street NW; CHARLESWORTH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA18-0557 292429798-001	Tentative plan of subdivision to create two (2) multiple family lots (MFL) and one (1) Public Utility lot from Lot 1, Block A, Plan 102 0680 and Lot 2, Block 2, Plan 122 2662, located south of 22 Avenue SW and west of James Mowatt Trail SW; HERITAGE VALLEY TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0246 222277293-001	REVISION of conditionally approved tentative plan of subdivision to create 304 single detached residential lots, and one (1) Municipal Reserve lot from Lot 1, Block C, Plan 082 0895, and the NE 31-51-23-W4M located south of 23 Avenue NW and west of 17 Street NW; LAUREL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA17-0608 265823641-001	REVISION of conditionally approved tentative plan of subdivision to create 36 single detached lots, from the Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 184 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0701 286552538-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 6, Plan 1324 HW, located north of 73 Avenue NW and west of 113 Street NW; MCKERNAN
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.	