

Thursday, September 6, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 36

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the September 6, 2018 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 30, 2018 meetings be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA18-0010 269678871-001	Tentative plan of subdivision to create one (1) multiple family lot from Lot 13, Block 35, Plan 792 2542 and Lot 29, Block 35, Plan 792 2542, located north of 137 Avenue NW and east of 123A Street NW; <b>BARANOW</b>
2.	LDA14-0316 157144797-001	REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots, from the east half of the SE 15-51-25-W4M located north of 41 Avenue SW and west of 156 Street SW; <b>CHAPPELLE</b>
3.	LDA18-0261 280255696-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 7, Plan 244 HW, located north of 78 Avenue NW and west of 113 Street NW; <b>MCKERNAN</b>
4.	LDA18-0323 283395544-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 1, Block 26, Plan 162 0118 located north of Eagleson Crescent NW and east of Edgemont Road NW; <b>EDGEMONT</b>
5.	LDA18-0333 284626176-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 38, Plan 2965 HW, located south of 106 Avenue NW and west of 80 Street NW; <b>FOREST HEIGHTS</b>
6.	LDA18-0403 278868871-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 5, Plan 3624 HW, located north of 107A Avenue NW and west of 135 Street NW; <b>NORTH GLENORA</b>
7.	LDA18-0432 288523619-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 13, Plan 5602 HW, located north of Connors Road NW and west of 85 Street NW; <b>STRATHEARN</b>

8.	LDA18-0439 288088348-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 16, Plan 8118 ET, located south of 104 Avenue NW and west of 157 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
5.	<b>OTHER BUSINESS</b>	



September 6, 2018

File No. LDA18-0010

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

ATTENTION: Kim Petrin

RE: Tentative plan of subdivision to create one (1) multiple family lot from Lot 13, Block 35, Plan 792 2542 and Lot 29, Block 35, Plan 792 2542, located north of 137 Avenue NW and east of 123A Street NW; **BARANOW**

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**I The Subdivision by Plan is APPROVED on September 6, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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 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;
4. 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;

5. that the owner constructs underground utilities including watermain and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner constructs an onsite stormwater management system, to the satisfaction of Subdivision and Development Coordination;
7. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for Plan 792 2542 was addressed by a Deferred Reserve Caveat (DRC). The DRC was used to assemble Castle Downs Park (Lot 4, Block 40, Plan 752 1648).

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](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

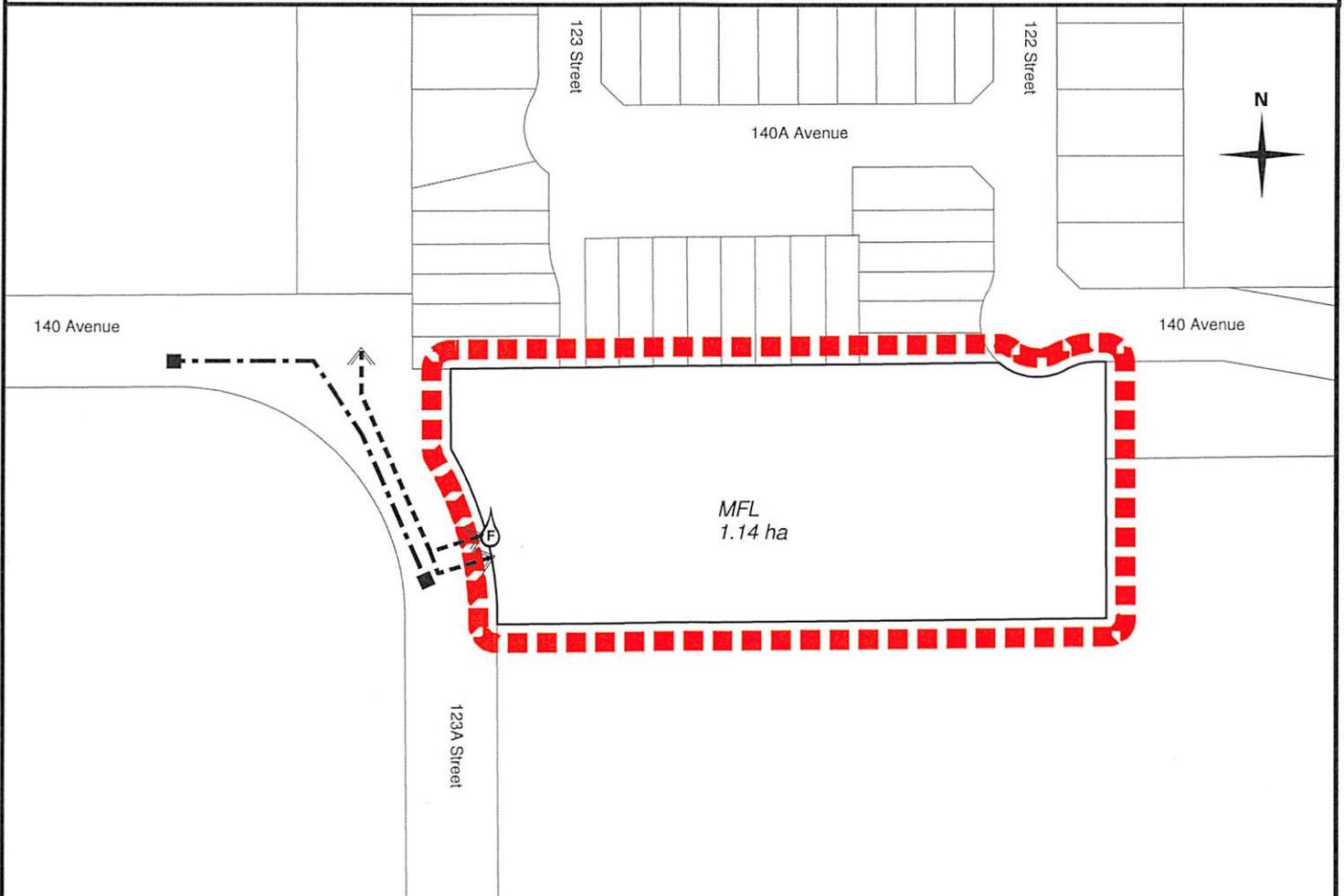
Regards,

Blair McDowell  
Subdivision Authority

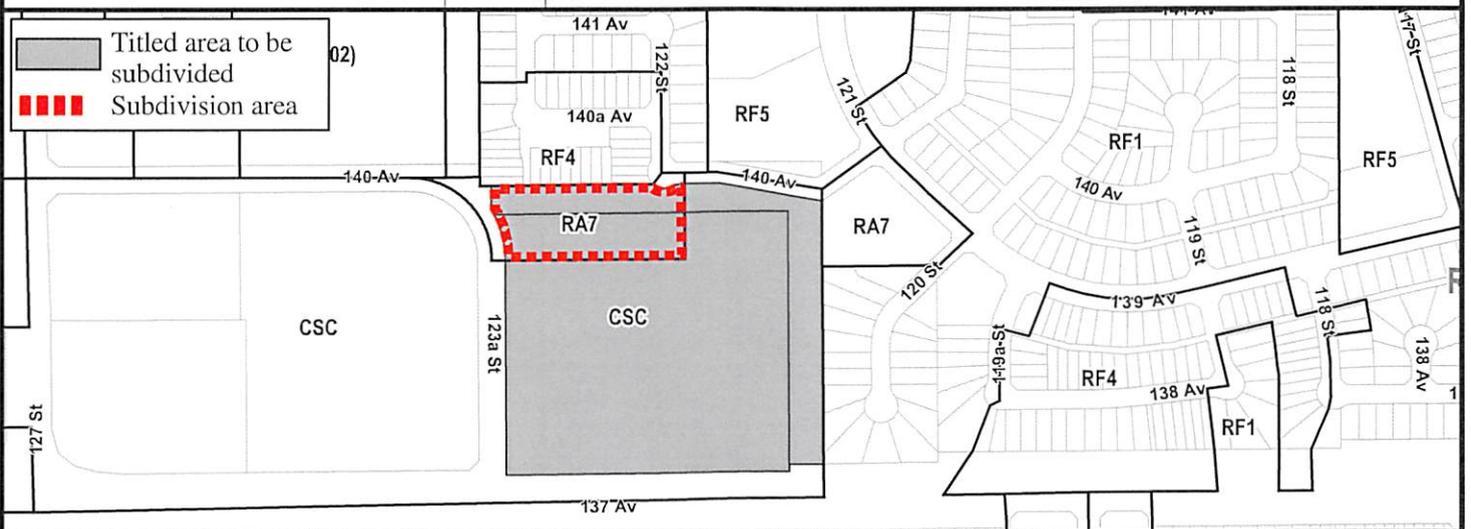
BM/sm/Posse #269678871-001

Enclosure

-  Limit of proposed subdivision
-  Fire hydrant
-  Watermain extension
-  Storm sewer extension



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





September 6, 2018

File No. LDA14-0316

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots, from the east half of the SE 15-51-25-W4M located north of 41 Avenue SW and west of 156 Street SW; **CHAPPELLE**

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LDA14-0316 was first conditionally approved on October 29, 2015. This is the first change request and it proposes to reduce number of single detached residential lots changed from 27 to 23. The Public Utility lot and Environmental Reserve (ER) lots were registered with Plan 182 2332.

**I The Subdivision by Plan is APPROVED on September 6, 2018, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility as shown on the "Conditions of Approval" map, 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the engineering drawings include grading plans for the portion of future Crawford Loop SW, 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 concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the 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.

Municipal Reserve for the east half of the SE 15-51-25 W4M was addressed by Deferred Reserve Caveat (DRC) with SO/95-0053. The DRC was most recently reduced with the dedication of the ER lot in the conditional approval of LDA14-0316, dated October 29, 2015. The ER lot was registered as Lot 31ER, Block 28, Plan 182 2332. 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](mailto:Jennifer.Vos@edmonton.ca) or 780-508-9519.

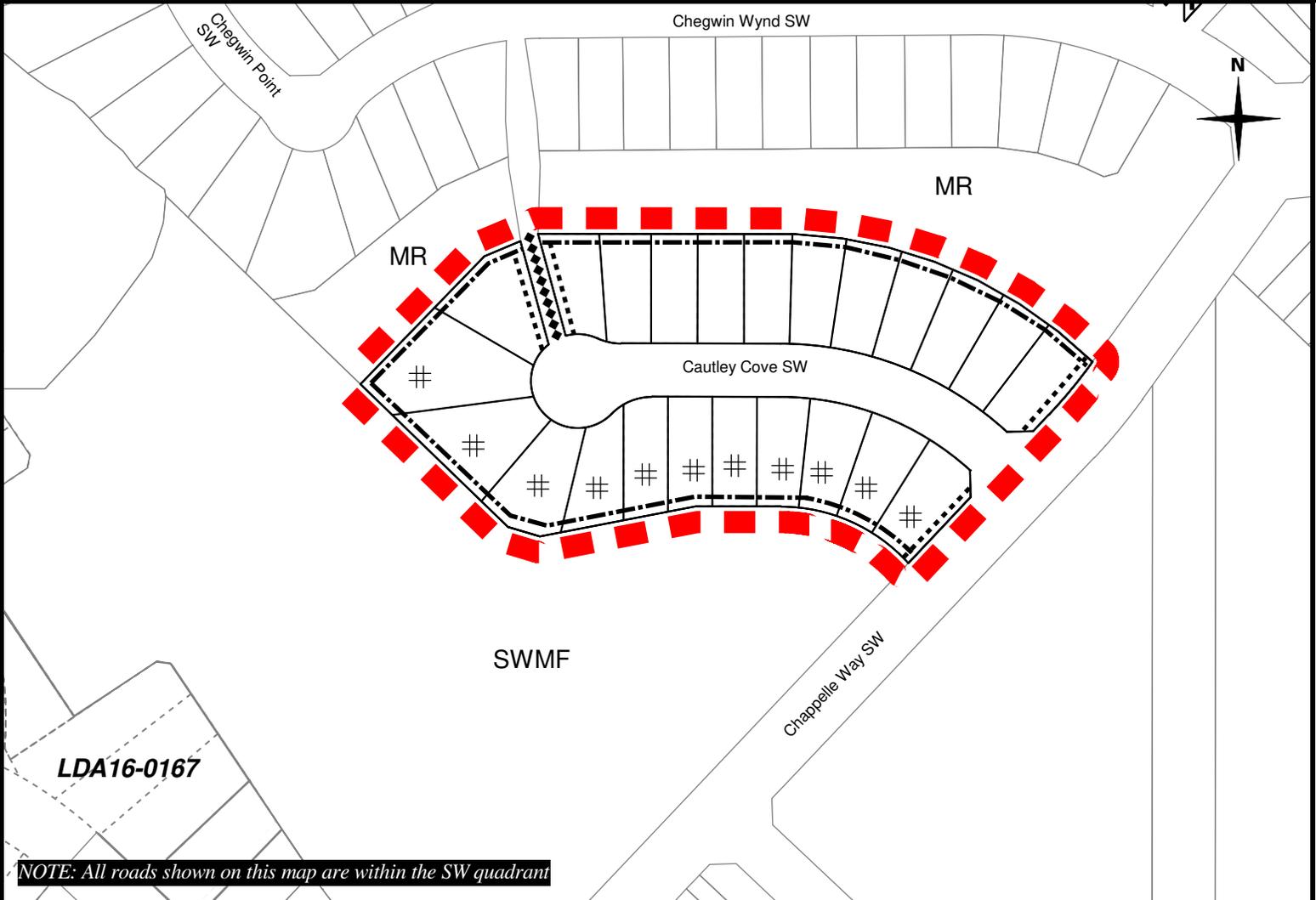
Regards,

Blair McDowell  
Subdivision Authority

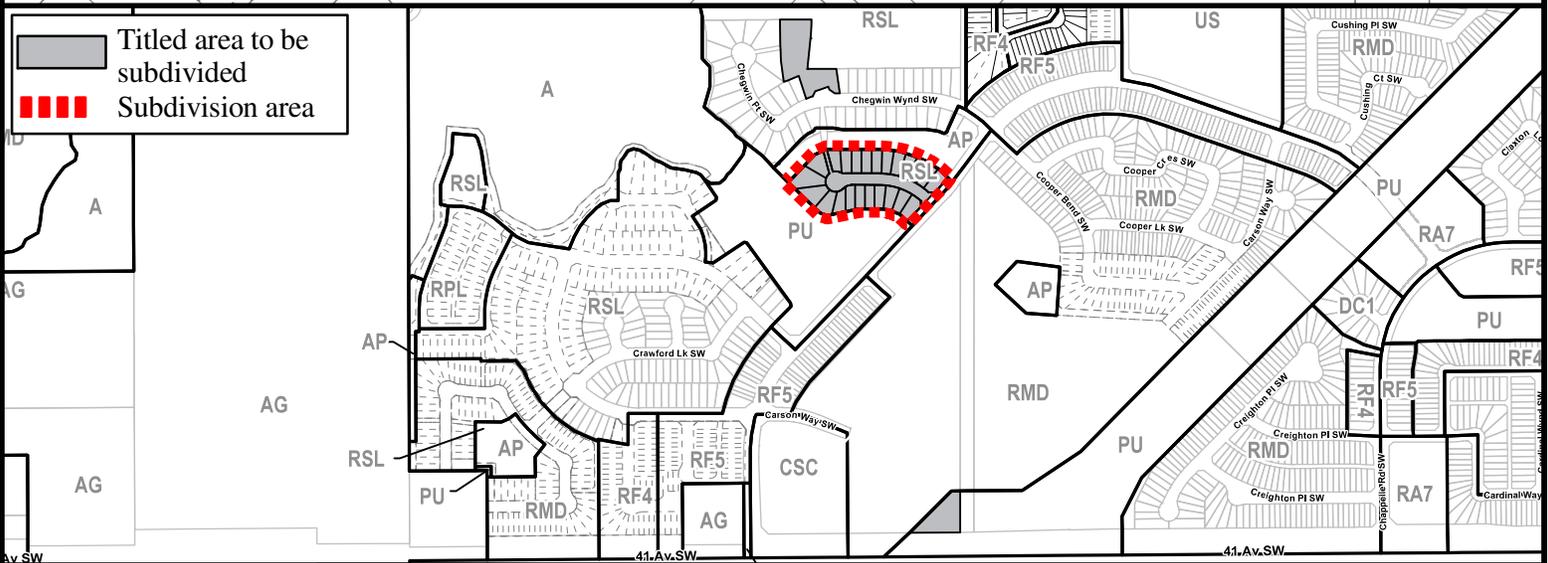
BM/jv/Posse #157144797-001

Enclosure

- Limit of proposed subdivision
- ◆◆◆ 3 m concrete emergency access
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- ⊞ Restrictive covenant re: Freeboard



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

September 6, 2018

File No. LDA18-0261

RKC Contracting Services Ltd.  
46 Harmony Place  
Sherwood Park, AB T8A 6H3

ATTENTION: Larry Getschel

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 7, Plan 244 HW, located north of 78 Avenue NW and west of 113 Street NW; **MCKERNAN**

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**The Subdivision by Plan is APPROVED on September 6, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #280255696-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 78 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

Building / Site

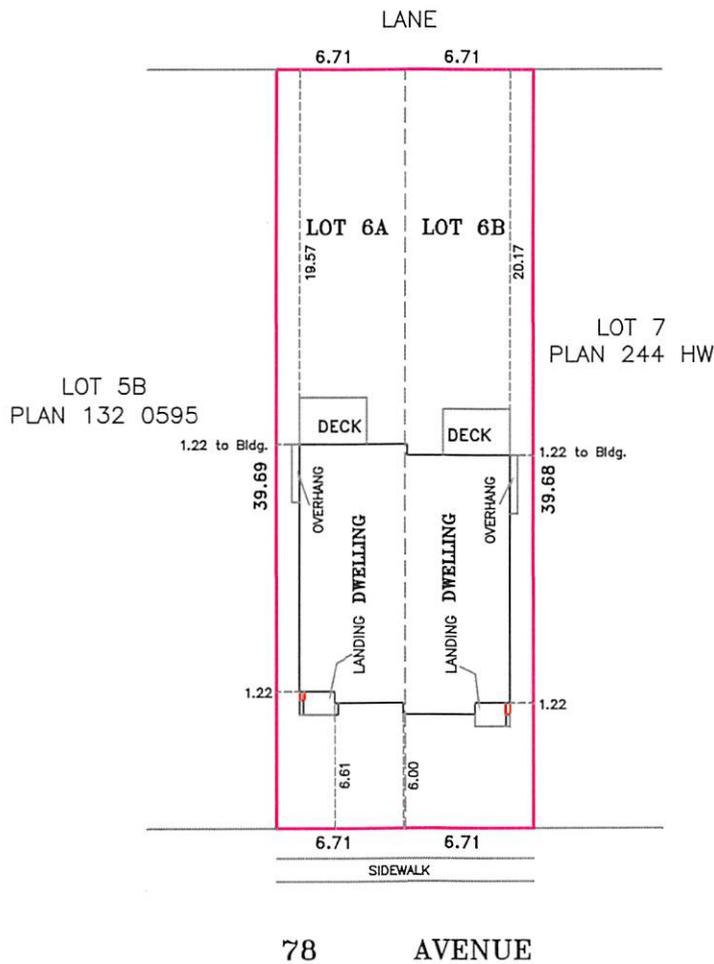
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

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

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 6, BLOCK 7, PLAN 244 HW  
SE1/4, SEC. 30, TWP. 52, RGE. 24, W.4M.  
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  2. FENCES ARE SHOWN THUS .....
  3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS.....
- AND CONTAINS 0.052 ha.



**GEODETIC SURVEYS & ENGINEERING LTD.**

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

Ph. (780) 465-3389

Fax. (780) 465-5400

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

DRAWN BY: P.S.  
DATE : MAY 14th, 2018.

SCALE 1 : 300

JOB No. 1171495



Subdivision Authority

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

September 6, 2018

File No. LDA18-0323

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

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 1, Block 26, Plan 162 0118 located north of Eagleson Crescent NW and east of Edgemont Road NW; **EDGEMONT**

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**The Subdivision by Phased Condominium is APPROVED on September 6, 2018, subject to the following conditions:**

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

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

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

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

If you have further questions, please contact Kristen Rutherford at 780-442-5047 or [kristen.rutherford@edmonton.ca](mailto:kristen.rutherford@edmonton.ca)

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #283395544-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,927.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection.
- All municipal services must enter the site through Common Property.

# EDGEMONT TENTATIVE PLAN

SHOWING A

## PROPOSED PHASED CONDOMINIUM

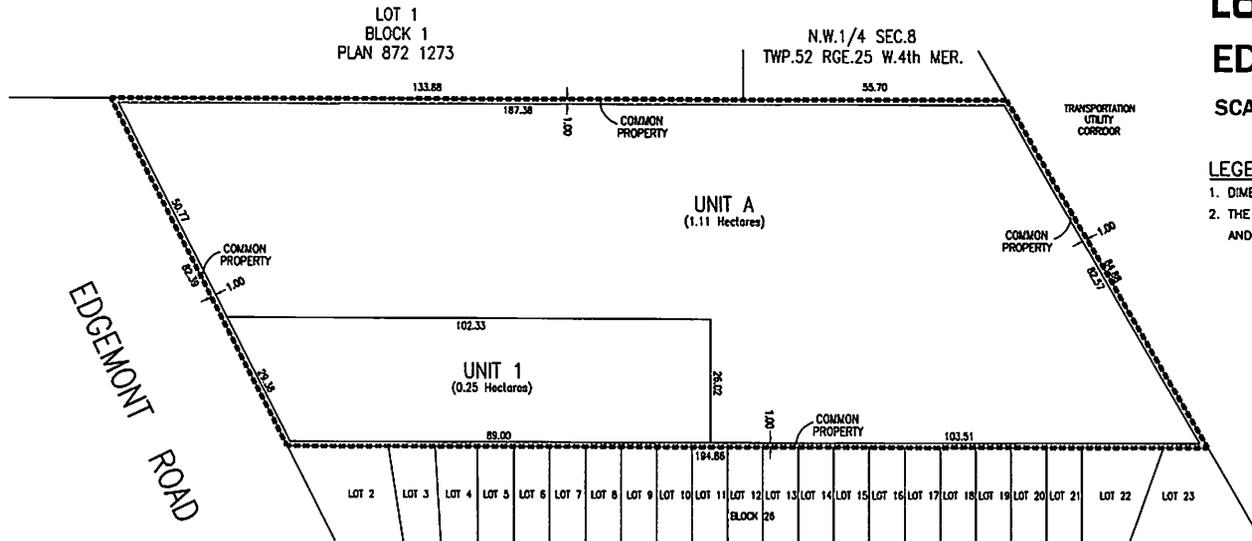
OF

**LOT 1 BLOCK 26 PLAN 162 0118  
EDMONTON ALBERTA**

SCALE 1:1000

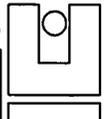
**LEGEND:**

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS - - - - - AND CONTAINS: 1.41 Hectares



**NORTHLAND  
SURVEYS**

LAND INFORMATION



FILE: 2455PROP.DWG

JULY 4, 2018



Subdivision Authority

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

September 6, 2018

File No. LDA18-0333

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 17, Block 38, Plan 2965 HW, located south of 106 Avenue NW and west of 80 Street NW; **FOREST HEIGHTS**

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**The Subdivision by Plan is APPROVED on September 6, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #284626176-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.58 m north of the south 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 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

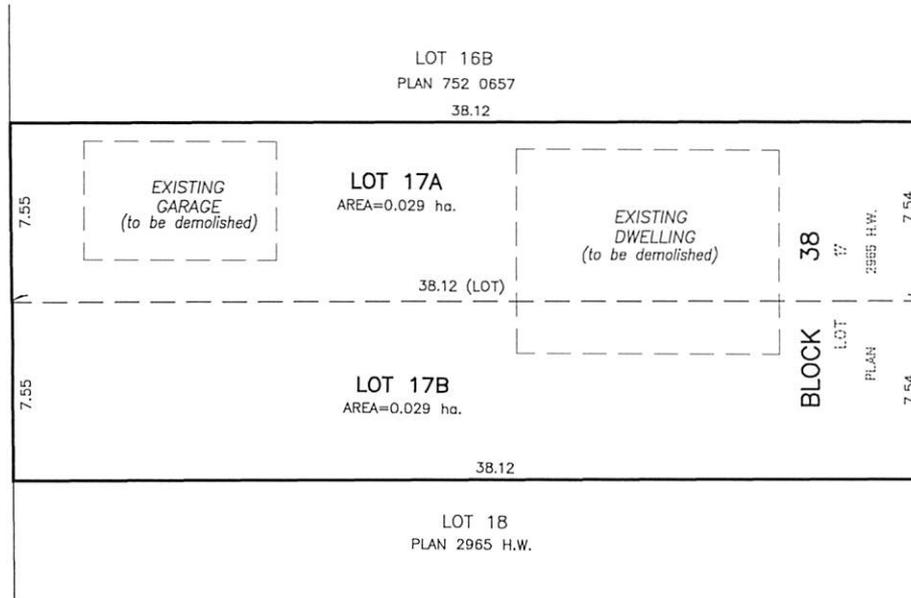
LOT 17, BLOCK 38, PLAN 2965 H.W.

IN THE  
RIVER LOT 27  
THEO. TWP.53, RGE.24-W.4M.  
EDMONTON ALBERTA

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



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A  
N  
E



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 07, 2018  
REVISED: -

FILE NO. 18S0405

DWG.NO. 18S0405T



Subdivision Authority

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

September 6, 2018

File No. LDA18-0403

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 30, Block 5, Plan 3624 HW, located north of 107A Avenue NW and west of 135 Street NW;  
**NORTH GLENORA**

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**The Subdivision by Plan is REFUSED on September 6, 2018 for the following reason(s):**

1. The proposed subdivision does not comply with the minimum development regulation identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the (RF1) Single Detached Residential Zone for single detached housing is 7.50 metres. The site width of the proposed lots is 6.53 metres and is therefore deficient by 0.97 metres or 12.9%.
2. The proposed subdivision will create two non-conforming lots that do not meet the site width development regulation in the Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

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.

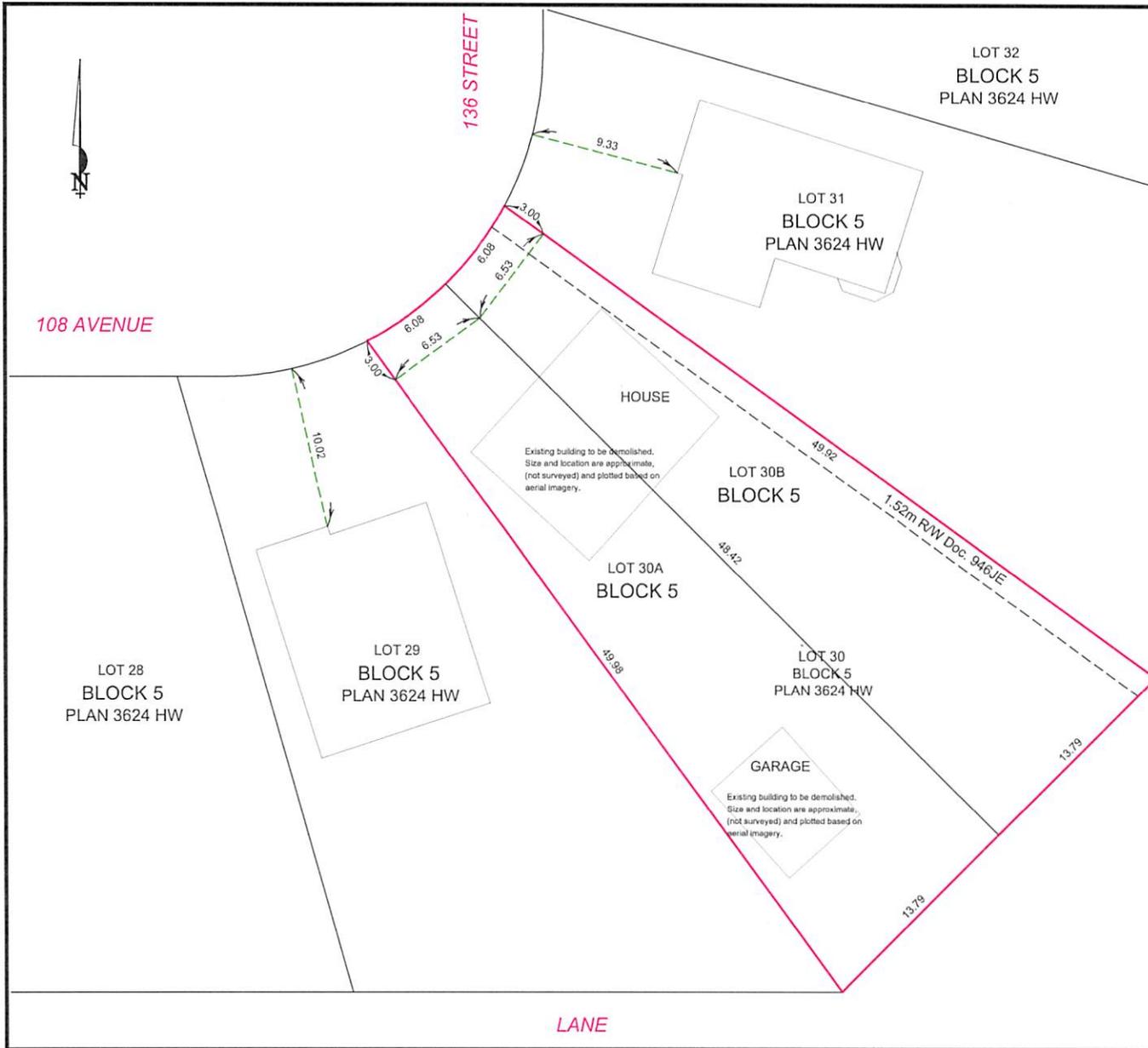
If you have further questions, please contact Stephanie Mah at [stephanie.mah@edmonton.ca](mailto:stephanie.mah@edmonton.ca) or 780-442-5387.

Regards,

Blair McDowell  
Subdivision Authority

BM/sm/Posse #278868871-001

Enclosure



## RICHMOND PARK DEVELOPMENTS

### NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.097 ha.



REV. NO.	DATE	ITEM	BY
4	AUG. 30, 2018	REMOVE 4.5m SETBACK AND ADD 3.0m AND 6.0m SETBACK	AN
3	JULY 18, 2018	REMOVE 8.16m AND 9.75m SETBACK AND ADD 4.5m SETBACK	AN
2	JUNE 11, 2018	ADD 8.16m AND 9.75m SETBACK	AN
1	APR. 19, 2018	ANNOTATE 6.0m SETBACK	AN
0	MAR. 20, 2018	ORIGINAL PLAN COMPLETED	AN

### REVISIONS

## NORTH GLENORA

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

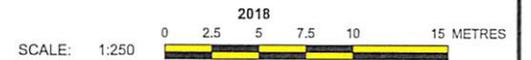
OF

LOT 30, BLOCK 5, PLAN 3624 HW

WITHIN THE

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

## EDMONTON - ALBERTA



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

FILE NO. 61800045T DRAFTED BY: AN CHECKED BY: DS



Subdivision Authority

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

September 6, 2018

File No. LDA18-0432

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 13, Plan 5602 HW, located north of Connors Road NW and west of 85 Street NW;  
**STRATHEARN**

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**The Subdivision by Plan is APPROVED on September 6, 2018, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed eastern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Jennifer Vos at [jennifer.vos@edmonton.ca](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #288523619-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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

# TENTATIVE PLAN

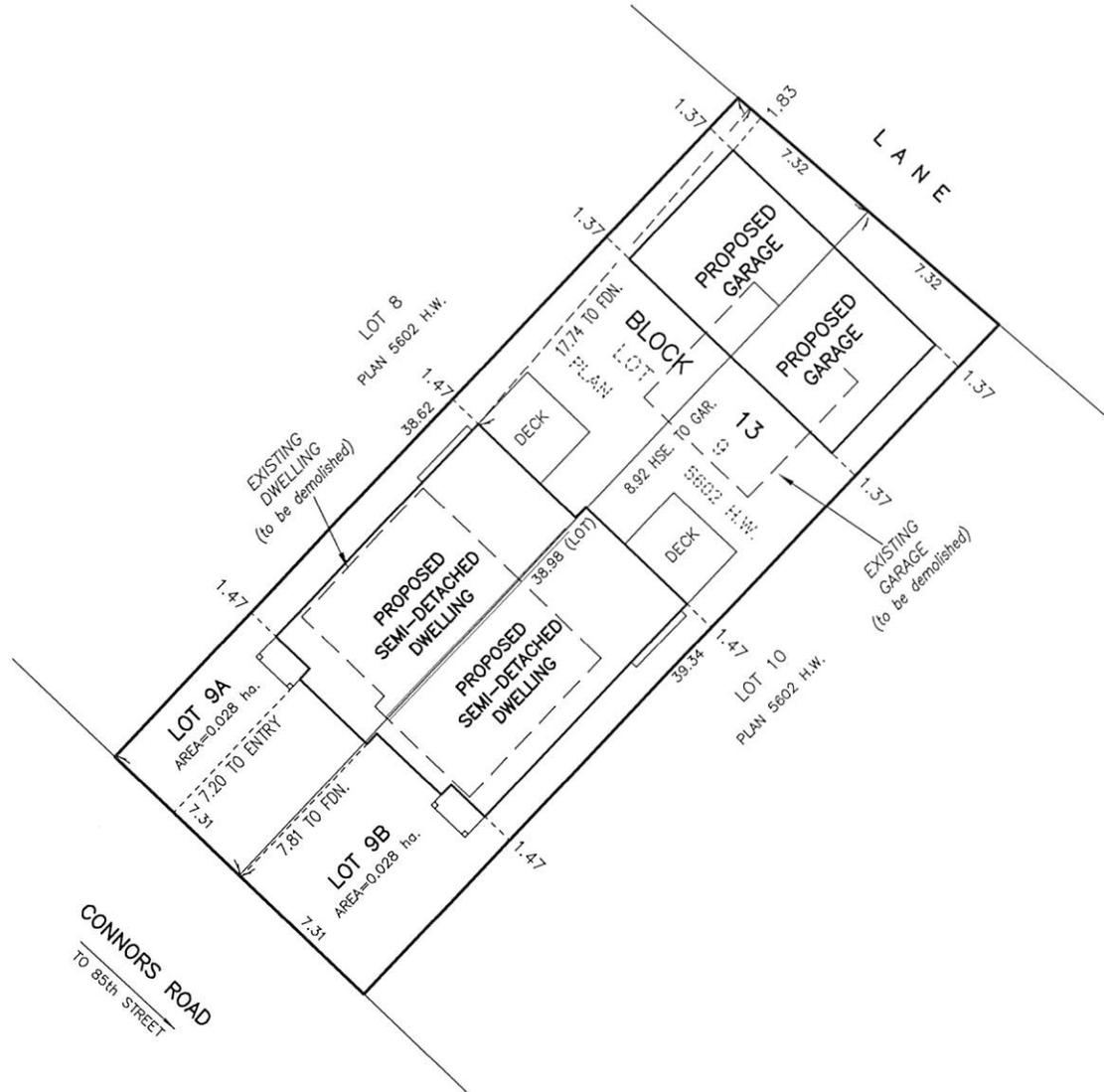
SHOWING SUBDIVISION OF

LOT 9, BLOCK 13, PLAN 5602 H.W.

IN THE  
N.W.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

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



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: E.S.D.

DATE: JULY 24, 2018

REVISED: -

FILE NO. 18S0610

DWG.NO. 18S0610T



Subdivision Authority

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

September 6, 2018

File No. LDA18-0439

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 16, Plan 8118 ET, located south of 104 Avenue NW and west of 157 Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on September 6, 2018, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #288088348-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

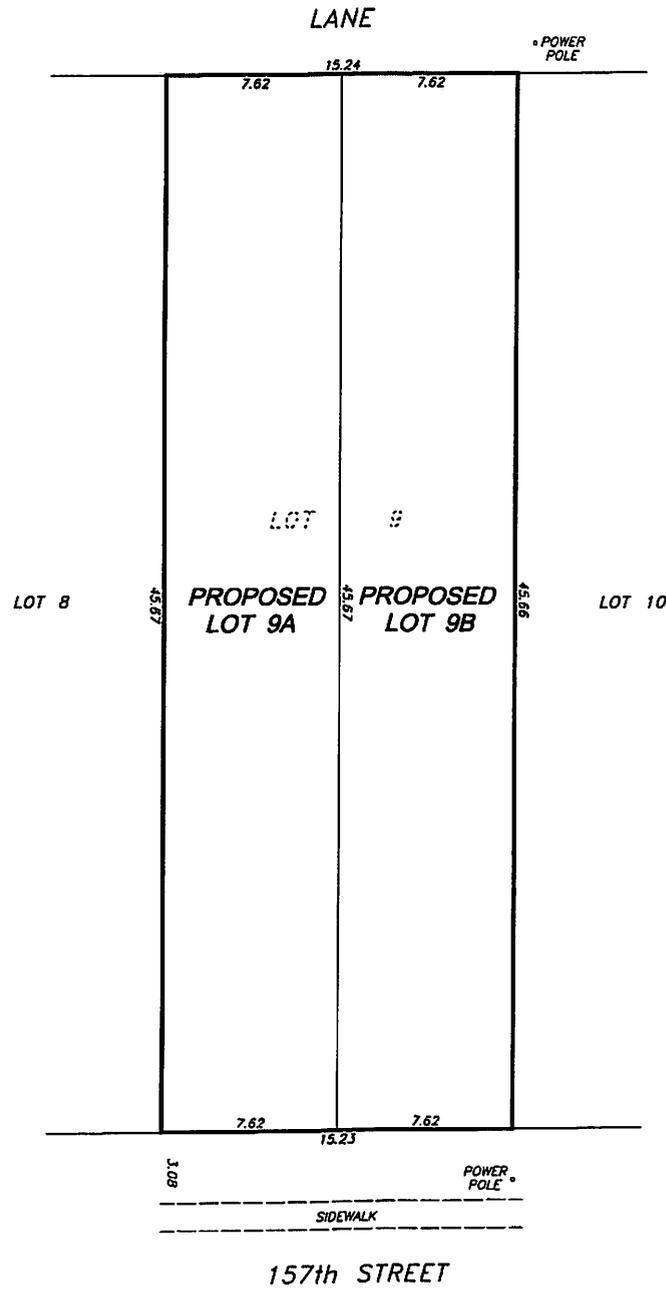
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.2 m north of the south property line of Lot 9 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

**Alberta  
 Geomatics  
 Inc.**

**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: 9      BLOCK: 16      PLAN: 8118 ET

SUBDIVISION: BRITANNIA YOUNGSTOWN      ADDRESS: 10342 - 157 STREET

BUILDER/OWNER: TECH VIEW HOMES LTD.      EDMONTON

ZONING: RF4

FILE: E16230

LOT AREA: 0.070ha.

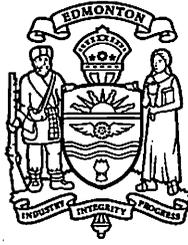
SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: I.H./P.S.

2018-07-19

Thursday, August 30, 2018  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

**PRESENT** Kyle Witiw, Acting Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

**MOVED** Kyle Witiw  
That the Subdivision Authority Agenda for the August 30, 2018 meeting be adopted.

**FOR THE MOTION** Kyle Witiw **CARRIED**

**2. ADOPTION OF MINUTES**

**MOVED** Kyle Witiw  
That the Subdivision Authority Minutes for the August 23, 2018 meeting be adopted.

**FOR THE MOTION** Kyle Witiw **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA18-0137  
275704428-001 Tentative plan of subdivision to create one (1) industrial lot from the SW 36-54-24-W4M, located south of 259 Avenue NW and east of 50 Street NW;  
**EDMONTON ENERGY AND TECHNOLOGY PARK**

**MOVED** Kyle Witiw  
That the application for subdivision be Approved as Amended.

**FOR THE MOTION** Kyle Witiw **CARRIED**

2. LDA18-0322  
282718265-001 Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28, Block 15, Plan 1389 HW, located south of 80 Avenue NW and east of 89 Street NW; **KING EDWARD PARK**

**MOVED** Kyle Witiw  
That the application for subdivision be Approved.

**FOR THE MOTION** Kyle Witiw **CARRIED**

3.	LDA18-0331 284303318-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 49, Plan 1870 P, located north of 72 Avenue NW and east of 106 Street NW; <b>QUEEN ALEXANDRA</b>
MOVED		Kyle Witiw  That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw <b>CARRIED</b>
4.	LDA18-0341 285452431-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 97, Plan 3875 P, located north of 103 Avenue NW and east of 140 Street NW; <b>GLENORA</b>
MOVED		Kyle Witiw  That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw <b>CARRIED</b>
5.	LDA18-0389 286284977-001	Tentative plan of subdivision to adjust the property boundary between Lot 14A and Lot 14B, Block 2, Plan 182 0451, located south of 86 Avenue NW and west of 134 Street NW; <b>LAURIER HEIGHTS</b>
MOVED		Kyle Witiw  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw <b>CARRIED</b>
6.	LDA18-0410 287734081-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 4, Plan 715 HW, located south of 92 Avenue NW and west of 117 Street NW; <b>WINDSOR PARK</b>
MOVED		Kyle Witiw  That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw <b>CARRIED</b>
7.	LDA18-0412 287762214-001	Tentative plan of subdivision to create one (1) multiple family residential unit and one (1) remnant unit from Lot 110, Block 5, Plan 152 5533 located south of Ellerslie Road SW and west of Rabbit Hill Road SW; <b>GLENRIDDING HEIGHTS</b>
MOVED		Kyle Witiw  That the application for subdivision be Approved.
FOR THE MOTION		Kyle Witiw <b>CARRIED</b>
8.	LDA18-0416 287880488-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 24, Plan RN 64, located north of 121 Avenue NW and east of 122 Street NW; <b>PRINCE CHARLES</b>
MOVED		Kyle Witiw  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Kyle Witiw <b>CARRIED</b>

9.	LDA18-0419 286224281-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 27, Plan RN 60, located north of 112 Avenue NW and west of 132 Street NW; <b>INGLEWOOD</b>	
MOVED		Kyle Witiw  That the application for subdivision be Approved.	
FOR THE MOTION		Kyle Witiw	<b>CARRIED</b>
10.	LDA18-0420 287980093-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 22, Block 13, Plan 2938 HW, located north of 72 Avenue NW and east of 114A Street NW; <b>BELGRAVIA</b>	
MOVED		Kyle Witiw  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Kyle Witiw	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.		