

Thursday, September 20,
2018 10:00 am.



PLACE: ET 6 MR SE 06-524

SUBDIVISION AUTHORITY MINUTES MEETING NO. 38

PRESENT | Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 20, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 13, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0002
270893397-001

Tentative plan of subdivision to create 24 single detached residential lots and one (1) Public Utility lot from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA12-0439
132387579-001

REVISION of conditionally approved plan of subdivision to create 203 single detached residential lots, 38 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, one (1) Public Utility lot, and three (3) future Municipal Reserve lots, from Lot 22, Block 12, Plan 142 4643 and Lot 66ER, Block 17, Plan 132 0806 located south of 35 Avenue NW and west of 199 Street NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0061 273302578-001	REVISION of conditionally approved tentative plan of subdivision to create four (4) semi-detached residential lots, three (3) row housing lots and two (2) multiple family lots (MFL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0172 276392379-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6 and Lot OT, Block 114, Plan 2803 AF, located south of 103 Avenue NW and east of 134 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0319 279832883-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4A, Block 12, Plan 882 0573, located north of 57 Avenue NW and east of 110 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0436 288082222-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots C and D, Block 99, Plan 8036 ET, located north of 85 Avenue NW and west of 105 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0448 289360363-001	Tentative plan of subdivision to create three (3) bareland condominium units from Lots 103-106, Block 6, Plan NB, located north of 97 Avenue NW and west of 106 Street NW; DOWNTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0460 289768983-001	Tentative plan of subdivision to create separate titles for two (2) semi-detached dwellings from Lots 10 and 11, Block 8, Plan 5484 HW, located south of 88 Avenue NW and east of 87 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA18-0463 289982067-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0464 290101171-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13 and the west half of Lot 14, Block 9, Plan 5036 S, located north of 78 Avenue NW and west of 89 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA18-0468 289929687-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 1, Plan RN2 4A, located south of 109A Avenue NW and west of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA18-0488 290718895-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot Q, Block 6, Plan 8438 ET, located south of Connors Road NW and east of 94 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 11:00 a.m.	



September 20, 2018

File No. LDA18-0002

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

ATTENTION: Latoya Powder

RE: Tentative plan of subdivision to create 24 single detached residential lots and one (1) Public Utility lot from the south half of the SE 23-51-24-W4M, located west of 50 Street SW and south of 22 Avenue SW; **WALKER**

I The Subdivision by Plan is APPROVED on September 20, 2018 subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA16-0572 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities;
4. that Charter Bylaw 18557 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 a 3 m hard surface shared use path with, lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/gq/Posse #270893397-001
Enclosure



Subdivision Authority

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

September 20, 2018

File No. LDA12-0439

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

ATTENTION: Matthew Gratton

RE: REVISION of conditionally approved plan of subdivision to create 203 single detached residential lots, 38 semi-detached residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, one (1) Public Utility lot, and three (3) future Municipal Reserve lots, from Lot 22, Block 12, Plan 142 4643 and Lot 66ER, Block 17, Plan 132 0806 located south of 35 Avenue NW and west of 199 Street NW; **EDGEMONT**

The application has been revised from the previous change request that was approved December 21, 2017, by increasing the number of single detached lots by two (2).

I The Subdivision by Plan is APPROVED on September 20, 2018, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.02 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 0.413 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 owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA18-0344 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of Phase 3 of the plan of survey;

7. that the owner register a temporary public access easement for the 3 m shared use path as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register easements for the watermain, sanitary, and storm sewer main extensions, and for temporary public access for Eaton Wynd NW, Edgemont Drive NW, and Edgemont Boulevard NW as shown on the "Conditions of Approval" map, Enclosure III;
9. that the owner register an easement for emergency access with Phase 3 as shown on the "Conditions of Approval" map, Enclosure III. The City shall be a party to the easement;
10. that the lots identified be withheld from registration until the temporary turnaround is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots adjacent to the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6004-22), as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 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 owner designs and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs the storm sewer connecting outlet of the SWMF to the outfall and the offsite outfall, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs underground utilities including watermain, sanitary 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 III;
11. that the owner constructs the lift station, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
12. 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 permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
13. that Construction Completion Certificates (CCC) for sanitary sewers and the lift station will not be issued until such time as the downstream permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
14. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, with Phase 3, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure III. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the owner constructs 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. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
16. that the owner constructs Eaton Wynd NW, Edgemont Drive NW, and Edgemont Boulevard NW to urban collector and urban local roadway standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;

17. that the owner constructs a 3 m hard surface shared use path with bollards, within the SWMF, 0.413 ha MR lot, and to the west of the 0.96 ha future MR lot to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage within the greenway and the top-of-bank setback area of Lot 66ER, Block 17, Plan 132 0806, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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;
20. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide a zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner pays for the installation of "no parking" signage on Eaton Road NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct all fences wholly on privately-owned land and/or future MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road islands, medians, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

Enclosures I, II and III are maps of the subdivision identifying major conditions of this approval.

MR for Lot 22, Block 12, Plan 142 4643 in the amount of 0.413 ha is being provided by dedication with this subdivision. Subsequent to MR dedication the existing Deferred Reserve Caveat for Lot 22, Block 12, Plan 142 4643 will be discharged in full.

The 0.96 ha, 0.1 ha, and 0.09 ha future MR lots will be purchased by the City of Edmonton.

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,

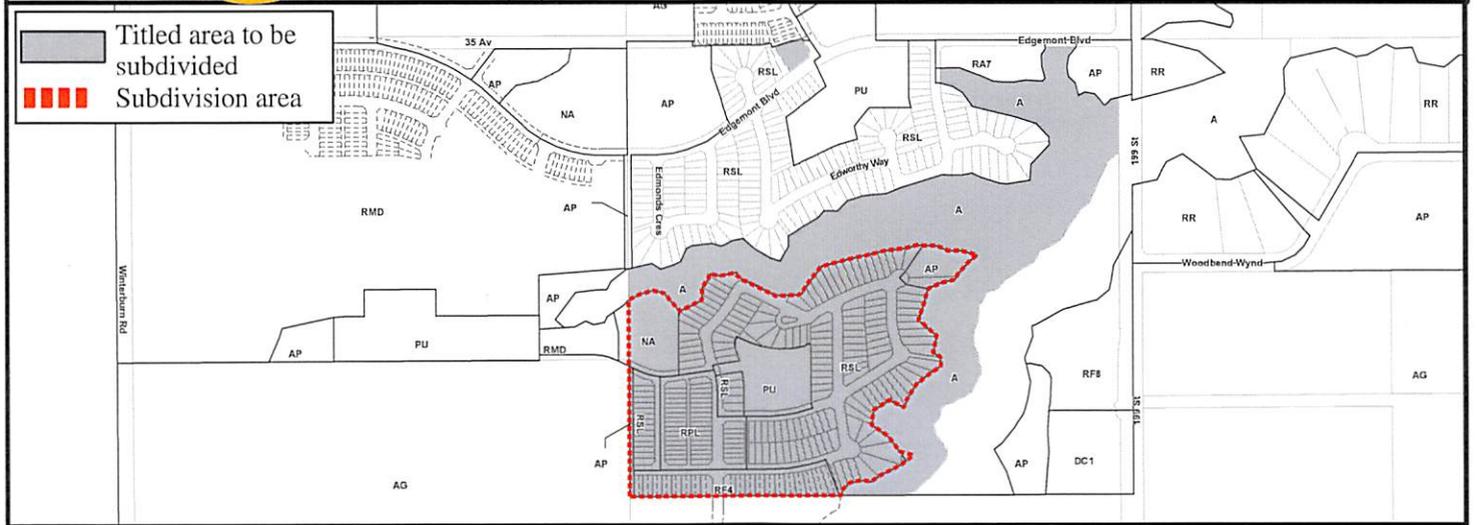
A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority

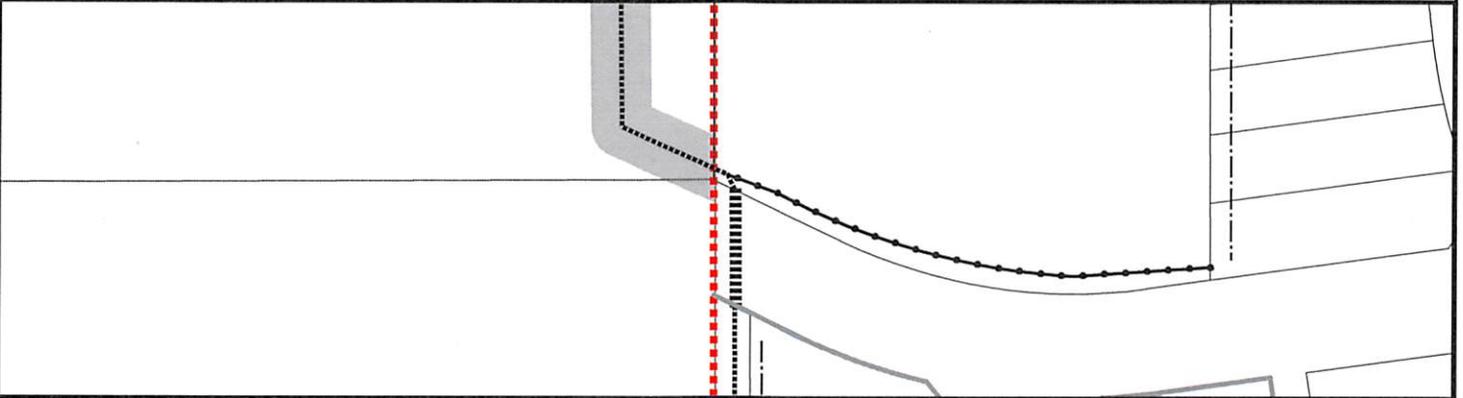
BM/kw/Posse #132387579-001

Enclosures

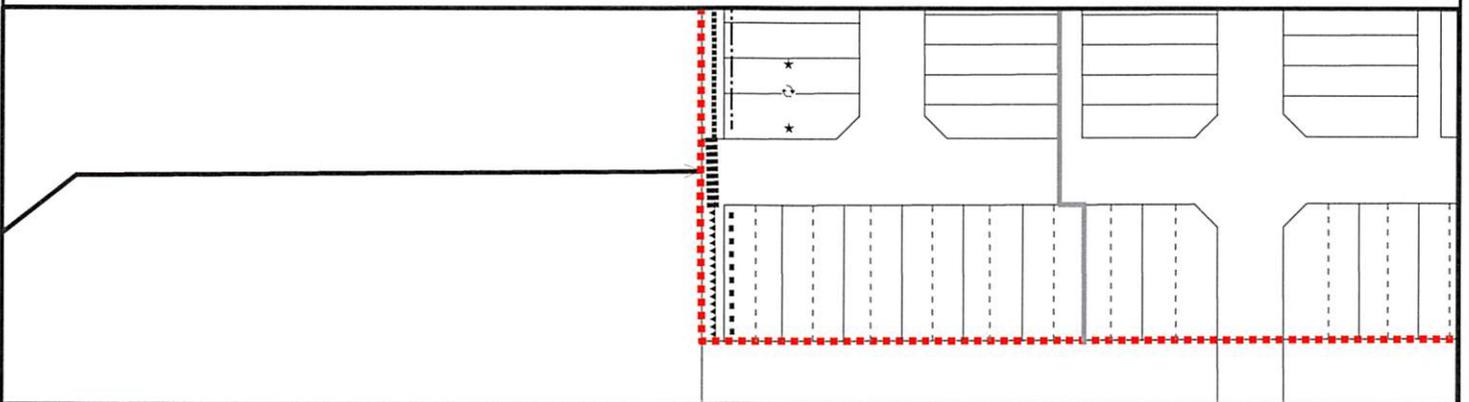
- | | | | | |
|---|---|---|---|---|
|  | Limit of proposed subdivision |  | 1.5 m concrete sidewalk |  |
|  | Register public access easement |  | 3.0 m concrete emergency access | |
|  | Temporary 12 m radius turnaround |  | Zebra marked crosswalk | |
|  | 3 m hard surface shared use path |  | Post and rail fence | |
|  | Restrictive covenant re: Top of Bank |  | Storm sewer outfall extension and offsite outfall | |
|  | Restrictive covenant re: Disturbed Soil |  | No parking signage and caveat | |
|  | Restrictive covenant re: Freeboard |  | 1.8 m uniform screen fence as per Zoning Bylaw | |
|  | 1.2 m uniform fence |  | Phasing Line | |
|  | Withhold lots from registration | | | |



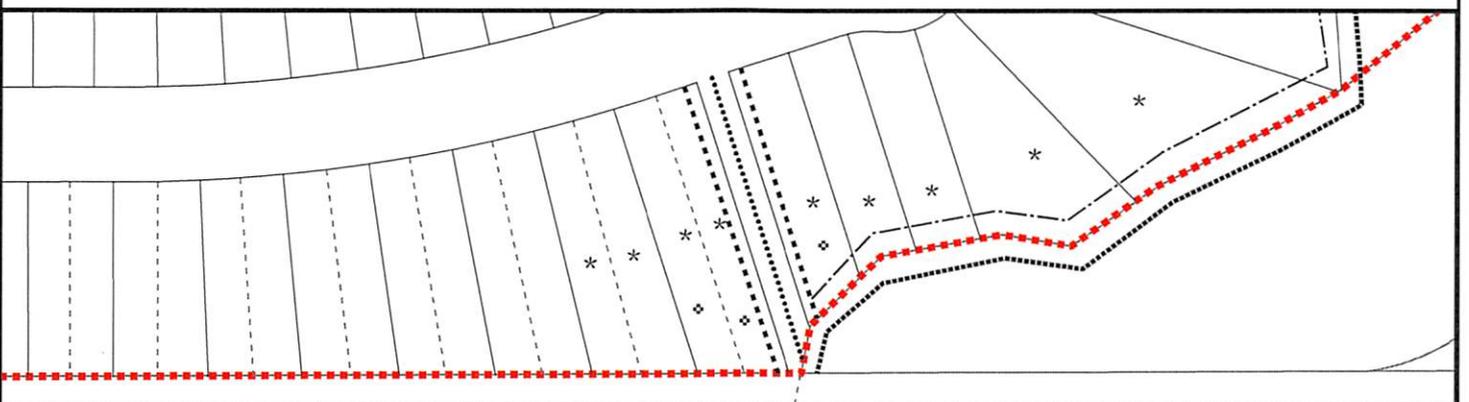
INSET 1



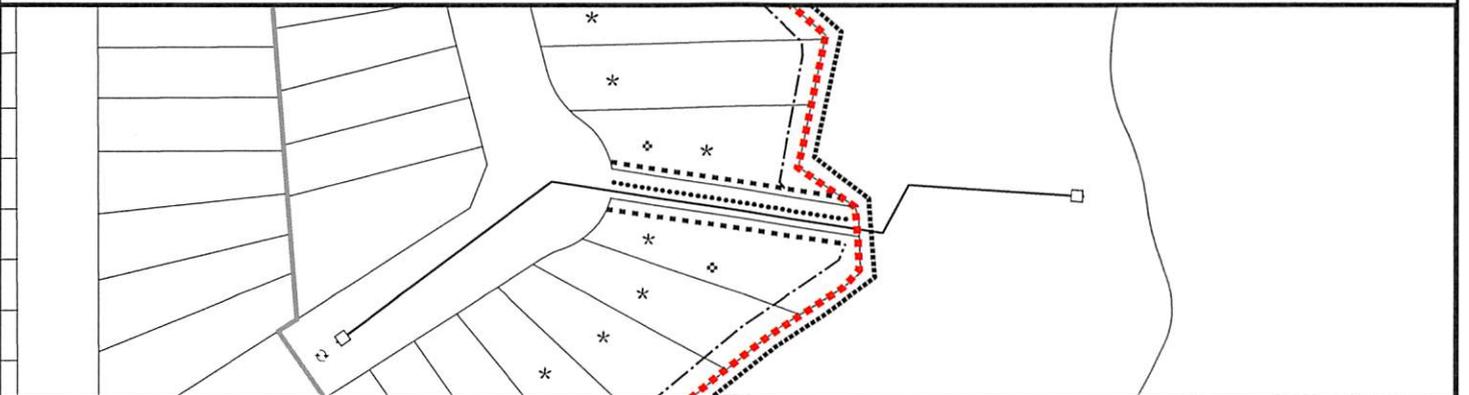
INSET 2



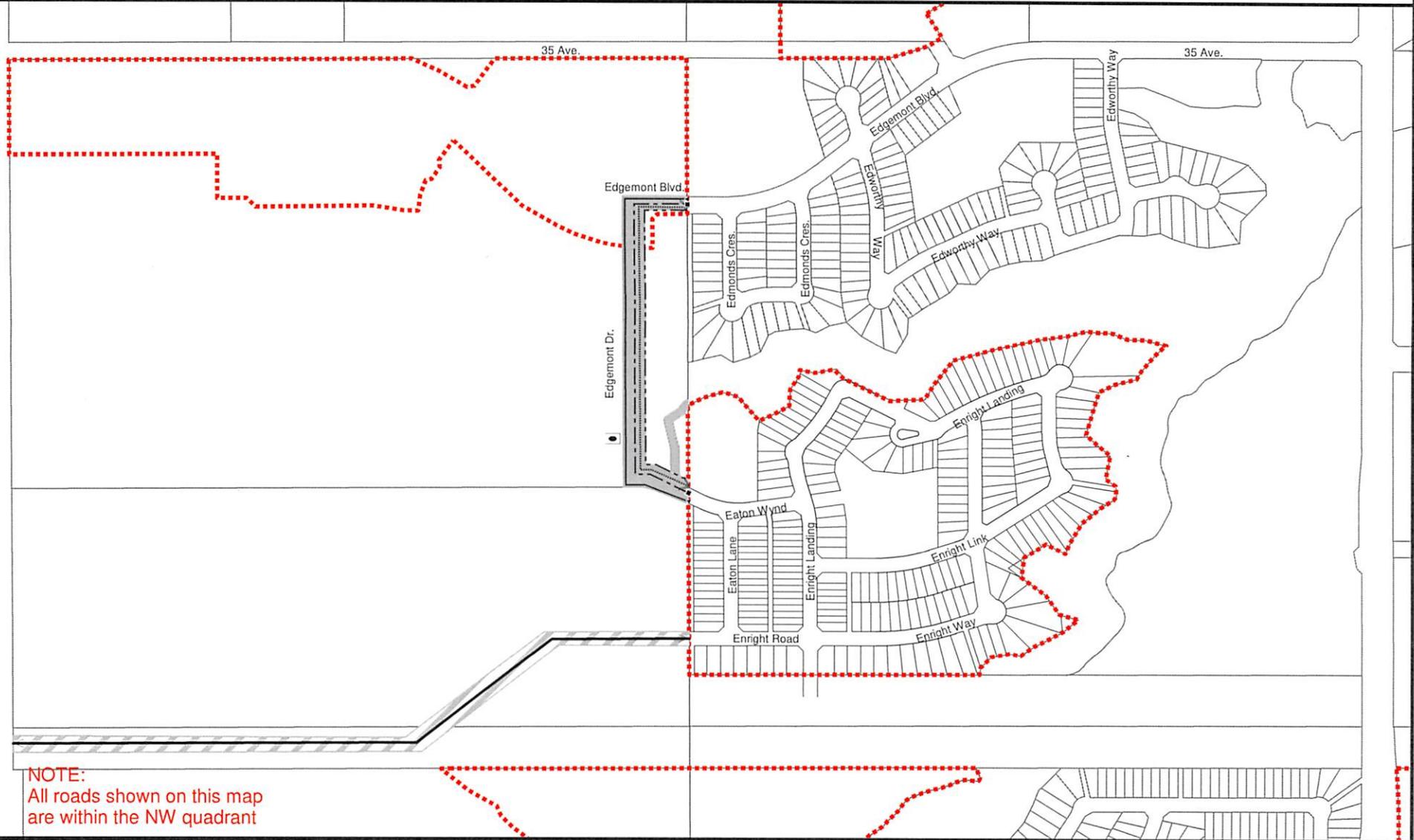
INSET 3



INSET 4



- | | | |
|--|--|--|
|  Limit of proposed subdivision |  Sanitary sewer extension |  Lift station |
|  Register public access easement |  Storm sewer extension |  Watermain extension |
|  Register emergency access easement |  Construct collector and local roadways |  Temporary 4 m emergency access |





September 20, 2018

File No. LDA18-0061

Stantec Consulting Ltd.
10160 112 ST NW
Edmonton AB T5K 2L6

ATTENTION: Matthew Gratton

RE: REVISION of conditionally approved tentative plan of subdivision to create four (4) semi-detached residential lots, three (3) row housing lots and two (2) multiple family lots (MFL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; **MAGRATH HEIGHTS**

The application has added phasing and excludes ten (10) row housing lots that front onto May Crescent from the last approval dated May 31, 2018. The excluded row housing lots will be subdivided under a future application.

I The Subdivision by Plan is APPROVED on September 20, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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 Larch Lands Subdivision Geotechnical Investigation report (File No. 19-423-46), as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the 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; and
5. 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.

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

Municipal Reserve for Lot 24, Block 10, Plan 162 4358 was addressed by money in place with LDA16-0232.

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 #273302578-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 20, 2018

LDA 18-0061

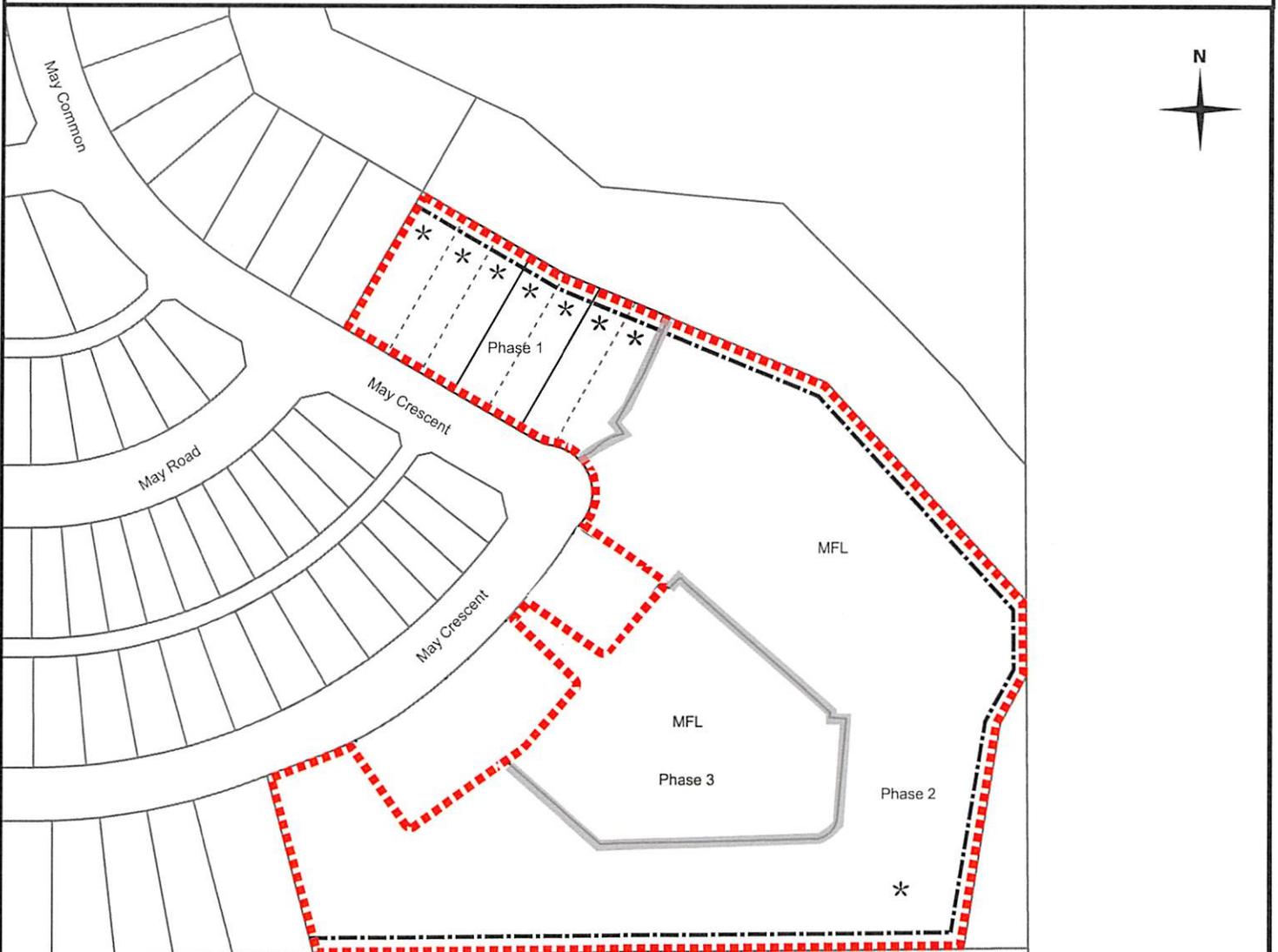
Limit of proposed subdivision



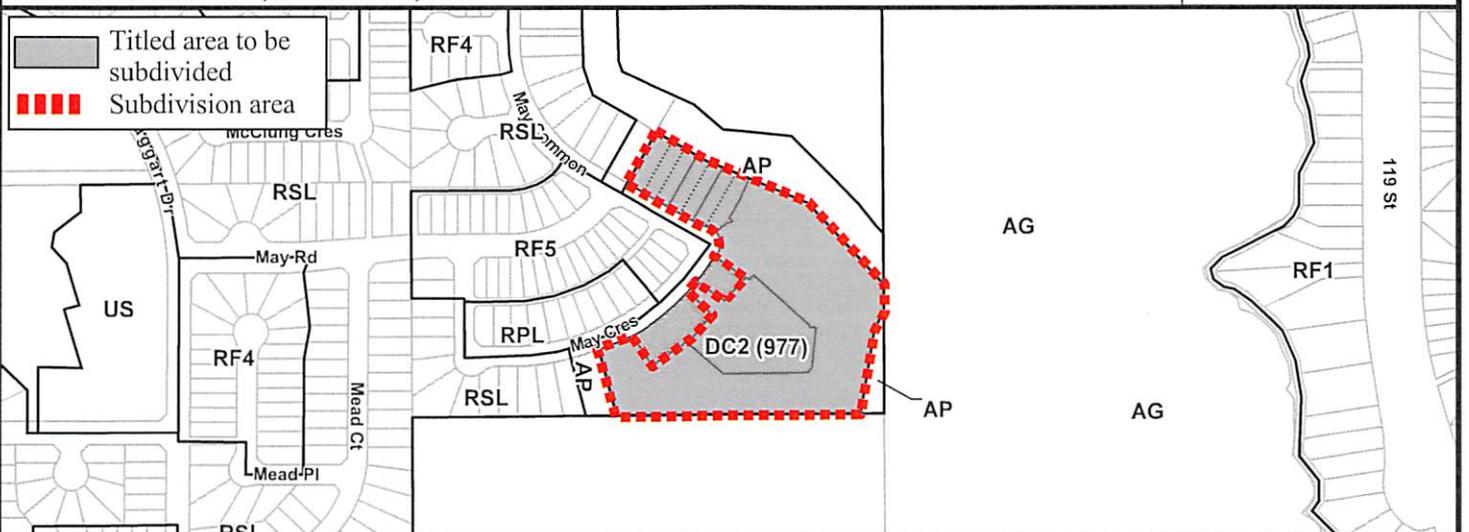
Restrictive covenant re: Top of Bank

1.2 m uniform fence

Phasing Line



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





September 20, 2018

File No. LDA18-0172

Situate Inc.
202 - 10526 Jasper Avenue NW
Edmonton, AB T5J 1Z7

ATTENTION: Chelsey Jersak

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6 and Lot OT, Block 114, Plan 2803 AF, located south of 103 Avenue NW and east of 134 Street NW; **GLENORA**

The Subdivision by Plan is REFUSED on September 20, 2018 for the following reasons:

1. The proposed lots (Lot 6A and Lot 6B) do not comply with the minimum development regulation identified in Section 110.4(1)(c) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum Site Depth identified in the (RF1) Single Detached Residential Zone for permitted and discretionary uses is 30.0 metres. The Site Depth of proposed Lot 6A is approximately 24.2 metres and would be deficient by approximately 5.8 metres or 19%. The Site Depth of proposed Lot 6B is 17.9 metres and would be deficient by 12.1 metres or 40%.

This proposal will result in Site Depths that are uncharacteristically small in comparison to properties on the adjacent block faces. For example, the Site Depths of adjacent lots are greater than 40.0 metres.

2. The proposed subdivision will create two non-conforming lots that do not meet development regulations in the City of Edmonton Zoning Bylaw 12800. Based on the applicant's proposed building pocket (see Enclosure II), the proposed lots will create unnecessary development hardship for the current and future landowner(s). Landowners seeking to further develop or redevelop will require Development Permit variances to the following Edmonton Zoning Bylaw 12800 development regulations:
 - a. Proposed Lot 6A
 - i. Site Depth is non-conforming (minimum 30 metres; Section 110.4(1)(c)); and
 - ii. Site Access is non-conforming (vehicular access required from the rear lane; Section 814.3.(17)).
 - b. Proposed Lot 6B
 - i. Site Depth is non-conforming (minimum 30 metres; Section 110.4(1)(c)); and
 - ii. Rear Setback is deficient (40% of site depth; Section 814.3(4)).
3. Access to proposed Lot 6B and the existing access to Lot 6A would not comply with the general intent of the *Residential Infill Guidelines*, which "should respect the role of lanes not only as a primary vehicular access route but as a factor in maintaining the livability of neighbourhoods"

(City of Edmonton Policy C551, General Principle #8).

Given the absence of a rear lane, site access to proposed Lot 6B could come from 103 Avenue and would potentially require the removal of a boulevard tree and/or relocation of a power pole, or access could come from 134 Street and would cross an existing sidewalk. The applicant proposes Lot 6B access at 134 Street NW (see Enclosure II).

It is important to reiterate that the existing access to Lot 6A would be non-conforming with section 814.3(17) of the Mature Neighbourhood Overlay, since access would continue to exist from 134 Street and would not be from the abutting lane.

Front driveways have negative impacts on the neighbourhood, including:

- a. Compromising pedestrian walkability and safety in a mature neighbourhood by increasing the interaction between private vehicle space and public pedestrian space along the sidewalk;
 - b. Breaking up the streetscape by expanding the amount of hard surface along the boulevard. Landscaped boulevards help to demarcate the pedestrian realm from vehicular traffic;
 - c. Decreasing public landscaping by removing mature trees, their root systems, and/or turf on boulevards;
 - d. Limiting front yard landscaping opportunities on proposed Lot 6B; and
 - e. Reducing the availability of on-street parking in a mature neighbourhood since vehicles cannot park in front of driveways.
4. The proposed lots do not support section 5.8.1 of *The Way We Grow*, Edmonton's Municipal Development Plan Bylaw 15100, since they would not "[e]ncourage a sense of local identity and create connections to the city's cultural and historical roots through the conservation and preservation of significant structures, buildings, districts, landscapes and archeological resources" (p. 50).

The subject site and lots to the east, surrounding Alexander Circle Park, form an established and historic lot layout that is unique to the Glenora neighbourhood and Edmonton. The subject lot functions as an entryway to a park space and is one out of eight lots that shares a similar configuration, abutting the park's unique design.

This subdivision layout can be described as a large circular block with a grid street pattern that surrounds the circle. This original 1911 subdivision layout is a valuable example of the "Garden City Suburb" movement and can be identified by the following characteristics:

- a. Irregular shaped lots with a strong focus around park spaces (i.e. Alexander Circle Park), in order to accommodate larger setbacks between buildings to preserve views;
- b. Street and lot layouts that incorporate natural topography and rolling greenbelts (i.e. Ramsay Ravine);
- c. Tree lined streets;
- d. Vehicular access limited primarily to rear lanes; and
- e. Front street landscapes that support walkable pedestrian environments.

The proposed subdivision will create two lots that are overdeveloped since they will have smaller setbacks in comparison to adjacent lots. The proposed lot accesses would not support City policies (i.e. *Residential Infill Guidelines* and the Mature Neighbourhood Overlay) to maintain rear lane access. The additional front driveway for proposed Lot 6B physically interrupts the sidewalk and decreases the safety of walkability of the street. The proposed subdivision diverges from the community's "Garden City" character.

Enclosure I is a map for this subdivision refusal. Enclosure II is a map outlining the applicant's proposed building pocket for this refusal.

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.

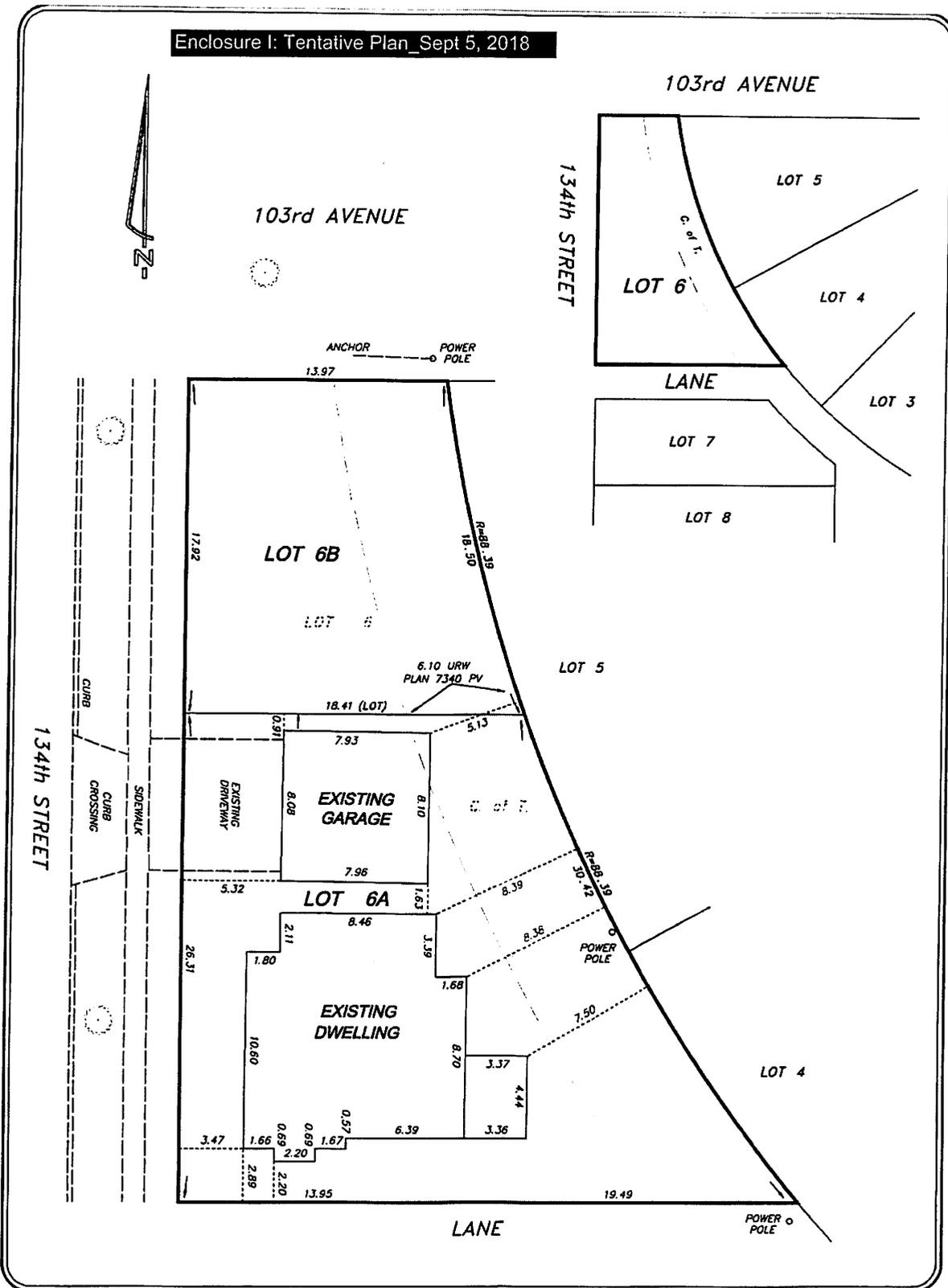
Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #276392379-001

Enclosures



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
 THIS PROPERTY IS SUBJECT TO
 CAVEAT RE: RESTRICTIVE COVENANT REG. No. 4387 AT
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED
 BY LEGAL SURVEY

LOT: 6 & CLOSED LANE BLOCK: 114 PLAN: 2803 AF

SUBDIVISION: GLENORA ADDRESS: 10235-134 STREET

BUILDER/OWNER: M. TACIUK EDMONTON

ZONING: Rf1

FILE: E15259

LOT AREA: 0.094ha.

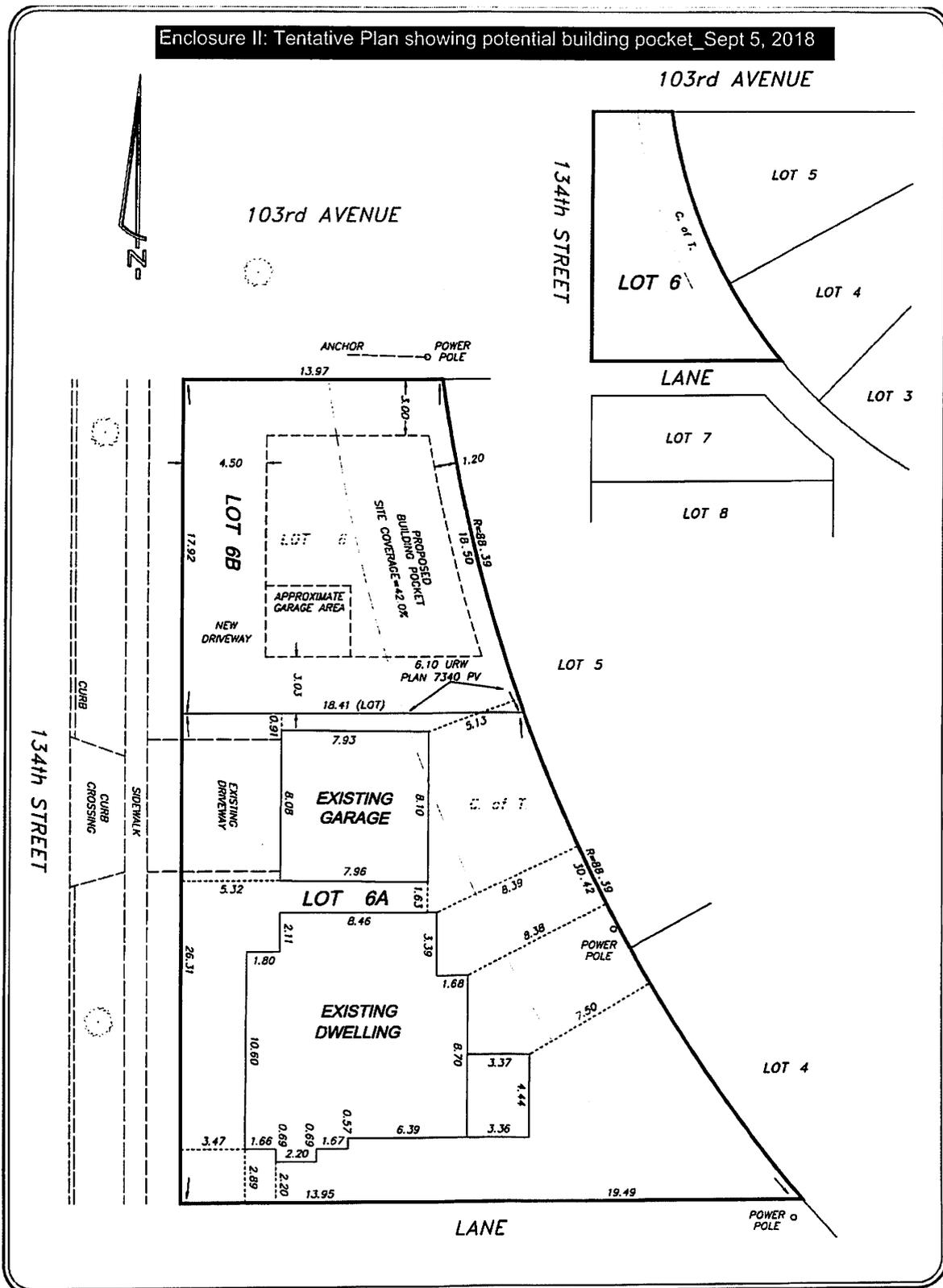
SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: P.S.

2018-09-05

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.



TENTATIVE PLAN

<p>6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@telus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024</p>		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2 THIS PROPERTY IS SUBJECT TO CAVEAT RE: RESTRICTIVE COVENANT REG. No. 4387 AT ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p>			
<p>LOT: 6 & CLOSED LANE BLOCK: 114 PLAN: 2803 AF</p>					
<p>SUBDIVISION: GLENORA</p>	<p>ADDRESS: 10235-134 STREET</p>				
<p>BUILDER/OWNER: M. TACIUK</p>	<p>EDMONTON</p>				
<p>FILE: E15259</p>	<p>LOT AREA: 0.094ha.</p>	<p>SCALE: 1:250</p>	<p>DRAWN BY: J.K.</p>	<p>CHECKED BY: P.S.</p>	<p>2018-09-05</p>

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.



Subdivision Authority

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

September 20, 2018

File No. LDA18-0319

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 4A, Block 12, Plan 882 0573, located north of 57 Avenue NW and east of 110 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on September 20, 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 kristen.rutherford@edmonton.ca or 780-442-5047.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/kr/Posse #279832883-001

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 110 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).

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) enter the proposed subdivision approximately 9.75 m south of the north property line of Lot 4A off 110 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

LOT 5B
BLOCK 12
PLAN 172 0813

LOT 5A
BLOCK 12
PLAN 172 0813

LOT 35A
BLOCK 12
PLAN 882 2622

LOT 36
BLOCK 12
PLAN 882 2622

LOT 37
BLOCK 12
PLAN 882 2622

LOT 38
BLOCK 12
PLAN 882 2622

LOT 4C
BLOCK 12

LOT 4A
BLOCK 12
PLAN 882 0573

LOT 3
BLOCK 12
PLAN 239 HW

GARAGE
Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

HOUSE
Existing building to be demolished.
Size and location are approximate,
(not surveyed) and plotted based on
aerial imagery.

110 STREET

12.96

12.96

39.58

39.58

39.58

12.98

12.98



ACCENT INFILLS

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: 0.103 ha.



REV. NO.	DATE	ITEM	BY
0	APR. 16, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

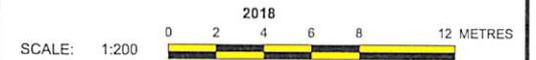
OF

LOT 4A, BLOCK 12, PLAN 882 0573

WITHIN THE RIVER LOT 21

N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO.	61800058T	DRAFTED BY:	AN	CHECKED BY:	DS
----------	-----------	-------------	----	-------------	----



Subdivision Authority

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

September 20, 2018

File No. LDA18-0436

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 Lots C and D, Block 99, Plan 8036 ET, located north of 85 Avenue NW and west of 105 Street NW;
STRATHCONA

The Subdivision by Plan is APPROVED on September 20, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwellings and garages 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 #288082222-001

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

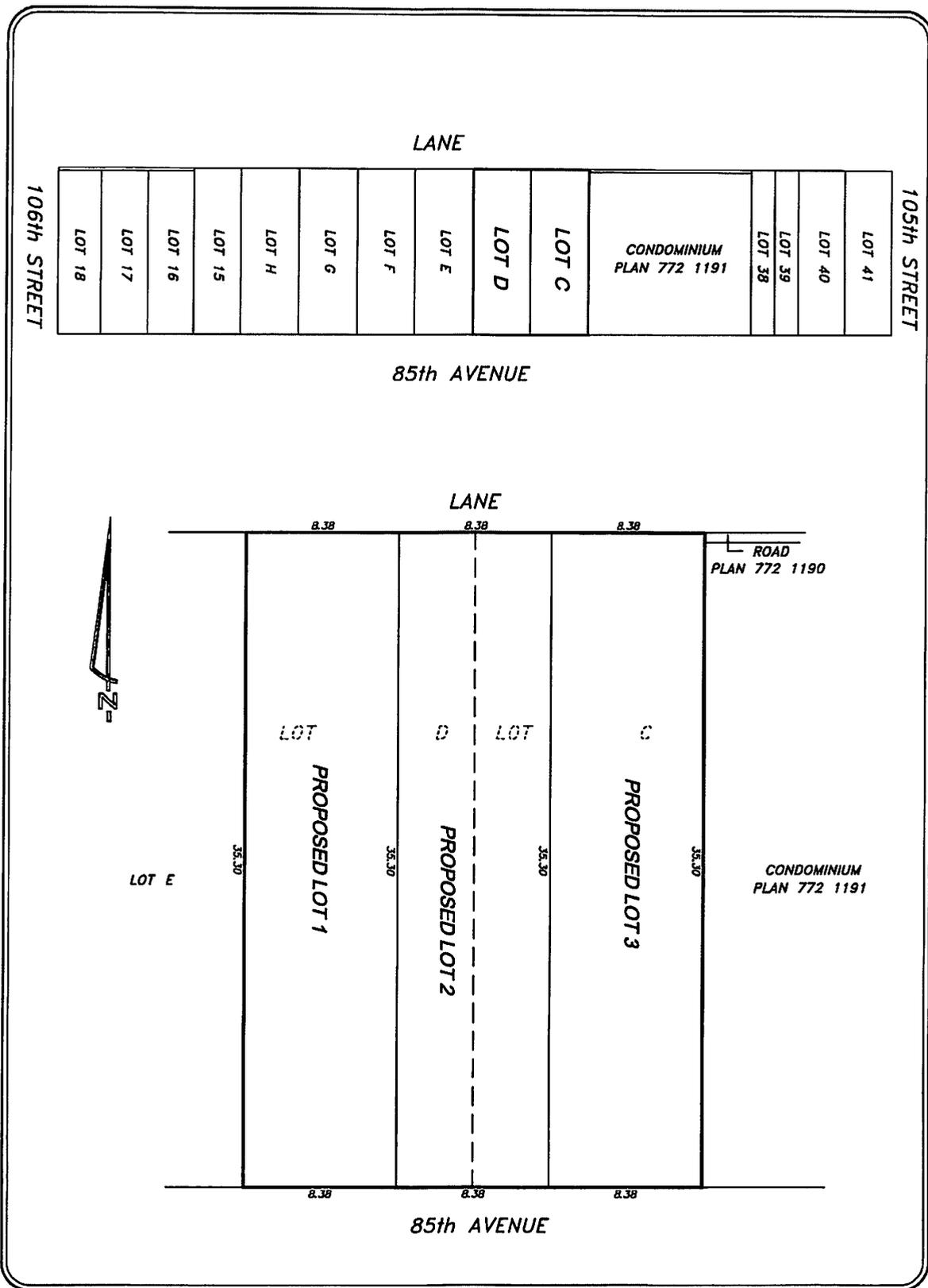
- There are existing boulevard trees adjacent to the site on 85 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- The Strathcona neighbourhood is on the Neighbourhood Renewal program. This particular location is scheduled for reconstruction in 2019 to 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right of way.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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 6.1 m west of the east property line of Lot D off 85 Avenue NW and approximately 4.7 m west of the east property line of Lot C off 85 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner 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

Suite 201, 8762-50 AVENUE EDMONTON ALBERTA T6E 5K8 email: abgeo@telus.net PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 3</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p> <p>THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p>
LOT: C & D BLOCK: 99 PLAN: 8036 ET		
SUBDIVISION: STRATHCONA ADDRESS: 10526 & 10530 - 85 AVENUE		
BUILDER/OWNER: F. & N. SANCHEZ EDMONTON		
FILE: E15786 LOT AREA: 0.09 ha. SCALE: 1:250 DRAWN BY: J.K. CHECKED BY: P.S./I.H. 2018-04-26		



Subdivision Authority

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

September 20, 2018

File No. LDA18-0448

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create three (3) bareland condominium units from Lots 103-106, Block 6, Plan NB, located north of 97 Avenue NW and west of 106 Street NW; **DOWNTOWN**

The Subdivision by Bareland Condominium is APPROVED on September 20, 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, sanitary and storm) to the proposed units. These arrangements shall include the removal of the existing galvanized iron water line that provides service to proposed Unit 346 (contact EPCOR Water Services at 780-412-3955); 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 #289360363-001

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 (\$5,854.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bareland 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.

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. Since the existing property, facing 97 Avenue NW, is extremely close to the existing south property line, the absence of Common Property along 97 Avenue NW will be accepted. Existing services entering the two existing properties (Foote House and the Parkview Apartments) will be utilized to service their respective properties only. No cross lot servicing will be permitted within these two properties or through these properties to the proposed property to the north.

TENTATIVE PLAN

SHOWING PROPOSED CONDOMINIUM PLAN OF
 LOTS 103, 104, 105 & PART OF LOT 106,
 BLK.6, PLAN NB
 HUDSON'S BAY COMPANY RESERVE
 IN THE
 THEO. TWP.52, RGE.24, W.4 M.
 EDMONTON ALBERTA

SCALE 1:250 2018 N.R. RONSKO, A.L.S.



NOTE:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.
 AND CONTAINS 0.243 ha

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

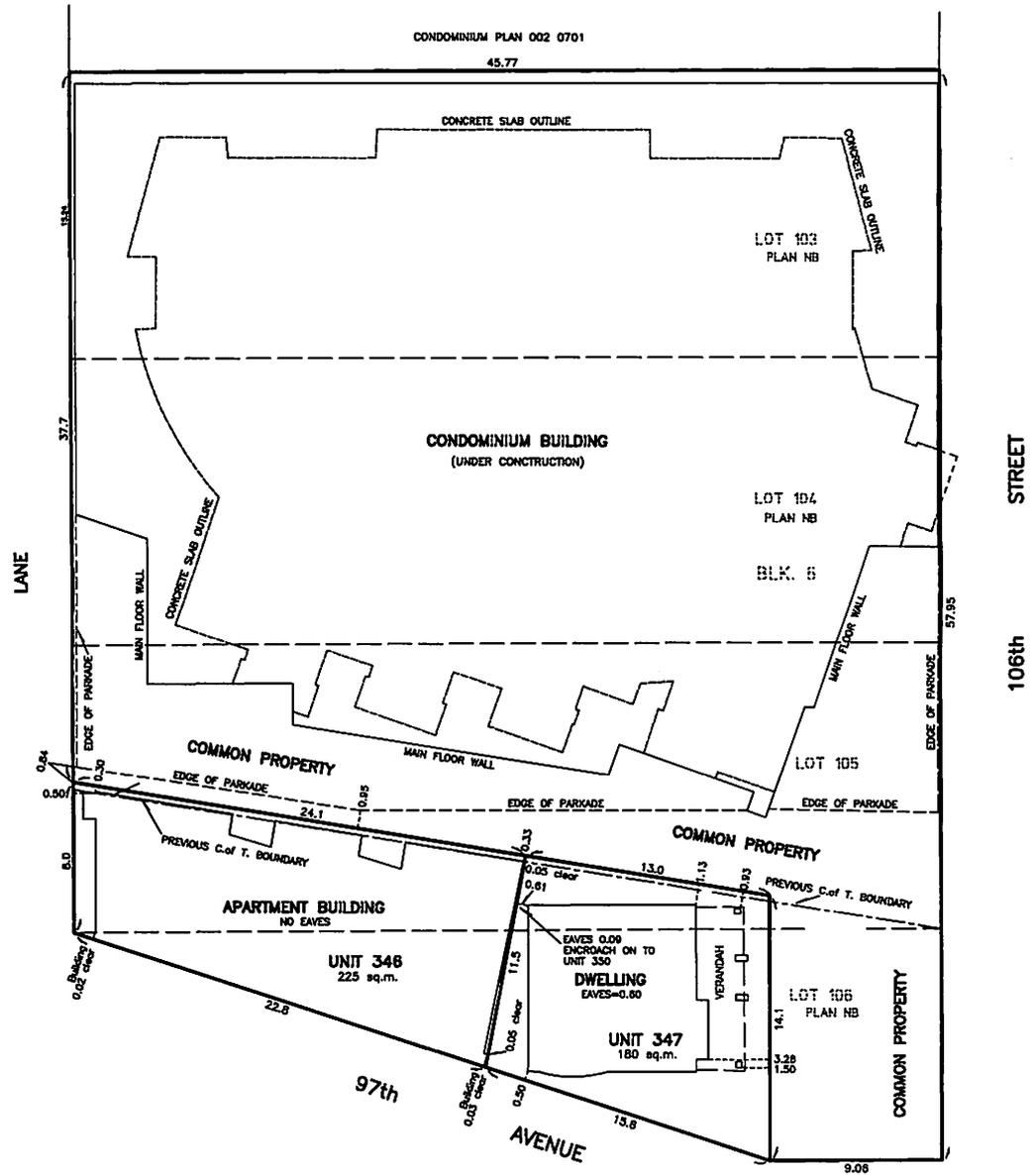
DRAWN BY: DA

CALC'D. BY: -

DATE: Jun. 28, 2018
 REVISED: -

FILE NO. 13S0460

DWG.NO. 13S0460P





Subdivision Authority

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

September 20, 2018

File No. LDA18-0460

Geodetic Surveys And Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for two (2) semi-detached dwellings from Lots 10 and 11, Block 8, Plan 5484 HW, located south of 88 Avenue NW and east of 87 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on September 20, 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 Jennifer Vos at Jennifer.Vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #289768983-001

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 (\$1324.00 (\$622 per additional lot) - 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 88 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).

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).



Subdivision Authority

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

September 20, 2018

File No. LDA18-0463

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 31, Block 7, Plan 1324 HW, located south of 75 Avenue NW and west of 112 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on September 20, 2018, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #289982067-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m east of the west property line of Lot 31 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 31, BLOCK 7, PLAN 1324 H.W.

IN THE
N.E.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 D.G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

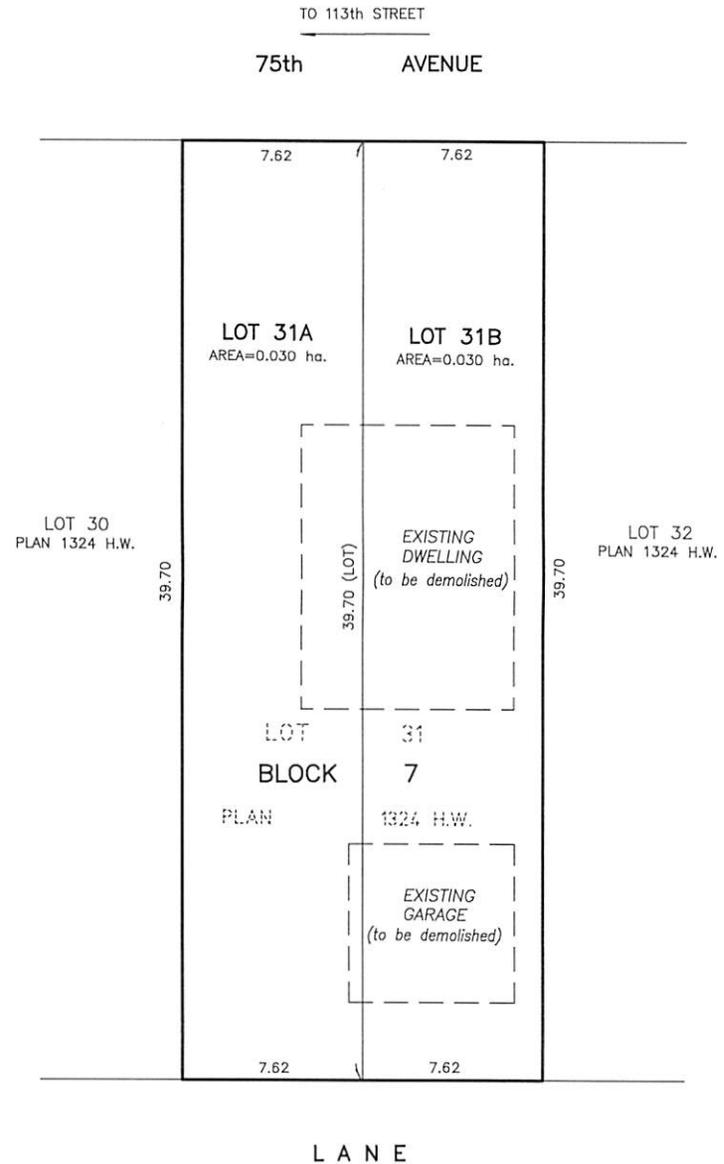
CALC'D. BY: -

DATE: AUGUST 07, 2018

REVISED: -

FILE NO. 18S0644

DWG.NO. 18S0644T





Subdivision Authority

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

September 20, 2018

File No. LDA18-0464

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 13 and the west half of Lot 14, Block 9, Plan 5036 S, located north of 78 Avenue NW and west of 89 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on September 20, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #290101171-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$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).
- 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 10.65 m east of the west property line of Lot 13 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 13 & W.1/2 OF LOT 14,
BLOCK 9, PLAN 5036 S.

IN THE
W.1/2 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



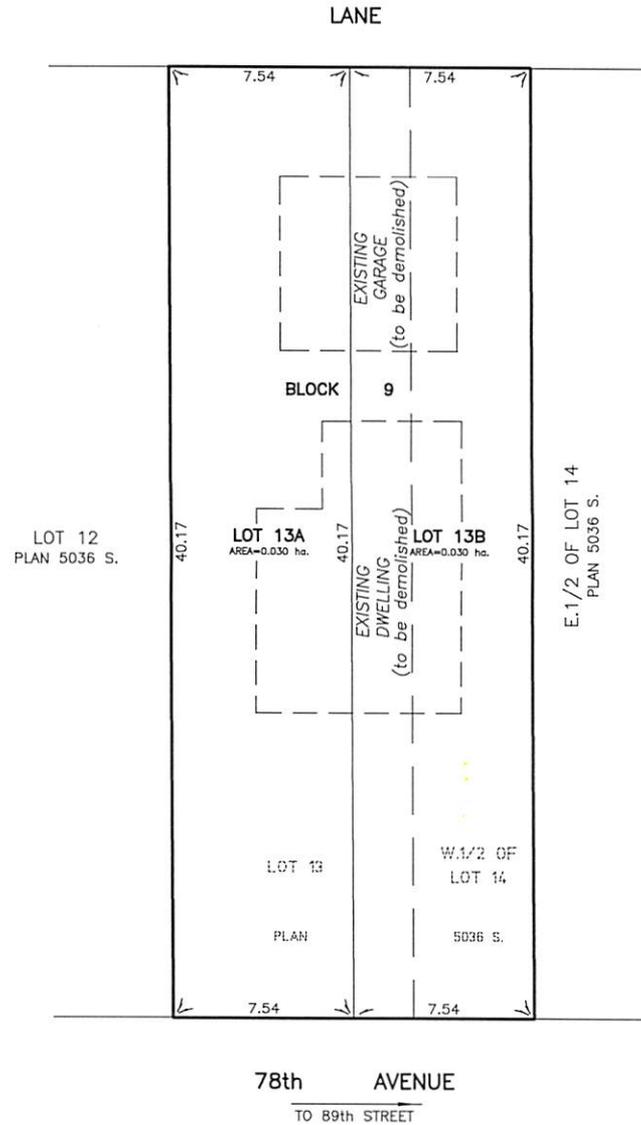
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: August 14, 2018
REVISED: -

FILE NO. 18S0656

DWG.NO. 18S0656T





Subdivision Authority

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

September 20, 2018

File No. LDA18-0468

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 8, Block 1, Plan RN2 4A, located south of 109A Avenue NW and west of 130 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on September 20, 2018, subject to the following conditions:

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

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a white background.

Blair McDowell
Subdivision Authority

BM/cs/Posse #289929687-001

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 130 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 1.9 m south of the north property line of Lot 8 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 SUBDIVISION OF

LOT 8, BLOCK 1, PLAN RN24A

IN THE

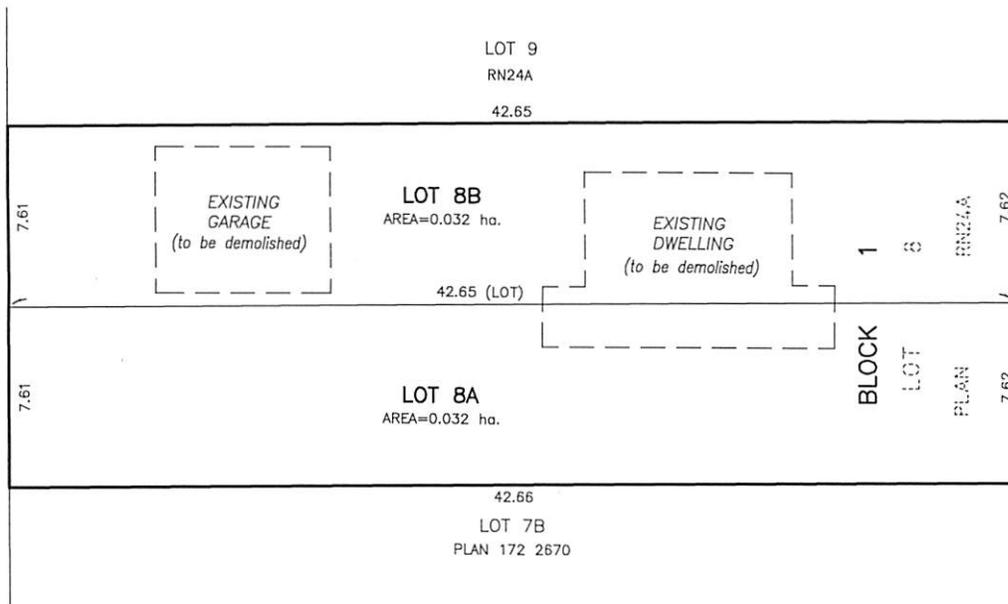
N.E.1/4 SEC.1-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.
0 5 10 15m



LANE



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: AUGUST 10, 2018
REVISED: -

FILE NO. 18SC0647

DWG.NO. 18S0647T



Subdivision Authority

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

September 20, 2018

File No. LDA18-0488

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot Q, Block 6, Plan 8438 ET, located south of Connors Road NW and east of 94 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on September 20, 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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell
Subdivision Authority

BM/mb/Posse #290718895-001

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

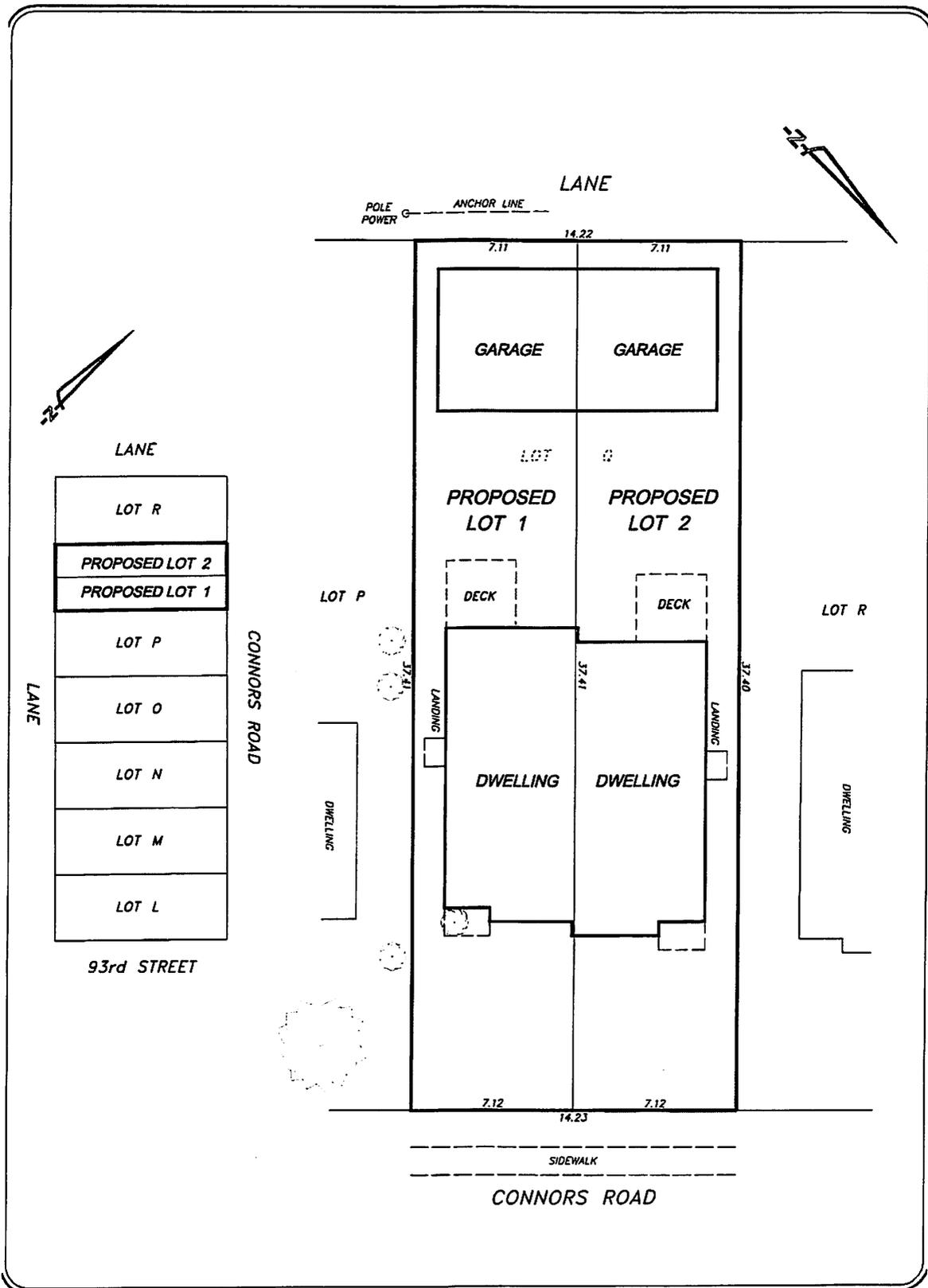
- There are existing boulevard trees adjacent to the site on Connors Road NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).

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).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 1. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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

6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@talus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024		<p>NOTE: ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF NUMBER OF PARCEL CREATED 2</p> <p>ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY</p> <p>THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY THE LOCAL AUTHORITY. ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p>
LOT: Q BLOCK: 6 PLAN: 8438 ET	SUBDIVISION: BONNIE DOON ADDRESS: 9323 CONNORS ROAD	
BUILDER/OWNER: TECH VIEW HOMES LTD. EDMONTON	ZONING: RF3	
FILE: E15517 LOT AREA: 0.053ha. SCALE: 1:200	DRAWN BY: J.K. CHECKED BY: I.H./P.S. 2018-08-22	