

Wednesday, November 10, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 45

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the November 10, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the November 4, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0285 170832425-001	REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots and one (1) Public Utility Lot from Lots 12-16, Block 22, Plan 7274 AH, Lots 17-18, Block 22, Plan 7274 AH, Lots 19-21, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH, located north of 124 Avenue NW and east of 48 Street NW; BERGMAN
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA21-0065 379654845-004	Tentative plan of subdivision to create two (2) Mixed-use Strata Lots from Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512, located south of Fort Road NW and east of 66 Street NW; BELVEDERE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA21-0454 410114925-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 26, Plan 2141HW, located south of 62 Avenue NW and east of 108 Street NW; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA21-0460 410468275-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 63A, Plan 6331HW, located north of 106 Avenue NW and east of 136 Street NW; NORTH GLENORA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA21-0467 410727037-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 11, Plan 239HW, located north of 57 Avenue NW and west of 109 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

November 10, 2021

File No. LDA15-0285

Don Grimble
7331 118A Street NW
Edmonton, AB T6G 1V3

ATTENTION: Don Grimble

RE: REVISION of conditionally approved tentative plan of subdivision to create 23 single detached residential lots and one (1) Public Utility Lot from Lots 12-16, Block 22, Plan 7274 AH, Lots 17-18, Block 22, Plan 7274 AH, Lots 19-21, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH, located north of 124 Avenue NW and east of 48 Street NW; **BERGMAN**

LDA18-0285 was conditionally approved on March 3, 2016. The first change request added three (3) single detached lots and one (1) Public Utility Lot and was conditionally approved on June 25, 2020. This second change request introduces phasing.

I The Subdivision by Plan is APPROVED on November 10, 2021, 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" maps, Enclosures I and II;
4. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the Storm Water Management Facility (SWMF), with Phase I, as shown on the "Conditions of Approval" map, Enclosure II; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall 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 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;
5. 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;
6. that the owner constructs 47 Street NW to a 9 metre (m) urban local roadway standard, including sidewalks and lighting, with Phase I, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. That the owner upgrades existing 124A Avenue NW to a minimum 6 m wide temporary roadway for secondary emergency access purposes, with Phase I, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. This construction will be required prior to CCC (or when required by Subdivision and Development Coordination);
8. that the owner constructs the residential alley west of 47 Street NW, with Phase I, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs the residential alley east of 47 Street NW and tying in with the 124A Avenue NW temporary roadway, with Phase II, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs an offsite sanitary sewer connection, with Phase I, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs offsite underground utilities including watermains, culverts, and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, with Phase I, as shown on the "Conditions of Approval" maps, Enclosures I and II;
12. that the owner designs and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, with Phase I, as shown on the "Conditions of Approval" maps, Enclosures I and II;

13. that the owner maintains the Storm Water Management Facility (SWMF), which is to be constructed as a Low Impact Development (LID) bioretention basin, for two (2) years, to the satisfaction of EPCOR Drainage Services Inc.; and

14. that the owner is responsible for the landscape design and construction within the Public Utility Lot and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Pursuant to Section 663 of the Municipal Government Act, there is no Municipal Reserve (MR) entitlement for Lots 12-16, Block 22, Plan 7274 AH, Lots 17-18, Block 22, Plan 7274 AH, Lots 19-21, Block 22, Plan 7274 AH, Block 22A, Plan 7274 AH, and Block 21B, Plan 7274 AH because the area to be subdivided is less than 0.8 hectares.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #170832425-001

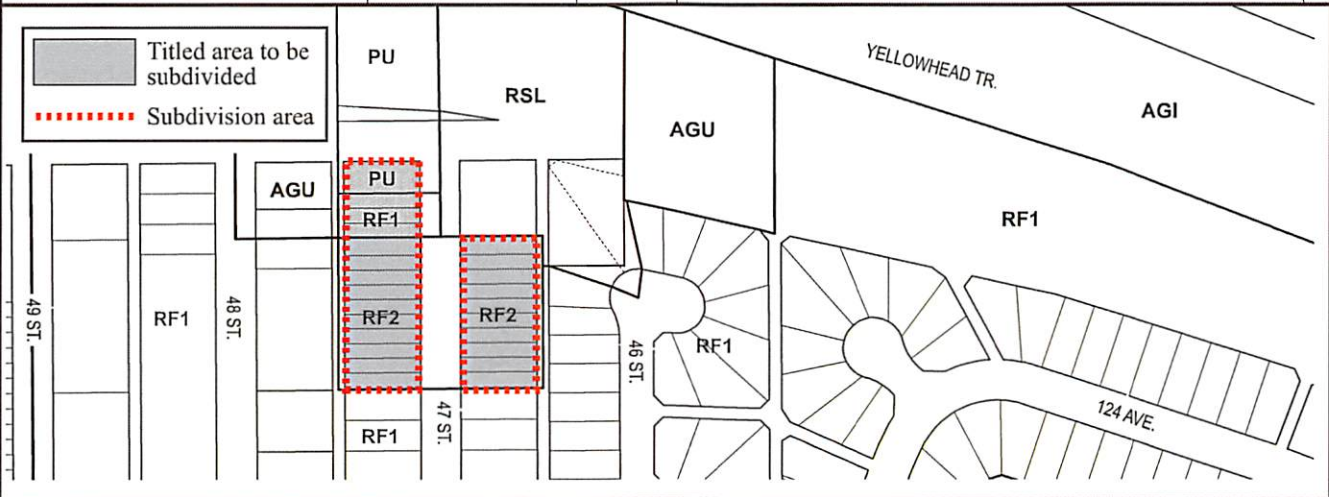
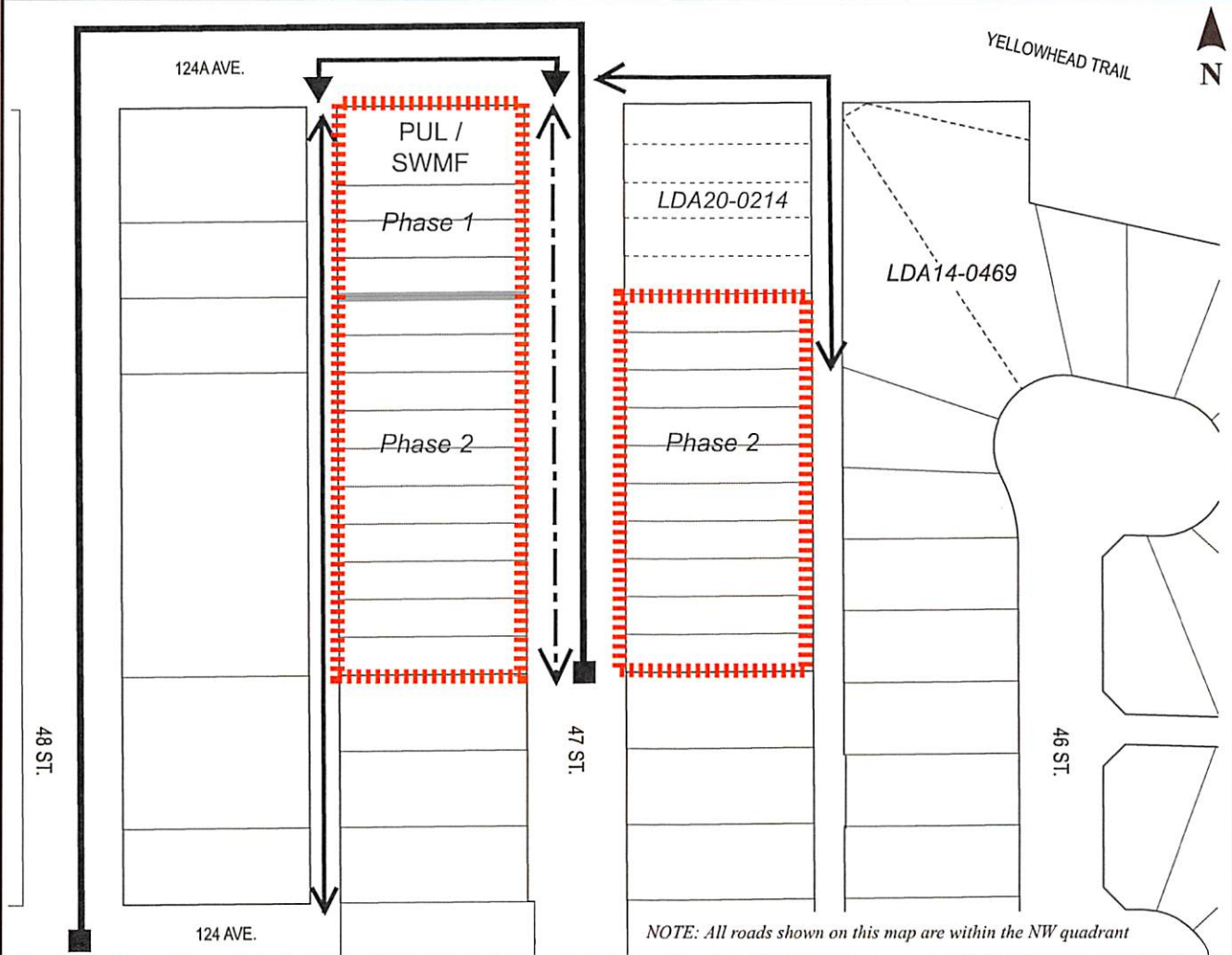
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 10, 2021

LDA15-0285






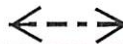
-  Limit of proposed subdivision
-  Residential alley
-  9 m local roadway
-  200 mm water main connection
-  Temporary roadway
-  Phasing line

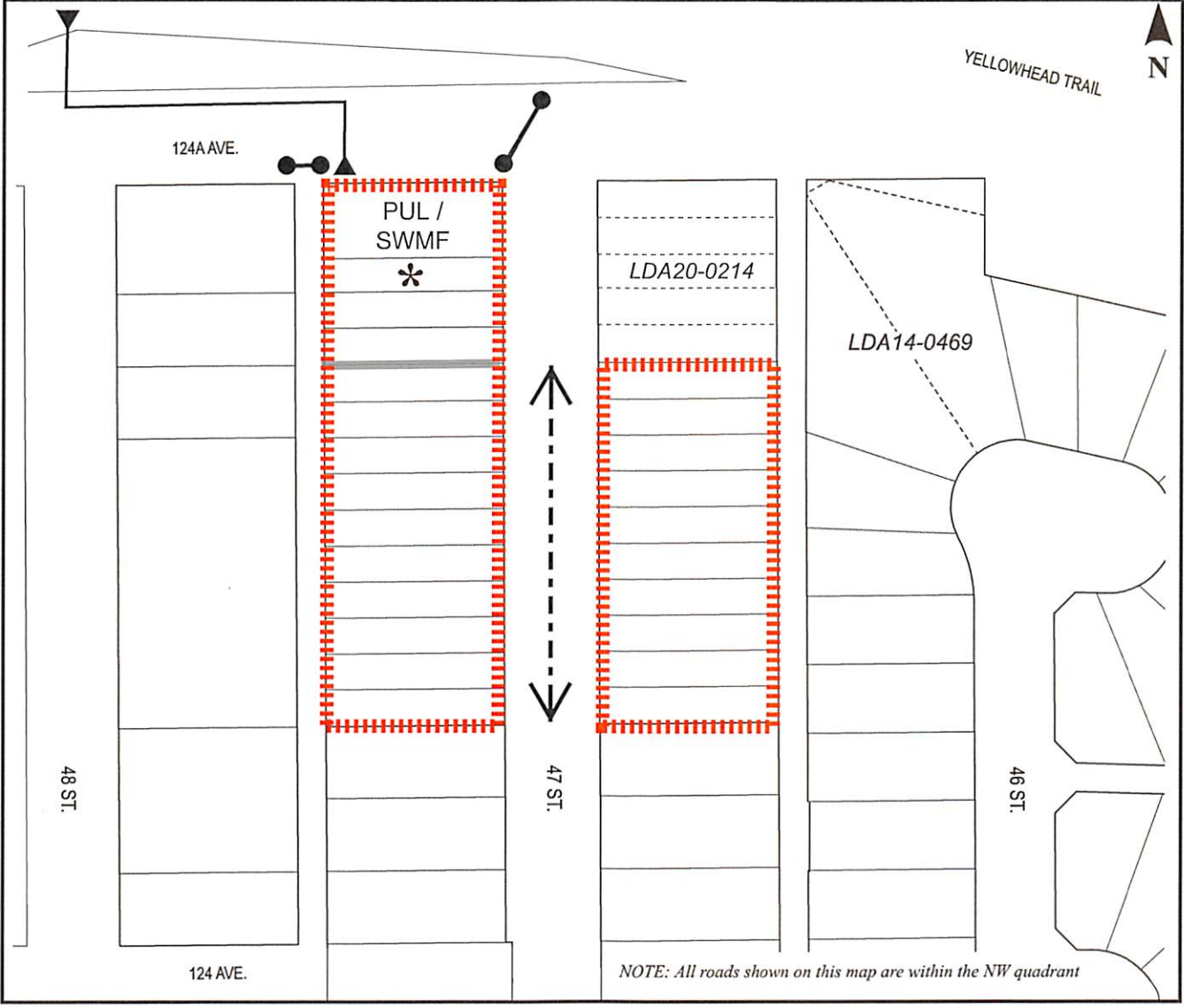


SUBDIVISION CONDITIONS OF APPROVAL MAP

November 10, 2021

LDA15-0285

-  Limit of proposed subdivision
-  Phasing line
-  Restrictive covenant re: freeboard
-  Culvert
-  Storm sewer connection
-  Sanitary sewer connection





Subdivision Authority

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

November 10, 2021

File No. LDA21-0065

ISL Engineering and Land Services Ltd.
4015 7 Street SE
Calgary, AB T2G 2Y9

ATTENTION: Darren Young

RE: Tentative plan of subdivision to create two (2) Mixed-use Strata Lots from Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512, located south of Fort Road NW and east of 66 Street NW;
BELVEDERE

I The Subdivision by Plan is APPROVED on November 10, 2021, subject to the following conditions:

1. 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;
2. that the owner shall provide Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities and systems, to the satisfaction of the City of Edmonton Law Branch;
3. that the owner shall provide an access easement to facilitate access within the proposed strata lots. The City shall be party to the easement;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, 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.

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

Municipal Reserve (MR) for Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512 was addressed by dedication with LDA07-0191.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

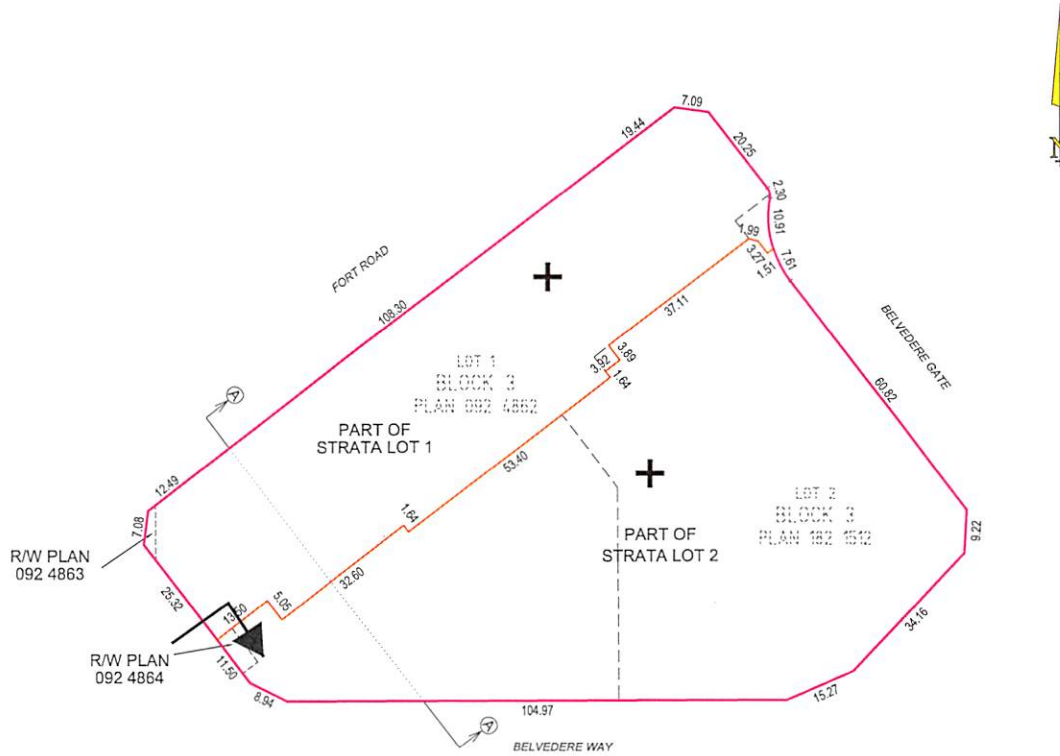
A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/sm/Posse #379654845-004

Enclosure(s)

Enclosure I: Strata Subdivision elevations at 659.00 and above



ELEVATIONS AT 659.00 AND ABOVE

- +** Restrictive covenant re: Disturbed soil
- Access easement

ISL Engineering and Land Services Ltd.

NOTES:

SHEET 1 OF 2 SHEETS

- ALL DISTANCES AND ELEVATIONS 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'.
- ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM A.S.C.M. ***** (ELEV. = *****).
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.

KEY PLAN



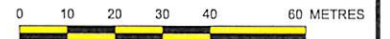
REV. NO.	DATE	ITEM	BY
2	Sep10/21	UPDATED ELEVATIONS	RH
1	Nov23/20	OVERLAY SITE PLAN ONTO TENTATIVE PLAN	RH
0	Nov13/20	ORIGINAL PLAN COMPLETED	RH

REVISIONS

STATION POINTE

TENTATIVE PLAN SHOWING
STRATA SPACE SUBDIVISION
 OF
 LOT 1, BLOCK 3, PLAN 092 4862
 AND
 LOT 2, BLOCK 3, PLAN 182 1512
 WITHIN THE
 S.W. 1/4 SEC. 23 - TWP. 53 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

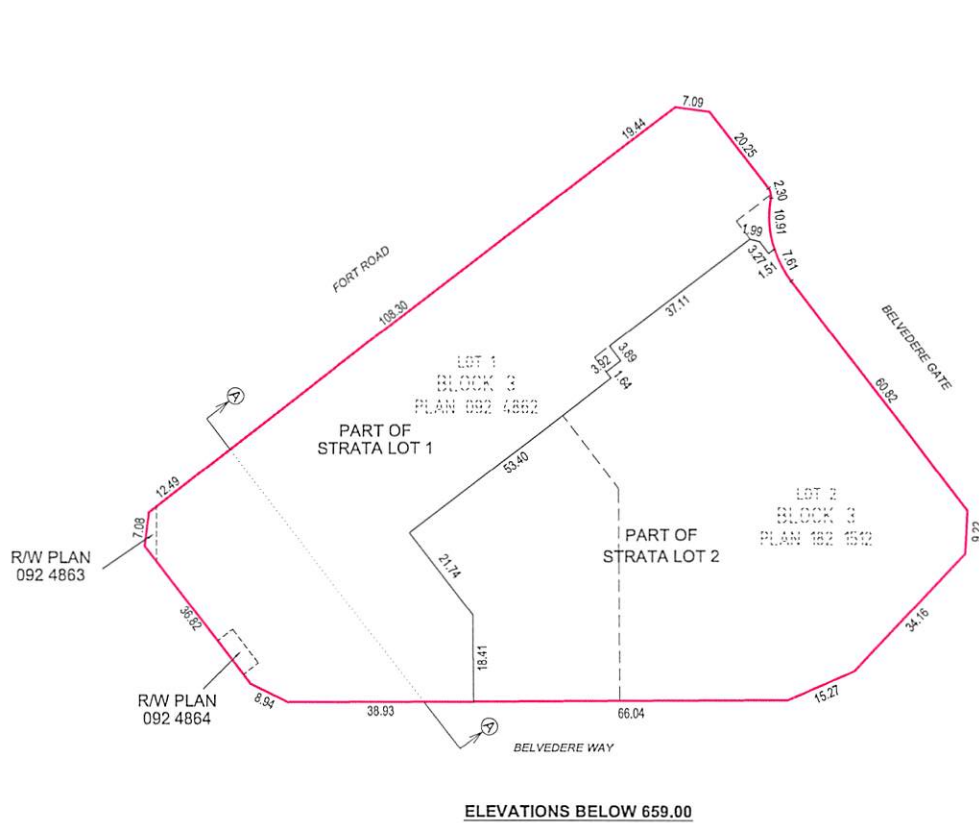
SCALE: 1:1000



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

FILE NO.	12000279SS-T	DRAFTED BY:	RH	CHECKED BY:	**
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Enclosure II: Strata Subdivision elevations below 659.00



CROSS SECTION 'A-A'
NOT TO SCALE

O:\2020\1200279 SS Subdivision - Station Points Strata CAD\01\200279SS-T.dwg, 9/6/2021 9:59:04 AM

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

FILE NO.	1200279SS-T	DRAFTED BY:	RH	CHECKED BY:	**
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Subdivision Authority

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

November 10, 2021

File No. LDA21-0454

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 26, Plan 2141HW, located south of 62 Avenue NW and east of 108 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on November 10, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #410114925-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

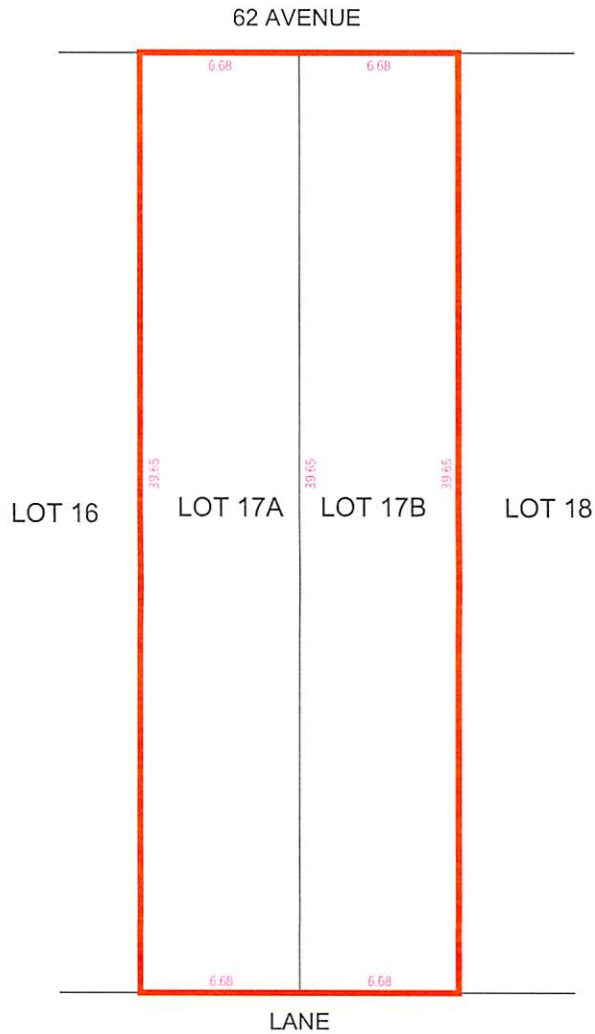
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

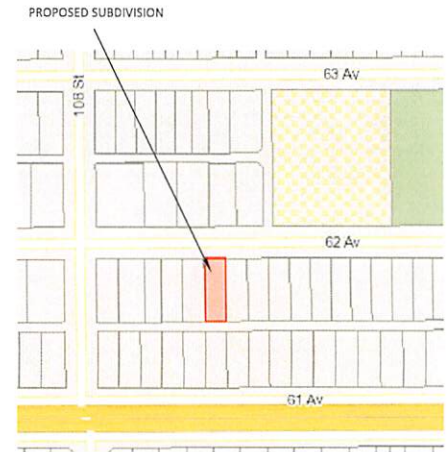
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately at 3.52 m east of the west property line of Lot 17 off 62 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards requires on-street fire flows of 180 l/s and hydrant spacing of 90m for the zoning. On-street fire flows in the area are well below the required flow rate and hydrant spacing is approximately 98m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 17 BLOCK 26, PLAN 2141HW WITHIN
 (S.W. 1/4 SEC.20, TWP.52, RGE. 24 - W. 4th MER.)
 ALLENDALE
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.053 ha

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

Job # : SA21- 1005	Drawn by: DHP	Checked by: AA	R00
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Subdivision Authority

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

November 10, 2021

File No. LDA21-0460

Ivo Nedev Surveying Ltd.
18811 96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 63A, Plan 6331HW, located north of 106 Avenue NW and east of 136 Street NW;
NORTH GLENORA

The Subdivision by Plan is APPROVED on November 10, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/cb/Posse #410468275-001

Enclosure

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

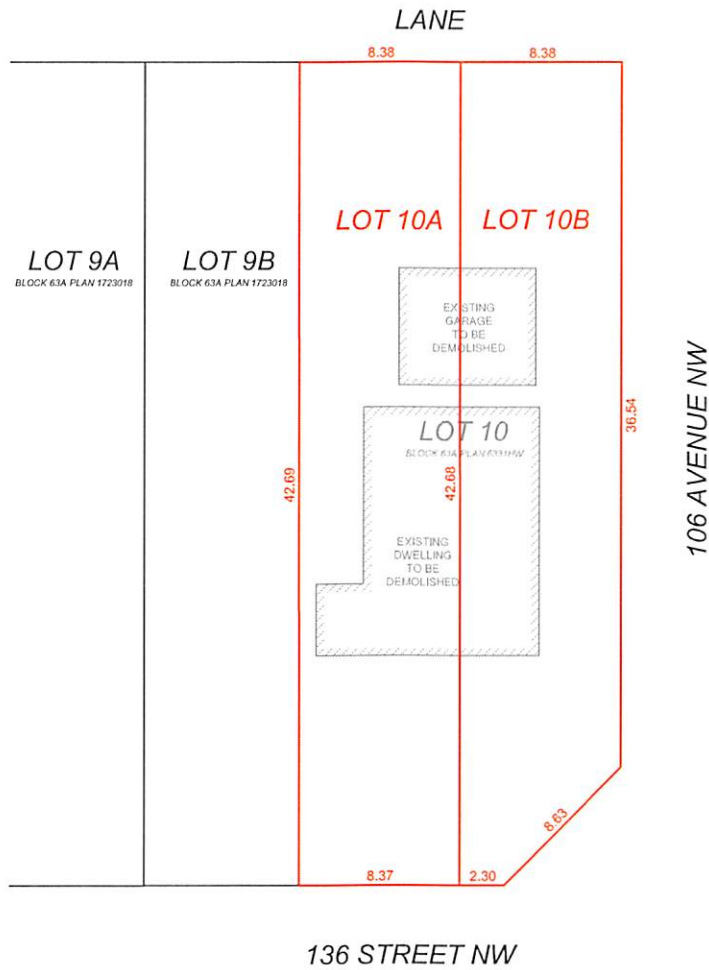
- There are existing boulevard trees adjacent to the site on 106 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 106 Avenue NW. Upon redevelopment of proposed Lot 10, the existing residential access to 106 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.9 m north of the south property line of Lot 10 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.

REVISION HISTORY

1. Issued for Approval	Oct. 4, 2021

LEGAL DESCRIPTION: Lot 10 Block 63A Plan 6331HW
MUNICIPAL ADDRESS: 13508 - 106 Avenue NW, Edmonton, AB
BUILDER/OWNER: Topaz Signature Homes Ltd.

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REVISION: 1 DATE: 10/04/21 SCALE: 1:300 PROJECT #: 2021122


ivo surveys
we get to the point
18811 - 96 Avenue NW Edmonton, AB. T5T 5L2
www.ivosurveys.ca
Ph: (780) 666-2511
Fax: (780) 666-2359

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Subdivision Authority

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

November 10, 2021

File No. LDA21-0467

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 11, Plan 239HW, located north of 57 Avenue NW and west of 109 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on November 10, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the owner remove and replace the existing Camalloy water service to proposed Lot 7B (contact EPCOR Water Services at 780-412-6858); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/js/Posse #410727037-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

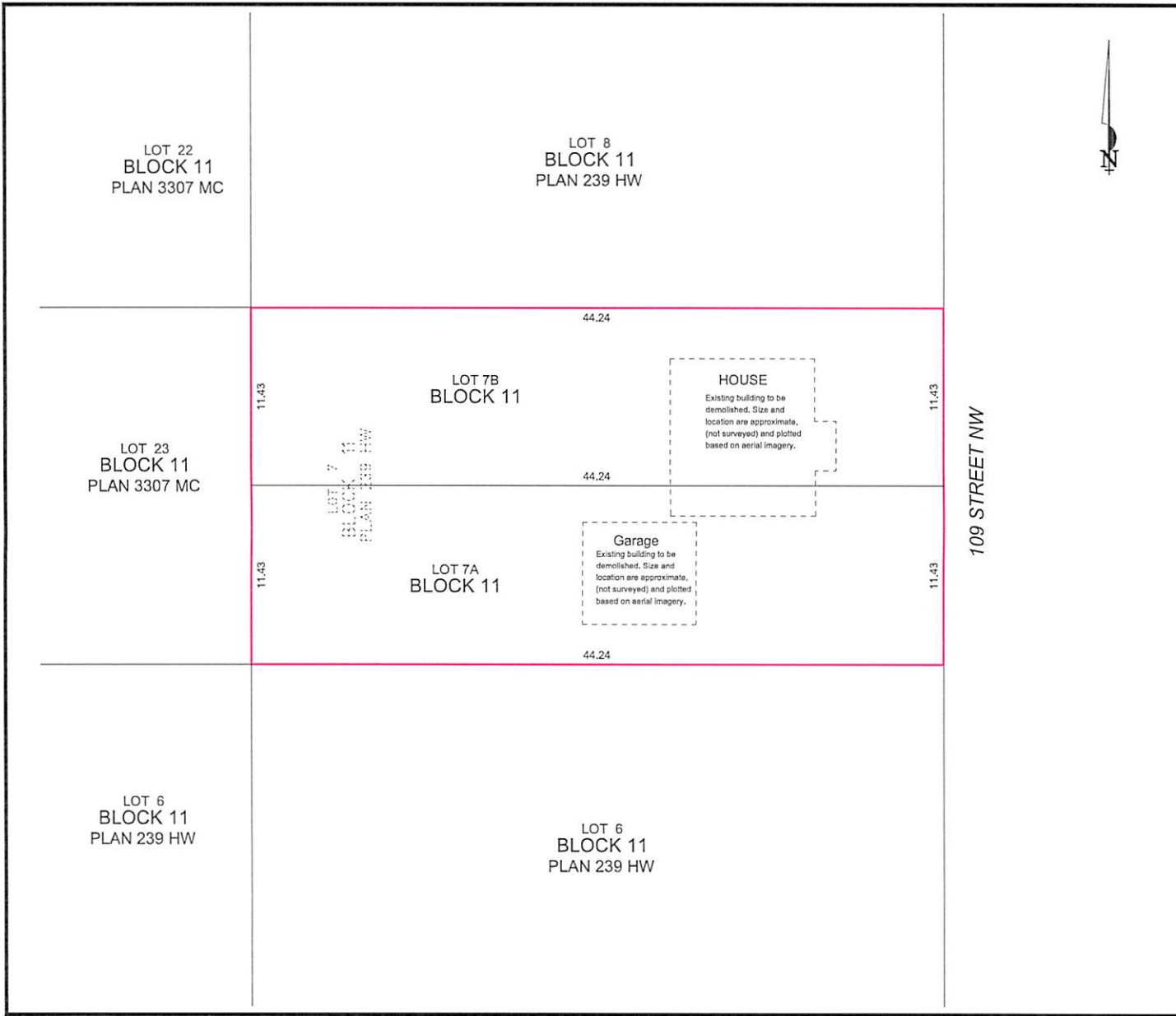
- There are existing boulevard trees adjacent to the site on 109 Street that must be protected during construction. Reconstruction of the existing driveway and construction of a new driveway will impact the structural tree roots. Future access to the proposed lots must maintain a minimum clearance of 3.0 m from the existing boulevard tree(s). Any changes to the driveway locations that would result in tree removal will not be supported as per the Corporate Tree Management Policy (C456C). Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact Kirsten Mortensen at City Operations, Parks and Roadways (citytrees@edmonton.ca). For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca or contact Chris McMorran (780-983-3756) 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.14 m south of the north property line of Lot 7 off 109 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



ACE LANGE HOMES

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
 - AND CONTAINS: 0.101 ha.

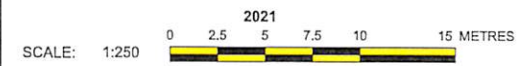


REV. NO.	DATE	ITEM	BY
1	OCT. 5/21	ORIGINAL PLAN COMPLETED	CN

PLEASANTVIEW
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 7, BLOCK 11, PLAN 239 HW
WITHIN THE
N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	62100211T	DRAFTED BY:	CN	CHECKED BY:	SM
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