

Thursday, December 17, 2020

10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the December 17, 2020 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the December 10, 2020 meeting be adopted.

**3. OLD BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA20-0285<br>372411999-001 | Tentative plan of subdivision to create 19 single detached residential lots, from a portion of roadway to be closed and the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; <b>KESWICK</b>                              |
| 2. | LDA20-0286<br>372447428-001 | Tentative plan of subdivision to create 39 single detached residential lots, from a portion of roadway to be closed, Lot 1 Block 1 Plan 932 3045 and the SW 21-51-25-W4M located south of Keswick Way SW and west of 182 Street SW; <b>KESWICK</b> |

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA18-0216<br>279059458-001 | Tentative plan of subdivision to create 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>  |
| 2. | LDA20-0245<br>370153418-001 | Tentative plan of subdivision to create 64 single detached residential lots and 14 semi-detached residential lots from the NW 32-51-23-W4M, located south of 23 Avenue NW and east of 17 Street NW; <b>ASTER</b>   |
| 3. | LDA16-0398<br>229076753-001 | Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Public Utility lot (PUL), from Lot 1, Block 1, Plan 152 3518 located south of 82 Avenue NW and west of 93 Street NW; <b>KING EDWARD PARK</b>  |
| 4. | LDA16-0553<br>235598460-001 | REVISION of conditionally approved tentative plan of subdivision to create 147 single detached residential lots, 25 row housing lots, one (1) commercial lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306 and Lot 1, Block 1, Plan 112 3855, located south of Anthony Henday Drive and west of 66 Street NW; <b>CRYSTALLINA NERA EAST and CRYSTALLINA NERA WEST</b> |

5.	LDA17-0689 269100933-001	REVISION of conditionally approved tentative plan of subdivision to create 41 single detached residential lots, 32 semi-detached residential lots and one (1) Public Utility lot, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; <b>DESROCHERS</b>
6.	LDA20-0205 367027630-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from, Lot 11, Block 3A, Plan 152 3973, located north of 101 Avenue NW and east of 67 Street NW; <b>TERRACE HEIGHTS</b>
7.	LDA20-0333 376526046-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 10A, Plan 4029 RS, located north of 59 Avenue NW and east of 108A Street NW; <b>PLEASANTVIEW</b>
8.	LDA20-0345 377232543-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 2914 KS, located north of 68 Avenue NW and east of 93 Street NW; <b>HAZELDEAN</b>
9.	LDA20-0351 377229732-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 8, Plan 731 MC, located north of 128 Avenue NW and east of 76 Street NW; <b>BALWIN</b>
10.	LDA20-0361 377874022-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 8, Plan 8661 T, located south of 130 Avenue NW and west of 121 Street NW; <b>CALDER</b>
5.	<b>OTHER BUSINESS</b>	



December 17, 2020

File No. LDA20-0285

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 19 single detached residential lots, from a portion of roadway to be closed and the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.076 ha by a Deferred Reserve Caveat registered against the SW 21-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that Keeping Way SW be constructed and is open and operational prior to the endorsement of Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
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 LDA20-0237 to close 184 Street SW shall be approved prior to the endorsement of Phase 2 of the plan of survey; and
7. 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 (2) shall contain, among other things, the following conditions:**

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, for Keswick Stage 21 in order to upgrade and construct the existing walkway to a permanent 3 m emergency access, to the satisfaction of Development Servicing Agreements;
8. that the owner construct/reconstruct the accesses to all private residences that are directly impacted by the construction of this development and associated road closure conditions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs a temporary 6 m gravel surface roadway connection, prior to the endorsement of Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will serve as an interim connection for 184 Street SW and must be paved at FAC (or when required by Subdivision and Development Coordination);
10. that the owner construct Keeping Way SW, including pedestrian connectivity, prior to the endorsement of Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs sanitary and storm sewer main extensions, within Keeping Way SW with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include grading plans for 184 Street SW to the satisfaction of Subdivision and Development Coordination;
13. that the owner remove the existing road structure of 184 Street SW, regrade and restore the road closure area, to the satisfaction of Subdivision & Development Coordination;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the road right 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.

Municipal Reserve for the SW 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will be discharged and a new one shall be registered on title that includes the road closure area. The road closure area is subject to change when precise surveys are submitted.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #372411999-001

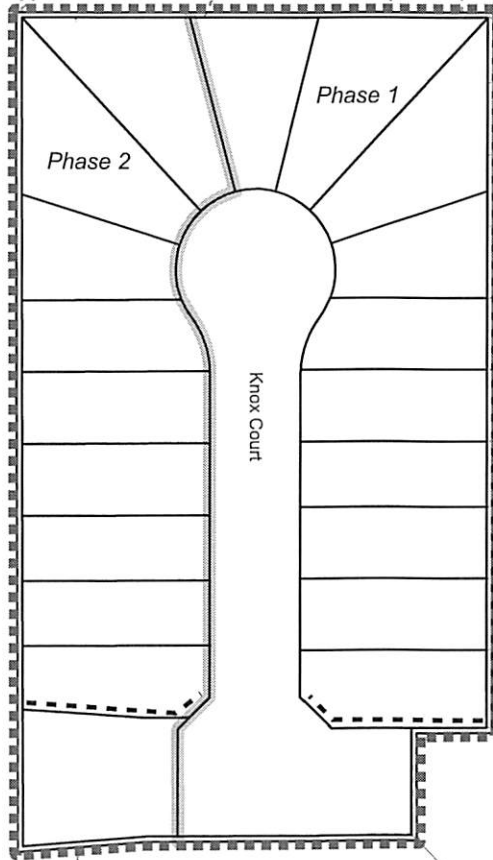
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2020

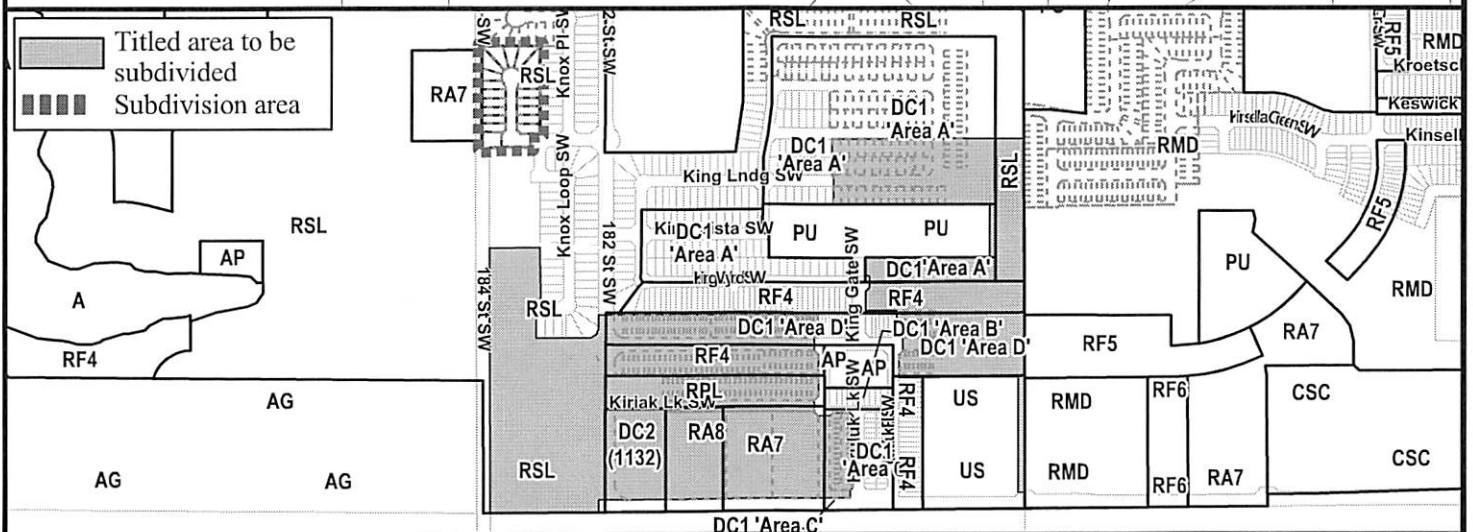
LDA20-0285

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



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

- ▄ Titled area to be subdivided
- ▄▄▄▄ Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2020

LDA20-0285

▬▬▬▬ Limit of proposed subdivision

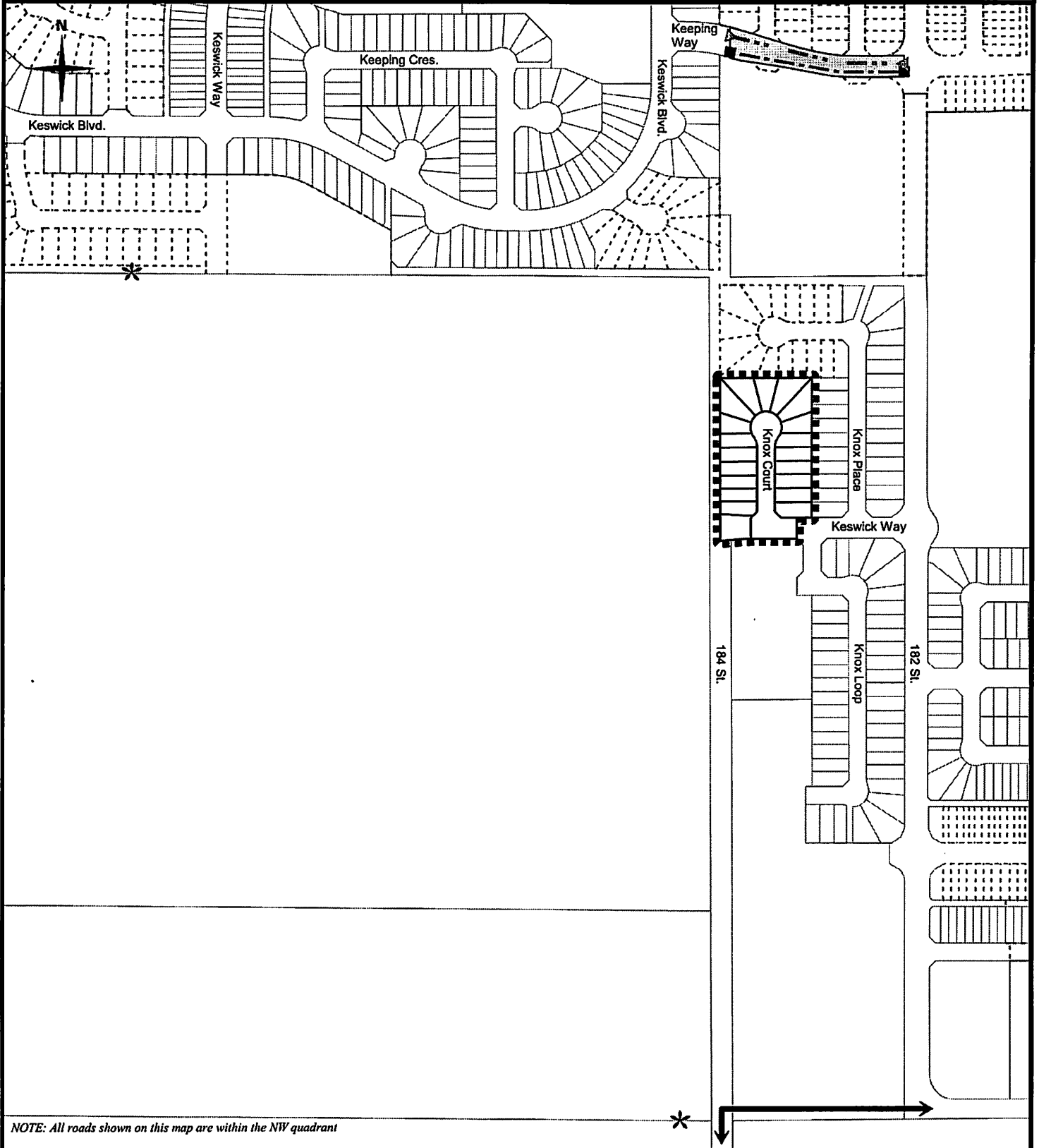
\* Maintain private access

—|— Sanitary sewer extension

▨ Construct Keeping Way SW

↔ Temporary 6 m roadway

—|— Storm sewer extension





Subdivision Authority

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

December 17, 2020

File No. LDA20-0286

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 39 single detached residential lots, from a portion of roadway to be closed, Lot 1 Block 1 Plan 932 3045 and the SW 21-51-25-W4M located south of Keswick Way SW and west of 182 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.076 ha by a Deferred Reserve Caveat registered against the SW 21-51-25-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that Keeping Way SW be constructed and is open and operational prior to the endorsement of Phase 2 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
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 LDA20-0237 to close 184 Street SW shall be approved prior to the endorsement of Phase 2 of the plan of survey; and
7. 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 (2) shall contain, among other things, the following conditions:**

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, for Keswick Stage 21 in order to upgrade and construct the existing walkway to a permanent 3 m emergency access, to the satisfaction of Development Servicing Agreements;
8. that the owner construct/reconstruct the accesses to all private residences that are directly impacted by the construction of this development and associated road closure conditions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs a temporary 6 m gravel surface roadway connection, prior to the endorsement of Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will serve as an interim connection for 184 Street SW and must be paved at FAC (or when required by Subdivision and Development Coordination);
10. that the owner construct Keeping Way SW, including pedestrian connectivity, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs sanitary and storm sewer main extensions, within Keeping Way SW with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the engineering drawings include grading plans for 184 Street SW to the satisfaction of Subdivision and Development Coordination;
13. that the owner remove the existing road structure of 184 Street SW, regrade and restore the road closure area, to the satisfaction of Subdivision & Development Coordination; and
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for the SW 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will be discharged and a new one shall be registered on title that includes the road closure area. The road closure area is subject to change when precise surveys are submitted.

MR for Lot 1, Block 1, Plan 9323045 in the amount of 0.34 ha was provided by Deferred Reserve Caveat (DRC # 172327881) with LDA16-0335. The DRC was discharged when it was transferred to the SW 21-51-25-4 with LDA17-0565.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority



BM/mb/Posse #372447428-001


Enclosures

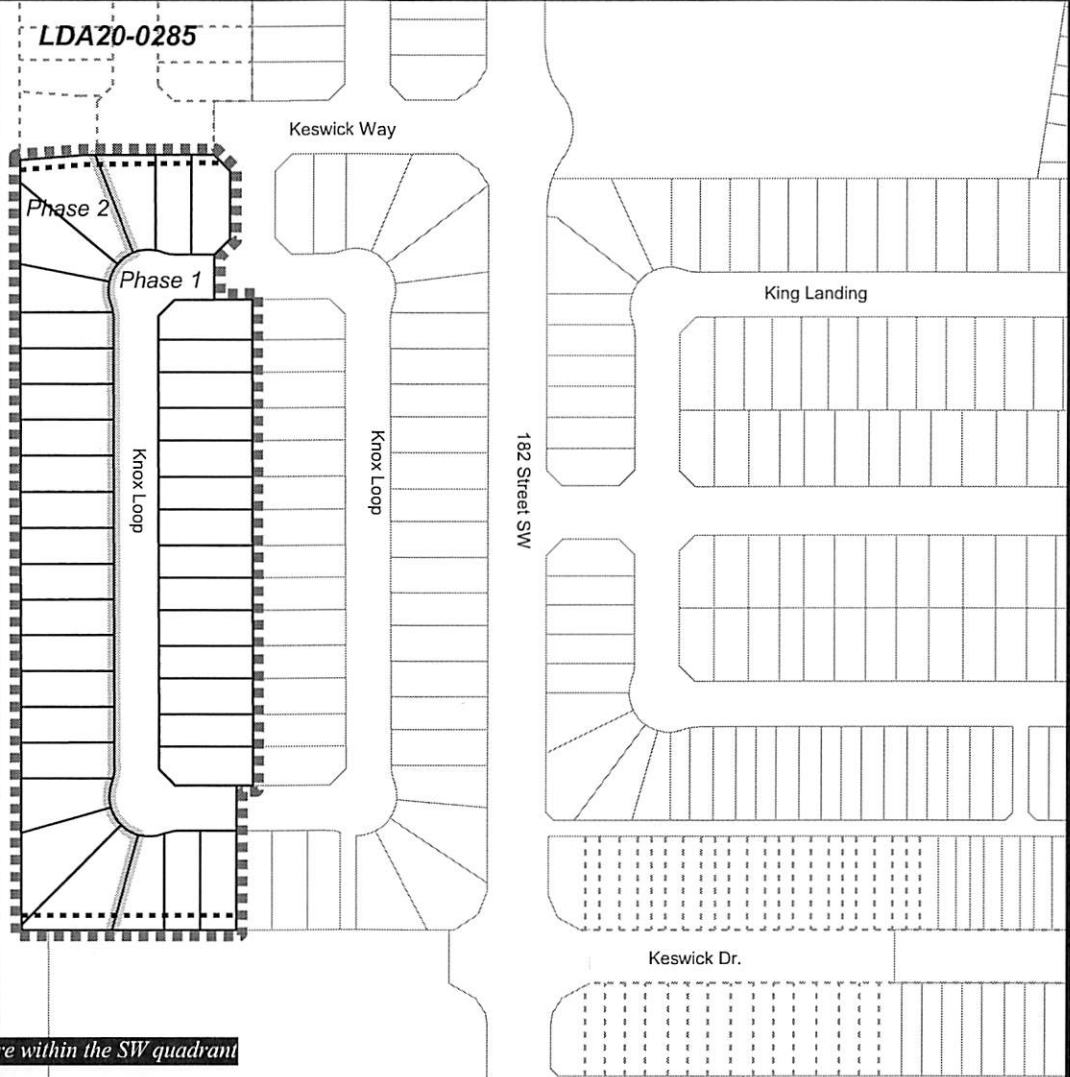
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2020



LDA20-0286

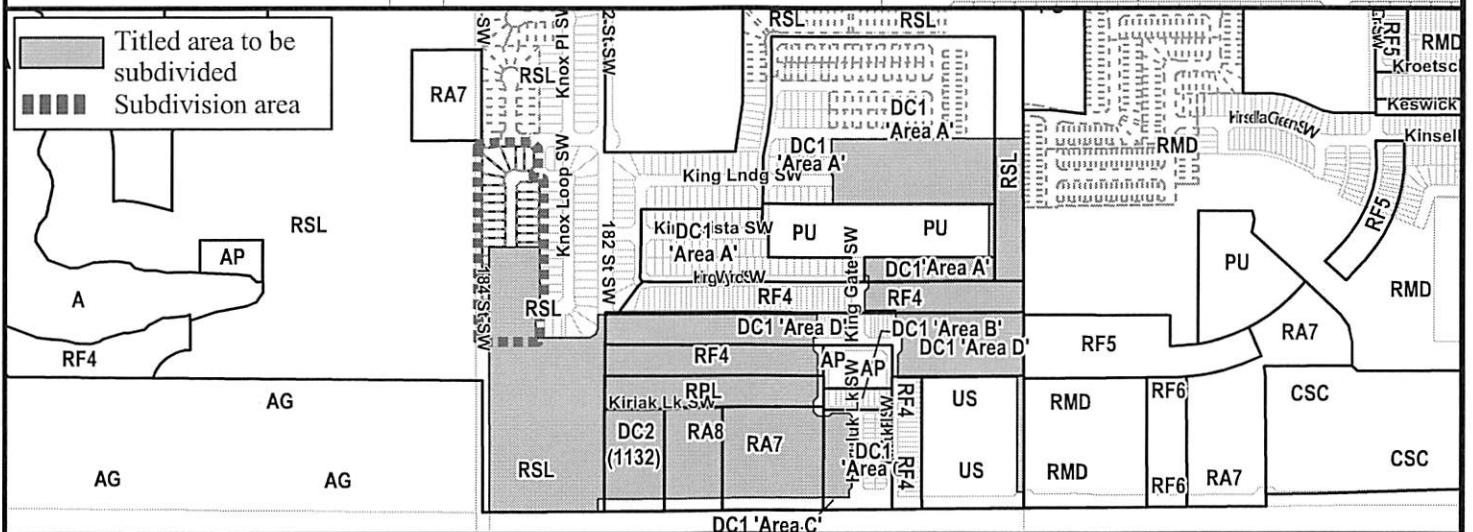
 Limit of proposed subdivision  
 Phasing line

 1.8 m uniform screen fence as per Zoning Bylaw



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

 Titled area to be subdivided  
 Subdivision area



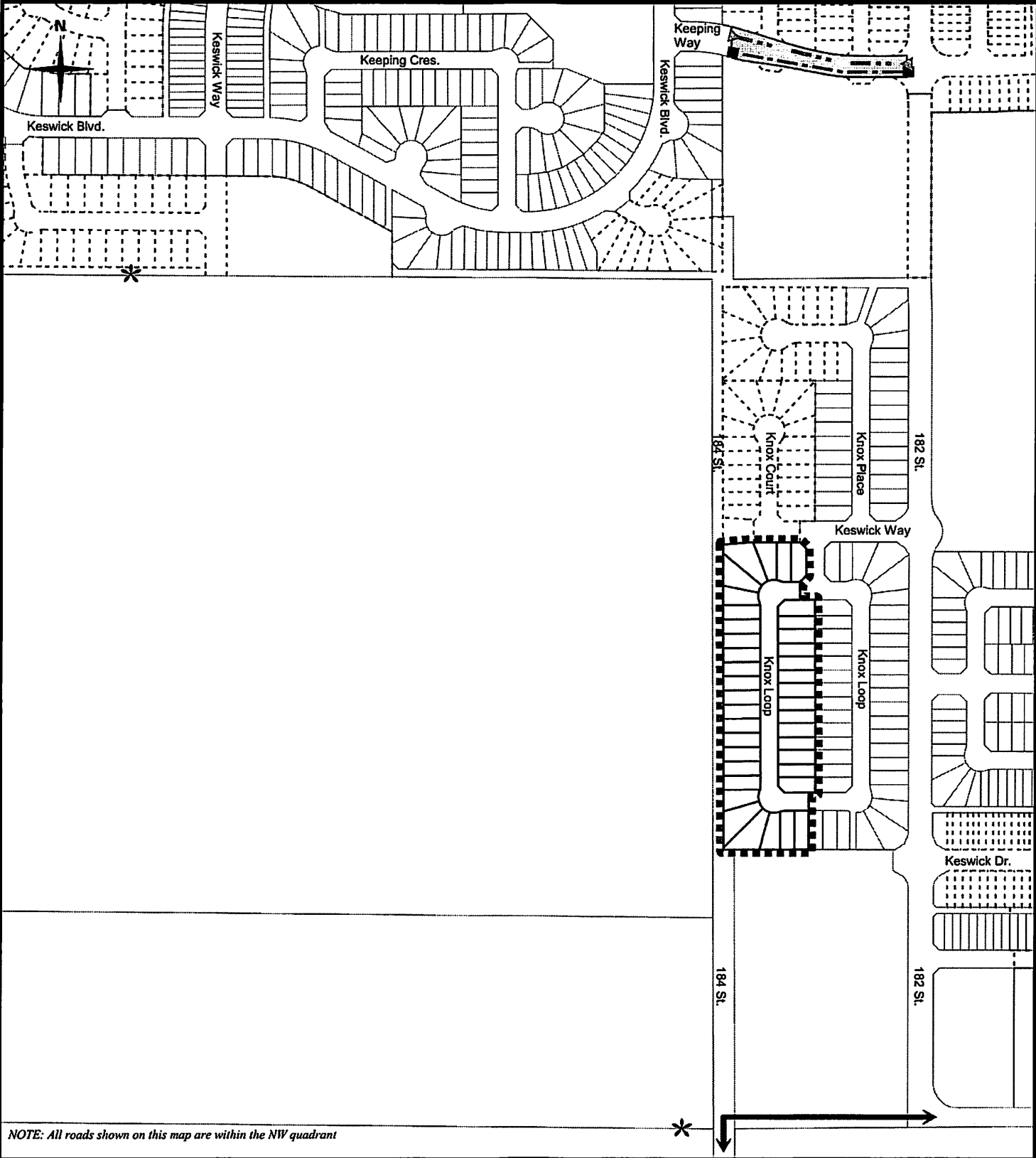
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 3, 2020

LDA20-0286

- ▣▣▣▣ Limit of proposed subdivision
- \* Maintain private access
- |— Sanitary sewer extension

- ▨ Construct Keeping Way SW
- ↔ Temporary 6 m roadway
- |— Storm sewer extension



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



Subdivision Authority

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

December 17, 2020

File No. LDA18-0216

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

---

**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA19-0536 be registered prior to or concurrent with this application to provide the logical roadway extension and underground utilities;
4. 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
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 conditions:**

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the emergency access walkway in Phase 1 contain a 3 m concrete sidewalk with T bollards, lighting, and a fence in accordance with Zoning Bylaw No. 12800 within residential property lines, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and "no parking" signage must be installed. Details will be reviewed with engineering drawings.
9. that the owner pay for the installation of "no parking" signage on the local roadway 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;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within road rights of way and the emergency access walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 062 5035 was addressed by a Deferred Reserve Caveat (DRC) with SUB/06-0082. The DRC will carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 182 1095 was created by consolidating the remainder of the NW 51-51-24-W4M, the NE 51-51-24-W4M and the SE 51-51-24-W4M through a descriptive plan. MR for the NW 51-51-24-W4M and the NE 51-51-24-W4M was addressed by a DRC with LDA17-0208 and was discharged in full. MR for the SE 51-51-24-W4M was addressed by a DRC with LDA19-0536. 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority










BM/sm/Posse #279059458-001

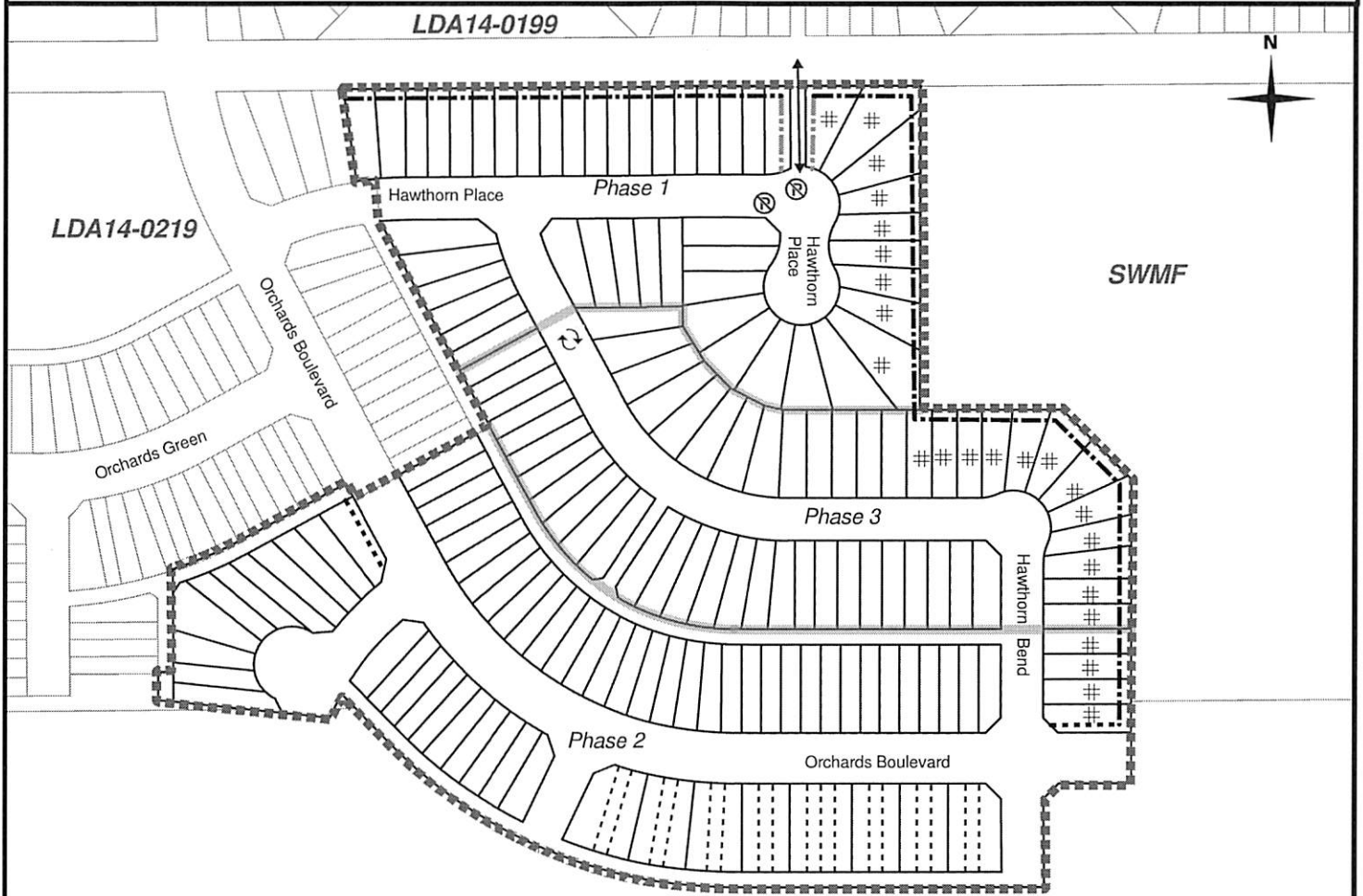
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

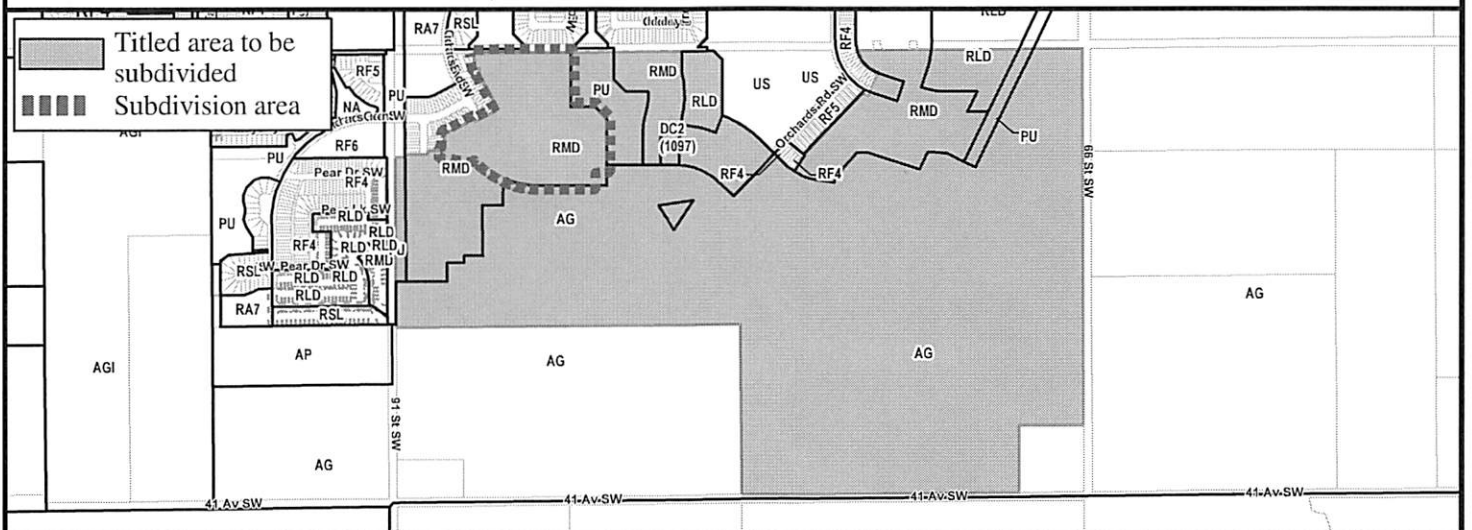
December 17, 2020

LDA18-0216

- |  |  |
|--|--|
|  Limit of proposed subdivision                  |  Temporary 12 m radius turnaround   |
|  Phasing line                                   |  No parking signage                 |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Restrictive covenant re: Freeboard |
|  1.8 m uniform screen fence                     |  Emergency access walkway           |
|  1.2 m uniform fence                            |  |



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







Subdivision Authority

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

December 17, 2020

File No. LDA20-0245

WSP  
1200 - 10909 Jasper Avenue  
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 64 single detached residential lots and 14 semi-detached residential lots from the NW 32-51-23-W4M, located south of 23 Avenue NW and east of 17 Street NW; **ASTER**

---

**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate the walkway as road right of way, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the property lines of the residential lot flanking the alley be modified, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
5. that the owner register a public access easement for a 1.8 m concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:**

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 on the east side of 17 Street in the ultimate alignment, from 23 Avenue to Aster Boulevard, including a Shared Use Path connection to the curb ramp on 17th Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Further details will be reviewed with the engineering drawings;
8. that the owner constructs a 1.8 m concrete sidewalk with lighting, within the public access easement, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 17 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that a Final Acceptance Certificate (FAC) for sanitary and storm sewers will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within road rights of way and the walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NW 32-51-23-W4M was addressed by a Deferred Reserve Caveat (DRC) with SO/00-0037. The DRC will carry forward on title to accommodate the dedication of the future MR that is planned for the remnant parcel.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority










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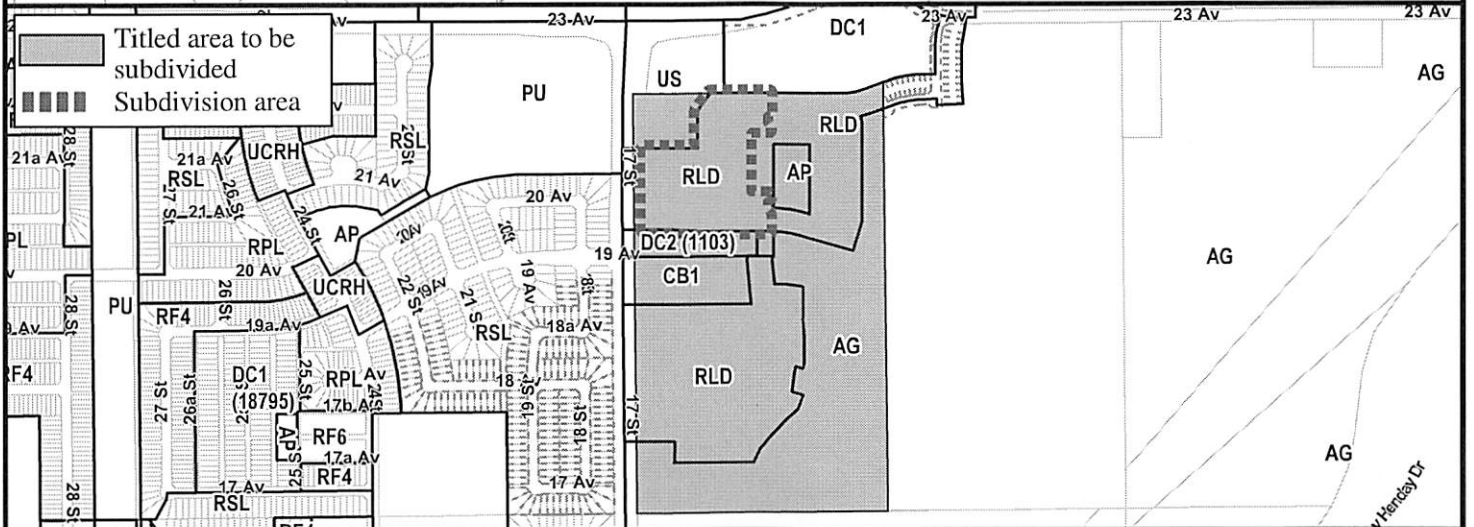
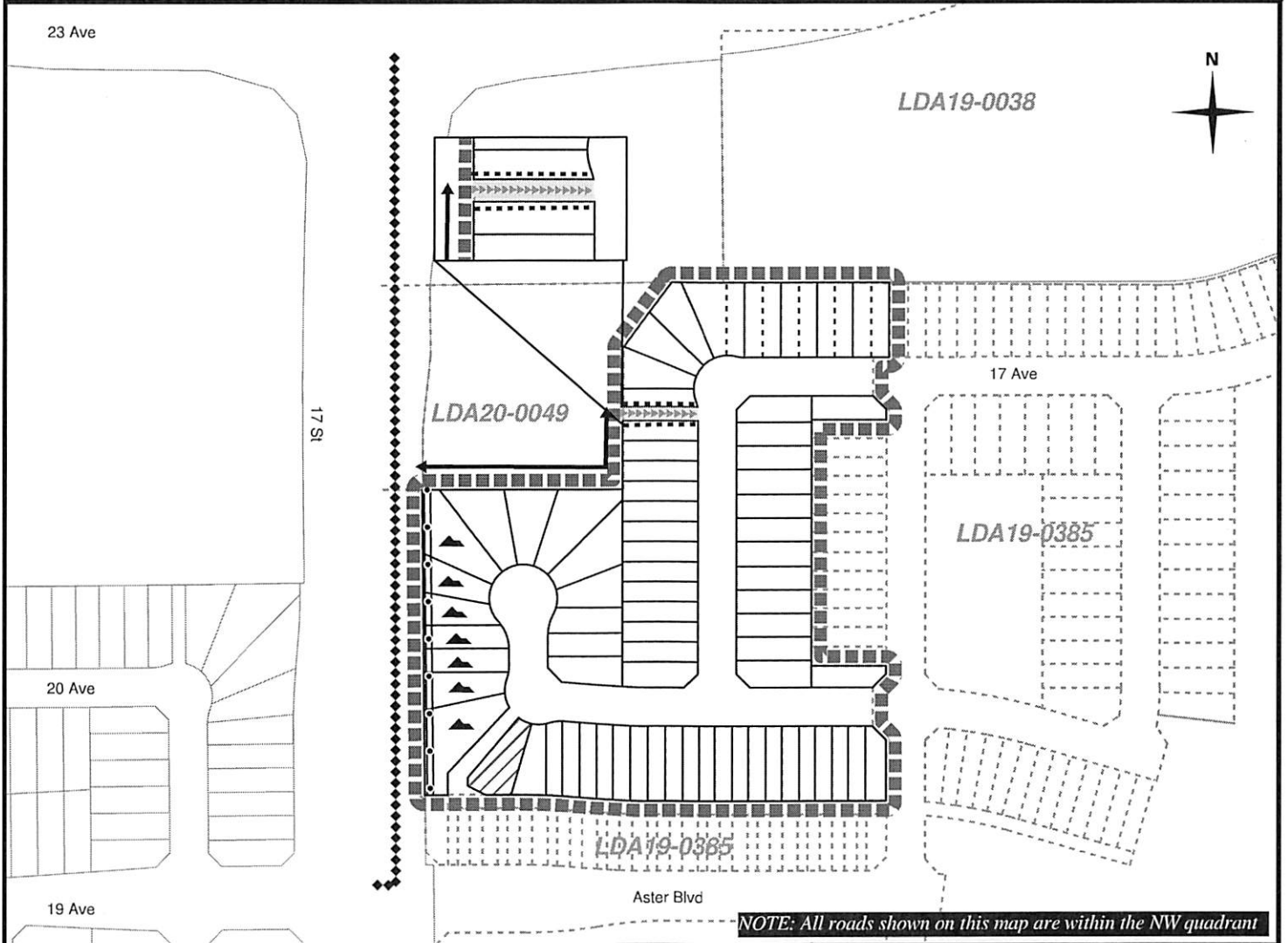
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2020

LDA20-0245

- |  |  |   |  |
|--|--|---|--|
|  | Limit of proposed subdivision                                  |  | 3 m hard surface shared use path               |
|  | Dedicate as road right of way                                  |  | 1.8 m concrete sidewalk                        |
|  | Public access easement & 1.8m concrete sidewalk                |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Modify the property lines with review of a swept path analysis |  | Berm and noise attenuation fence               |
|  |  |  | Restrictive covenant re: Berm and Fence        |





Subdivision Authority

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

December 17, 2020

File No. LDA16-0398

City of Edmonton Civic Property Services  
10th Floor 10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Harrison Sheremeta

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) Public Utility lot (PUL), from Lot 1, Block 1, Plan 152 3518 located south of 82 Avenue NW and west of 93 Street NW; **KING EDWARD PARK**

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This revision replaces the servicing agreement, approved in the original April 5, 2019 version, with a deferred servicing agreement.

**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed MFL a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner make satisfactory arrangements with EPCOR Water Services Inc. relative to any water servicing that may cross between the proposed MHL and the proposed PUL;
5. that the owner dedicate additional road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property lines for the proposed PUL be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the**

**owner, or its successor in title, will be required to enter into another agreement to include, 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 detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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
7. that the owner is responsible for the landscape design and construction within the Public Utility lot to the satisfaction of City Departments and affected utility agencies.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #229076753-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 17, 2020

LDA16-0398

- ▀▀▀▀ Limit of proposed subdivision
- ▨▨▨▨ Dedicate as road right of way
- ▩▩▩▩ Property lines may be modified as per swept path analysis
- 1.2 m uniform fence
- ◆◆◆◆ 3 m hard surface shared use path

Whyte (82) Ave.

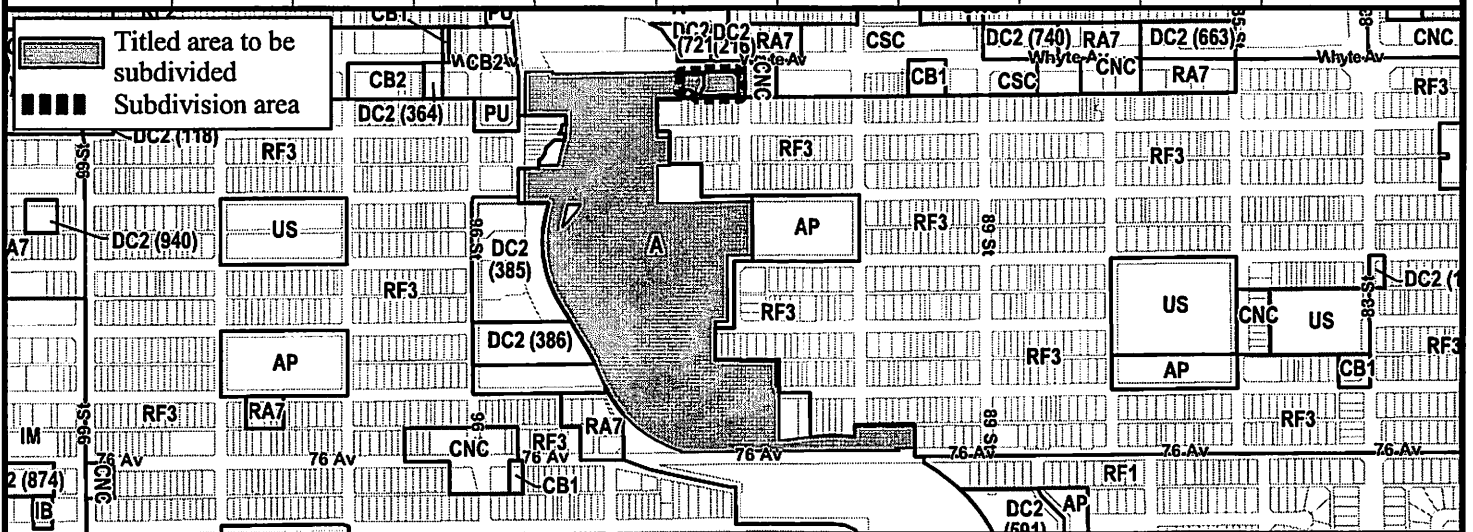


PUL

MHL

93 St.

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





Subdivision Authority

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

December 17, 2020

File No. LDA16-0553

Select Engineering Consultants Ltd.  
100 -17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 147 single detached residential lots, 25 row housing lots, one (1) commercial lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306 and Lot 1, Block 1, Plan 112 3855, located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST** and **CRYSTALLINA NERA WEST**

---

LDA16-0553 was conditionally approved on February 15, 2018. Stage 13A (Phase 1), Stage 17 (Phase 2), Stage 14 (Phase 3) and Stage 18 (Phase 4) are registered. This is the fifth subdivision revision. The phasing has been reordered, and as a result of the road network and lots being reconfigured in LDA15-0362, three additional lots have been added to proposed Phase 8.

**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 1.92 ha and a 0.26 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the lots identified be withheld from registration until the temporary 6 m roadway connections, the temporary 3 m shared use path and the temporary alley turnaround (constructed with Phase 3) are no longer required, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;



7. that the proposed Public Utility lot be dedicated as road right of way, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs temporary 6 m gravel surface roadway connections with Phases 8 and 9 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a temporary 3 m hard surface shared use path with bollards in Phase 8, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phases 6 and 9, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter in Phase 9, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway in Phase 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage in, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner provide curb extensions at the shared use path crossing on the collector roadway, to the satisfaction of Subdivision and Development Coordination;
15. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
16. 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
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Block 1, Plan 172 0306 in the amount of 1.92 ha and 0.26 ha is being dedicated with this subdivision. A Deferred Reserve Caveat (DRC) in the amount of 6.55 ha was placed on title when a previous version of this subdivision was partially registered.

MR for Lot 1, Block 1, Plan 112 3855 was addressed by DRC and dedication under LDA13-0553.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority
















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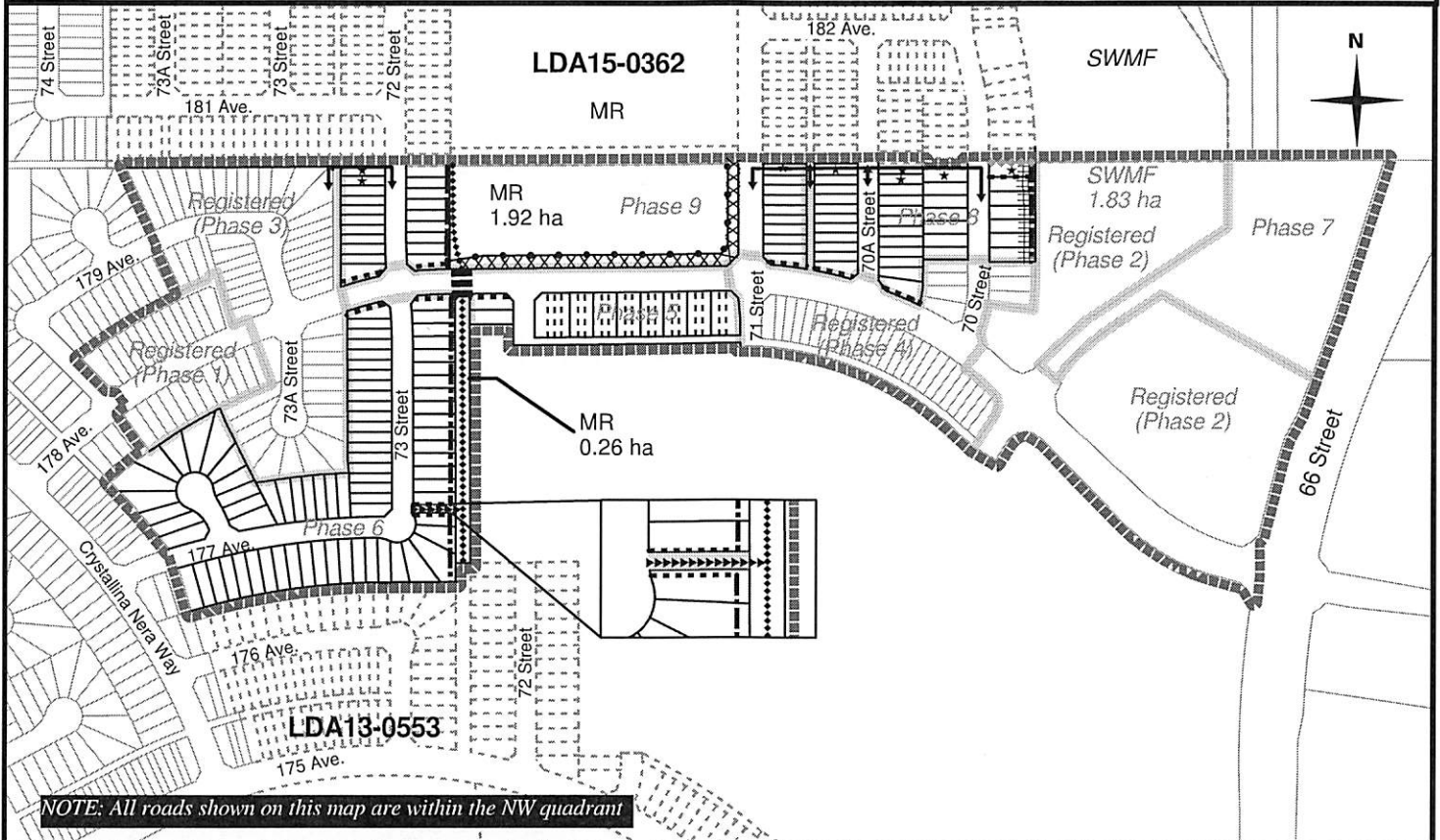
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

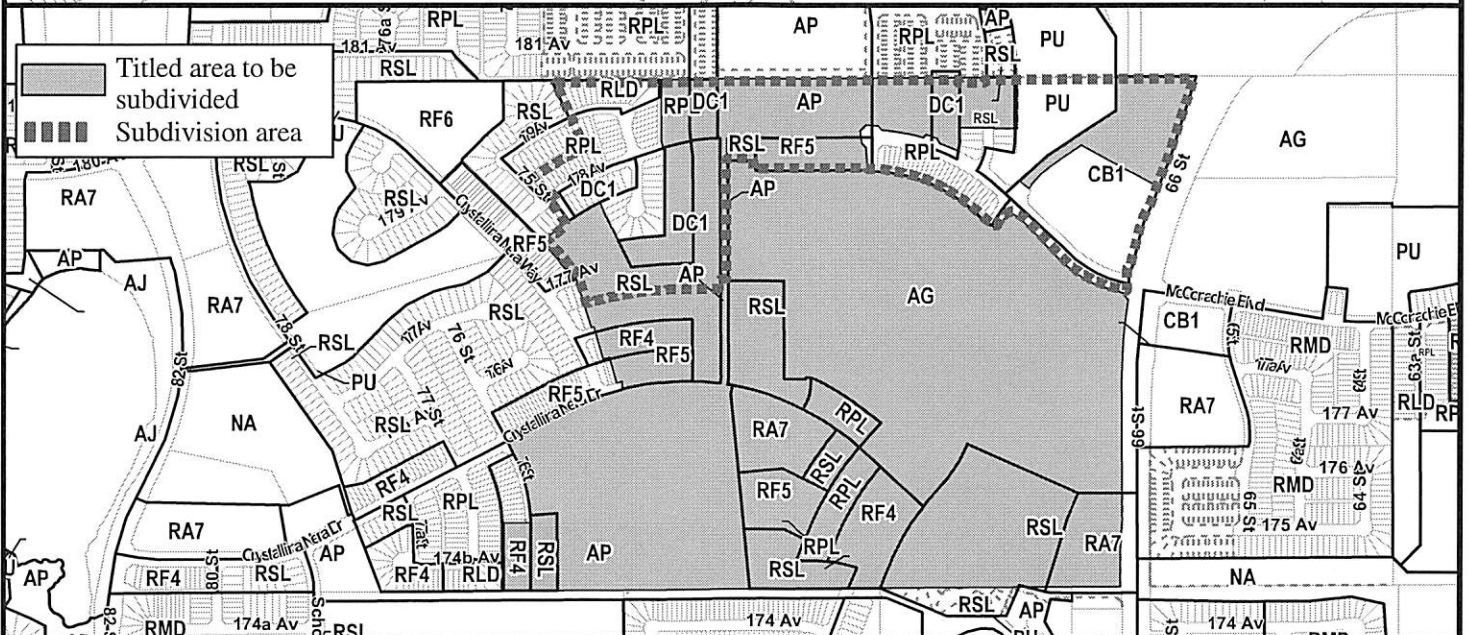
December 17, 2020

LDA16-0553

	Limit of proposed subdivision		1.2 m uniform fence		2.5 m mono-walk
	Phasing line		Post and rail fence		Zebra marked crosswalk
	Dedicate as road right of way		1.8 m concrete sidewalk		Temporary 6 m roadway
	1.8 m uniform screen fence as per Zoning Bylaw		3 m hard surface shared use path		Restrictive covenant re: Freeboard
	1.8 m uniform fence		Temporary 3 m hard surface shared use path		Withhold lots from registration



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





Subdivision Authority

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

December 17, 2020

File No. LDA17-0689

Stantec Consulting Ltd.  
400 - 10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 41 single detached residential lots, 32 semi-detached residential lots and one (1) Public Utility lot, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; **DESROCHERS**

---

This application adds phasing to the original version that was approved on December 19, 2019.

**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$228,228.00 representing 0.336 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level a Public Utility lot (PUL) to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the future Light Rail Transit (LRT) line adjacent to James Mowatt Trail SW, or that the owner enter into an agreement with the City of Edmonton for a land swap of closed road right-of-way in the Heritage Valley area for an area of land amounting to 50% of the Public Utility Lot (PUL) land value, and clear and level a Public Utility lot (PUL) to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the future Light Rail Transit (LRT) line adjacent to James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level James Mowatt Trail SW to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the PUL LRT lot and 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto the PUL LRT lot and 41 Ave SW, 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, walkway, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 982 4939 in the amount of \$228,228.00, representing 0.336 ha, is being provided by money in place with this subdivision.

The existing Deferred Reserve Caveat registered on the SE 13-51-25-W4M is to be carried forward on title.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #269100933-001

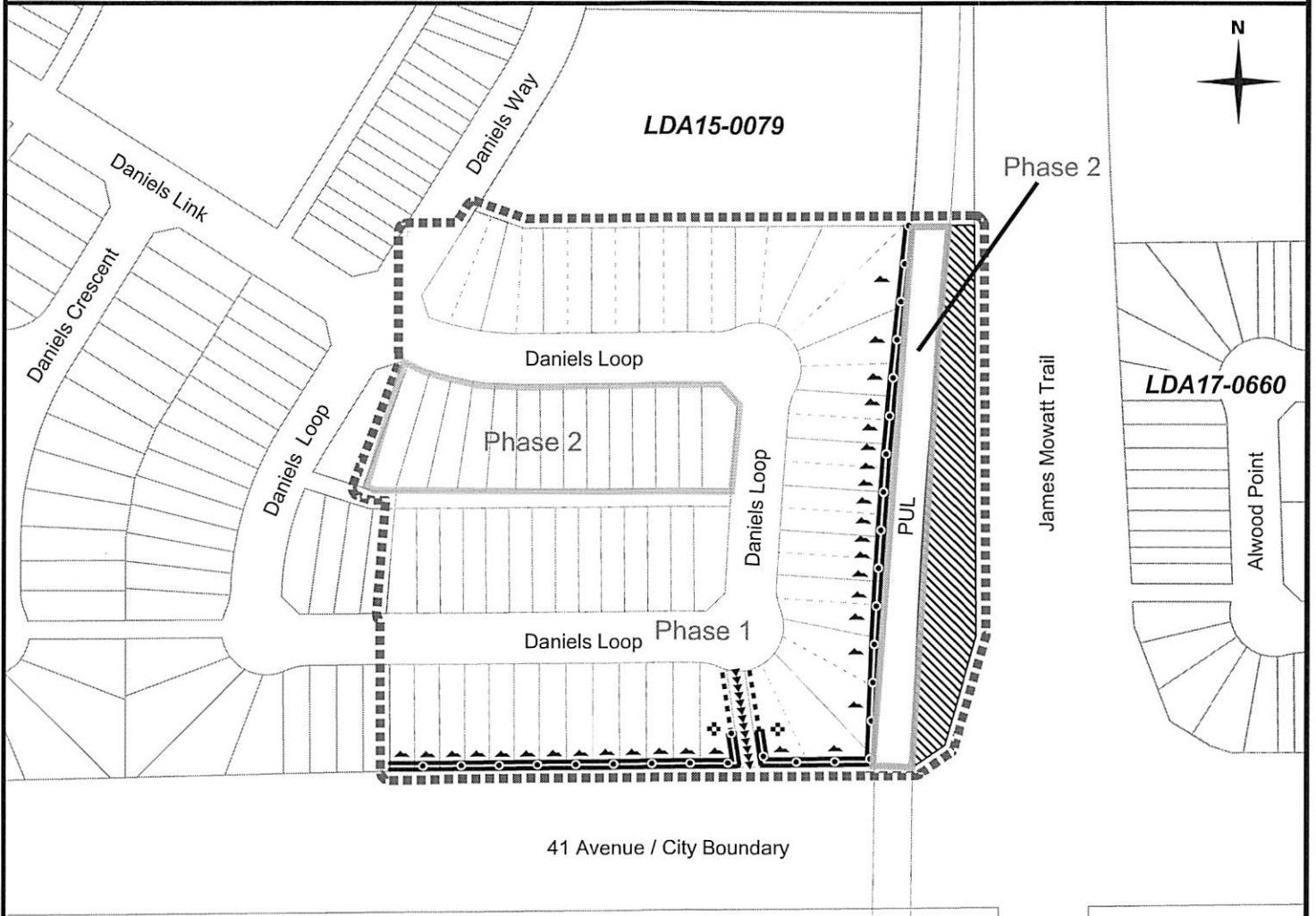
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

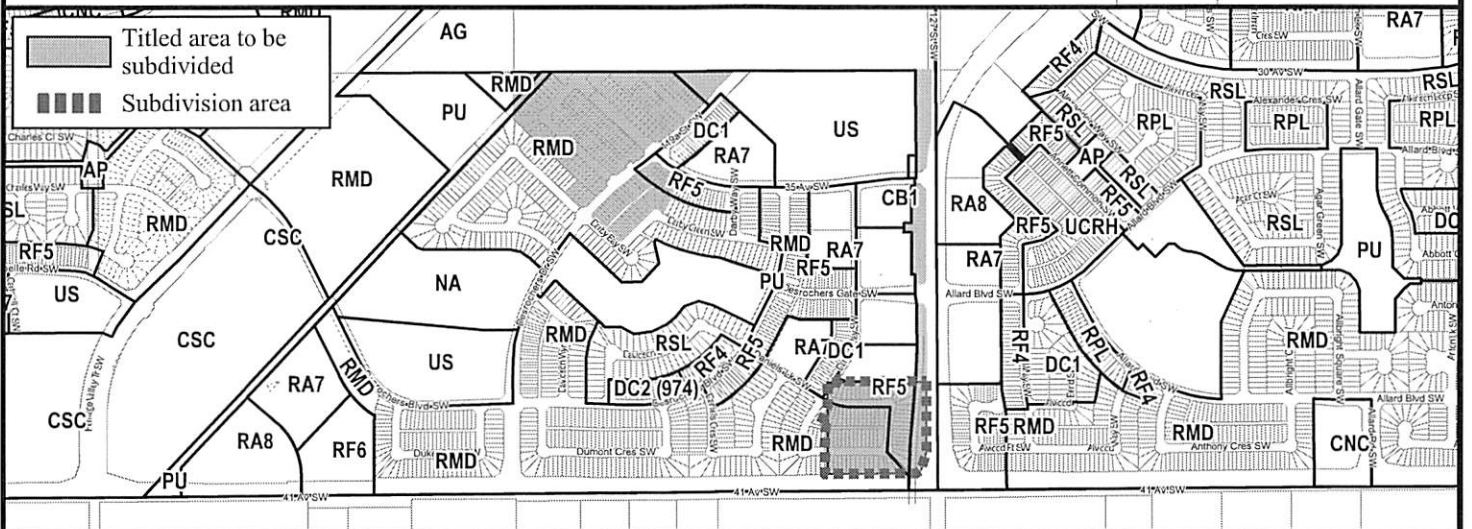
December 17, 2020

LDA17-0689

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 1.8 m concrete sidewalk
- Dedicate as road right of way
- Restrictive covenant re: Berm and Fence
- Restrictive covenant re: Disturbed Soil
- Phasing line



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





Subdivision Authority

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

December 17, 2020

File No. LDA20-0205

City of Edmonton  
Real Estate Branch  
10th Floor, 10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Harrison Sheremeta

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from, Lot 11, Block 3A, Plan 152 3973, located north of 101 Avenue NW and east of 67 Street NW; **TERRACE HEIGHTS**

---

This revision replaces the servicing agreement, approved in the original October 22, 2020 version, with a deferred servicing agreement.

**I The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 0.4964 ha by a Deferred Reserve Caveat registered against the Lot 11, Block 3A, Plan 152 3973 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed MFL a claim of interest by caveat of the Deferred Servicing Agreement 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 register easements for the existing combined sewer and storm sewer as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.



**II That the Deferred Servicing Agreement required in Clause I (1) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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 relocate the existing sidewalk along Terrace Road. Specific details will be reviewed through the Development Permit;
7. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner constructs all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for Lot 11, Block 3A, Plan 152 3973 in the amount of 0.4964 ha is being provided by a DRC with this subdivision.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #367027630-001

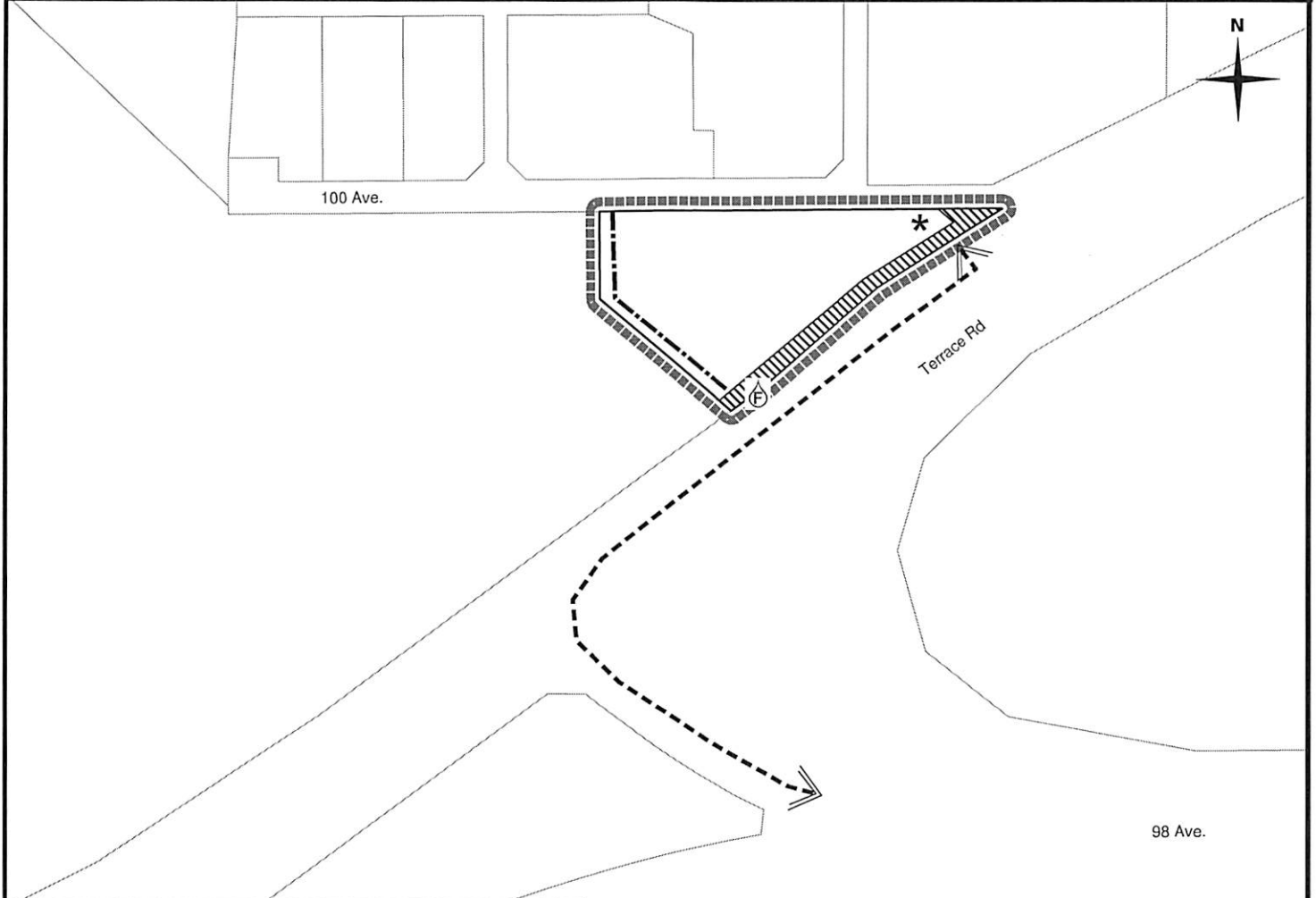
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

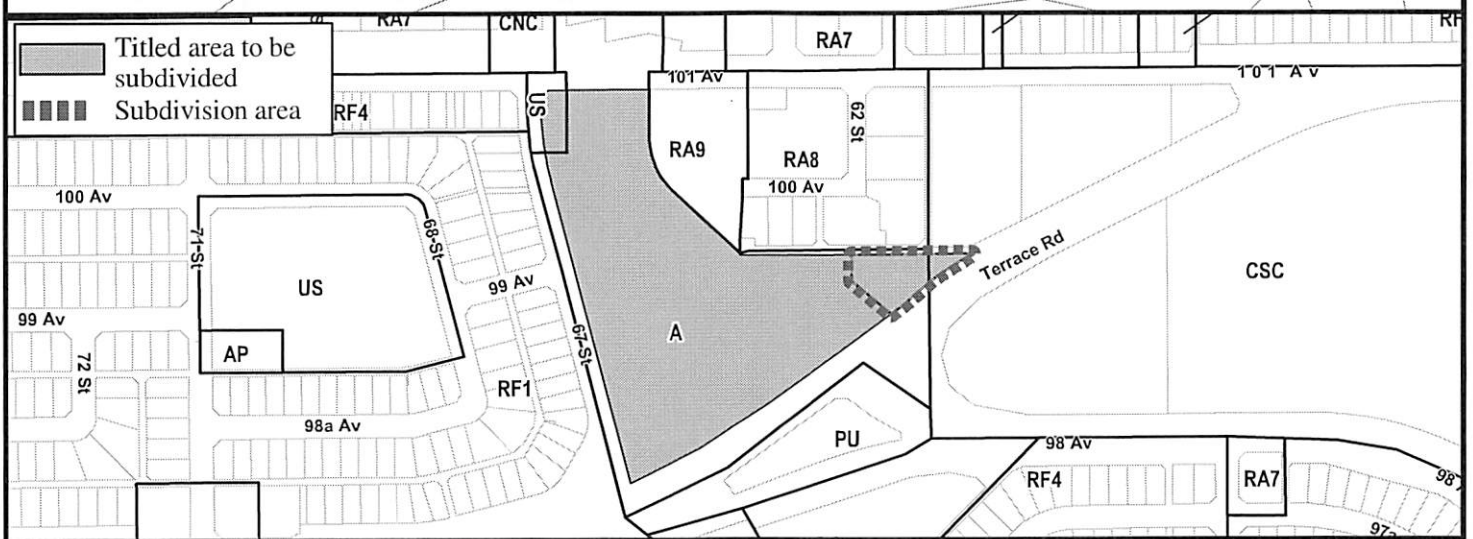
December 17, 2020

LDA20-0205

- ▣▣▣▣ Limit of proposed subdivision
- ←- - - -> Watermain extension
- ▨▨▨▨ Dedicate as road right of way
- - - - - 1.2 m uniform fence
- F Fire hydrant
- \* Register sewer easements



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





Subdivision Authority

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

December 17, 2020

File No. LDA20-0333

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 9, Block 10A, Plan 4029 RS, located north of 59 Avenue NW and east of 108A Street NW;  
**PLEASANTVIEW**

---

**The Subdivision by Plan is APPROVED on December 17, 2020, 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 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.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #376526046-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

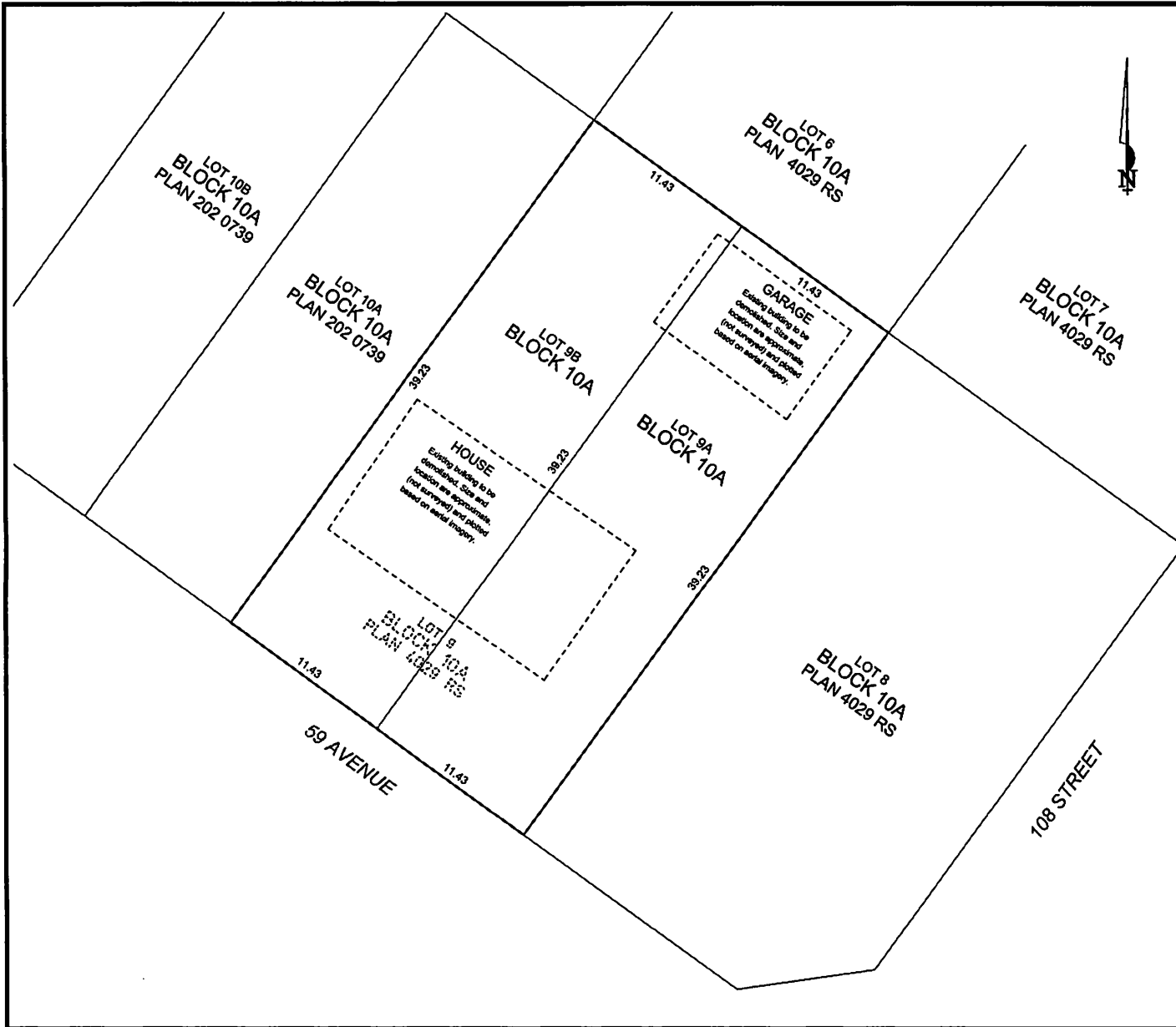
- There are existing boulevard trees adjacent to the site on 59 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing access to proposed Lot 9A meets current City of Edmonton standards and access upgrading may be required.
- 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 [BuildingGreatNeighbourhood@edmonton.ca](mailto:BuildingGreatNeighbourhood@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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

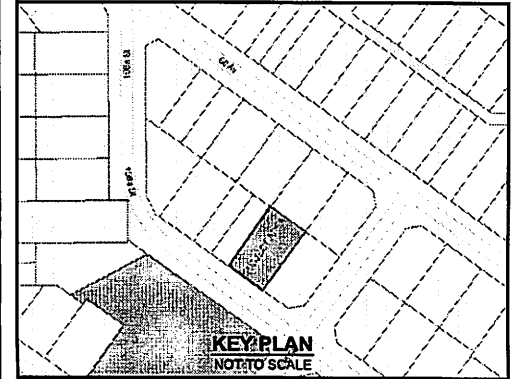
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 10.1 m northwest of the southeast property line of existing Lot 9 off 59 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



## 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: 0.030 ha.



REV. NO.	DATE	ITEM	BY
1	OCT. 23/20	T-PLAN	CH

REVISIONS

### PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED

### SUBDIVISION

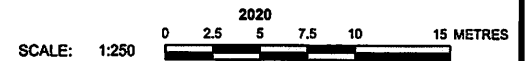
OF

LOT 9, BLOCK 10A, PLAN 4029 RS

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.	6200181T	DRAFTED BY:	CH	CHECKED BY:	SM
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Subdivision Authority

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

December 17, 2020

File No. LDA20-0345

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 2914 KS, located north of 68 Avenue NW and east of 93 Street NW; **HAZELDEAN**

---

**The Subdivision by Plan is APPROVED on December 17, 2020, 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](mailto:Development.Coordination@edmonton.ca)); 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #377232543-001

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 (\$686.00 - 2020 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 93 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with 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 4.24 m north of the south property line of existing Lot 1 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).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 1B. Subdivision Planning highly recommends that the applicant/land owner initiate the relocation of the power pole and guy wire with EPCOR 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.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

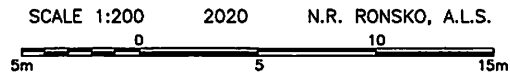
LOT 1, BLOCK 7, PLAN 2914 K.S.

IN THE

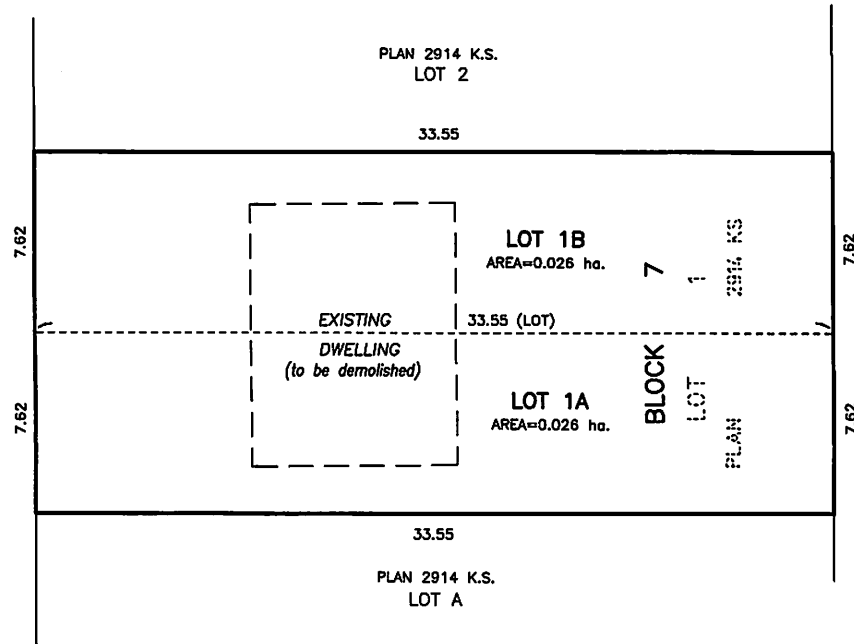
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

69th AVENUE



93rd STREET



LANE

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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET NW, EDMONTON. Ph: (780) 464-5508

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: OCTOBER 29, 2020  
REVISED: -

FILE NO. 20S0625

DWG.NO. 20S0625T



Subdivision Authority

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

December 17, 2020

File No. LDA20-0351

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

ATTENTION: Chad Finner

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 8, Plan 731 MC, located north of 128 Avenue NW and east of 76 Street NW; **BALWIN**

---

**The Subdivision by Plan is APPROVED on December 17, 2020, 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 water service to the proposed eastern lot and separate sanitary service to the proposed western lot;
2. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
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 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #377229732-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

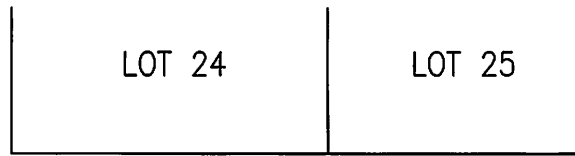
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 128 Avenue NW. Upon redevelopment of proposed Lot 23A, the existing residential access to 128 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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

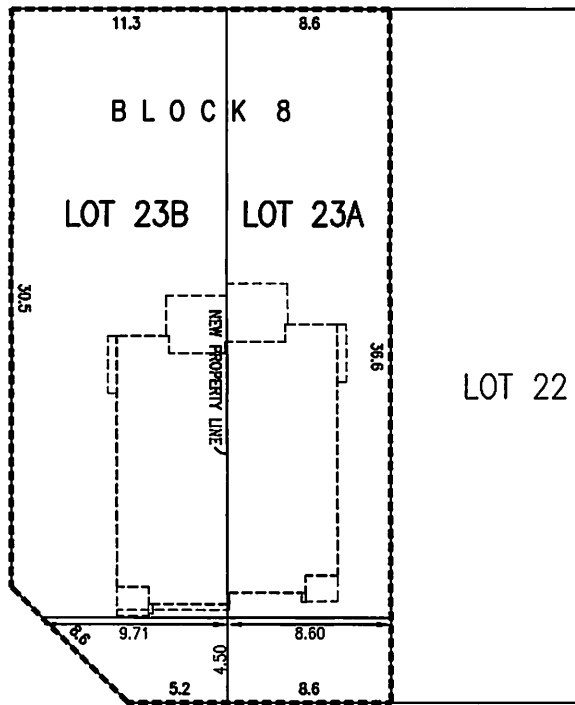
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 water service enters the proposed subdivision approximately 10.3 m east of the west property line of existing Lot 23 off of the lane. The existing sanitary service enters the proposed subdivision approximately 11.6 m east of the west property line of existing Lot 23 off of the lane. The existing storm service enters the proposed subdivision approximately 11.6 m north of the south property line of existing Lot 23 off 76 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 an existing power pole that may interfere with access to the alley for proposed Lot 23B. Subdivision Planning highly recommends that the applicant/land owner contact EPCOR, prior to Development Permit application, to ensure the power pole does not impede the location of the alley access to the site. The applicant should contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering 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).



LOT 24

LOT 25

LANE



B L O C K 8

LOT 23B

LOT 23A

LOT 22

76 STREET

128 AVENUE

# BALWIN TENTATIVE PLAN

SHOWING

## PROPOSED SUBDIVISION

OF

**LOT 23 BLOCK 8 PLAN 731 MC  
EDMONTON ALBERTA**

SCALE 1:250

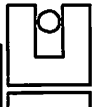
**LEGEND:**

1. DIMENSIONS SHOWN ARE IN METRES AND DECIMALS THEREOF.
2. THE AREA PROPOSED TO BE BOUNDED BY THIS DEVELOPMENT SHOWN THUS ----- AND CONTAINS: **0.07 Hectares**



**NORTHLAND  
SURVEYS**

LAND INFORMATION



FILE: 2540PROP.DWG

OCTOBER 27, 2020



Subdivision Authority

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

December 17, 2020

File No. LDA20-0361

Ivo Surveys  
18811 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 8, Plan 8661T, located south of 130 Avenue NW and west of 121 Street NW; **CALDER**

---

**The Subdivision by Plan is APPROVED on December 17, 2020, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot; 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #377874022-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

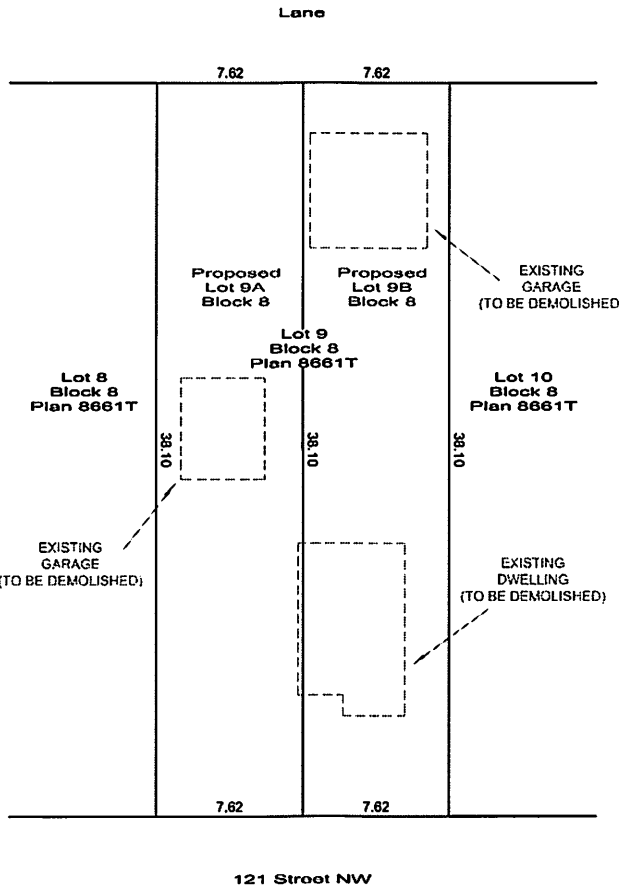
- There are existing boulevard trees adjacent to the site on 121 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- The Calder neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto: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 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 7.0 m south of the north property line of Lot 9 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the west property line of Lot 9. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- 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).



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.
4. Locations of existing structures shown are approximate.

**REVISION HISTORY**

1. Issued for Review	Nov. 4, 2020

LEGAL DESCRIPTION: Lot 9 Block 8 Plan 8661T  
MUNICIPAL ADDRESS: 12944 - 121 Street NW (Calder), Edmonton, AB  
BUILDER/OWNER: Hejer's Management Inc.

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1      DATE: Nov. 4, 2020      SCALE: 1:300      PROJECT #: 2020022



18811 - 96 Avenue NW Edmonton, AB. T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

© 2020

Thursday, December 10, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the December 10, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the December 3, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA20-0324 375972028-001	Tentative plan of subdivision to adjust the property line between Lot 14C, Block 2, Plan 182 2963 and Lot 14D, Block 2, Plan 182 2963, located south of 86 Avenue NW and west of 134 Street NW; <b>LAURIER HEIGHTS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA20-0332 376420805-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 25, Plan 2041 HW, located north of 68 Avenue NW and west of 109 Street NW; <b>PARKALLEN</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
3.	LDA20-0344 377053495-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 26 & 27, Block 3, Plan 1345 AJ, located north of 90 Avenue NW and west of 93 Street NW; <b>BONNIE DOON</b>

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA20-0349 377348310-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 1, Plan RN 52, located north of 120 Avenue NW and east of 102 Street NW; <b>WESTWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA20-0360 377840863-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 8, Plan 5710 HW, located south of 97 Avenue NW and east of 142 Street NW; <b>CRESTWOOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:05 a.m.		