

Thursday, July 28, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 30

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 28, 2022 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 21, 2022 meeting be adopted.

3. OLD BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA21-0480
409365878-001 | Tentative plan of subdivision to create five (5) Mixed-Use Lots from Lot 4A, Block 7, Plan 212 2437 located north of 28 Avenue NW and east of Millwoods Road NW; KAMEYOSEK |
|----|-----------------------------|---|

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA22-0140
423565176-001 | Tentative plan of subdivision to create one (1) commercial Lot from Lot A, Block A, Plan 112 4483, Lot 100, Block 1, Plan 202 0563, the SE-13-51-25-4, and a portion of the 127 Street SW road closure area, located southwest of 32 Avenue SW and northeast of James Mowatt Trail SW; HERITAGE VALLEY TOWN CENTRE |
| 2. | LDA22-0229
402302411-001 | Tentative plan of subdivision to create three (3) bare land condominium units from Lot 103, Block 1, Plan 212 0980, located south of 28 Avenue SW and east of 141 Street SW; CHAPPELLE |
| 3. | LDA22-0257
428354790-001 | Tentative plan to subdivide a portion from Lot 39, Block 2, Plan 8057 R and consolidate that portion with adjacent Lots 40 and 41, from Lots 2, 3, 4, 22, 39, 40 and 41, Block 2, Plan 8057 R, located south of 91 Avenue NW and west of Saskatchewan Drive NW; STRATHCONA |
| 4. | LDA22-0283
436228546-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 16, Plan 5970 HW, located south of 93A Avenue NW and east of 83 Street NW; HOLYROOD |
| 5. | LDA22-0304
437122345-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 55, Plan 3680HW, located north of 77 Avenue NW and east of 79 Street NW; KING EDWARD PARK |

6.	LDA22-0312 437671441-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 10, Plan 6054 HW, located north of 92 Avenue NW and east of 148 Street NW; PARKVIEW
7.	LDA22-0323 438185822-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 336, Block 2, Plan 7540 AH, located south of 114 Avenue NW and east of 103 Street NW; SPRUCE AVENUE
8.	LDA22-0326 438368502-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 98, Plan 839HW, located south of 104 Avenue NW and east of 142 Street NW; GLENORA
9.	LDA22-0327 438676882-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 49 and 50, Block 13, Plan 4978 HW, located north of 107A Avenue NW and east of 141 Street NW; NORTH GLENORA
5.	OTHER BUSINESS	



Subdivision Authority

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

July 28, 2022

File No. LDA21-0480

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create five (5) Mixed-Use Lots from Lot 4A, Block 7, Plan 212 2437 located north of 28 Avenue NW and east of Millwoods Road NW; **KAMEYOSEK**

I The Subdivision by Plan is APPROVED on July 28, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for mutual access and cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 28 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lot as shown on the "Conditions of Approval" map, Enclosure I, for underground utilities located in the northeast corner; and
6. 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; and
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.

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

Municipal Reserve (MR) for Lot 4A, Block 7, Plan 212 2437 was addressed by dedication with file 73-X-056.

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 with 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.

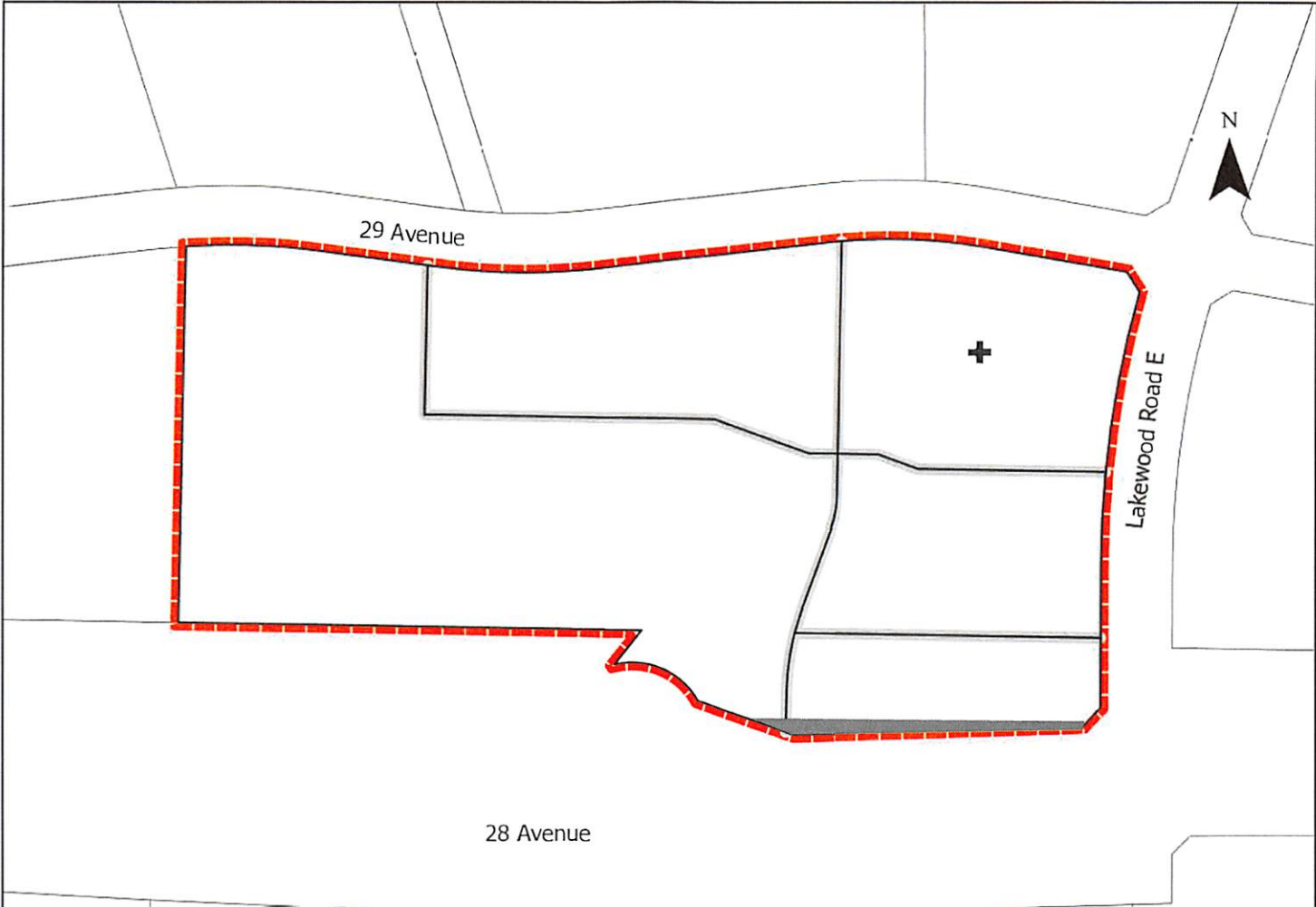
Regards,

Blair McDowell
Subdivision Authority

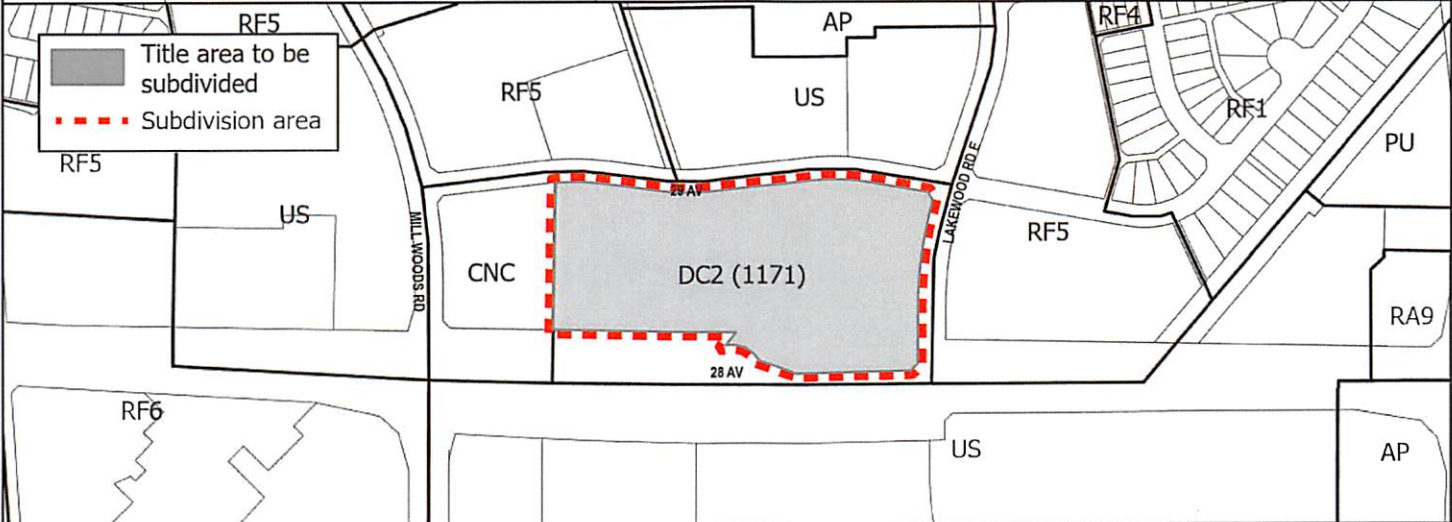
BM/jv/Posse #409365878-001

Enclosure(s)

-  Limit of proposed subdivision
-  Restrictive Covenant re:disturbed soil
-  Dedicate to an approved concept plan
-  Register access and cross lot easement



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

July 28, 2022

File No. LDA22-0140

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) commercial Lot from Lot A, Block A, Plan 112 4483, Lot 100, Block 1, Plan 202 0563, the SE-13-51-25-4, and a portion of the 127 Street SW road closure area, located southwest of 32 Avenue SW and northeast of James Mowatt Trail SW;
HERITAGE VALLEY TOWN CENTRE

I The Subdivision by Plan is APPROVED on July 28, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA21-0353 to be registered prior to or concurrent with this application to provide the logical roadway extension of 119A Street SW; and
4. 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; and
7. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II.

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

Municipal Reserve for Lot 100, Block 1, Plan 202 0563 was previously addressed with LDA12-0352 by transferring the MR to Lot 2, Block 2, Plan 122 2662.

MR for the 127 Street SW road closure area (Bylaw 19152) in the amount of 0.099 ha is being provided by money in place with LDA22-0139. Money in place may change dependent upon the final plan of survey.

There is an existing DRC on title for Lot A, Block A, Plan 112 4483. Municipal Reserve in the amount of 0.589 ha is being provided by money in place with LDA22-0139. Subsequent to money in place of MR, the existing DRC for Lot A, Block A, Plan 112 4483 will be discharged in full.

There is an existing DRC on title for the SE-13-51-25-4. 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.

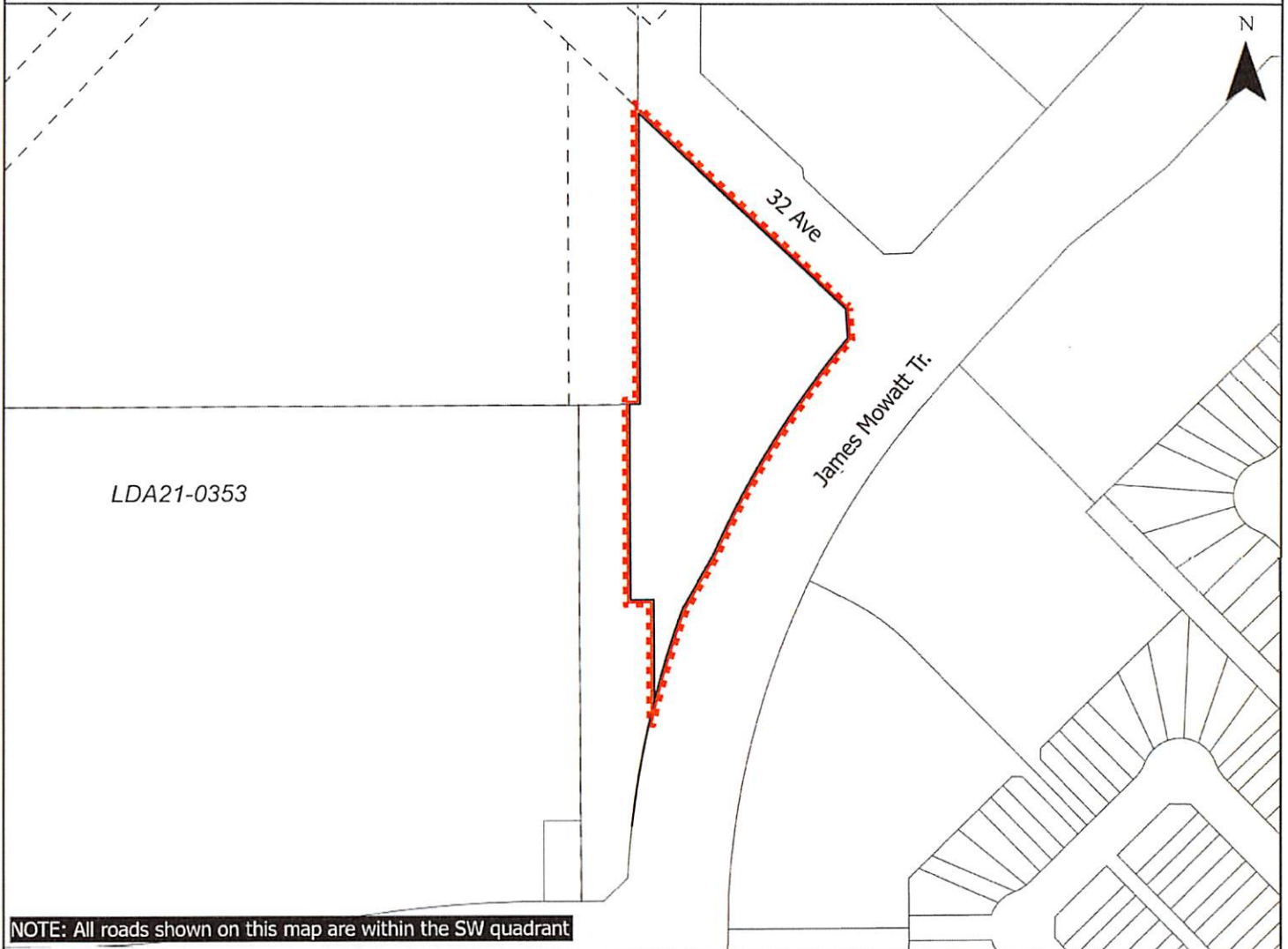
Regards,

Blair McDowell
Subdivision Authority

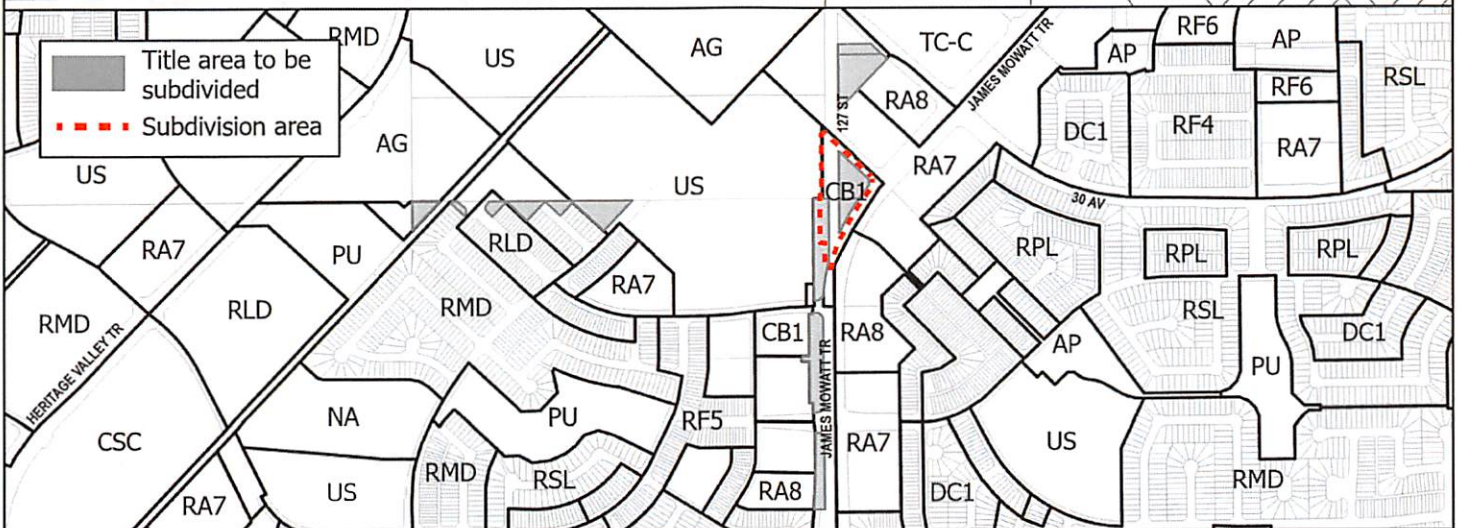
BM/tv/Posse #423565176-001

Enclosures

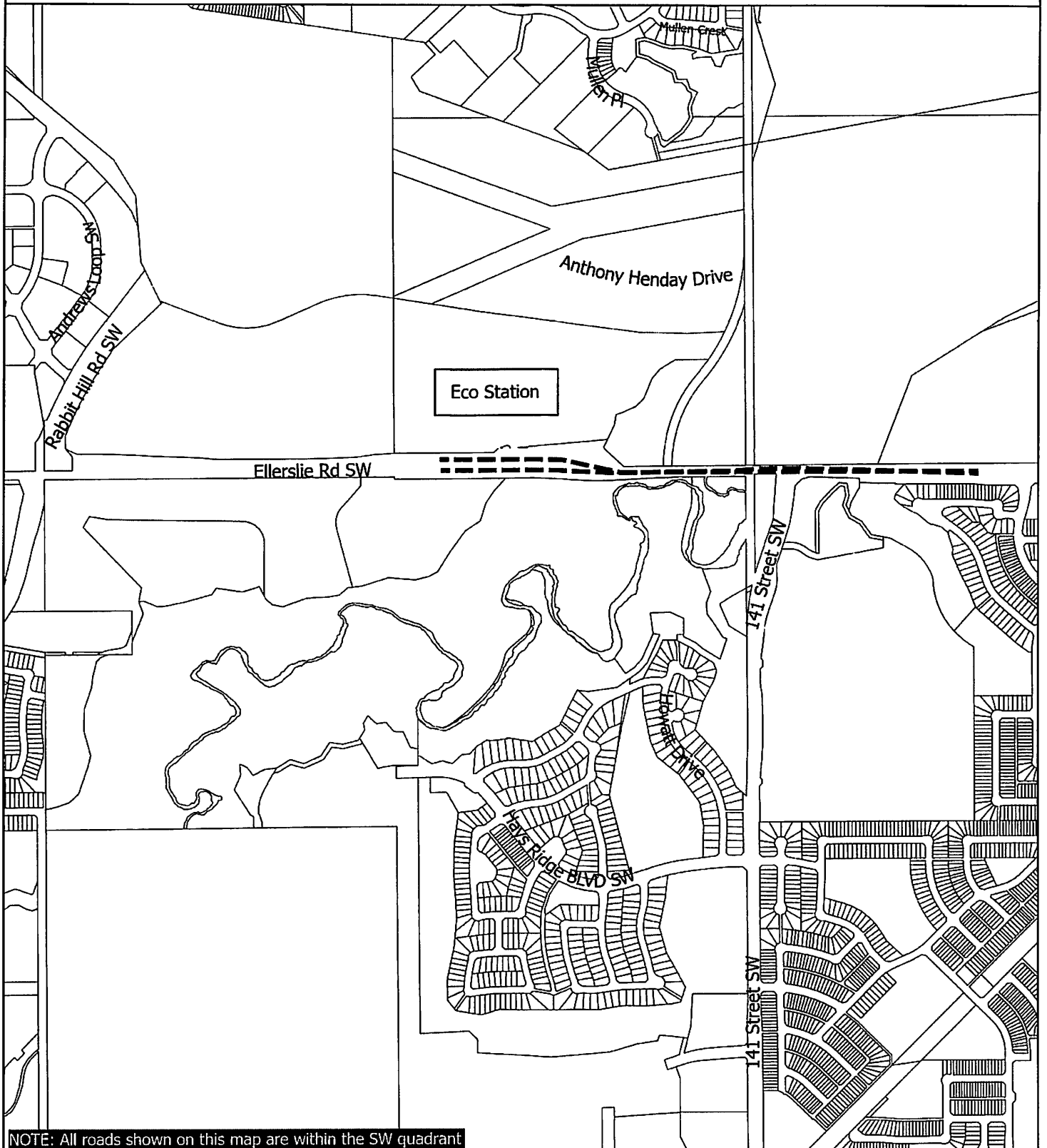
Limit of proposed subdivision line



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



--- Construct first two lanes to an arterial roadway standard



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

July 28, 2022

File No. LDA22-0229

Marker Geomatics
101 - 18134 105 Avenue NW
Edmonton, AB T5M 3W7

ATTENTION: Cody Moser

RE: Tentative plan of subdivision to create three (3) bare land condominium units from Lot 103, Block 1, Plan 212 0980, located south of 28 Avenue SW and east of 141 Street SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on July 28, 2022, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #402302411-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

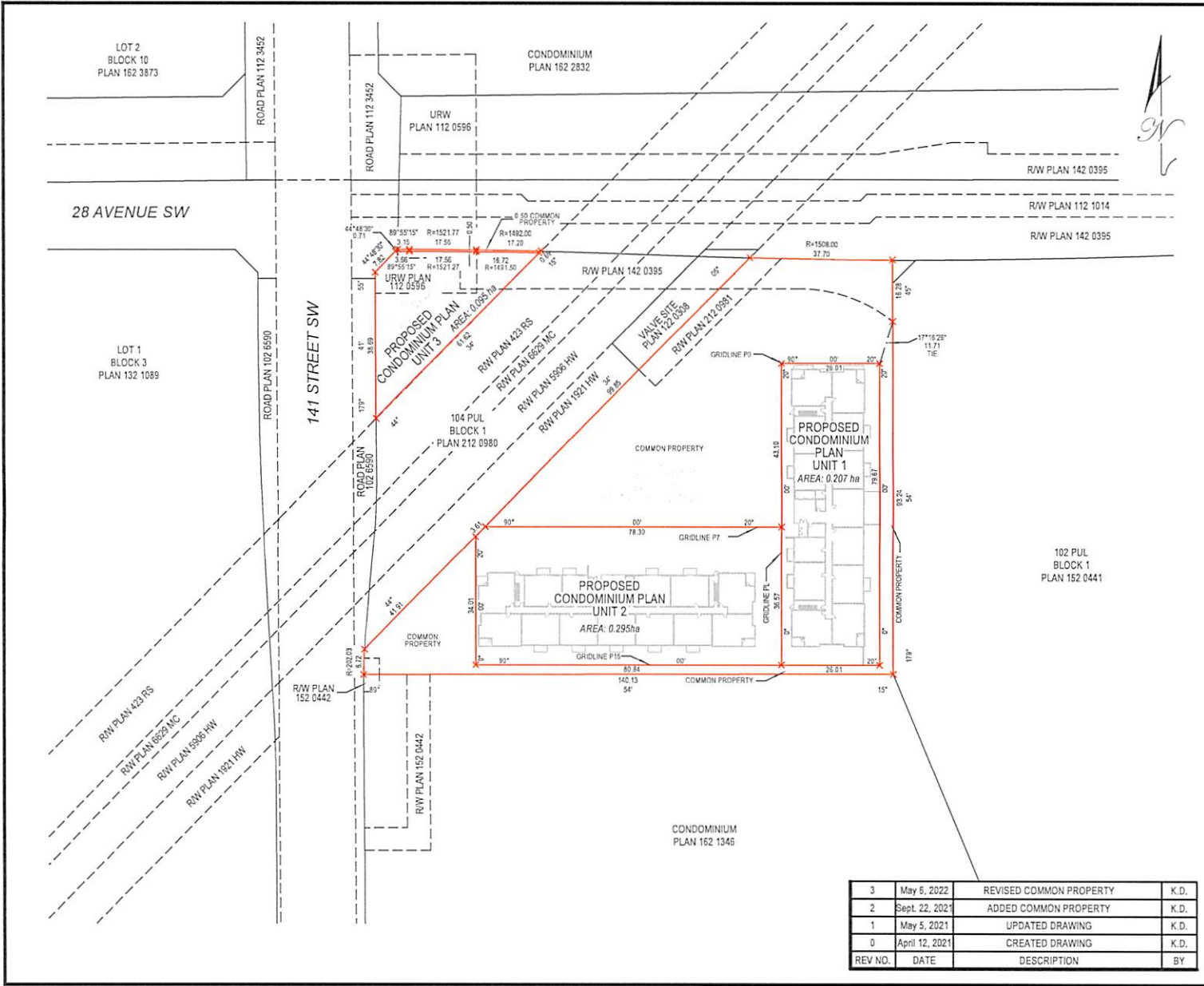
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,095.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

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



ALBERTA LAND SURVEYORS
TENTATIVE PLAN FOR
BARE LAND CONDOMINIUM

SCALE: 1 TO 1000

LEGAL DESCRIPTION: LOT 103, BLOCK 1, PLAN 212 0980

MUNICIPALITY: CITY OF EDMONTON, 14005-28 AVENUE

NEIGHBOURHOOD: CHAPPELLE GARDENS



PREPARED FOR: UPTOWN CHAPPELLE LP

TITLE NO: 212 080 387 DATED: APRIL 21, 2021

PROJECT NO: 21017

DRAWING NO: 21017-TEN-041221

LEGEND

AREA AFFECTED BY THIS PLAN SHOWN THUS 
AND CONTAINS 1.11ha
CALCULATED POINT SHOWN THUS 

NOTES

Dimensions are shown in meters and decimals thereof.
All dimensions and azimuths are approximate and subject to change by field survey.
All distances along curved boundaries are arc lengths.
Refer to registered documents on title for details.

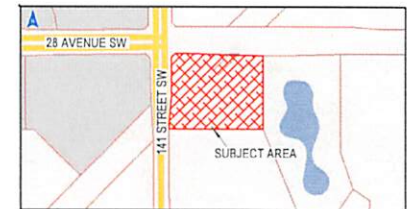
Builder/Owner is liable for any errors on this plan should construction begin before approval by the approval by the local approving authority.

TITLE INFORMATION IS BASED ON CERTIFICATE OF TITLE: 212 080 387, SEARCH APR. 21, 2021. PROPERTY IS SUBJECT TO:

REGISTRATION No.	DATE(D/M/Y)	PARTICULARS
142 024 259	21/01/2014	UTILITY RIGHT OF WAY
152 258 161	22/08/2015	EASEMENT
212 080 391	06/04/2021	EASEMENT
212 080 392	06/04/2021	EASEMENT
212 080 393	06/04/2021	CAVEAT

REFER TO REGISTERED DOCUMENTS ON TITLE FOR DETAILS.

KEY PLAN



REV NO.	DATE	DESCRIPTION	BY
3	May 6, 2022	REVISED COMMON PROPERTY	K.D.
2	Sept. 22, 2021	ADDED COMMON PROPERTY	K.D.
1	May 5, 2021	UPDATED DRAWING	K.D.
0	April 12, 2021	CREATED DRAWING	K.D.

MARKER GEOMATICS INC.
101-18134 105th Ave | Edmonton | Alberta | T5S 2T4
Office: 780-455-5121 | Fax: 780-455-5131
www.markergeomaticsinc.com





Subdivision Authority

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

July 28, 2022

File No. LDA22-0257

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan to subdivide a portion from Lot 39, Block 2, Plan 8057 R and consolidate that portion with adjacent Lots 40 and 41, from Lots 2, 3, 4, 22, 39, 40 and 41, Block 2, Plan 8057 R, located south of 91 Avenue NW and west of Saskatchewan Drive NW; **STRATHCONA**

The Subdivision by Plan is **APPROVED** on July 28, 2022, subject to the following conditions:

1. that the owner dedicate a 6.0 metre wide alley road right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II;
2. 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
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.

Regards,

Blair McDowell
Subdivision Authority

BM/ak/Posse #428354790-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are geo-technical concerns in the area. For development permit applications for new buildings, redevelopment on the site, addition to existing buildings, circulation to the geo-technical group is required. Email bsageotechnicalengineering@edmonton.ca for more information on future development requirements.
- Land sales agreement CS200088 has been completed and signed. The agreement requires the owner to dedicate a 6.0 m wide alley road right-of-way.
- As specified within the land sales agreement, the owner must register Area "A" (westerly 0.62 m) as a separate titled lot.
- That the existing retaining wall that encroaches onto the 91 Avenue NW road right-of-way must be removed with future redevelopment of the site or that the owner enter into an Encroachment Agreement with the City of Edmonton. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for more information on Encroachment Agreements.
- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing accesses,, meet current City of Edmonton standards and access upgrading may be required. Should future access be proposed to the flanking alley, the owner will be required to upgrade the alley to the satisfaction of Subdivision and Development Coordination.

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

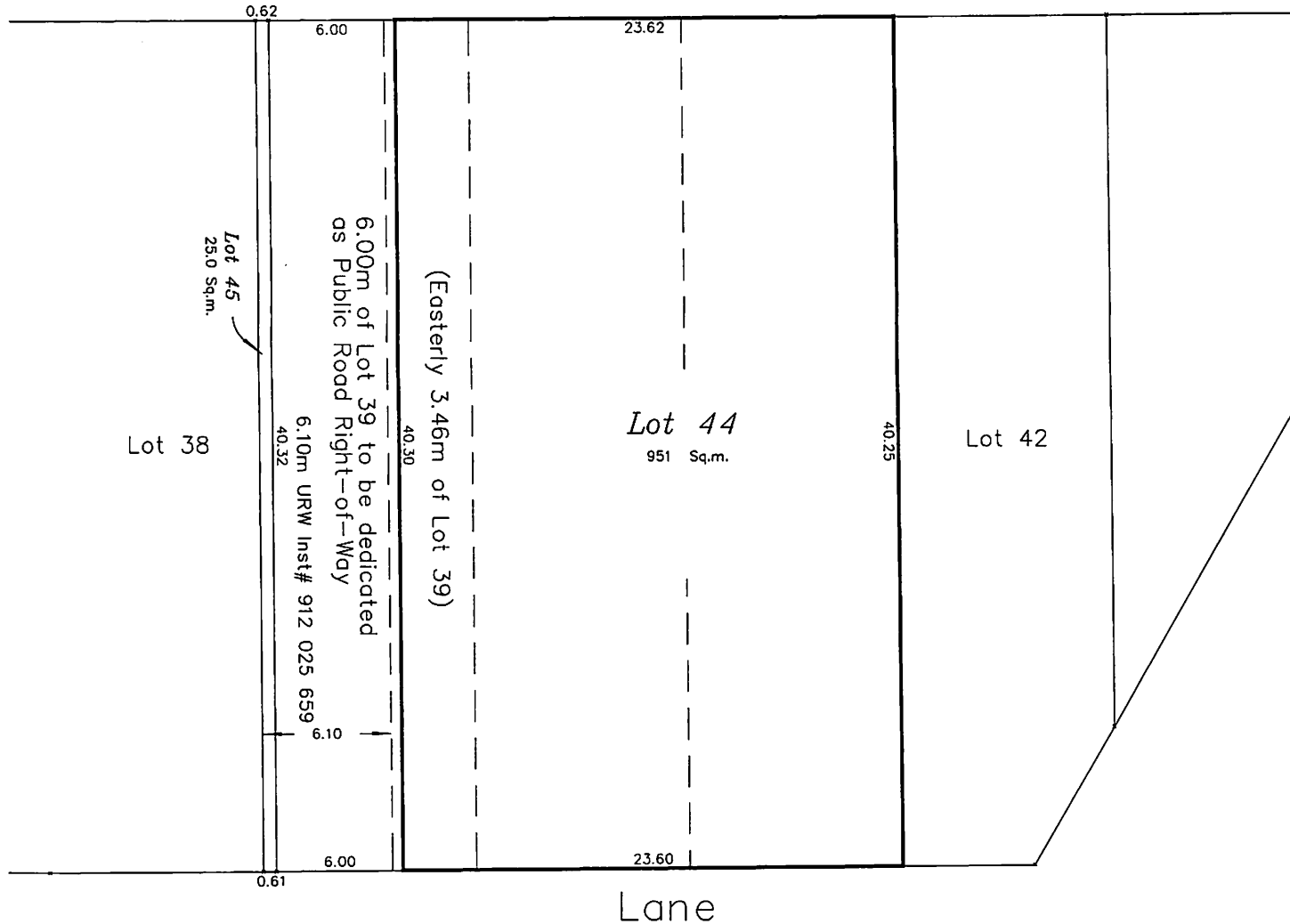
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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, sanitary and storm) enter the proposed subdivision approximately 0.8 m east of the west property line of Lot 41 off 91 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- If power service crosses the proposed property line the owner 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).

**Plan Showing
Proposed Subdivision/Consolidation**
Part of Lot 39; Lots 40 & 41, Block 2, Plan 8057R
10021-91 Avenue



91 Avenue



Client: Sean Fisher

Neighbourhood: Strathcona

Zoning: RF2



Subdivision Authority

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

July 28, 2022

File No. LDA22-0283

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 4, Block 16, Plan 5970 HW, located south of 93A Avenue NW and east of 83 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on July 28, 2022, 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/ak/Posse #436228546-001

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 (\$700.00 - 2022 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 93A 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.

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 8.83 m east of the west property line of Lot 4 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 an existing power pole that may interfere with access to the proposed Lot 4B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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 4, BLK.16, PLAN 5970 H.W.

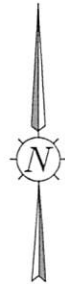
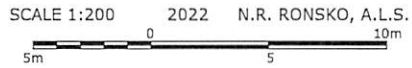
IN THE

S.E.1/4 SEC.34 TWP.52 RGE.24 W.4 M.

AND THE

N.E.1/4 SEC.27 TWP.52 RGE.24 W.4 M.

EDMONTON, ALBERTA



NOTES:

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

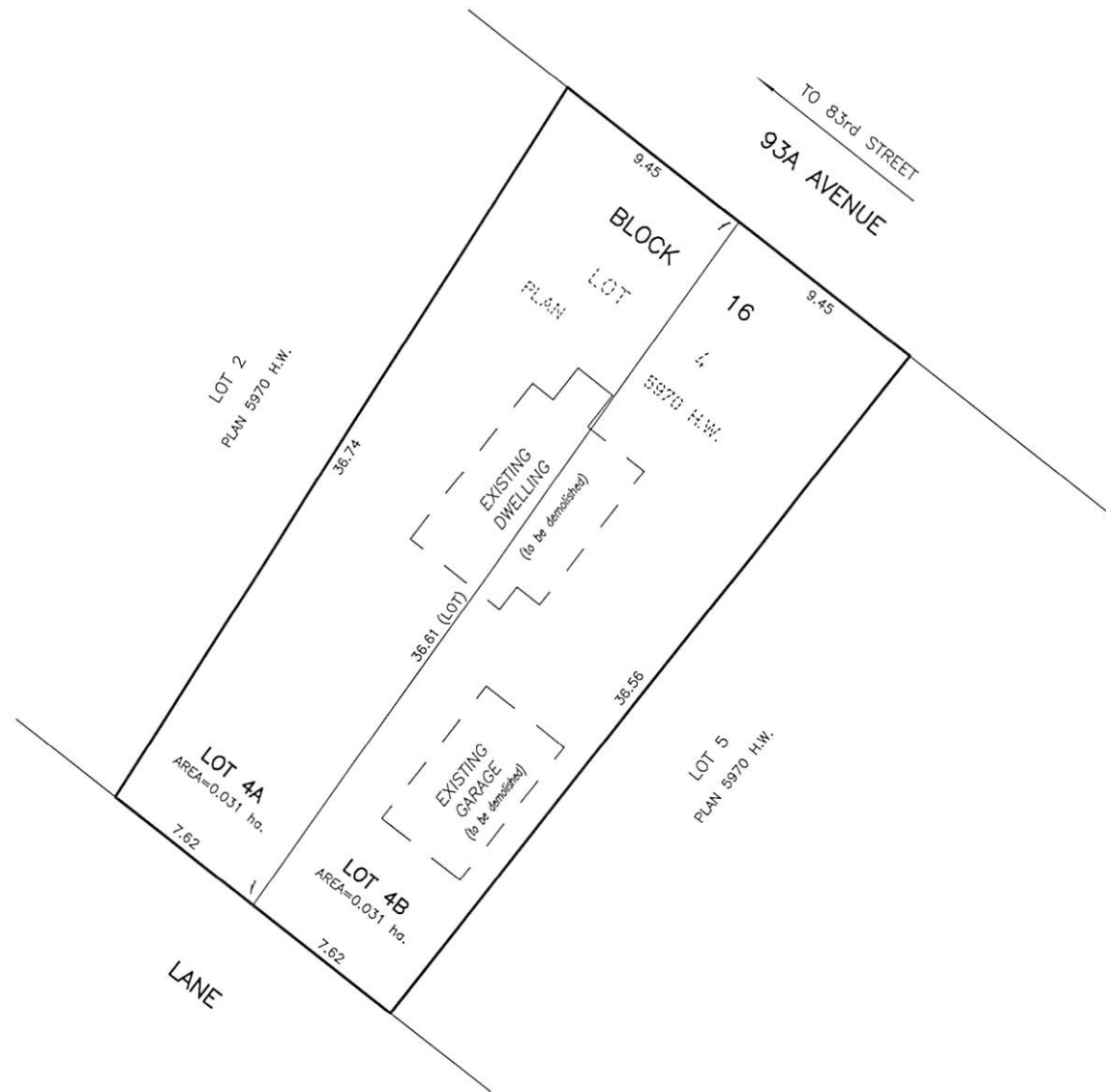


8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.C.	DRAWN BY:	J.C.
DATE:	JUNE 6, 2022	REVISED:	--
DRAWING	2250235T	FILE NO.	2250235





Subdivision Authority

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

July 28, 2022

File No. LDA22-0304

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 2, Block 55, Plan 3680HW, located north of 77 Avenue NW and east of 79 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is **APPROVED** on July 28, 2022, 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 drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. 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
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.

Regards,

Blair McDowell
Subdivision Authority

BM/db/Posse #437122345-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 77 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.

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.

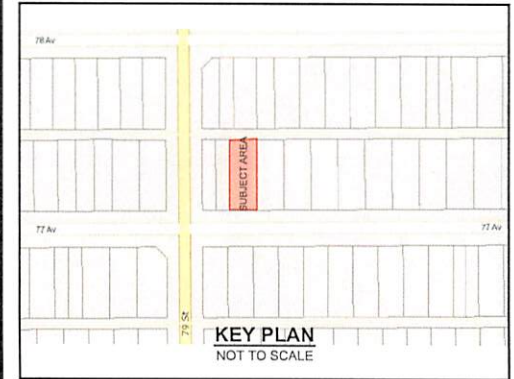
Servicing

- 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 4.91 m west of the east property line of Lot 2 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 north property line of Lot 2. 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 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).

2402806 ALBERTA LTD.

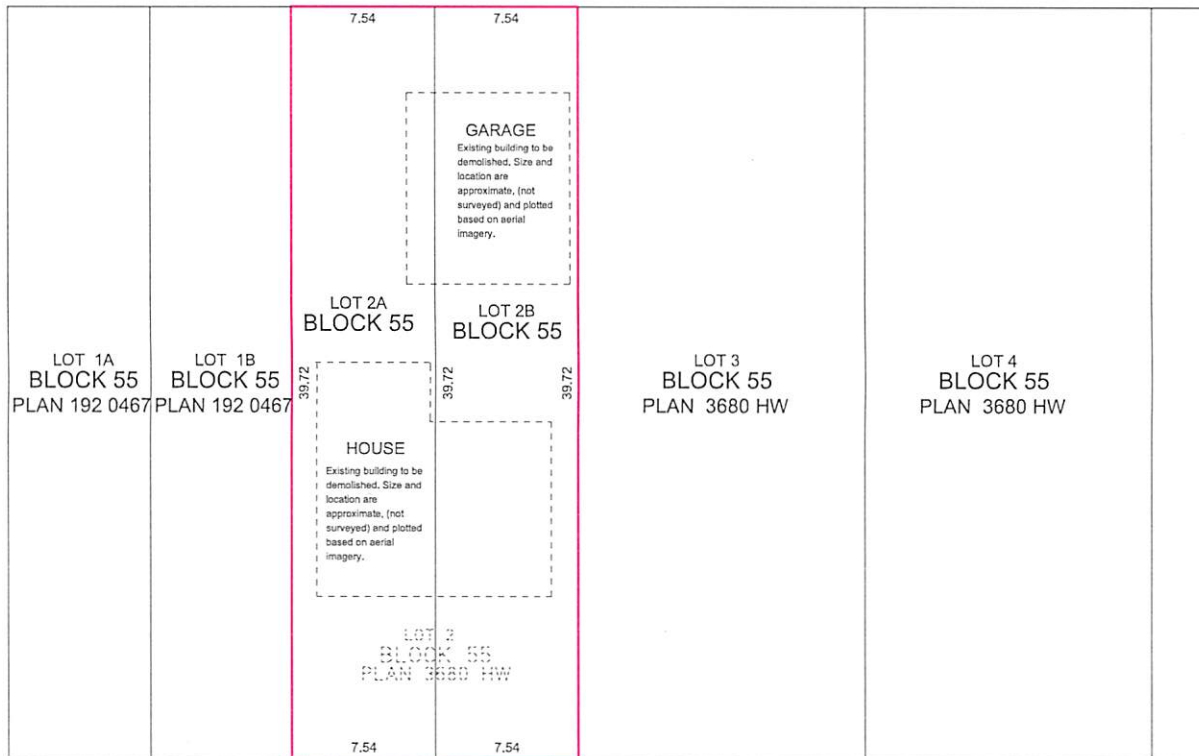
NOTES:

- 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 R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS:
AND CONTAINS: 0.060 ha



LANE

79 STREET NW

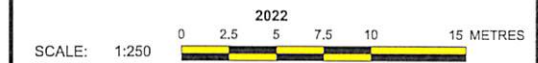


77 AVENUE NW

REV. NO.	DATE	ITEM	BY
1	JUNE 14/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

KING EDWARD PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 2, BLOCK 55, PLAN 3680HW
WITHIN THE
S.E. 1/4 SEC. 27 - 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.	62200195T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

July 28, 2022

File No. LDA22-0312

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 6, Block 10, Plan 6054 HW, located north of 92 Avenue NW and east of 148 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on July 28, 2022, 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,

Blair McDowell
Subdivision Authority

BM/ak/Posse #437671441-001

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 (\$700.00 - 2022 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 148 Street 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.

Building / Site

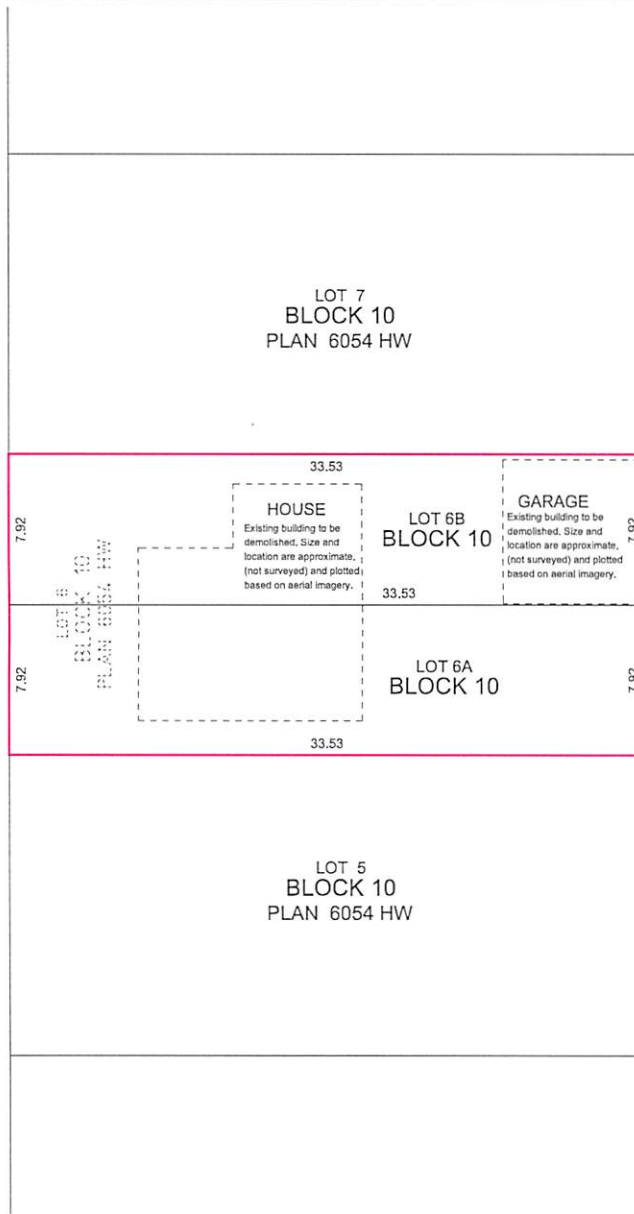
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 3.06 m north of the south property line of Lot 6 off of the lane. The existing storm service enters the proposed subdivision approximately 5.64 m north of the south wall of the existing dwelling off of 148 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 proposed Lot 6A. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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).



148 STREET



LANE

LANDREX INC.

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 R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.053 ha



REV. NO.	DATE	ITEM	BY
1	JUNE 14/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

PARKVIEW

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 6, BLOCK 10, PLAN 6054 HW

WITHIN THE

N.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	62200196T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

July 28, 2022

File No. LDA22-0323

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 336, Block 2, Plan 7540 AH, located south of 114 Avenue NW and east of 103 Street NW; **SPRUCE AVENUE**

The Subdivision by Plan is **APPROVED** on July 28, 2022, 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 existing concrete stairs that encroach into the 103 Street road right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements; 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.

Regards,

Blair McDowell
Subdivision Authority

BM/db/Posse #438185822-001

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 (\$700.00 - 2022 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 103 Street 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.

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 3.6 m south of the north property line of Lot 336 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 east property line of Lot 336. 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 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

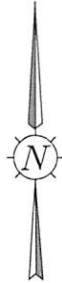
LOT 336, BLK.2, PLAN 7540 A.H.

IN

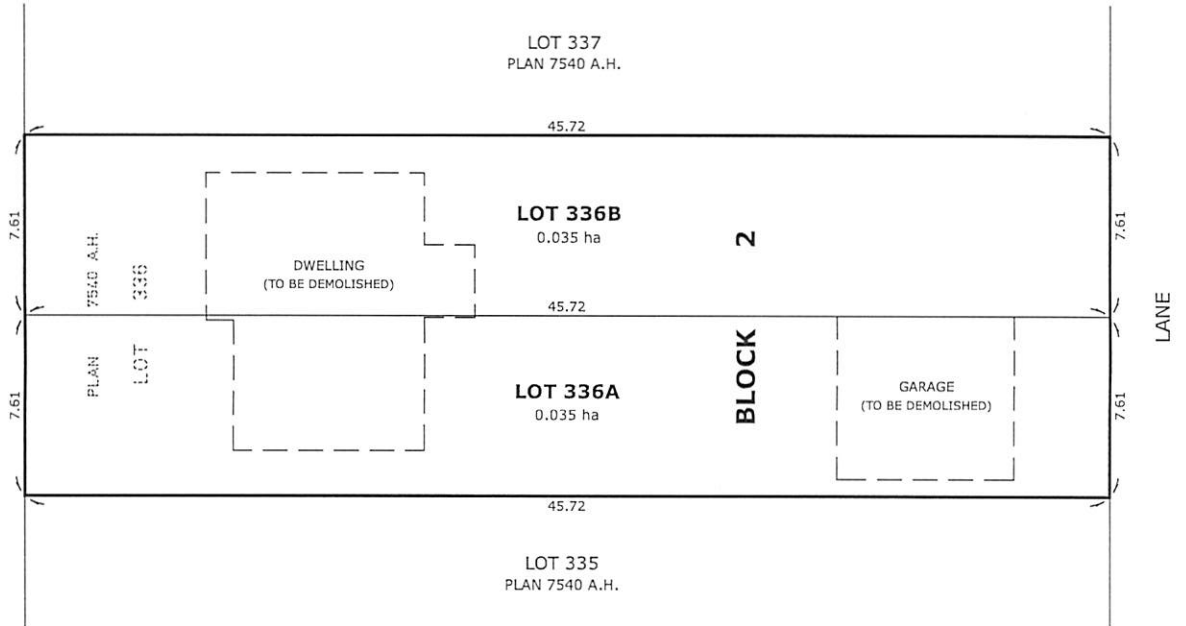
HUDSON'S BAY COMPANY RESERVE

THEO. TWP.53 RGE.24 W.4 M.

EDMONTON, ALBERTA



TO 114th AVENUE
103rd STREET



NOTES:

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



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JUNE 21, 2022	REVISED:	--
DRAWING	22S0495T	FILE NO.	22S0495



Subdivision Authority

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

July 28, 2022

File No. LDA22-0326

Verona Developments
17820 109 Street NW
Edmonton, AB T5X 6H6

ATTENTION: Daniel Varsallona

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 98, Plan 839HW, located south of 104 Avenue NW and east of 142 Street NW; **GLENORA**

The Subdivision by Plan is APPROVED on July 28, 2022, 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/db/Posse #438368502-001

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 (\$700.00 - 2022 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 104 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.

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 5.18 m west of the east 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 south 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 with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

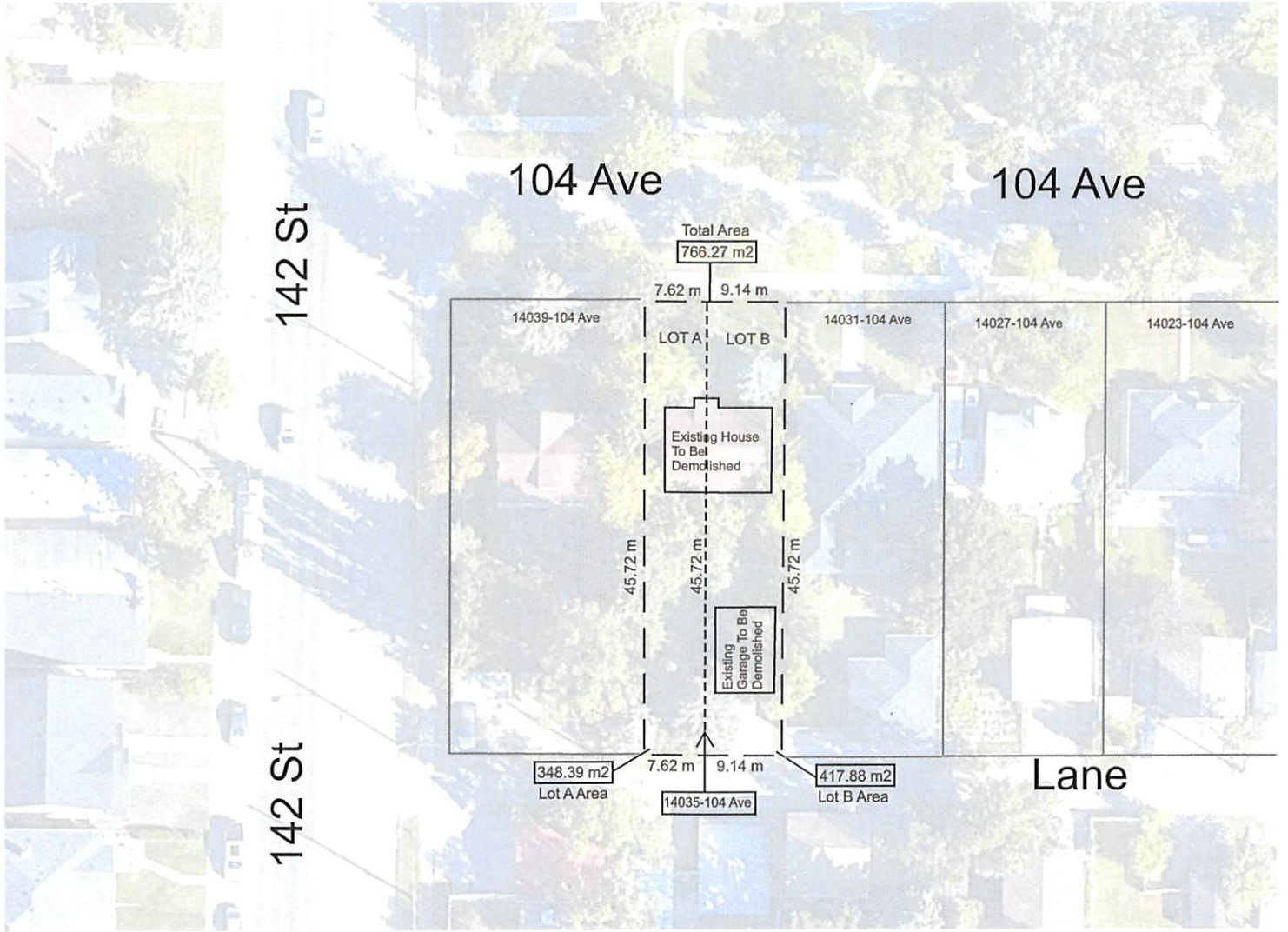
Tentative Plan of Subdivision

June 24th, 2022

14035-104 Avenue NW

Lot 9
Block 98
Plan 839HW

Area: 766.45 M2



NORTH



Subdivision Authority

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

July 28, 2022

File No. LDA22-0327

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 Lots 49 and 50, Block 13, Plan 4978 HW, located north of 107A Avenue NW and east of 141 Street NW;
NORTH GLENORA

The Subdivision by Plan is **APPROVED** on July 28, 2022, 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/ak/Posse #438676882-001

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 (\$700.00 - 2022 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 107A 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.

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, sanitary and storm) enter the proposed subdivision approximately 7.95 m west of the east property line of Lot 49 off 107A Avenue. A second set of existing services (water, sanitary and storm) enter the proposed subdivision approximately 9.70 m west of the east property line of Lot 50 off 107A 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 an existing power pole that may interfere with access to the proposed Lot 49A. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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

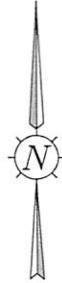
LOTS 49 AND 50, BLOCK 13, PLAN 4978 HW

IN THE

N.W.1/4 SEC.1 TWP.53 RGE.25 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2022 A.L. SPIVAK, A.L.S.



NOTES:

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

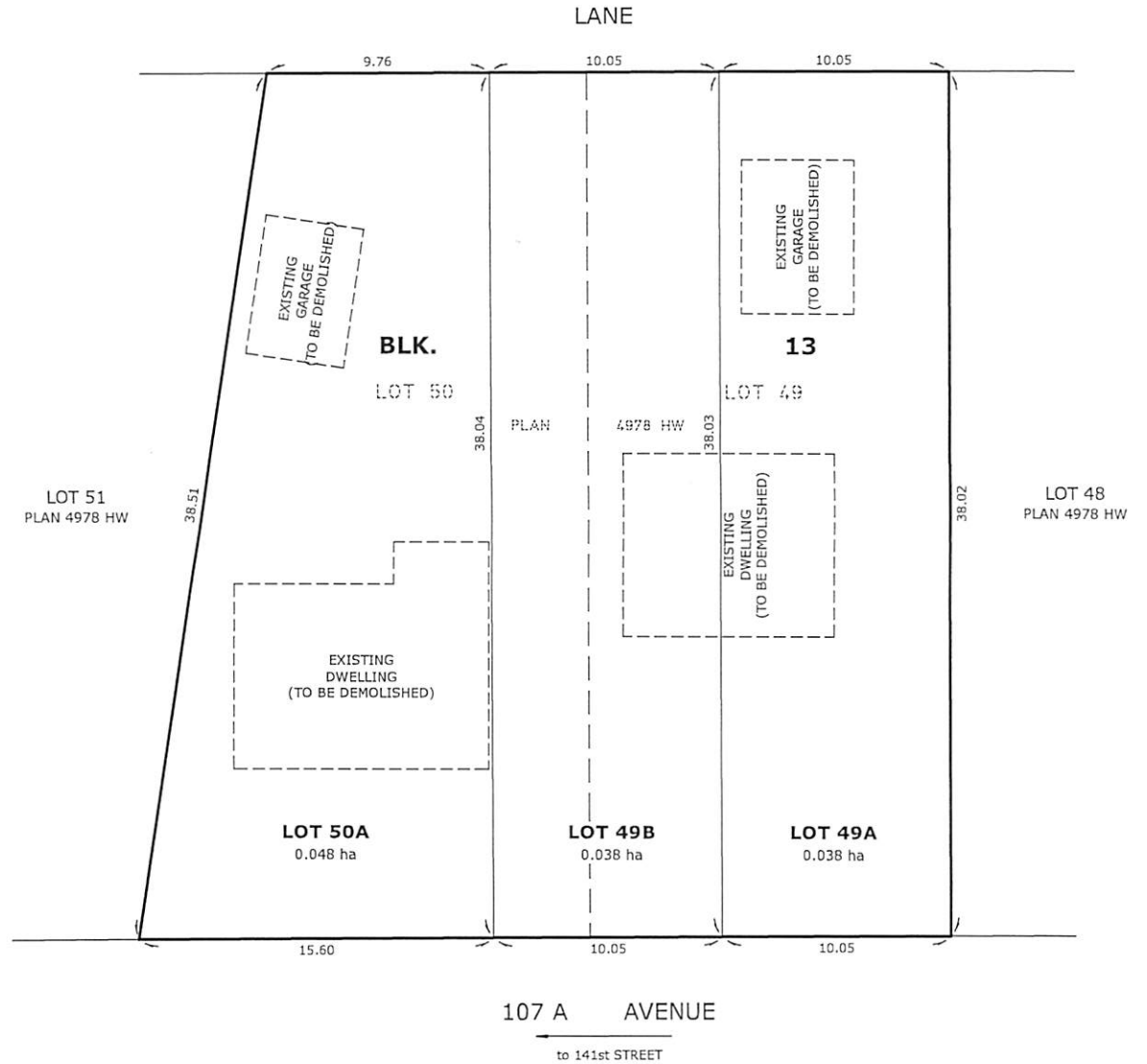


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CALCULATED BY:	A.Sp.	DRAWN BY:	V.O.T.
DATE:	MAR. 15, 2022	REVISED:	V.O.T.
DRAWING	18S0607T	FILE NO.	18S0607



Thursday, July 21, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

PRESENT		Marco Beraldo, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Marco Beraldo That the Subdivision Authority Agenda for the July 21, 2022 meeting be adopted.		
FOR THE MOTION	Marco Beraldo		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Marco Beraldo That the Subdivision Authority Minutes for the July 14, 2022 meeting be adopted.		
FOR THE MOTION	Marco Beraldo		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA20-0220 368687187-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 46, Plan 965AH, located north of 105 Avenue NW and east of 152 Street NW; CANORA	
MOVED	Marco Beraldo That the application for subdivision be Approved.		
FOR THE MOTION	Marco Beraldo		CARRIED
2.	LDA22-0308 437123713-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot F, Block Q, Plan 833 HW, located north of 88 Avenue NW and east of 91 Street NW; BONNIE DOON	
MOVED	Marco Beraldo That the application for subdivision be Approved.		
FOR THE MOTION	Marco Beraldo		CARRIED
3.	LDA22-0309 437398878-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 11-12, Block 61, Plan 5997AE, located north of 80 Avenue NW and west of 75 Street NW; KING EDWARD PARK	

MOVED	Marco Beraldo	
	That the application for subdivision be Approved.	
FOR THE MOTION	Marco Beraldo	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:05 a.m.	