

Thursday, April 11, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 14

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 11, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 4, 2019 meetings be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0660 296489362-001	Tentative plan of subdivision to create 12 semi-detached residential lots and one (1) Municipal Reserve Lot from Lot 1, Block 1, Plan 022 0944 and Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; CY BECKER
2.	LDA19-0037 303522906-001	Tentative plan of subdivision to create 38 single detached residential lots and eight (8) semi-detached lots from Lot 1 Plan 982 3999 located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
3.	LDA11-0355 115986713-001	REVISION of conditionally approved tentative plan of subdivision to create 34 industrial lots and two (2) Public Utility lots from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; WINTERBURN INDUSTRIAL AREA EAST
4.	LDA12-0209 125308167-001	REVISION of conditionally approved tentative plan of subdivision to create 85 single detached residential lots, 34 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW; CHAPPELLE
5.	LDA16-0517 233726845-001	REVISION of conditionally approved tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; CHAPPELLE
6.	LDA19-0071 305037132-001	Tentative plan of subdivision to adjust the shared property line of Lot 17, Block 60A, Plan 052 0041 and Lot 18, Block 60A, Plan 052 0041 located west of 82 Street NW and south of 127 Avenue NW; YELLOWHEAD CORRIDOR EAST

7.	LDA19-0079 305489809-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW; CRESTWOOD
8.	LDA19-0080 305821276-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 51, Plan 2061 HW, located north of 81 Avenue NW and east of 79 Street NW; KING EDWARD PARK
9.	LDA19-0081 305808049-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 108, Block 1, Plan 4312 HW, located north of 110 Avenue NW and east of 135 Street NW; NORTH GLENORA
10.	LDA19-0083 303868960-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 13, Plan 2938 HW, located south of 73 Avenue NW and east of 114A Street NW; BELGRAVIA
11.	LDA19-0084 304850157-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 162 1549, located south of 87 Avenue NW and east of Saskatchewan Drive NW; WINDSOR PARK
12.	LDA19-0087 305864132-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 13, Plan 2938 HW, located north of 73 Avenue NW and east of 115 Street NW; BELGRAVIA
13.	LDA19-0096 306333577-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 98, Plan 4590 HW, located north of 99 Avenue NW and east of 147 Street NW; CRESTWOOD
14.	LDA19-0100 306008443-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 11, Plan 5905 HW, located north of 67 Avenue NW and east of 106 Street NW; ALLENDALE
15.	LDA19-0101 306738033-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 34, Plan 1252 AH, located north of 92 Avenue NW and west of 117 Street NW; WINDSOR PARK
16.	LDA19-0110 306341256-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 42, Plan RN 46, located south of 118 Avenue NW and west of 126 Street NW; INGLEWOOD
5.	OTHER BUSINESS	



Subdivision Authority

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

April 11, 2019

File No. LDA18-0660

Invistec Consulting Ltd.
400 - 10235 101 Street NW
Edmonton, AB T5J 3G1

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 12 semi-detached residential lots and one (1) Municipal Reserve Lot from Lot 1, Block 1, Plan 022 0944 and Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.02 ha lot 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 enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the dedication, clearing and levelling of 50 Street NW;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of Lot B, Plan 792 1427, a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the subdivision boundary be amended or that an easement be registered on Lot B to include the entire intersection of the local road, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkway, 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 construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto or flanking future 50 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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
9. that the owner is responsible for the landscape design and construction within road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Arterial Dedication Agreement required in Clause I (2) require that upon the further subdivision, 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 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 future 50 Street NW, as shown on the "Conditions of Approval" map, Enclosure I; and
2. that the owner clear and level future 50 Street NW as required for road right of way, 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.

Municipal Reserve (MR) for Lot 1, Block 1, Plan 022 0944 was addressed by Deferred Reserve Caveat (DRC) with LDA12-0317. The DRC will be reduced by 1.02 ha through this application for the Natural Area. The DRC will carry forward on the remainder of the title and will be reduced accordingly for the assembly of the Pilot Sound District Park through LDA15-0121 and for a portion of the Cy Becker pocket park through LDA14-0473.

MR for Lot B, Plan 792 1427 was addressed with LDA18-0656.

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

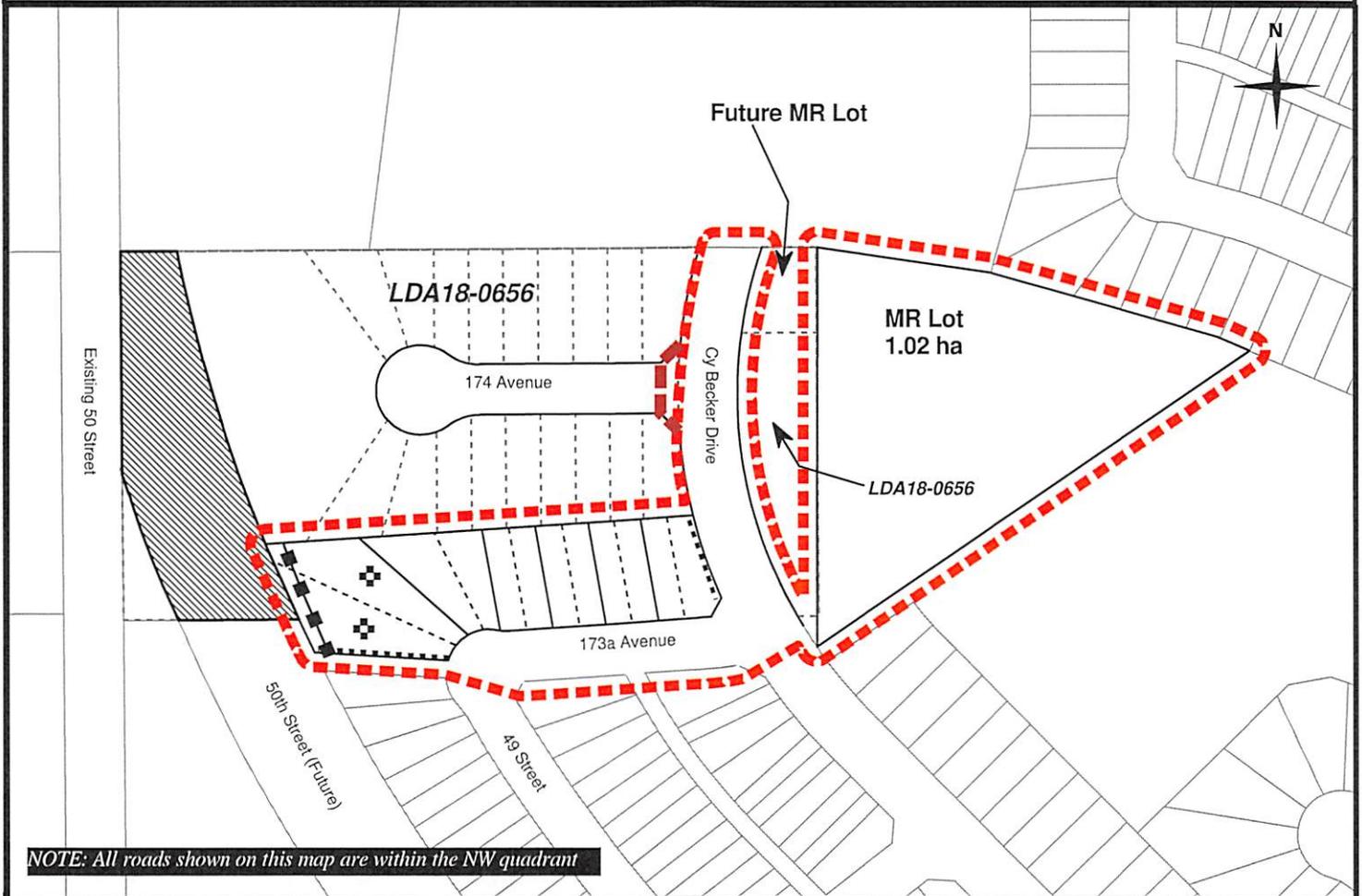
Regards,

Blair McDowell
Subdivision Authority

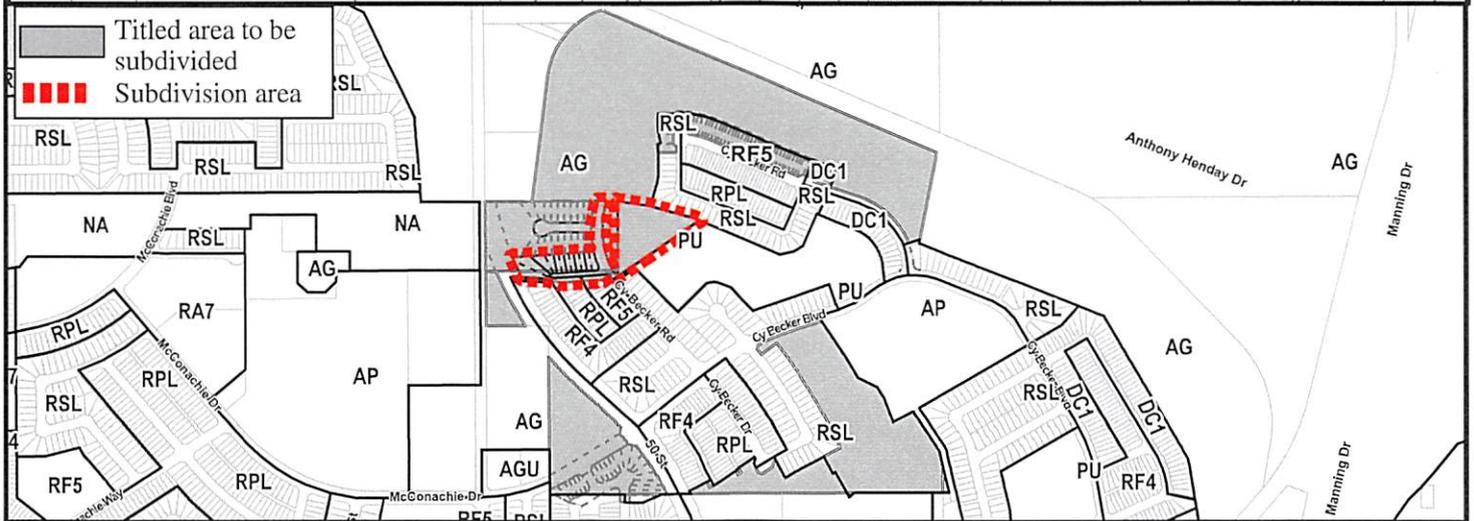
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Enclosure(s)

-  Limit of proposed subdivision
-  Amend subdivision boundary or register easement
-  Deferred Arterial Dedication Agreement
-  Restrictive covenant re: Disturbed Soil
-  Noise attenuation fence
-  1.8 m uniform screen fence as per Zoning Bylaw



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





April 11, 2019

File No. LDA19-0037

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

ATTENTION: Mark Michniak

RE: Tentative plan of subdivision to create 38 single detached residential lots and eight (8) semi-detached lots from Lot 1 Plan 982 3999 located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the lot identified be withheld from registration until the temporary 6 m roadway is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA18-0446 be registered prior to or concurrent with this application for the logical extensions of roadway connections and underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 34 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 1, Plan 982 3999 will be addressed by dedication with LDA18-0119.

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

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

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

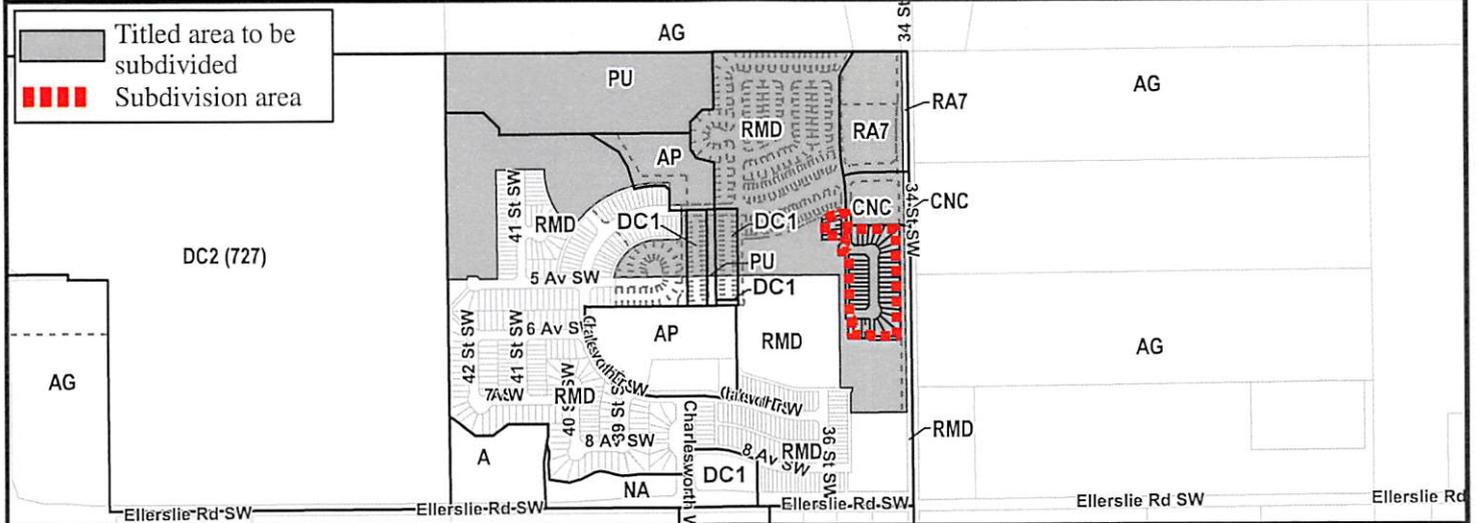
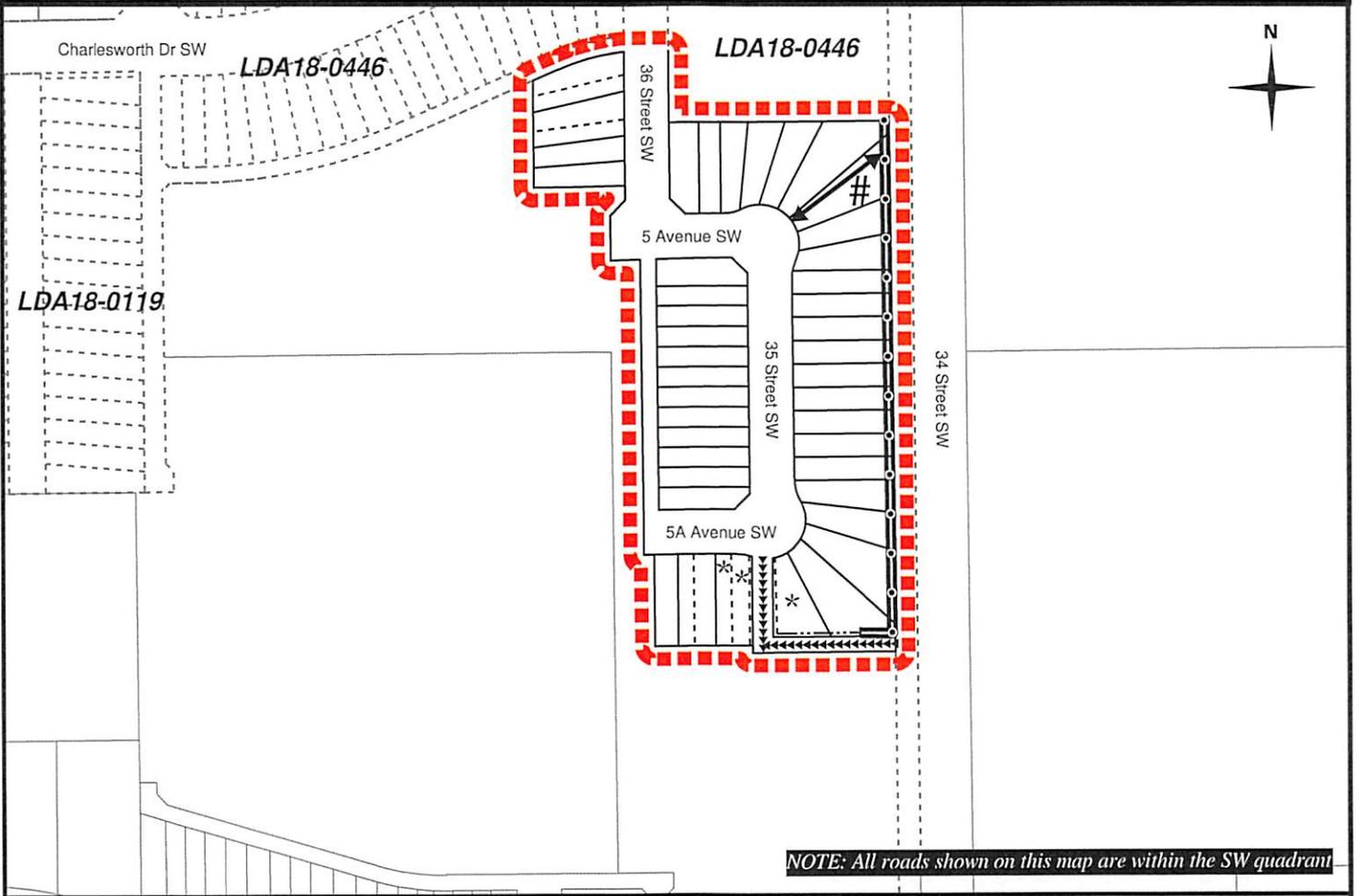
Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #303522906-001

Enclosure

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  1.8 m uniform screen fence
-  Noise attenuation fence
-  1.8 m concrete sidewalk
-  Temporary 6 m roadway
-  Restrictive covenant re: Disturbed Soil
-  Withhold lot from registration





April 11, 2019

File No. LDA11-0355

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

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 34 industrial lots and two (2) Public Utility lots from the NE 6-53-25-W4M, located north of 107 Avenue and west of 199 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

LDA11-0355 was conditionally approved on March 28, 2013. This is a rephrasing request that splits the proposed lots into two phases.

I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$690,175.00 representing 2.94 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 subdivision boundary be amended to include the dedication of 109 Avenue NW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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 109 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (5) above, the owner clear and level Lot B, Block 5, Plan 152 4346 as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

7. that the owner register easements for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
8. 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;
9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that Charter Bylaw 18846 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
12. 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 construct the first stage of 109 Avenue NW to an urban arterial standard, from 199 Street NW to 205 Street NW including channelization, accesses, lighting, shared use path, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct 205 Street NW at 110 Avenue NW with Phase 1 and 107 Avenue NW with Phase 2, including the transition from an urban collector standard to the existing rural roadway, 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 lighting, within the Storm Water Management Facility (SWMF) and Public Utility Lot, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs temporary 12 m radius gravel surface turnarounds on 201 Street and 205 Street with bollards or mini-barriers in Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, 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.

Municipal Reserve (MR) for the NE 6-53-25-W4M in the amount of \$690,175.00, representing 2.94 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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

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

If you have further questions, please contact Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #115986713-001

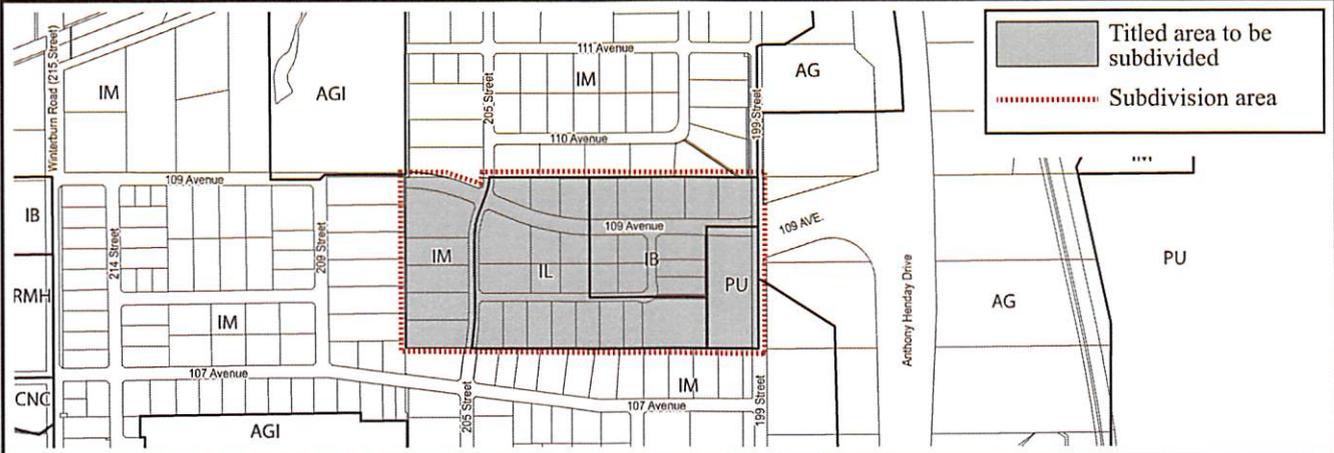
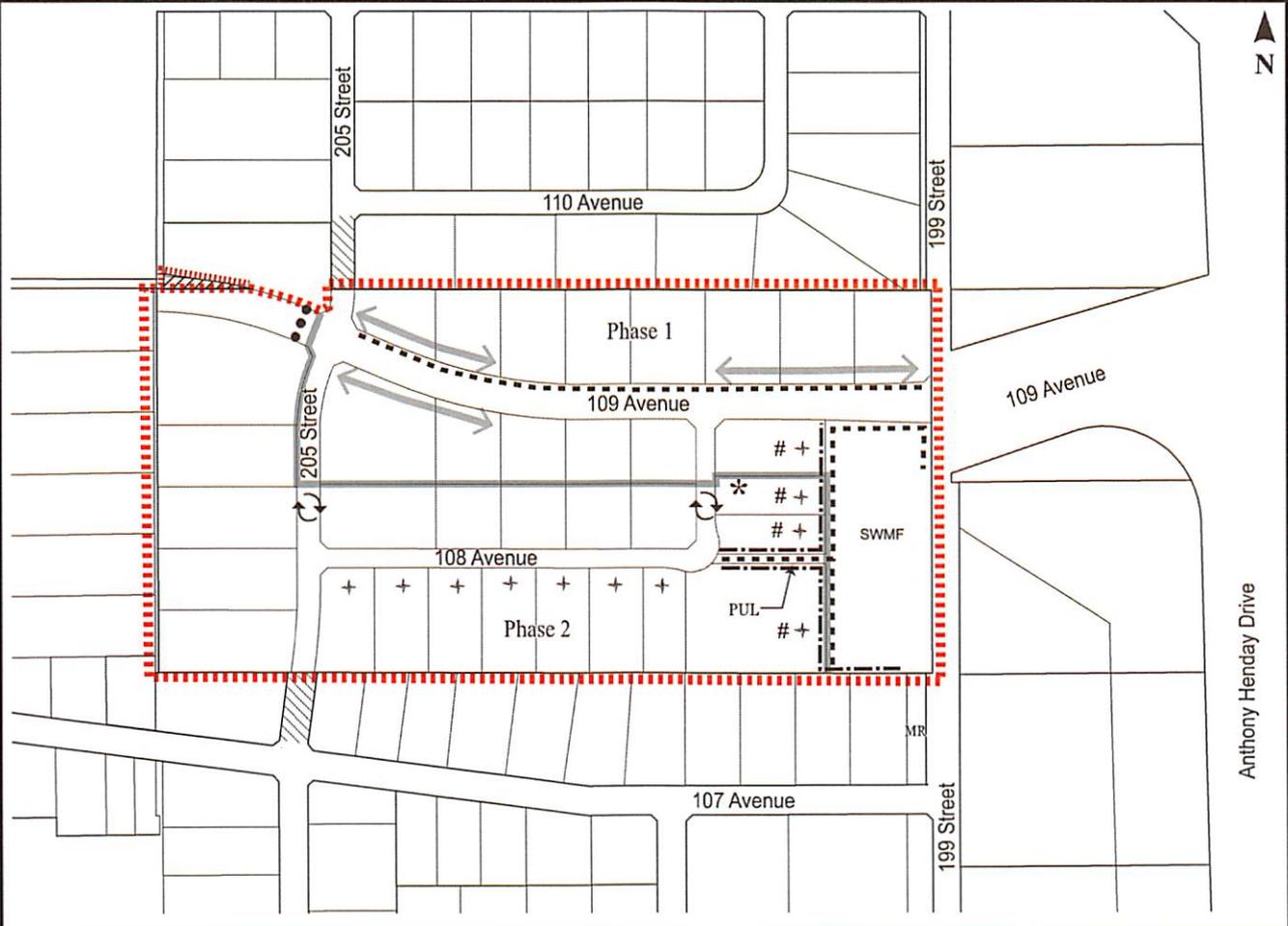
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2019

LDA11-0355

- Limit of proposed subdivision
- · — · — 1.8 m uniform fence
- · — · — 3 m hard surface shared use path
- //// Construct collector roadway with transitional improvements
- # Restrictive covenant: Freeboard
- + Restrictive covenant: Disturbed soil
- * Abandoned oil well
- ↔ Cross lot access easement
- Phasing line
- Bollards
- ↻ Temporary 12 m radius turnaround
- ▨ Dedicate as road right of way
- Amend subdivision boundary





Subdivision Authority

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

April 11, 2019

File No. LDA12-0209

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 85 single detached residential lots, 34 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, and the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW;
CHAPPELLE

The application has changed the phasing and added 4 additional lots from the last approval dated October 1, 2015.

I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.12 ha, 0.24 ha, and 1.73 ha parcels 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 owner dedicate 141 Street SW road right-of-way to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road rights of way for 141 Street SW as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate, clear and level Heritage Valley Trail SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the lot identified be withheld from registration until the temporary 4 m emergency access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. that the owner register a berm restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs 141 Street SW to an urban collector standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway and Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
12. that the engineering drawings include 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 141 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lots, 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 Reserve lots, road rights of way, walkways, and greenways 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 has been addressed for Lot S, Block 99, Plan 122 5024. The last Deferred Reserve Caveat (DRC) on title (132 025 860) for 2.183 ha was discharged following the dedication of two MR parcels (1.35 ha and 0.04 ha). The balance was transferred to Lot 1, Block 99, Plan 102 5202 with the approval of LDA12-0027. This DRC has subsequently been discharged in full.

MR was addressed for the SW 13-51-25 W4M with LDA14-0581 in the amount of 6.408 ha. This amount was reduced with the dedication of the school/park site and arterial road and the remaining 2.16 ha was addressed by a DRC and registered on the balance of the titled area. This subdivision (LDA12-0209) will reduce the DRC by 1.93 ha and the remaining 0.23 ha is to be carried forward on title. This DRC will be adjusted in accordance with the approved road closure (LDA10-0298) and arterial roadway dedication.

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

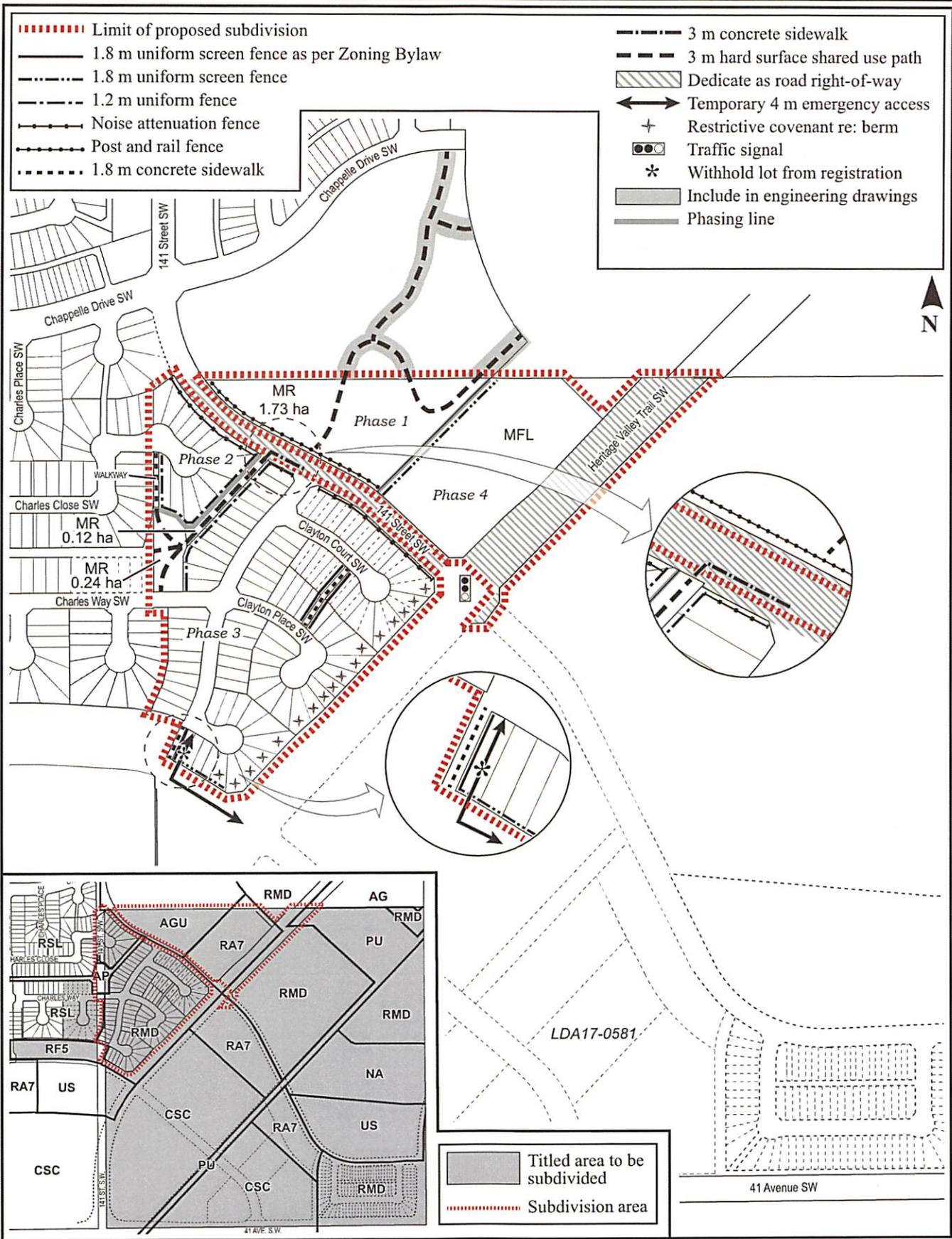
BM/mb/Posse #125308167-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2019

LDA12-0209





Subdivision Authority

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

April 11, 2019

File No. LDA16-0517

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5K 2L6

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached residential lots, from the NW 14-51-24-W4M located north of Chappelle Way SW and east of 156 Street SW; **CHAPPELLE**

The application has reduced the number of lots by 1 by changing 8 previous semi-detached lots from the May 11, 2017 approval to 7 single detached lots. This approval also collects a portion of the money in place owing from subdivisions LDA18-0203 and LDA18-0015.

I The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$285,655 representing 0.463 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 be permitted to register this plan of subdivision in phases in sequential order, at the discretion of the Chief Subdivision Officer, having regard to the provision of roadways, Municipal Reserve (MR), and the logical extension of services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA16-0452 be registered prior to or concurrent with this application, to provide the logical roadway extension and necessary underground utilities; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (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 for Chappelle Stage 66, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Transportation Planning and Engineering);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to existing paths, to the satisfaction of Transportation Planning and Engineering, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within 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.

Subsequent to money in place of MR the existing DRC for the NW 14-51-24-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title. The remainder of the DRC will be paid proportionally between LDA18-0015 and LDA18-0203.

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 #233726845-001

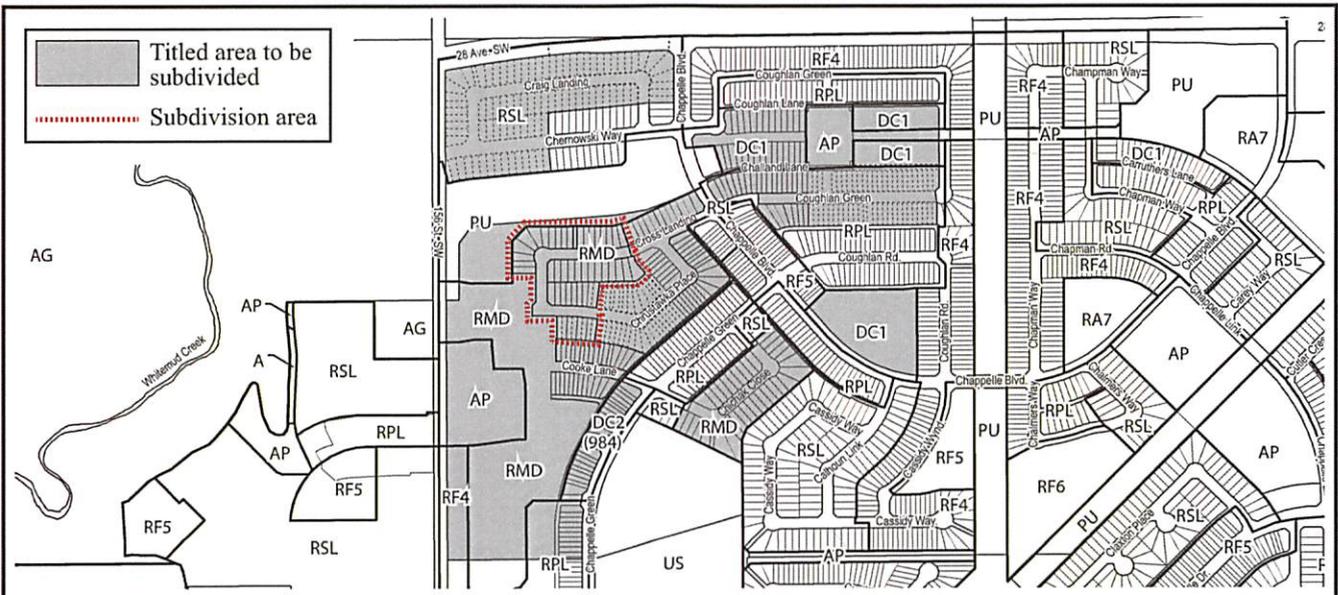
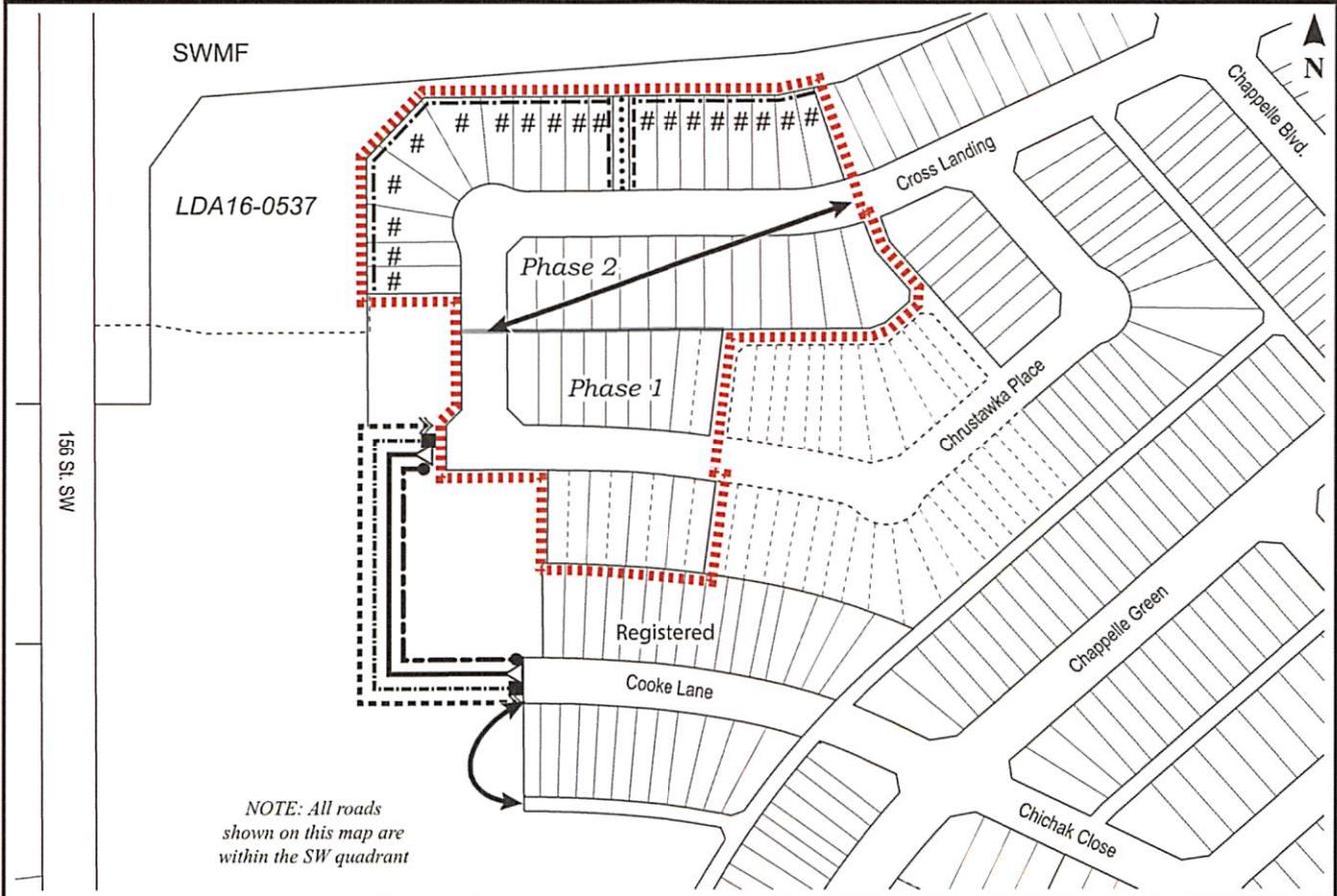
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2019

LDA16-0517

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- · - · - · 1.2 m uniform fence
- · · · · 1.5 m concrete sidewalk
- # Restrictive covenant re: Freeboard
- ↔ Temporary 6 m roadway
- - - - - ● Major Drainage infrastructure
- ≡ Sanitary sewer
- - - - - ■ Storm sewer extension
- ← - - - - → Watermain extension
- Phasing lines





Subdivision Authority

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

April 11, 2019

File No. LDA19-0071

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to adjust the shared property line of Lot 17, Block 60A, Plan 052 0041 and Lot 18, Block 60A, Plan 052 0041 located west of 82 Street NW and south of 127 Avenue NW; **YELLOWHEAD CORRIDOR EAST**

The Subdivision by Plan is **APPROVED** on April 11, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services to cut and plug any unused sewer service(s) within private property in order to prevent infiltration and soil from entering the sewer system;
2. 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;
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; and
4. 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.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #305037132-001

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 (\$673.00 - 2019 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 127 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).
- Access for proposed Lot 17A must meet the City of Edmonton Access Management Guidelines. Specific details of access for proposed Lot 17A will be reviewed through the development permit for the site.

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).
- 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

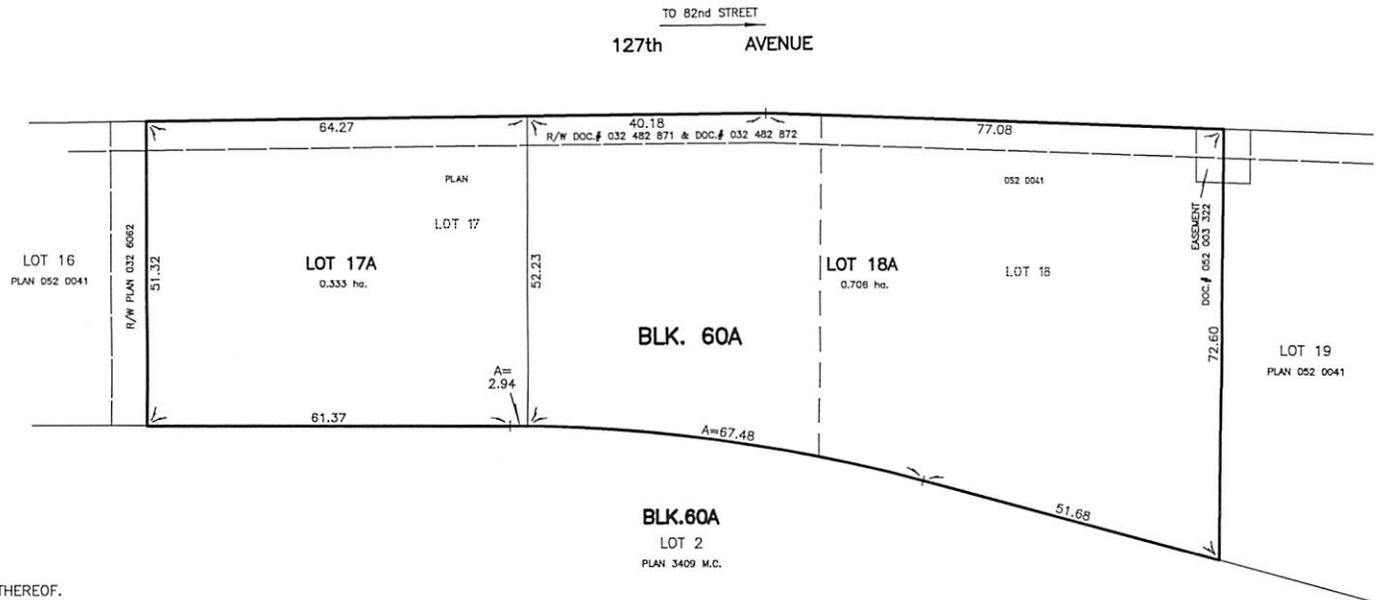
SHOWING SUBDIVISION OF

LOTS 17 & 18, BLK.60A, PLAN 052 0041

IN THE
N.1/2 SEC.16-53-24-4

EDMONTON ALBERTA

SCALE 1:800 2019 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: -

DATE: February 13, 2019
REVISED: -

FILE NO. 19S0063

DWG.NO. 19S0063T



Subdivision Authority

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

April 11, 2019

File No. LDA19-0079

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 12, Block 84, Plan 5109 HW, located north of 97 Avenue NW and east of 148 Street NW;
CRESTWOOD

The Subdivision by Plan is **APPROVED** on April 11, 2019 subject to the following conditions:

1. that the owner obtain 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #305489809-001
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 (\$673.00 - 2019 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 147 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 147 Street NW. Upon redevelopment of proposed Lot 12B, the existing residential access to 147 Street 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.5 m north of the south property line of Lot 12 off of the lane. The existing storm service enters the proposed subdivision approximately 9.1 m north of the south property line of Lot 12 off 147 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

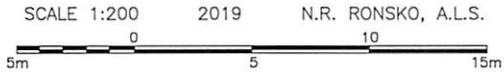
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 12, BLOCK 84, PLAN 5109 H.W.

IN THE
E.1/2 SEC.35-52-25-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD. 8929-20 STREET, EDMONTON. Ph: 464-5506	
SURVEYOR'S STAMP 	DRAWN BY: JC
	CALC'D. BY: JC
	DATE: FEBRUARY 20, 2018 REVISED: -
	FILE NO. 19S0076
	DWG.NO. 19S0076T



Subdivision Authority

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

April 11, 2019

File No. LDA19-0080

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 51, Plan 2061 HW, located north of 81 Avenue NW and east of 79 Street NW;
KING EDWARD PARK

The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western lot;
3. that the owner obtain a permit to construct a semi-detached dwelling prior to endorsement of the final plan. Development permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
4. 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #305821276-001

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 (\$673.00 - 2019 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 81 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).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

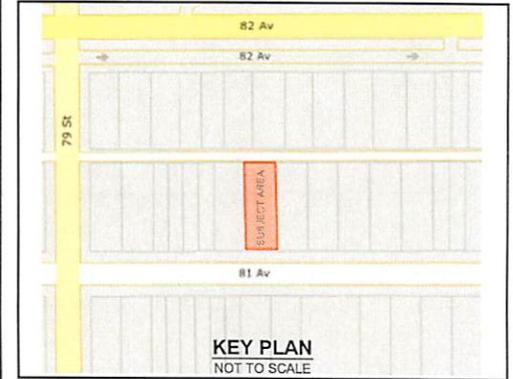
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m west of the east property line of Lot 6 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

MAGNA HOMES 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 RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.06 ha.



REV. NO.	DATE	ITEM	BY
1	FEB. 22/19	T-PLAN	CN

REVISIONS

KING EDWARD PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 6 , BLOCK 51 , PLAN 2061HW

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.	61900022T	DRAFTED BY:	CN	CHECKED BY:	DS
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LANE



7.01 7.01

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

LOT 6A
BLOCK 51

LOT 6B
BLOCK 51

LOT 4
BLOCK 51
PLAN 122 2428

LOT 5
BLOCK 51
PLAN 2061HW

LOT 7
BLOCK 51
PLAN 2061HW

LOT 8
BLOCK 51
PLAN 2061HW

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

LOT 6
BLOCK 51
PLAN 2061HW

39.72

39.72

39.72

7.01 7.01

81 AVENUE NW



Subdivision Authority

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

April 11, 2019

File No. LDA19-0081

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 108, Block 1, Plan 4312 HW, located north of 110 Avenue NW and east of 135 Street NW; **NORTH GLENORA**

The Subdivision by Plan is **APPROVED** on April 11, 2019, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #305808049-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 110 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).
- 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 8.08 m east of the west property line of Lot 108 off 110 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 will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

LANE



8.08 8.08

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

LOT 108B
BLOCK 1

LOT 108A
BLOCK 1

LOT 109
BLOCK 1
PLAN 4312HW

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

LOT 107
BLOCK 1
PLAN 4312HW

LOT 108
BLOCK 1
PLAN 4312HW

41.15 40.15 41.15

7.58 1.12 8.58

110 AVENUE NW

TIMBER HAUS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS Rf1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.066 ha.

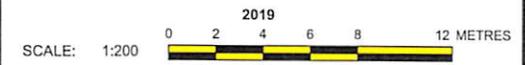


REV. NO.	DATE	ITEM	BY
2	MAR. 22/19	DEFLECTION	CN
1	FEB 22/19	T-PLAN	CN

REVISIONS

NORTH GLENORA
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 108, BLOCK 1, PLAN 4312HW

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
1070-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900023T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

April 11, 2019

File No. LDA19-0083

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 24, Block 13, Plan 2938 HW, located south of 73 Avenue NW and east of 114A Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #303868960-001

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 (\$673.00 - 2019 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 114A 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.
- There is an existing access to 114A Street NW. Upon redevelopment of proposed Lot 24A, the existing residential access to 114A Street 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 services (water and sanitary) enter the proposed subdivision approximately 7.3 m north of the south property line of Lot 24 off of the lane. The existing storm service enters the proposed subdivision approximately 9.7 m north of the south property line of Lot 24 off 114A Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

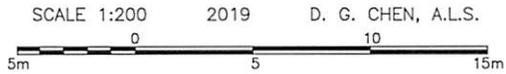
TENTATIVE PLAN

SHOWING SUBDIVISION OF

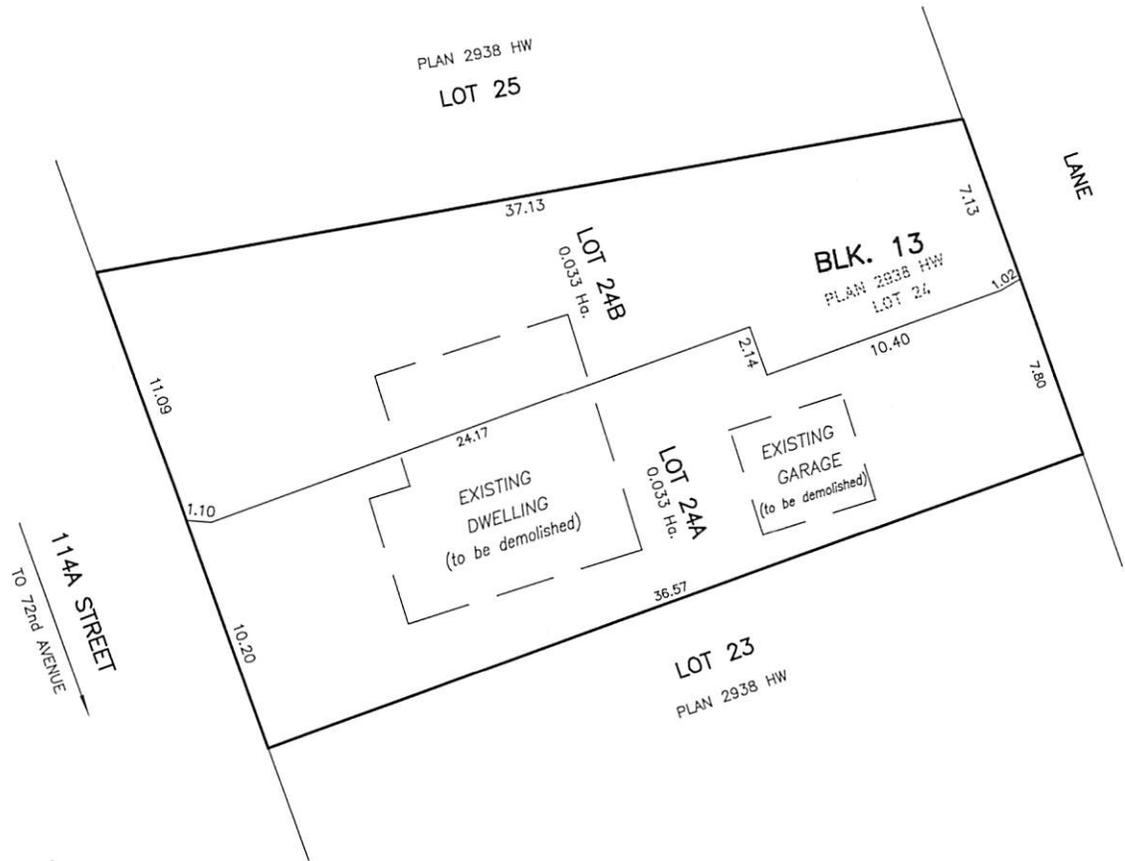
LOT 24, BLOCK 13, PLAN 2938 H.W.

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

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: -

CALC'D. BY: -

DATE: JAN 30, 2019
REVISED: -

FILE NO. 18S0925

DWG. NO. 18S0925T



Subdivision Authority

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

April 11, 2019

File No. LDA19-0084

Andrew Maghee
9124 - 152A Avenue NW
Edmonton, AB T5E 5W1

ATTENTION: Andrew Maghee

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 1, Plan 162 1549, located south of 87 Avenue NW and east of Saskatchewan Drive NW;
WINDSOR PARK

The Subdivision by Plan is REFUSED on April 11, 2019 for the following reasons:

1. The parent lot, zoned (RF1) Single Detached Residential Zone, was originally subdivided in 2016, in order to create one (1) additional single detached residential lot. Subsequently the owner applied for a rezoning of the southern lot, changing it from (RF1) Single Detached Residential Zone to (RF2) Low Density Infill Zone. The intent of the rezoning was to build a semi-detached building as this was a permitted use under the (RF2) Low Density Infill Zone at that time. Council approved this rezoning with the specific understanding that a semi-detached dwelling would be developed, which does not require the site width of a single detached lot.
 - a. This application for subdivision would have not been allowed under the (RF1) Single Detached Residential Zone, as it would not comply with the Development Regulations identified in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800: "The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision: has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block."
 - b. The application proposes to subdivide the subject lot again, into one (1) additional single detached residential lot, which would combine for a total of three (3) lots since the original subdivision. This is one (1) lot more than is allowed in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.
 - c. The intent of the rezoning was not to allow for an additional single detached residential lot. Therefore, it is the Subdivision Authority's opinion that the rezoning was intended to circumvent Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.
2. The proposed subdivision does not comply with the minimum development regulation identified in Section 120.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF2) Low Density Infill Zone. The minimum site width identified in the (RF2) Low Density Infill Zone for single detached housing is 7.50 metres. The site width of the proposed lots is 7.43 metres,

measured 4.5 metres from the front property line in accordance with Section 120.4(8) of the City of Edmonton Zoning Bylaw 12800, and is therefore deficient by 0.07 metres or 0.9%.

3. This proposal will result in a site width, and ultimately a lot size, that is uncharacteristically small when compared to properties on the adjacent block faces. For example, the site widths on the adjacent block faces range from approximately 27.42 metres to 30.48 metres, with the exception of the original subdivided lot. The proposed lot width for Lots 2A and 2B is 7.43 metres, which is significantly smaller than those of other properties characteristic to the adjacent block faces.
4. The proposed subdivision will create two non-conforming lots that do not meet development regulation in the City of Edmonton Zoning Bylaw 12800. This situation will create unnecessary hardship for existing and future landowners. Landowners wishing to further develop or redevelop their site will require a Development Permit variance.

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

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

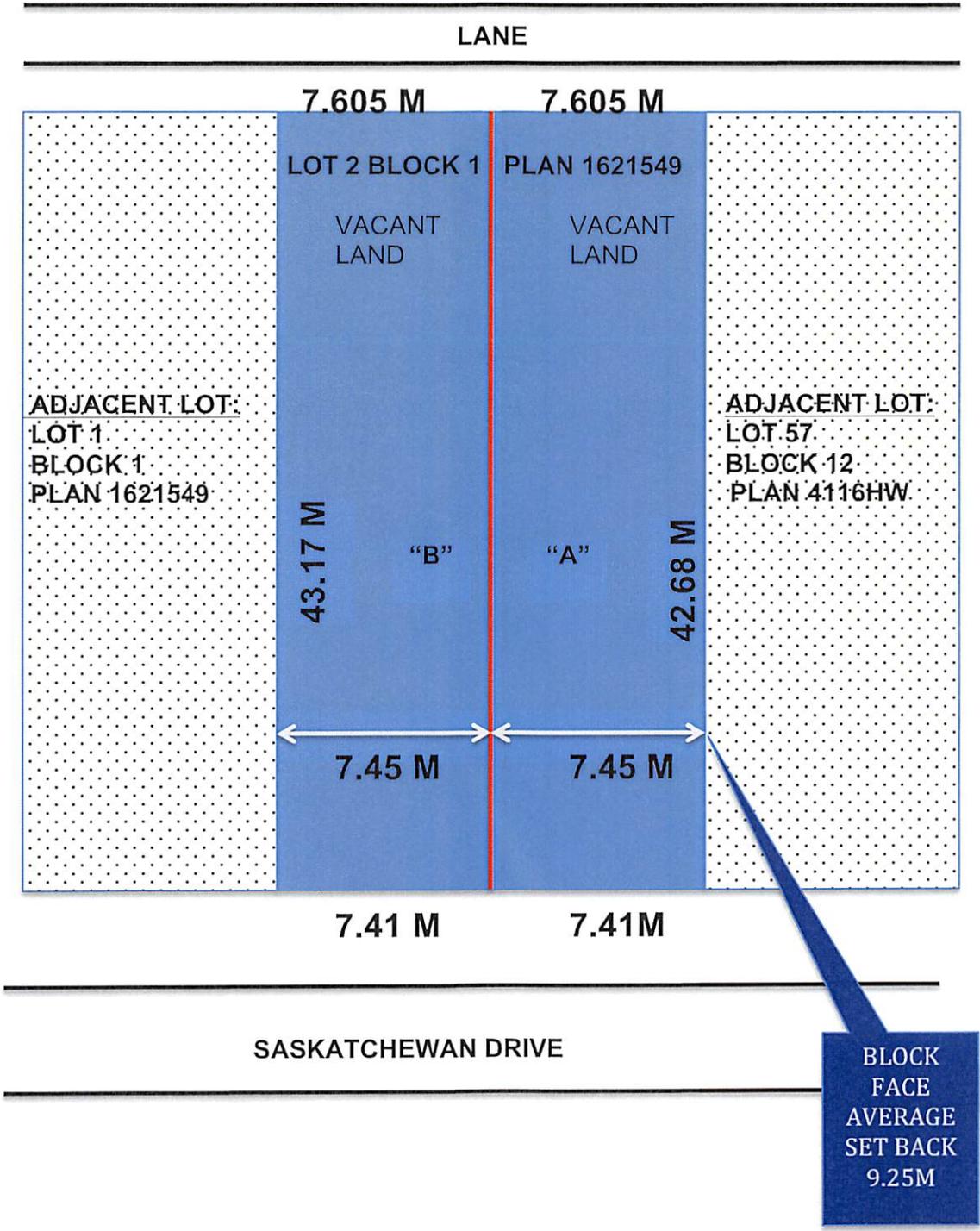
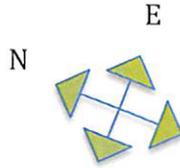
Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #304850157-001

Enclosure

TENTATIVE PLAN OF SUBDIVISION
LOT 2 BLOCK 1 PLAN 1621549
8343 SASKATCHEWAN DRIVE. EDMONTON.





Subdivision Authority

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

April 11, 2019

File No. LDA19-0087

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 13, Plan 2938 HW, located north of 73 Avenue NW and east of 115 Street NW;
BELGRAVIA

The Subdivision by Plan is **APPROVED** on April 11, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #305864132-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

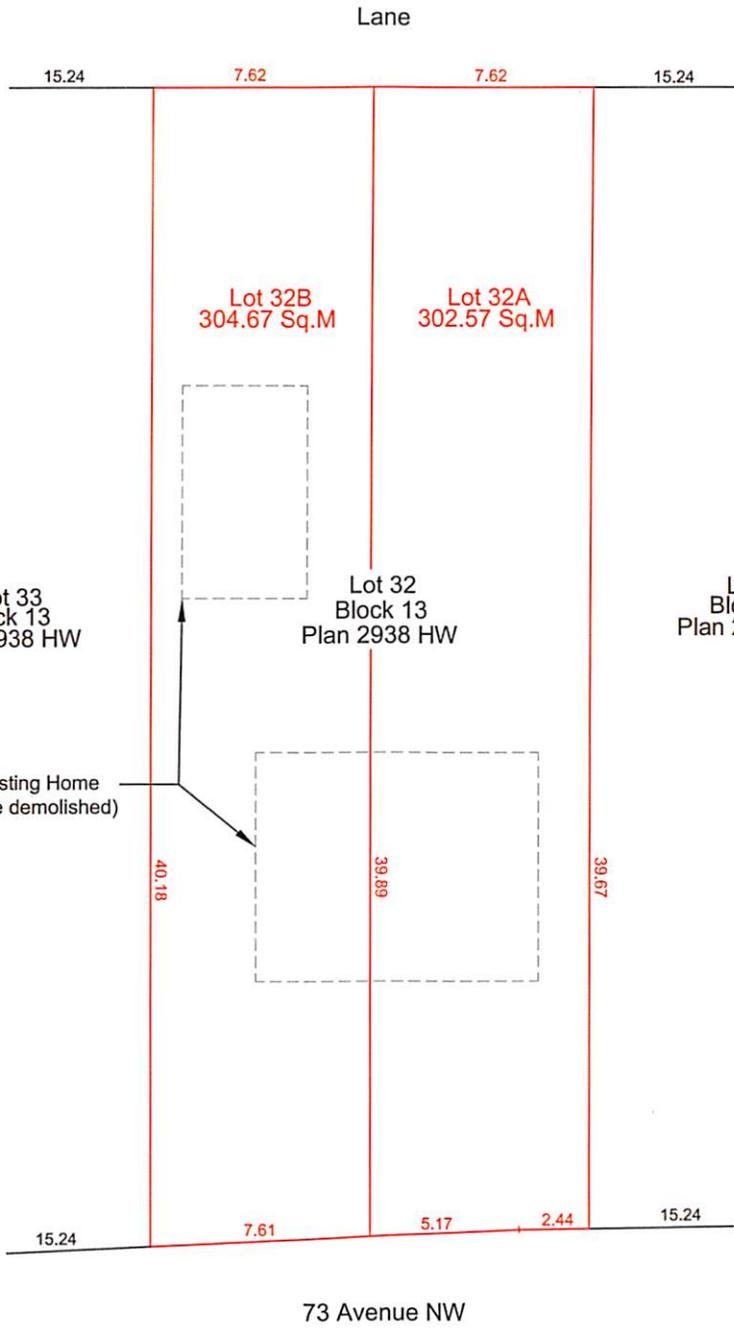
- There are existing boulevard trees adjacent to the site on 73 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 73 Avenue NW. Upon redevelopment of proposed Lot 32B, the existing residential access to 73 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.9 m west of the east property line of Lot 32 off of the lane. The existing storm service enters the proposed subdivision approximately 4.2 m west of the east property line of Lot 32 off 73 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).



RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

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

REVISION HISTORY	
1. Issued for Review	FEB, 22/19

LEGAL DESCRIPTION: Lot 32 Block 13 Plan 2938 HW
 MUNICIPAL ADDRESS: 11420 - 73 Avenue NW
 BUILDER/OWNER: Sam Mothana

Ivo Surveys
 Ph: (780) 666 - 2511 Fax: (780) 666 - 2359
 18811 - 96 Ave NW, Edmonton, AB, T5T 5L2
 office@ivosurveys.ca
 www.ivosurveys.ca

TENTATIVE SUBDIVISION PLAN



Subdivision Authority

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

April 11, 2019

File No. LDA19-0096

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 98, Plan 4590 HW, located north of 99 Avenue NW and east of 147 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #306333577-001
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 (\$673.00 - 2019 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 147 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.6 m north of the south property line of Lot 13 off 147 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

WESTLIGHT 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 R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.067 ha.

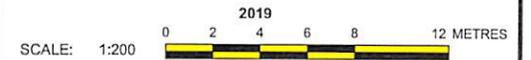


REV. NO.	DATE	T-PLAN ITEM	CN	BY
1	02/28/19			
REVISIONS				

CRESTWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 13, BLOCK 98, PLAN 4590W

N.E. 1/4 SEC. 35 - 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.	81900025T	DRAFTED BY:	CN	CHECKED BY:	DS
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LOT 14
BLOCK 98
PLAN 4590W

LOT 13B
BLOCK

LOT 13A
BLOCK

HOUSE

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

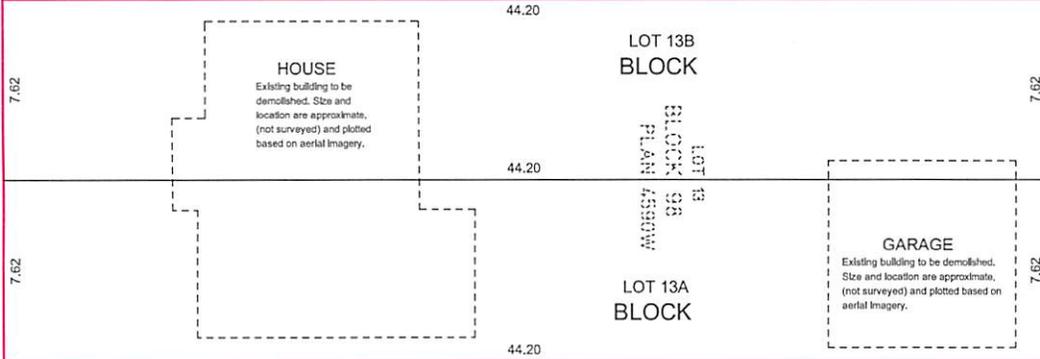
GARAGE

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

LOT 12
BLOCK 98
PLAN 4590W

147 STREET NW

LANE





Subdivision Authority

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

April 11, 2019

File No. LDA19-0100

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 29, Block 11, Plan 5905 HW, located north of 67 Avenue NW and east of 106 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #306008443-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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).
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Subdivision Authority

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

April 11, 2019

File No. LDA19-0101

Delta Land Surveys Ltd.
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 34, Plan 1252 AH, located north of 92 Avenue NW and west of 117 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #306738033-001
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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

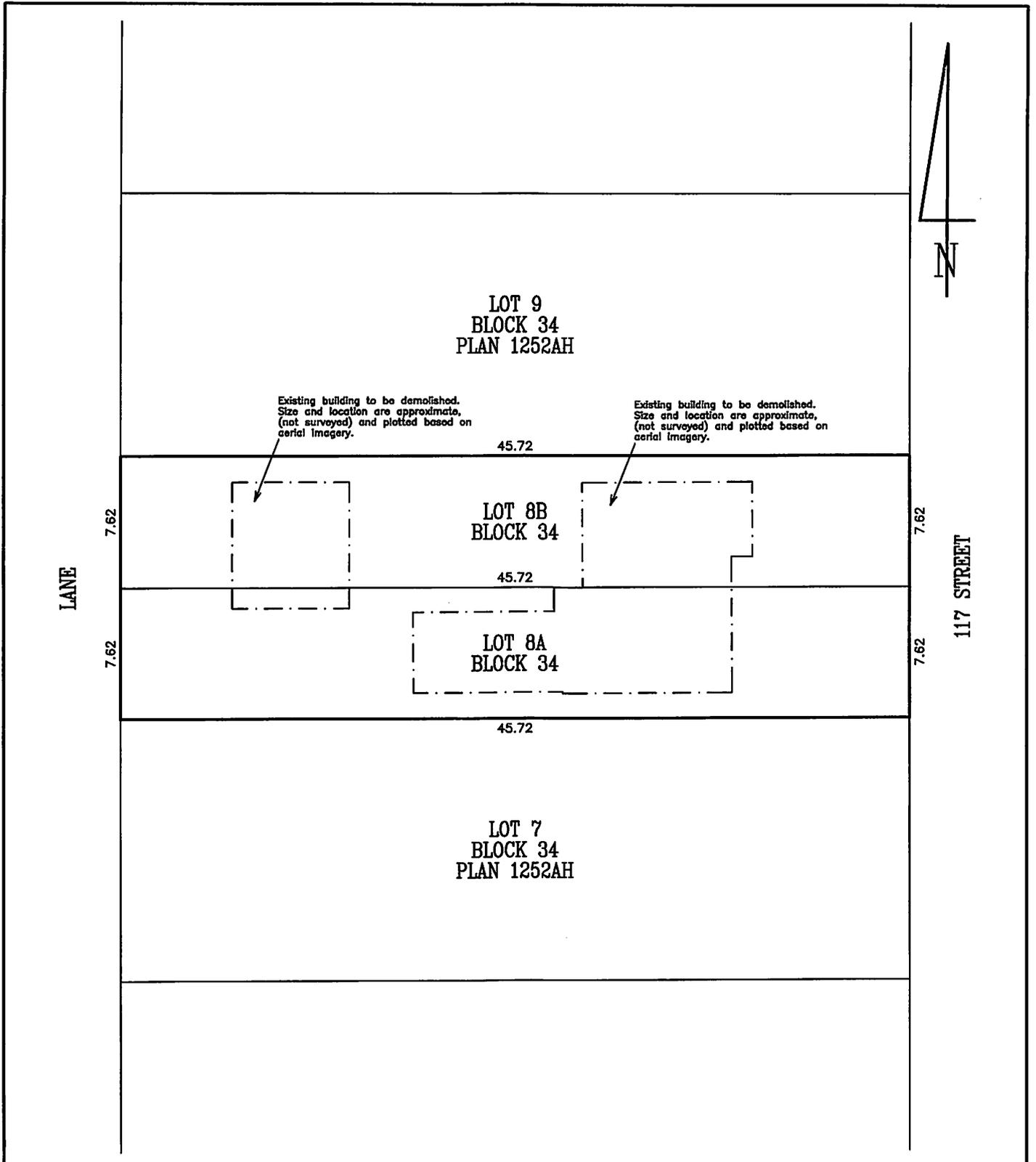
- There are existing boulevard trees adjacent to the site on 117 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m north of the south property line of Lot 8 off of the Lane. The existing storm service enters the proposed subdivision approximately 5.8 m north of the south property line of Lot 8 off 117 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
ELIZABETH GRAJOSZEK

SHOWING PROPOSED SUBDIVISION OF
LOT 8, BLOCK 34, PLAN 1252AH
9230 - 117 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. J0062LTO | FEB. 26, 2019.



Subdivision Authority

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

April 11, 2019

File No. LDA19-0110

Jagdeep Sandhu
1307 Clement Court NW
Edmonton, AB T6M 0C9

ATTENTION: Jagdeep Sandhu

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 42, Plan RN 46, located south of 118 Avenue NW and west of 126 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on April 11, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #306341256-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 126 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.
- The Inglewood neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2019. Subdivision Planning recommends that the applicant/owner email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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 6.0 m north of the south property line of Lot 8 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- The owner/developer is required to contact EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444) to schedule a sewer service assessment and locate, for the existing sewer service. This must be scheduled prior to disconnection of the existing power and water services, and before house demolition.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner will be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

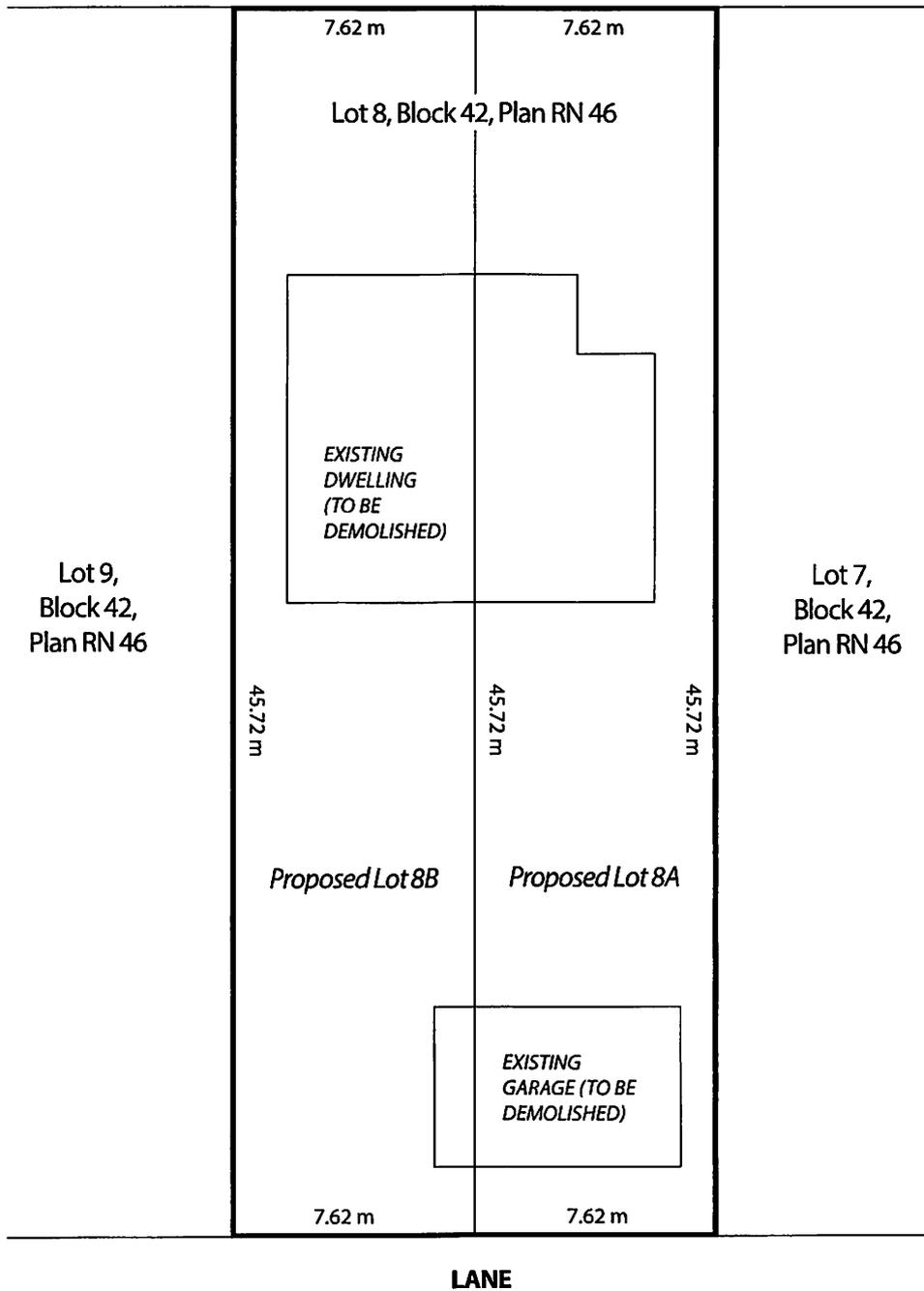
TENTATIVE PLAN OF SUBDIVISION

**Legal Description
Lot 8, Block 42, Plan RN 46**



← TO 118 AVENUE NW

126 STREET NW



Thursday, April 4, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 13

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 4, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the March 28, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0515 291404226-001	Tentative plan of subdivision to create 22 row housing lots and three (3) Multiple Family Lots, from the NW and SW 29-53-24-W4M, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA17-0722 270002288-001	REVISION of conditionally approved tentative plan of subdivision to create 56 row housing lots and one (1) multiple family lot (MFL), from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA19-0076 305470195-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 13, Plan 1909 HW, located direction of Avenue and direction of Street; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0085 303456785-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 15, Plan 5068 HW, located north of 122 Avenue NW and west of 131 Street NW; SHERBROOKE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0093 305456857-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 28 and the east half of Lot 29, Block 5, Plan 5765 Q, located north of 74 Avenue NW and east of 108 Street NW; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0095 306559908-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 1-2, Block 2, Plan 3079 EO, located north of 109 Avenue NW and east of 74 Street NW; VIRGINIA PARK
MOVED		Blair McDowell That the application for subdivision be Refused.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	