

Thursday, May 9, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 9, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 2, 2019 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA15-0118
168919166-001

Tentative plan of subdivision to create four (4) semi-detached dwellings from Lot 1, Block 1, Plan 022 0944 and Lot A, Plan 2759 MC, located north of 167 Avenue and west of 50 Street NW; **MCCONACHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA18-0656
296487574-001

Tentative plan of subdivision to create 19 single detached lots, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from Lot B, Plan 792 1427, located south of Anthony Henday Drive and East of 50 Street NW; **CY BECKER**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0706 299414153-001	Tentative plan of subdivision to create 21 single detached lots and 82 row housing lots, from Lot 1, Block 1, Plan 182 1976 and Lot 1, Plan 972 0280, located south of 23 Avenue NW and west of 199 Street NW; STILLWATER
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA16-0016 185550338-001	REVISION of conditionally approved tentative plan of subdivision to create 73 single detached residential lots and 14 semi-detached residential lots from Lot 6, Block 1, Plan 182 0084 located north of 30 Avenue SW and east of Cavanagh Boulevard (111 Street) SW; CAVANAGH
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0732 298306501-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 18, Plan 2952 HW, located east of 161 Street NW and north of 97 Avenue NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0091 305788232-001	Tentative plan of subdivision to adjust the lot lines between Lots 27-32, Block 16, Plan 182 0022, located south of 174b Avenue and east of 77a Street NW; CRYSTALLINA NERA WEST
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0134 308948170-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 38, Plan 2965 HW, located west of 80 Street NW and north of 105 Avenue NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA19-0136 309163410-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15 and a portion of Lot 14, Block 44, Plan 4636 AB, located east of 55 Street NW and south of 119 Avenue NW NEWTON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA19-0149 310332413-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 37, Plan 2871HW, located north of 98 Avenue NW and west of 152 Street NW; WEST JASPER PLACE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA19-0152 309766105-001	Tentative plan of subdivision to create one (1) industrial unit and one (1) remnant unit from Lot 22A, Block 2, Plan 092 5780 located north of 105 Avenue NW and west of 184 Street NW; POUNDMAKER INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA19-0155 310803561-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 27, Plan 1252 AH, located north of 89 Avenue NW and east of 117 Street NW; WINDSOR PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.		



Subdivision Authority

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

May 9, 2019

File No. LDA15-0118

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create four (4) semi-detached dwellings from Lot 1, Block 1, Plan 022 0944 and Lot A, Plan 2759 MC, located north of 167 Avenue and west of 50 Street NW;
MCCONACHIE

I The Subdivision by Plan is APPROVED on May 9, 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 approved subdivision LDA15-0121 be registered prior to or concurrent with this application for the local roadway connection and necessary underground utilities; and
4. 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; and
7. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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 carry forward on the remainder of the title and will be addressed with LDA15-0121 and LDA14-0473.

MR for Lot A, Plan 2759 MC was addressed by DRC with LDA07-0460. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/sm/Posse #168919166-001

Enclosure(s)



Subdivision Authority

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

May 9, 2019

File No. LDA18-0656

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

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 19 single detached lots, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from 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 May 9, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.042 ha and 0.207 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate road right of way for future 50 Street NW to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the subdivision boundary be amended to remove the entire intersection of the local road if dedicated with LDA18-0660, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register temporary emergency access easement for a temporary 4 m roadway, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the approved subdivisions LDA18-0660 be registered prior to or concurrent with this application for the underground utilities and local roadway connection; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 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 residential access to existing 50 Street must be removed upon completion of the local road, to the satisfaction of Subdivision and Development Coordination;
9. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
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 Reserve 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 for Lot B, Plan 792 1427 in the amount of 0.042 ha and 0.207 ha lots are being provided by dedication with this subdivision. The City intends to acquire the 0.065 ha future MR lot by means other than 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,



Blair McDowell
Subdivision Authority










BM/sm/Posse #296487574-001

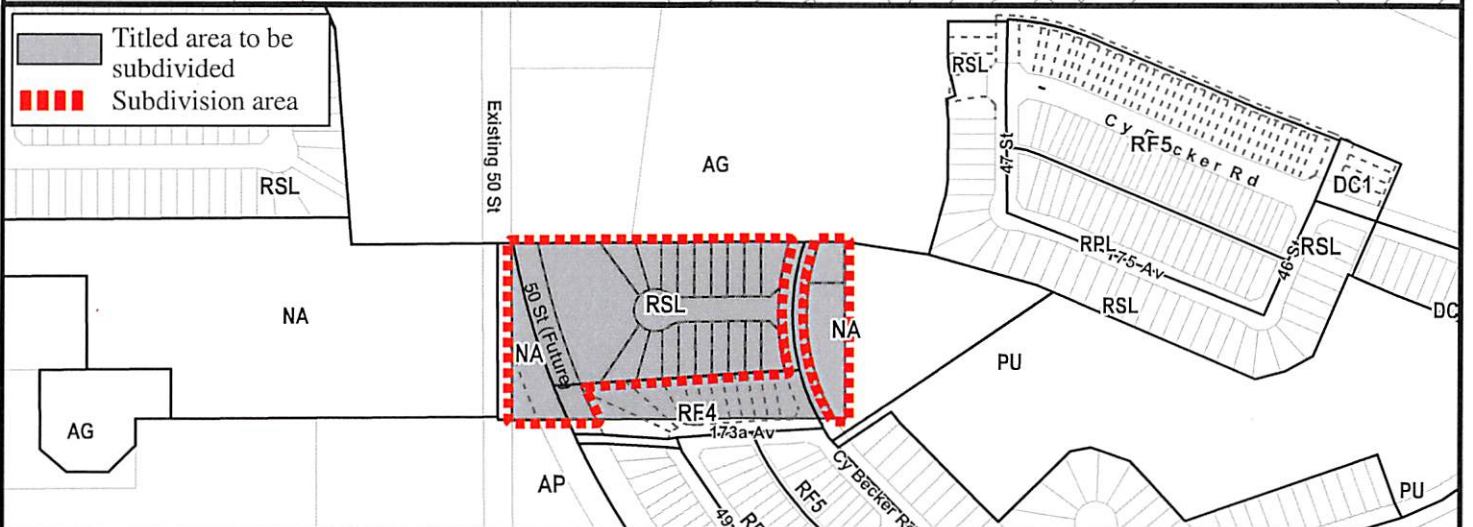
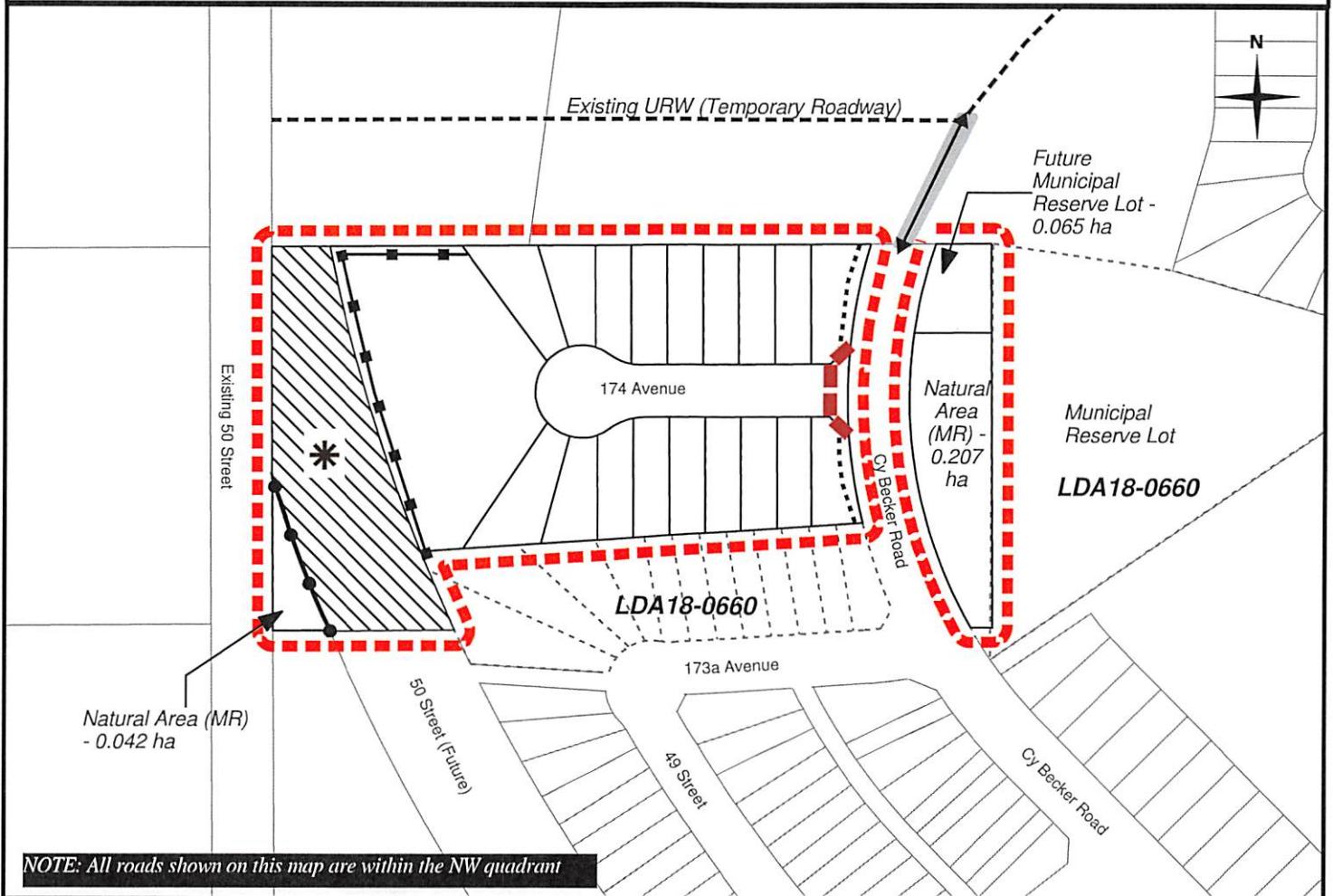
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 9, 2019

LDA18-0656

-  Limit of proposed subdivision
-  Dedicate as road right of way
-  Remove from subdivision boundary if not dedicated with LDA18-0660
-  Register Easement
-  Temporary 4m emergency access
-  Noise attenuation fence
-  Remove access
-  1.8 m uniform screen fence
-  Post and rail fence





Subdivision Authority

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

May 9, 2019

File No. LDA18-0732

Marker Geomatics Inc.
11721 - 170 Street NW
Edmonton, AB T5M 3W7

ATTENTION: Cody Moser

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 18, Plan 2952 HW, located east of 161 Street NW and north of 97 Avenue NW; **GLENWOOD**

The Subdivision by Plan is **APPROVED** on May 9, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #298306501-001

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

- 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 161 Street NW. Upon redevelopment of proposed Lot 15B, the existing residential access to 161 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

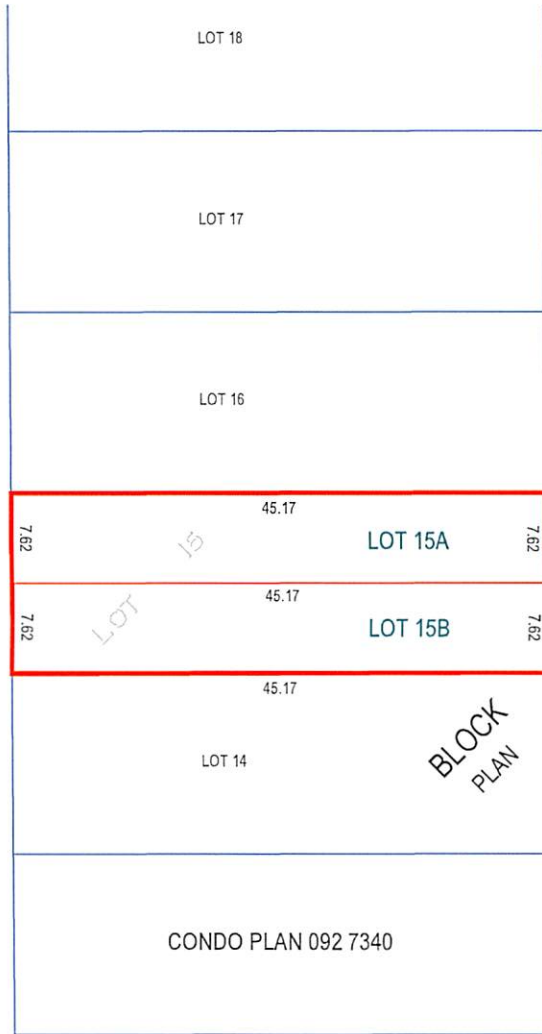
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 2.33 m south of the north property line of Lot 15 off 161 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.
- 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).



161 STREET



BLOCK PLAN

97 AVENUE

ALBERTA LAND SURVEYORS TENTATIVE PLAN OF SUBDIVISION

LOT: 15 BLOCK: 18 PLAN: 2952HW NEIGHBOURHOOD: GLENWOOD
 MUNICIPAL ADDRESS: 9711, 161 STREET, EDMONTON SCALE AS SHOWN: 1 TO 400
 PREPARED FOR: 2114913 ALBERTA LTD. TITLE: SEE PLAN BODY
 PROJECT: 18119 DWG NO.: 18119SUB-112118 SHEET: 1 OF 1

LEGEND:

DISTANCES ARE IN METRES AND DECIMALS THEREOF.
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 AREA AFFECTED BY THIS PLAN IS SHOWN THUS AND CONTAINS 0.069ha

ABBREVIATIONS:

ASCM --- ALBERTA SURVEY CONTROL MARKER	I --- IRON POST	RLY --- RAILWAY
BLK --- BLOCK	L.S. --- LEGAL SUBDIVISION	SEC --- SECTION
BDY --- BOUNDARY	M. --- MOUND OR MERIDIAN	TWP. --- TOWNSHIP
B.C. --- BEGINNING OF CURVE	PL --- PLACED	WO. --- WOODEN POST
CALC. --- CALCULATED	PIT --- 4 PITS	WIT. --- WITNESS
CK.M. --- CHECK MEASURED	R. --- RADIUS	N. --- NORTH
C.S. --- COUNTER SUNK	RP --- REFERENCE POINT	E. --- EAST
C. OF T. --- CERTIFICATE OF TITLE	RGE. --- RANGE	S. --- SOUTH
E.C. --- END OF CURVE	RE-EST. --- RE-ESTABLISHED	W. --- WEST
FD. --- FOUND	RES. --- RESTORED	MP --- MARKER POST
HA. --- HECTARE	RW --- RIGHT OF WAY	MK --- MARK

KEY PLAN



MARKER GEOMATICS INC.

11721 170th Street | Edmonton | Alberta | T5M 3W7
 Office: 780-455-5121 | Fax: 780-455-5131
 MarkerGeomaticsInc.com





Subdivision Authority

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

May 9, 2019

File No. LDA19-0091

Select Engineering Consultants Ltd.
100 - 17414 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to adjust the lot lines between Lots 27-32, Block 16, Plan 182 0022, located south of 174b Avenue and east of 77a Street NW; **CRYSTALLINA NERA WEST**

The Subdivision by Plan is APPROVED on May 9, 2019, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
2. that LDA19-0077 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a tentative plan of 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

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

Blair McDowell
Subdivision Authority

BM/sm/Posse #305788232-001

Enclosure(s)



Subdivision Authority

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

May 9, 2019

File No. LDA19-0134

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 21, Block 38, Plan 2965 HW, located west of 80 Street NW and north of 105 Avenue NW; **FOREST HEIGHTS**

The Subdivision by Plan is **APPROVED** on May 9, 2019, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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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 #308948170-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- 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).

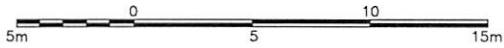
TENTATIVE PLAN

SHOWING SUBDIVISION OF

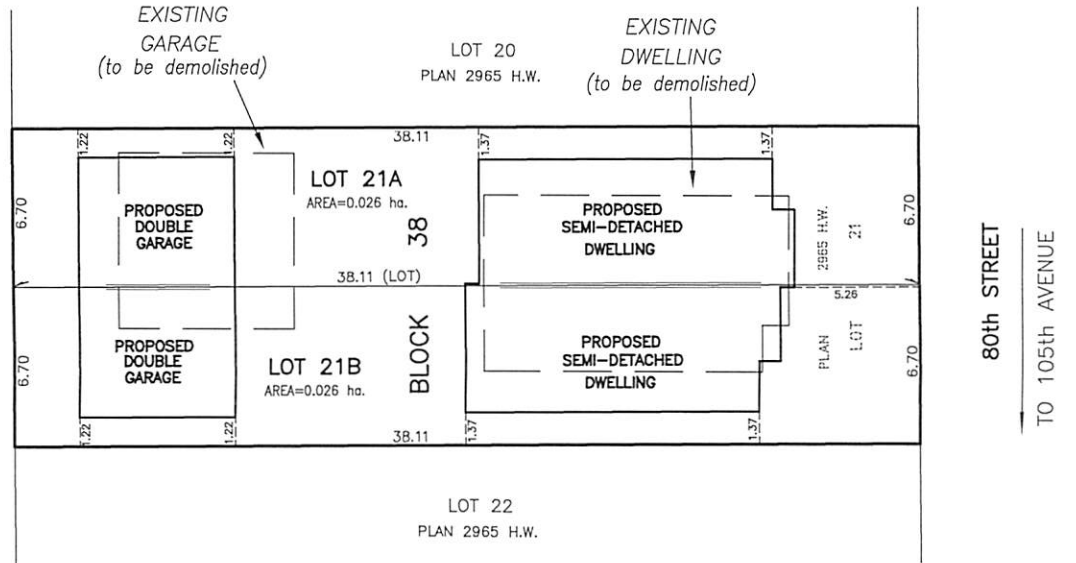
LOT 21, BLOCK 38, PLAN 2965 H.W.

IN THE
RIVER LOT 27
THEO. TWP 53-24-4
EDMONTON ALBERTA

SCALE 1:200 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: JC

CALC'D. BY: JC

DATE: MARCH 22, 2019
REVISED: -

FILE NO. 18S0782

DWG.NO. 18S0782T



Subdivision Authority

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

May 9, 2019

File No. LDA19-0136

Warren Lindstrom
11840 55 Street NW
Edmonton, AB T5W 3P8

ATTENTION: Warren Lindstrom

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 15 and a portion of Lot 14, Block 44, Plan 4636 AB, located east of 55 Street NW and south of 119 Avenue NW **NEWTON**

The Subdivision by Plan is APPROVED on May 9, 2019, subject to the following conditions:

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell".

Blair McDowell
Subdivision Authority

BM/gq/Posse #309163410-001

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.

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 OF SUBDIVISION

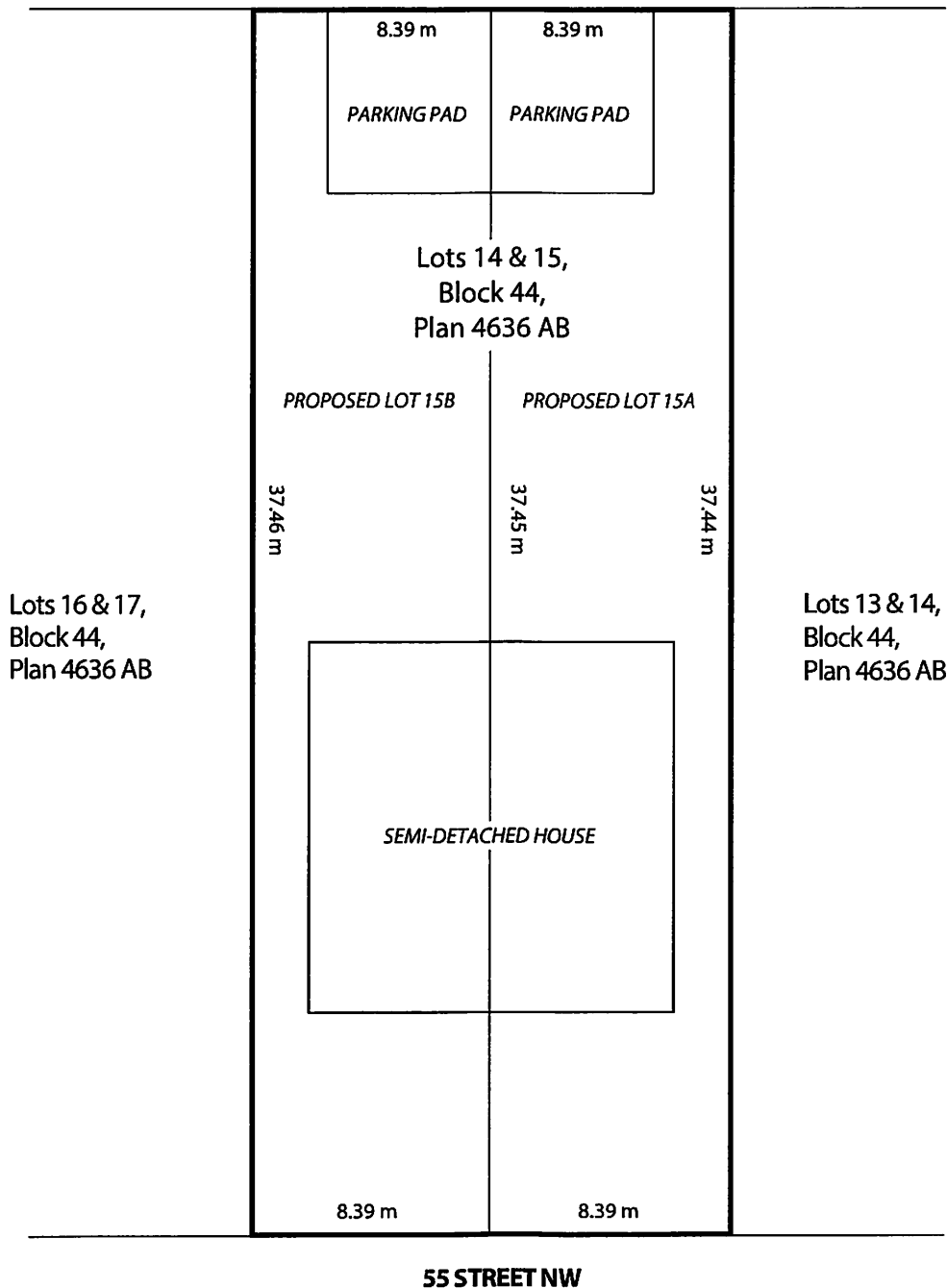
*Please note:
This plan is conceptual
and should be used as a
guideline only.*

Legal Description (Lots 14 & 15, Block 44, Plan 4636 AB)



TO 118 AVENUE NW
→

LANE





Subdivision Authority

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

May 9, 2019

File No. LDA19-0149

Derek Chan
276 - 52327 Range Road 223
Sherwood Park, AB T8B 1C6

ATTENTION: Derek Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 37, Plan 2871HW, located north of 98 Avenue NW and west of 152 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is **APPROVED** on May 9, 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 owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; 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 Tammy Niina at tammy.niina@edmonton.ca or 780-496-1022.

Regards,

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

Blair McDowell
Subdivision Authority

BM/tn/Posse #310332413-001

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

- 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.

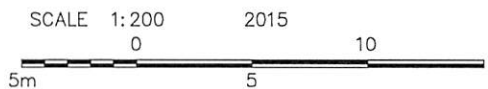
Servicing

- 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 water service enters proposed Lot 10A approximately 12.6 m north of the south property line of Lot 10A off the lane west of 152 Street NW. The existing sanitary service enters proposed Lot 10A directly off the public sanitary sewer manhole that exists within 98 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).

TENATIVE PLAN
SHOWING SUBDIVISION OF

LOT 10, BLOCK 37, PLAN 2871HW
IN THE
S.E.1/4 SEC.35-52-25-W4

EDMONTON ALBERTA

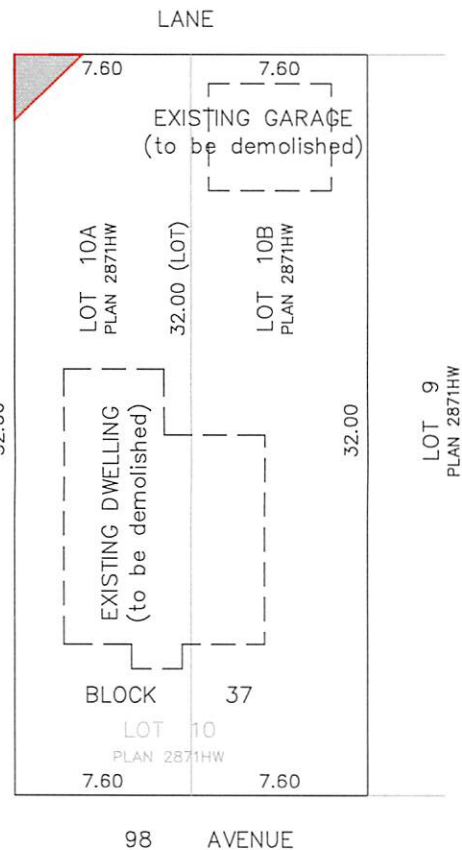


Application Made By:

Derek Chan
Phone: (780) 710-4090

#164, 314-222 Baseline Road
Sherwood Park, AB T8H 2W7

LEGEND:
Dedication of road
right-of-way for a
3m by 3m corner cut:



ENCLOSURE II:
FILE: 310332413-001
DATE: MAY 9, 2019



Subdivision Authority

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

May 9, 2019

File No. LDA19-0152

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) industrial unit and one (1) remnant unit from Lot 22A, Block 2, Plan 092 5780 located north of 105 Avenue NW and west of 184 Street NW;
POUNDMAKER INDUSTRIAL

The Subdivision by Phased Condominium is APPROVED on May 9, 2019, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #309766105-001

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 (\$2,497.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

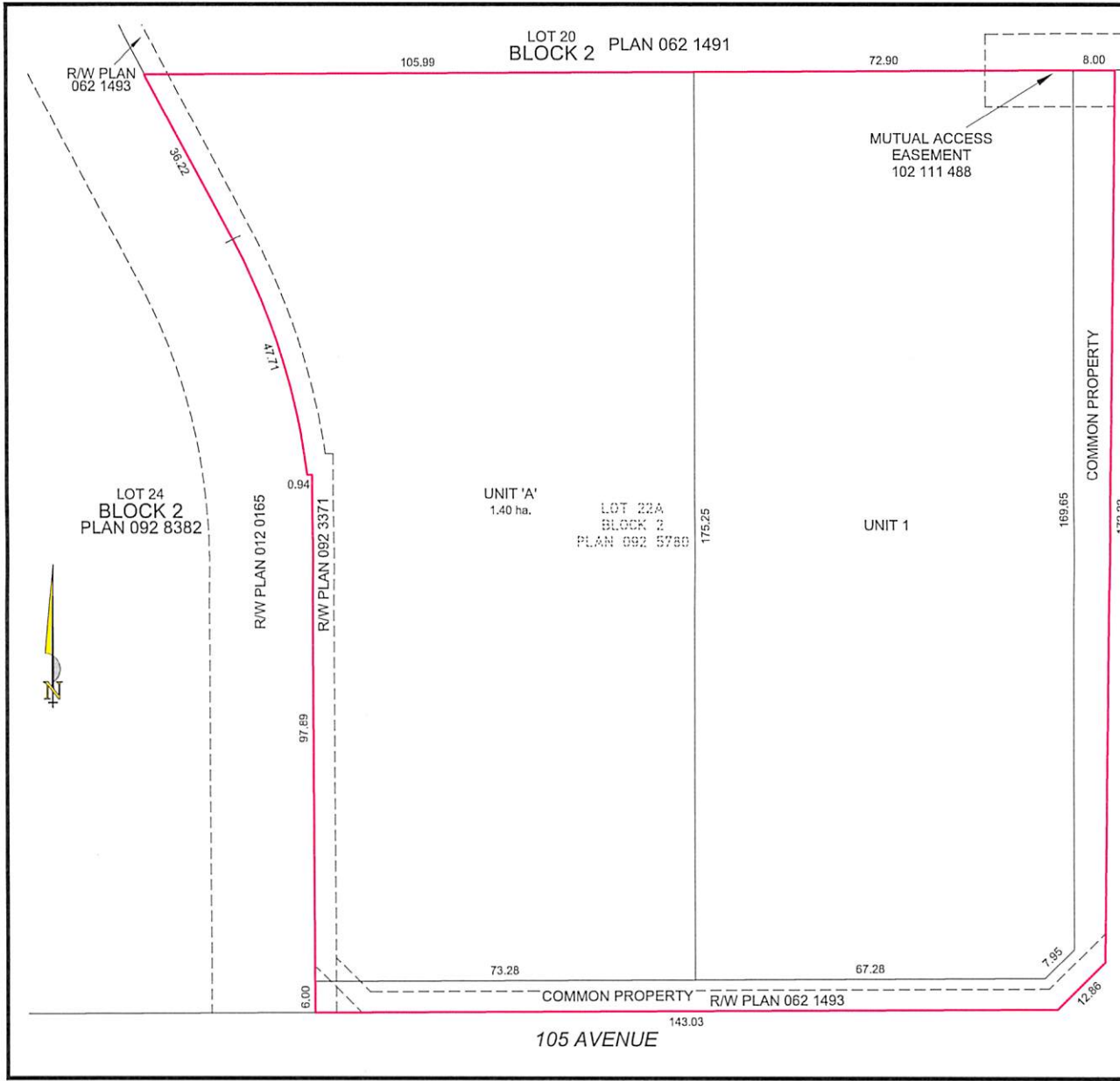
- There are existing boulevard trees adjacent to the site on 184 Street NW and 105 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

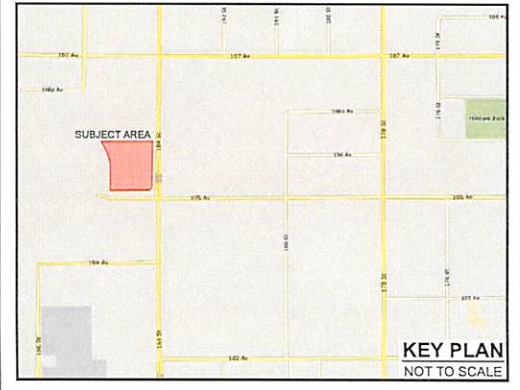
Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.
- In order to maintain existing and future power facilities, Epcor Distribution and Transmission Inc. will require a 5.6m by 143.03 easement along the south boundary of the proposed subdivision. Contact Epcor Land Administration at (780) 412-3252 for costs and current documentation.



BEEIDIE DEVELOPMENT GROUP

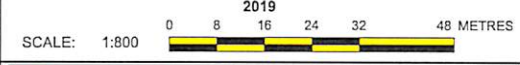
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS B.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 2.88 ha.



REV. NO.	DATE	ITEM	BY
0	JAN. 9/19	ORIGINAL PLAN COMPLETED	ME

REVISIONS

ELEMENT BUSINESS CENTRE
TENTATIVE PLAN SHOWING
PHASED CONDOMINIUM DEVELOPMENT
OF
LOT 22A, BLOCK 2, PLAN 092 5780
WITHIN THE
N.E. 1/4 SEC. 5 - TWP. 53 - 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.	11800446T	DRAFTED BY:	ME	CHECKED BY:	BM
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Subdivision Authority

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

May 9, 2019

File No. LDA19-0155

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 19, Block 27, Plan 1252 AH, located north of 89 Avenue NW and east of 117 Street NW;
WINDSOR PARK

The Subdivision by Plan is **APPROVED** on May 9, 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 #310803561-001

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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.9 m north of the south property line of Lot 19 off of the lane. The existing storm service enters the proposed subdivision approximately 5.8 m south of the north property line of Lot 19 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).

117 STREET

7.62

7.62

LOT 18
BLOCK 27
PLAN 1252AH

45.72

LOT 19A
BLOCK 27

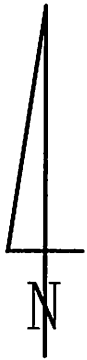
45.72

LOT 19B
BLOCK 27

45.72

LOT 20
BLOCK 27
PLAN 1252AH

89 AVENUE



7.62

7.62

LANE

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

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

TENTATIVE PLAN

THIS DRAWING IS PREPARED FOR:
ELIZABETH GRAJOSZEK

SHOWING PROPOSED SUBDIVISION OF
LOT 19, BLOCK 27, PLAN 1252AH
8907 - 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. J0103LTO | APR. 10, 2019.