

Thursday, May 30, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 21

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 30, 2019 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 23, 2019 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA15-0121
168489385-001 | Tentative plan of subdivision to create fifteen single detached lots, six (6) semi-detached residential lots, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot, from Lot 1, Block 1, Plan 022 0944 and Lot A, Plan 2759 MC, located north of 167 Avenue NW and east of 50 Street NW;
MCCONACHIE |
| 2. | LDA18-0735
301052330-001 | Tentative plan of subdivision to create 48 single detached residential lots, 40 semi-detached residential lots and 11 row housing lots, from Block OT, Plan 4791 TR located south of Rabbit Hill Road SW and east of 170 Street SW;
GLENRIDDING RAVINE |
| 3. | LDA16-0553
235598460-001 | REVISION of conditionally approved tentative plan of subdivision to create 252 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST |
| 4. | LDA19-0127
308379863-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 2, Plan 3751 HW, located south of 109 Avenue NW and east of 133 Street NW; NORTH GLENORA |
| 5. | LDA19-0131
308719235-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 73, Plan 3878 KS, located north of 105 Avenue NW and west of 45 Street NW; GOLD BAR |

6.	LDA19-0183 311303027-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 18, Plan 2952 HW, located north of 97 Avenue NW and east of 161 Street NW; GLENWOOD
7.	LDA19-0184 311408479-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10-11, Block 13, Plan 5515 AE, located north of 102 Avenue NW and east of 78 Street NW; FOREST HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

May 30, 2019

File No. LDA15-0121

Qualico Communities
280-3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create fifteen single detached lots, six (6) semi-detached residential lots, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot, from Lot 1, Block 1, Plan 022 0944 and Lot A, Plan 2759 MC, located north of 167 Avenue NW and east of 50 Street NW; **MCCONACHIE**

I The Subdivision by Plan is APPROVED on May 30, 2019, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.411 ha and 0.224 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II 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 pays a Boundary Assessment for municipal improvements constructed by others within the road right-of-way from which this development benefits;
6. 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;
7. 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;
8. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs the necessary sanitary and storm sewer mains with Phase 1, to the satisfaction of Subdivision and Development Coordination;
10. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct all fences wholly on privately-owned land, the future MR lot and MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within 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 Lot A, Plan 2759 MC was addressed by Deferred Reserve Caveat (DRC) with LDA07-0460. The DRC will carry forward on the remainder of the title.

MR for Lot 1, Block 1, Plan 022 0944 was addressed by DRC with LDA12-0317. A portion of the DRC in the amount of 0.635 ha will be provided with this subdivision. The remainder of the DRC will be transferred to the SE 1-54-24-W4M and will be used for the dedication of a portion of the pocket park on that title through LDA14-0473.

The remaining 1.159 ha portion of the Pilot Sound District Park Site in Lot 1, Block 1, Plan 022 0944 will be purchased with money-in-place of reserves once the Future Municipal Reserve lot has been registered.

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 #168489385-001

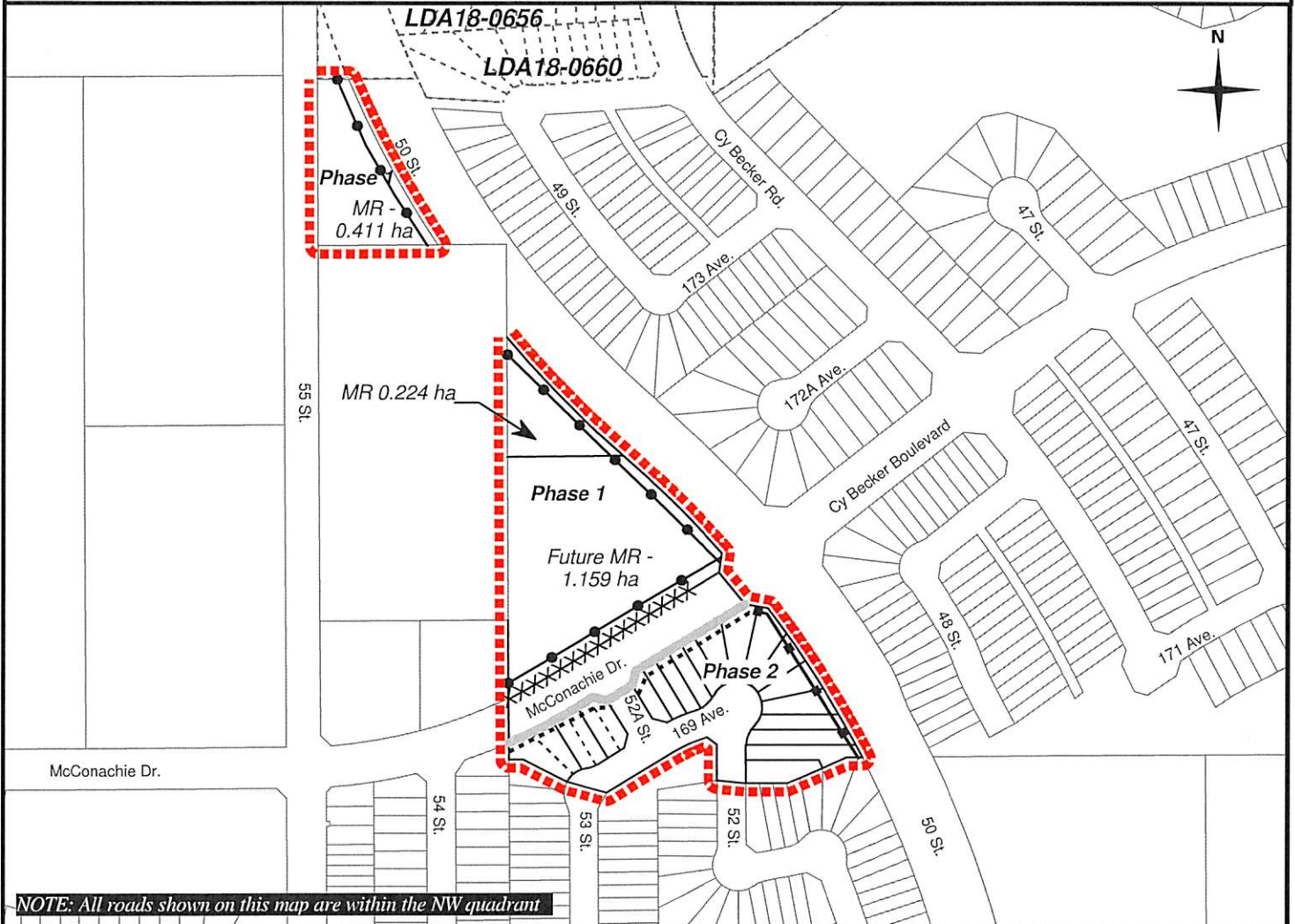
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

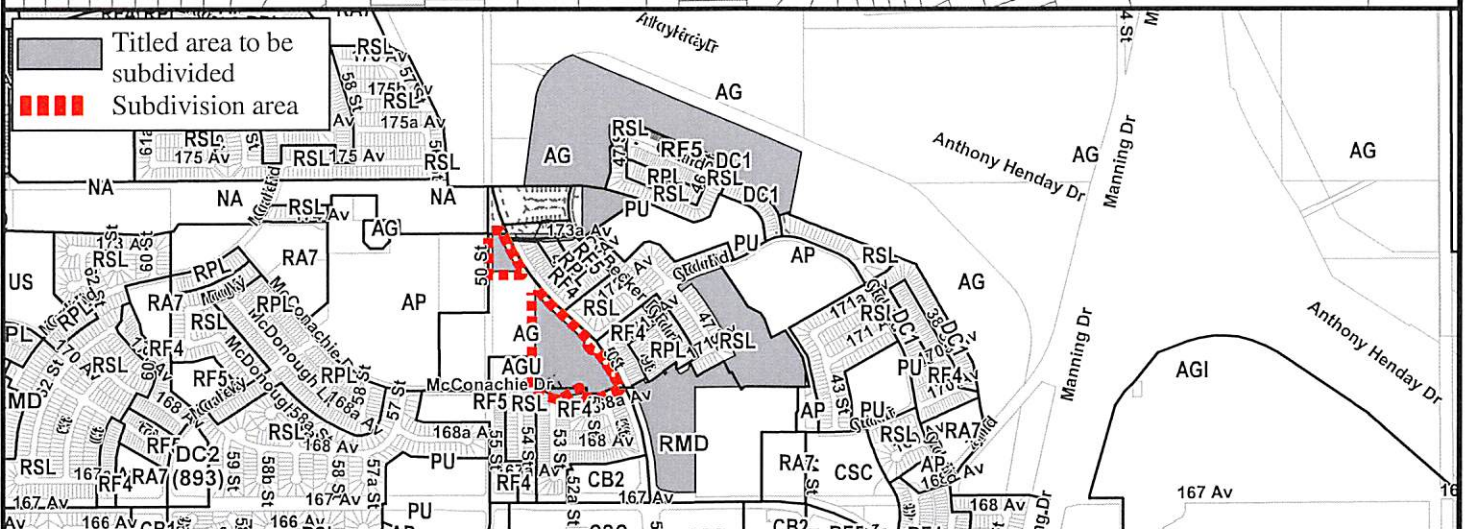
May 30, 2019

LDA15-0121

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- 2.5 m mono-walk
- Post and rail fence



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





Subdivision Authority

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

May 30, 2019

File No. LDA18-0735

Scheffer Andrew Ltd
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 48 single detached residential lots, 40 semi-detached residential lots and 11 row housing lots, from Block OT, Plan 4791 TR located south of Rabbit Hill Road SW and east of 170 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on May 30, 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 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;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II 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 construct two lanes of Ellerslie Road SW to an arterial roadway standard, from Rabbit Hill Road SW to 141 Street SW, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements. Preliminary plans are required to be approved for Ellerslie Road SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a 3 m hard surface shared use path within the ultimate alignment of 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I and Enclosure II;
9. 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;
10. that the engineering drawings include grading plans, submitted concurrently, for 170 street SW to the satisfaction of Subdivision and Development Coordination;
11. 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;
12. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Block OT, Plan 4791 TR in the amount of 1.839 ha was provided by a Deferred Reserve Caveat with LDA17-0628. The DRC shall carry forward on title.

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

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








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

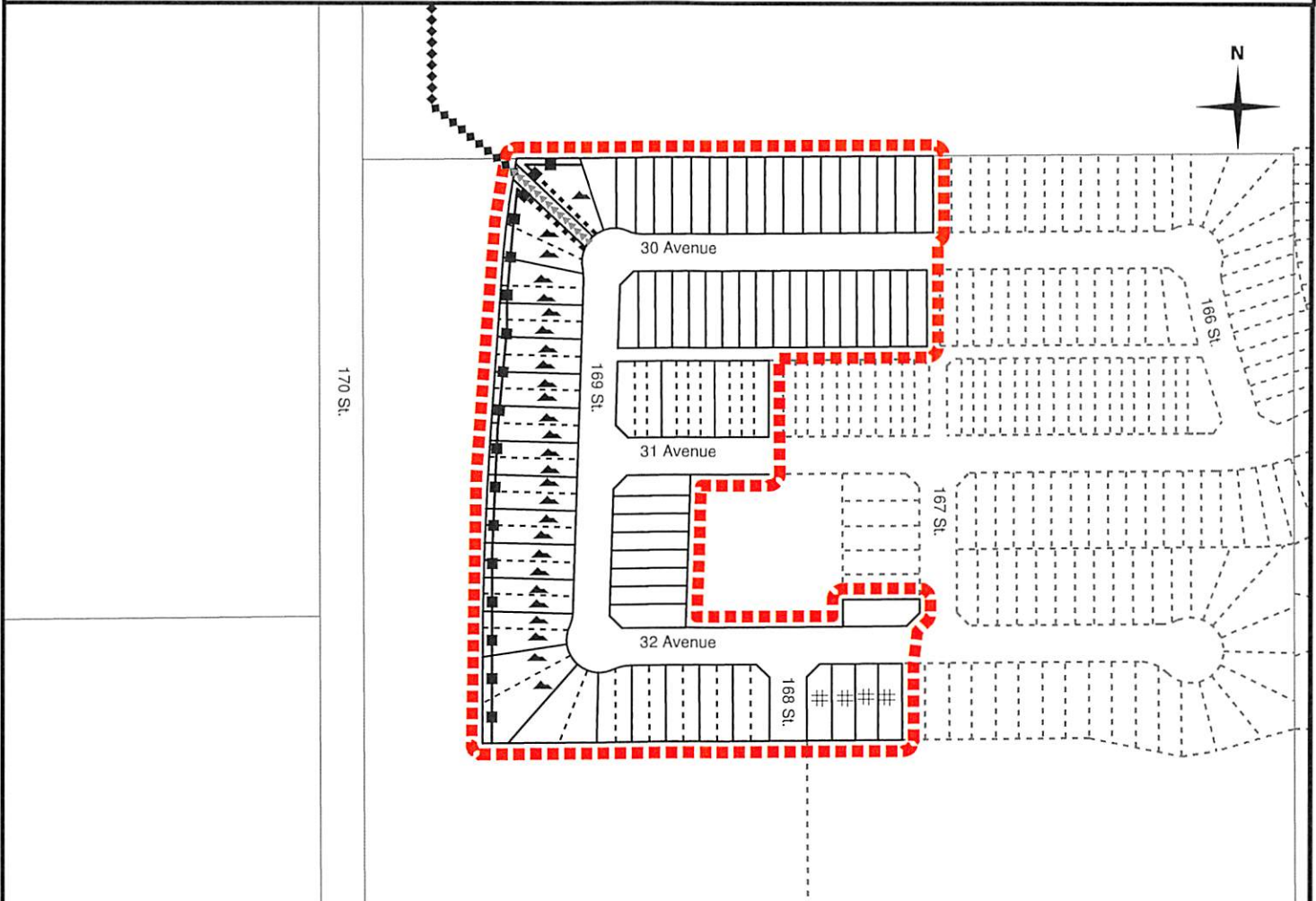
Regards,

Blair McDowell
Subdivision Authority

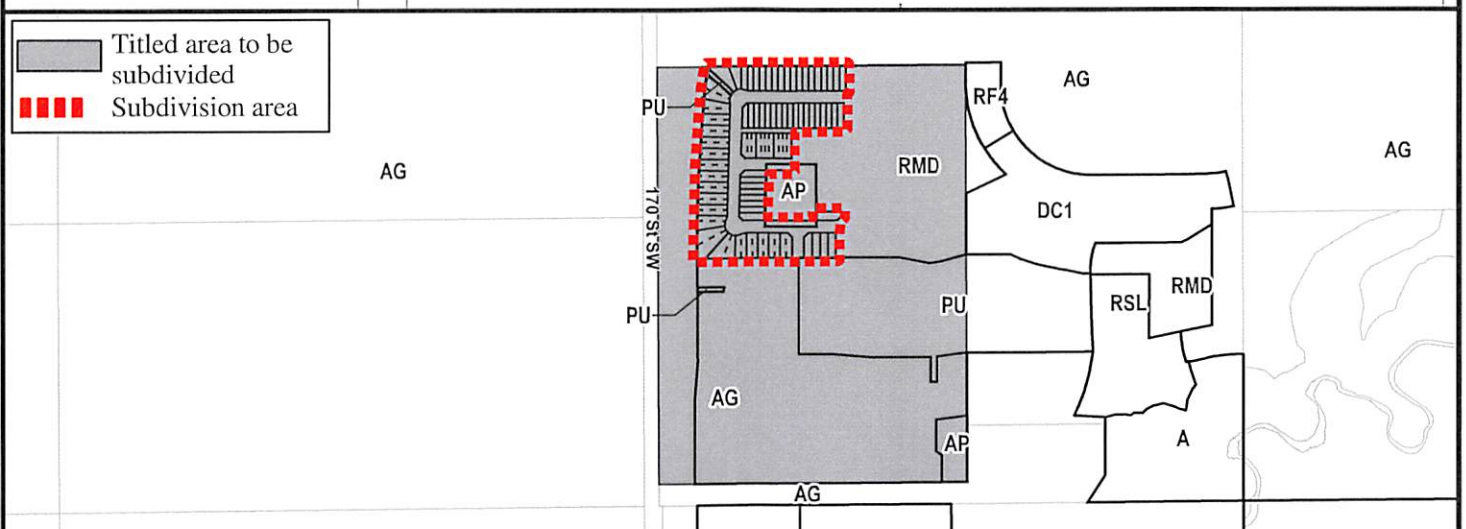
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Enclosure

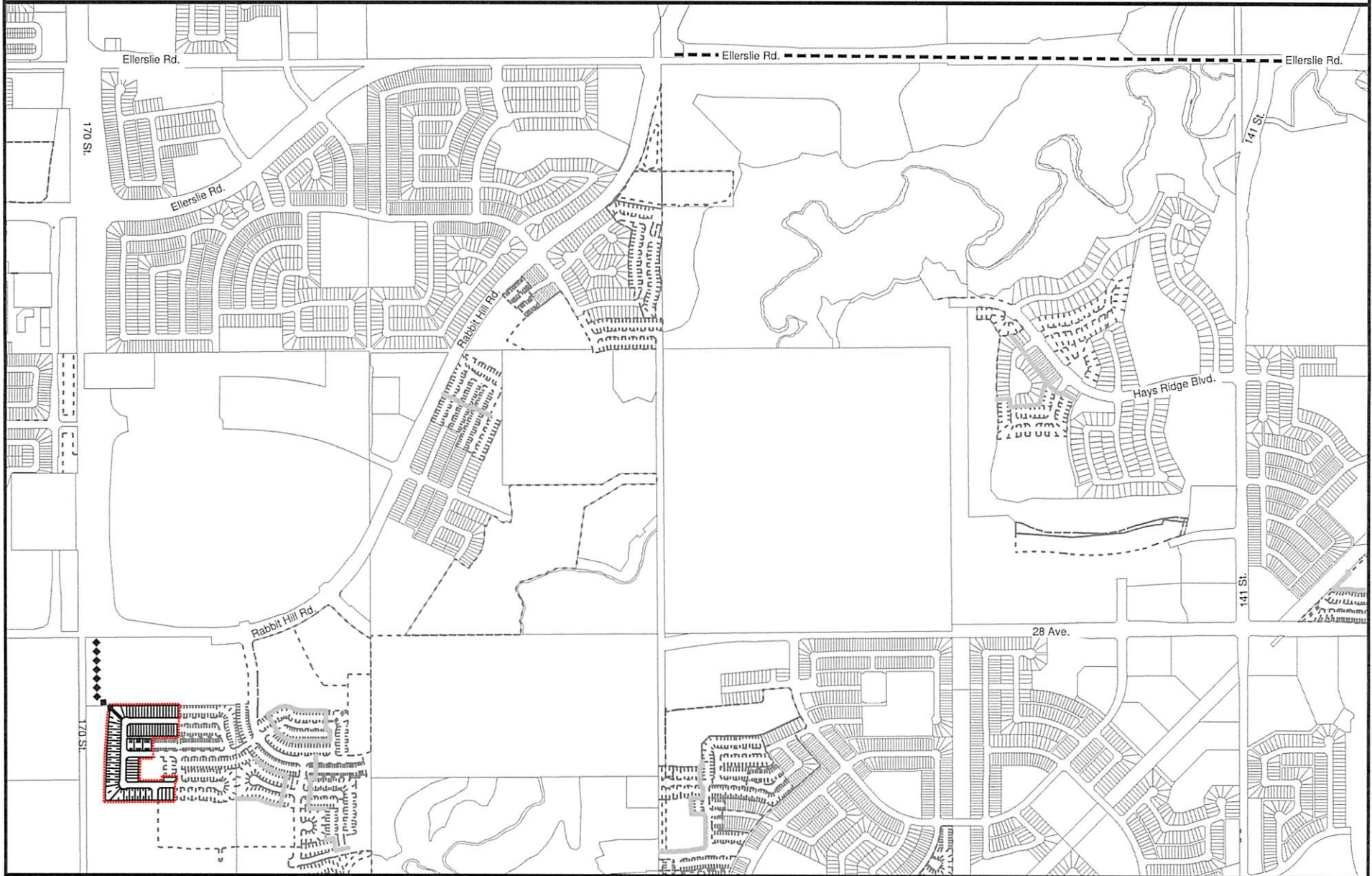
-  Limit of proposed subdivision
-  1.8 m concrete sidewalk
-  1.8 m uniform screen fence as per Zoning Bylaw
-  3 m hard surface shared use path
-  Noise attenuation fence
-  Restrictive covenant re: Freeboard
-  Restrictive covenant re: Berm and Fence



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



- Limit of proposed subdivision
- Construct two lanes to an arterial roadway standard
- ◆◆◆ 3 m hard surface shared use path





Subdivision Authority

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

May 30, 2019

File No. LDA16-0553

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 252 single-detached residential lots, 25 row housing lots, two (2) commercial lots, one (1) Public Utility lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, the SE 10-54-24-W4M, the SW 10-54-24-W4M, and Lot 1, Block 1, Plan 112 3855 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST AND CRYSTALLINA NERA WEST**

LDA16-0553 subdivision was originally approved on February 15, 2018 and one change request was submitted and approved on October 25, 2018. This is the second proposed revision to the file. This application includes a revised phasing plan that would allow a commercial site to develop sooner.

I The Subdivision by Plan is APPROVED on May 30, 2019 subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 1.92 ha and a 0.26 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 4.265 ha by a Deferred Reserve Caveat registered against Lot 3, Block 1, Plan 172 0306 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register a sewer easement in favour of EPCOR Drainage Services from the SWMF, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the lots identified be withheld from registration until the temporary 6 m roadway connections, the temporary 3 m shared use path and the temporary alley turnaround are 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 LDA19-0114 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the SWMF as shown on the "Conditions of Approval" map, Enclosure I;
11. that the proposed Public Utility lot be dedicated as road right of way, as shown on the "Conditions of Approval" map, Enclosure I; 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 (3) 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 temporary 6 m gravel surface roadway connections with Phases 6 and 7 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct a roundabout at the intersection of 178 Avenue NW and 70 Street NW (south) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner constructs 178 Avenue NW to an urban collector standard from the existing terminus to 66 Street with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a right-in/right-out access to the commercial site, located a minimum of 40 m from 66 Street, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a right-in/right-out/left-in curb return access to the commercial site, located a minimum of 30 m west of the right-in/right-out commercial access, as per the Access Management Guidelines, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 2.5 m hard surface shared use path along the west side of 66 Street in Phase 2, from 178 Avenue to the existing 2.5 m shared use path north of the subdivision boundary, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a temporary alley turnaround in Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner widen the alley for the temporary emergency access in Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a temporary 3 m hard surface shared use path with bollards in Phase 6, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter in Phase 7, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway in Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage in, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner provide curb extensions at the shared use path crossing on the collector roadway, to the satisfaction of Subdivision and Development Coordination;
23. that the owner designs the ultimate SWMF and constructs the interim facility, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner constructs underground utilities including watermain with temporary road, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
25. that the owner submits a Bird Hazard Assessment to Subdivision and Development Coordination, according to the Edmonton Garrison Heliport Zoning Regulations and incorporates the recommendations of the study in the design and construction of the SWMF, prior to the approval of the engineering drawings;
26. 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
27. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, 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 (MR) for Lot 3, Block 1, Plan 172 0306 in the amount of 1.92 ha and 0.26 ha is being provided by dedication with this subdivision. MR for Lot 3, Block 1, Plan 172 0306 in the amount of 4.265 ha is also being provided by a DRC with this subdivision.

MR for the SE 10-54-24-W4M was addressed by DRC and purchase with LDA15-0362.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

























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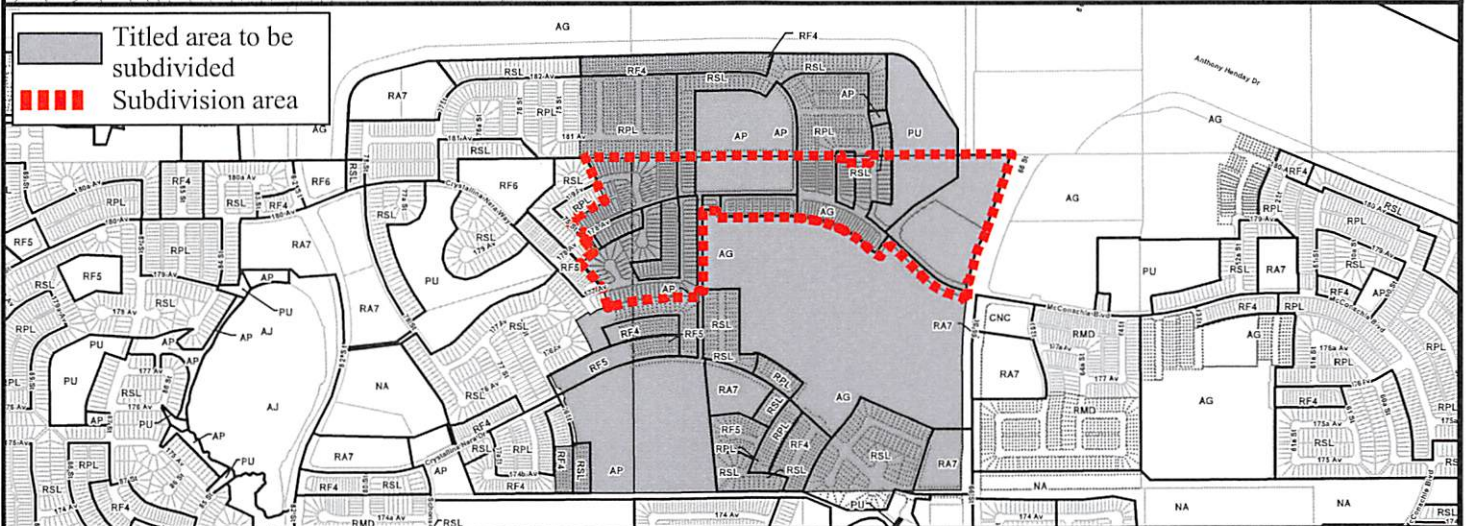
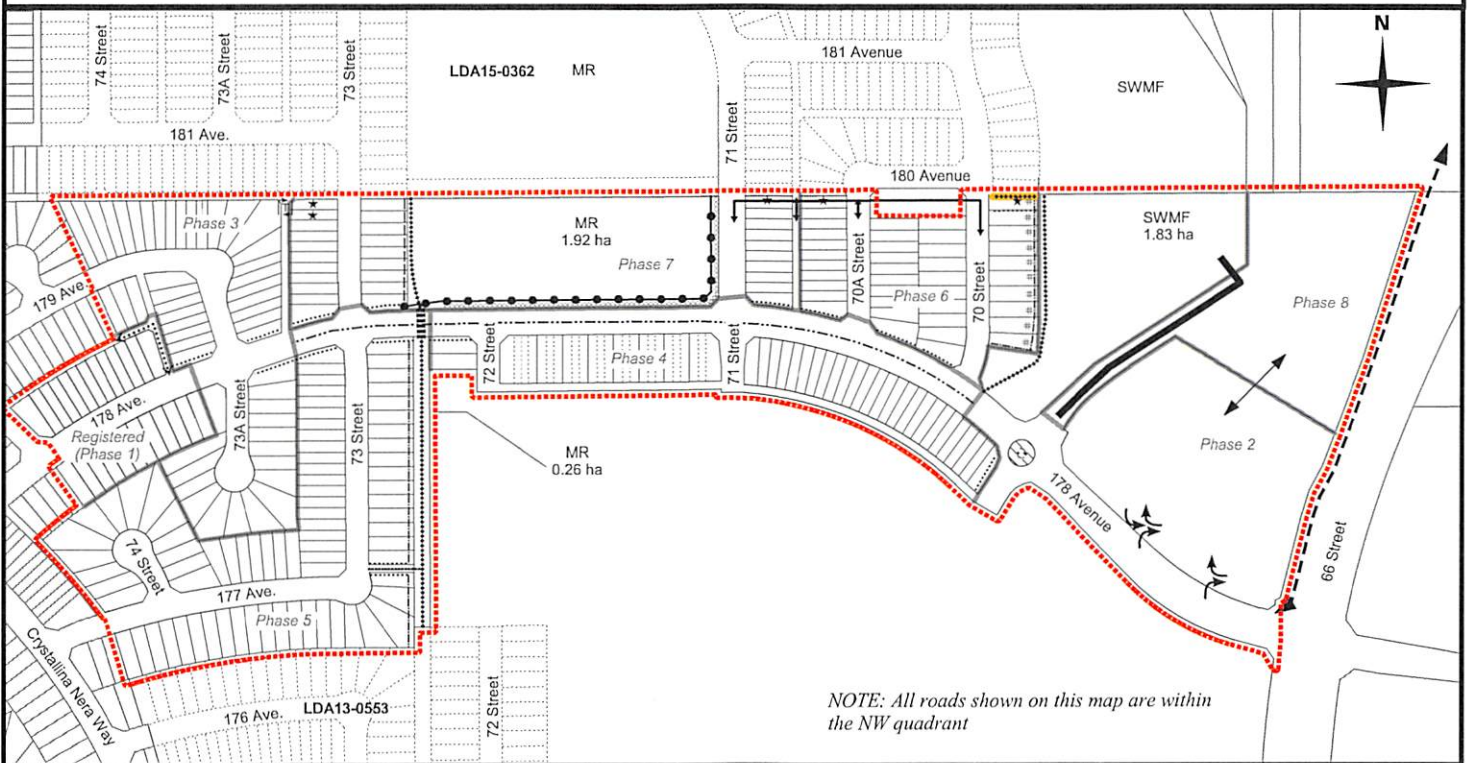
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 30, 2019

LDA16-0553

- | | | | | | |
|---|---|---|--|---|--|
|  | Limit of proposed subdivision |  | Zebra marked crosswalk |  | 1.8 m concrete sidewalk |
|  | Right-in/right-out access |  | Temporary 6 m roadway |  | 2.5 m mono-walk |
|  | Right-in/right-out/left-in curb return access |  | Construct roundabout |  | Restrictive covenant re: Freeboard |
|  | Withhold lots from registration |  | 1.8 m uniform fence |  | Phasing line |
|  | Temporary 3 m hard surface shared use path |  | 1.2 m uniform fence |  | Post and rail fence |
|  | 3 m hard surface shared use path |  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Dedicate as road right-of-way |
|  | 2.5 m Shared use path |  | Construct collector roadway with Phase 2 |  | Sewer Easement |
| | |  | Temporary alley turnaround |  | Cross Lot Access Easement |
| | | | |  | Widen alley for temporary emergency access |





Subdivision Authority

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

May 30, 2019

File No. LDA19-0127

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 2, Plan 3751 HW, located south of 109 Avenue NW and east of 133 Street NW; **NORTH GLENORA**

The Subdivision by Plan is REFUSED on May 30, 2019 for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulation identified in Section 110.4(1)(b) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (RF1) Single Detached Residential Zone. The minimum site width identified in the (RF1) Single Detached Residential Zone for single detached housing is 7.50 metres. The site width of the proposed lots is 7.47 metres, measured 3.0 metres from the front property line in accordance with Section 110.4(8)(a) of the City of Edmonton Zoning Bylaw 12800, and is therefore deficient by 0.03 metres or 0.4%.
2. The proposed subdivision will create two non-conforming lots that do not meet the site width 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #308379863-001

Enclosures

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 11, BLOCK 2, PLAN 3751 HW
 WITHIN
 (N.W. 1/4 SEC. 1 - TP. 53 - RGE. 25 - W. - 4th MER.)
 NORTH GLENORA AREA
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.068 ha

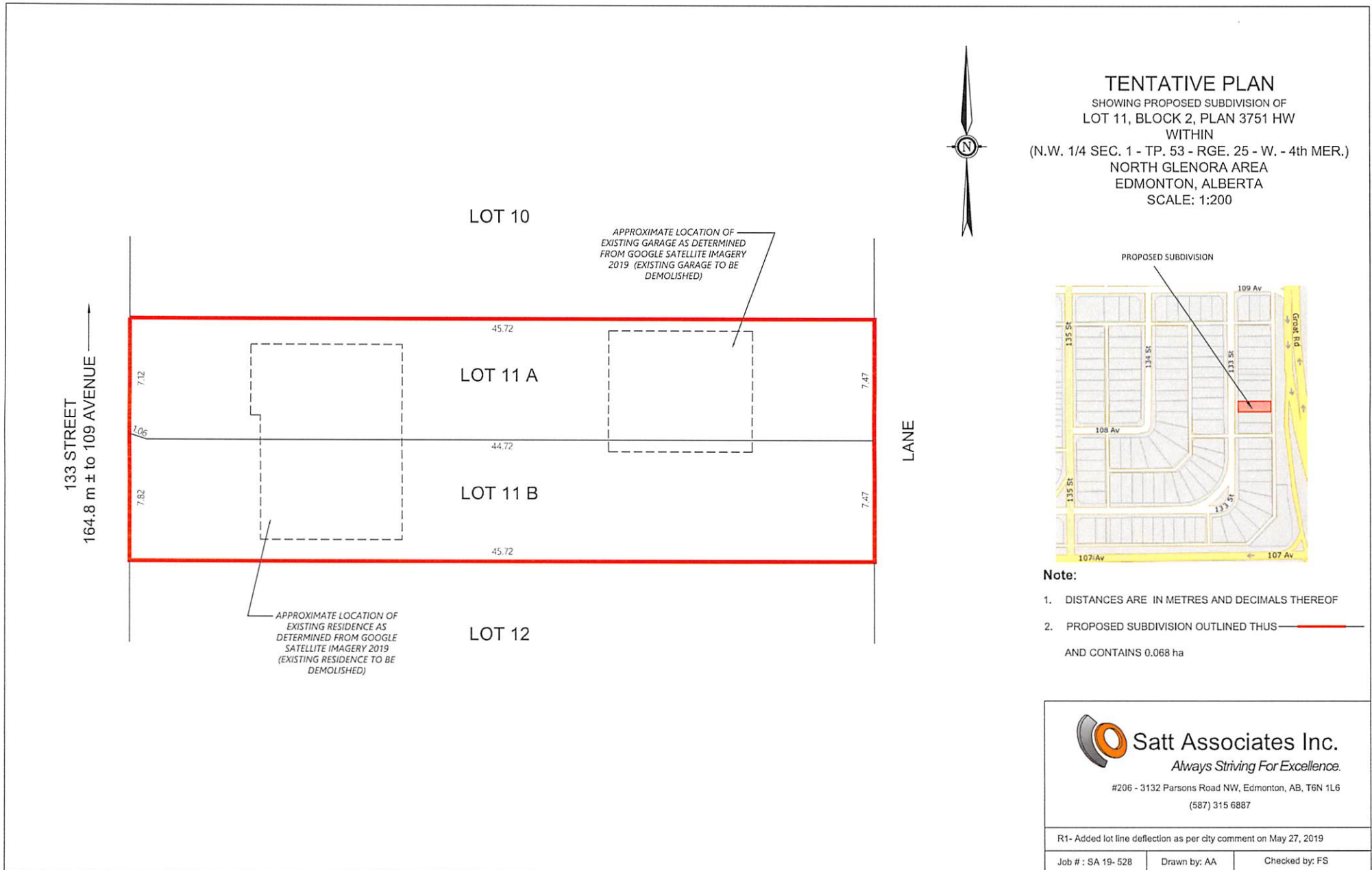


Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

R1- Added lot line deflection as per city comment on May 27, 2019

Job # : SA 19- 528	Drawn by: AA	Checked by: FS
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Subdivision Authority

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

May 30, 2019

File No. LDA19-0131

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 73, Plan 3878 KS, located north of 105 Avenue NW and west of 45 Street NW; **GOLD BAR**

The Subdivision by Plan is APPROVED on May 30, 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 Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #308719235-001

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 45 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.
- Bus Stop 2562 is located at the property line of the subject property. The applicant will need to ensure that the bus stop remains in its current location and configuration.

Building / Site

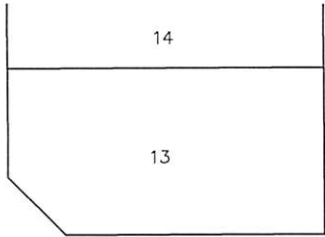
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

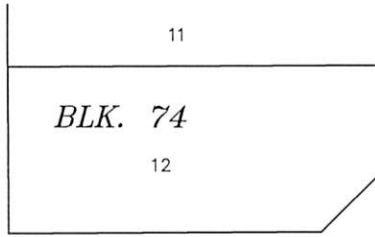
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.7 m north of the south property line of Lot 2 off of the lane. The existing storm service enters the proposed subdivision approximately 9.7 m south of the north property line of Lot 2 off 45 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).



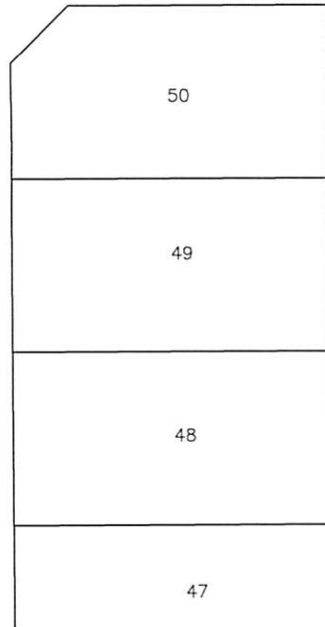
46 STREET NW



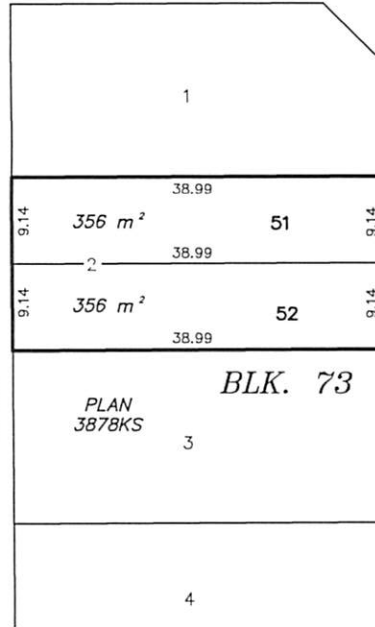
LANE



105A AVENUE NW

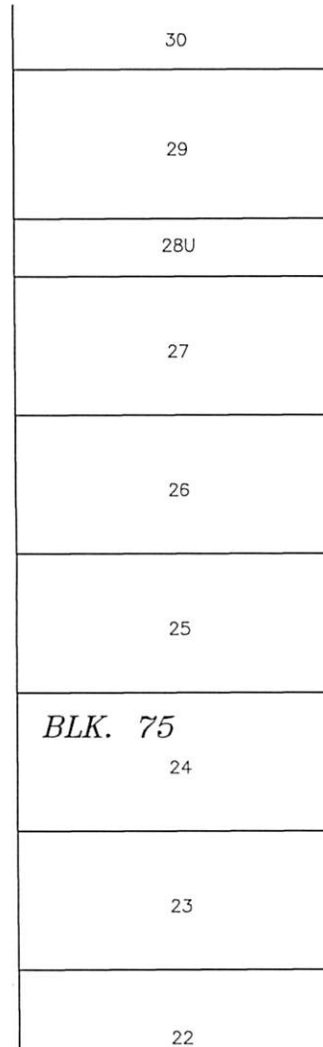


LANE



PROPOSED LINE OF SUBDIVISION

45 STREET NW



LANE



Stantec Geomatics Ltd.
10160-112th Street NW
Edmonton, Alberta, Canada
T5K 2L6
Tel. 780-917-7000
Fax. 780-917-7289
www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

ANGELA & BRIAN WATERS

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 2, BLOCK 73, PLAN 3878KS

WITHIN


RIVER LOT 39, SEC 24, TWP. 52, RGE. 24, W.4 MER.

GOLD BAR

SCALE 1 : 500

MARCH 2019

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.071 Hectares, including 1 residential lots.



Subdivision Authority

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

May 30, 2019

File No. LDA19-0183

Anna Lin
20 Hillside Crescent
Sherwood Park, AB T8A 5C9

ATTENTION: Anna Lin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 18, Plan 2952 HW, located north of 97 Avenue NW and east of 161 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on May 30, 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 #311303027-001

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 161 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 161 Street NW. Upon redevelopment of the proposed southern Lot, 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

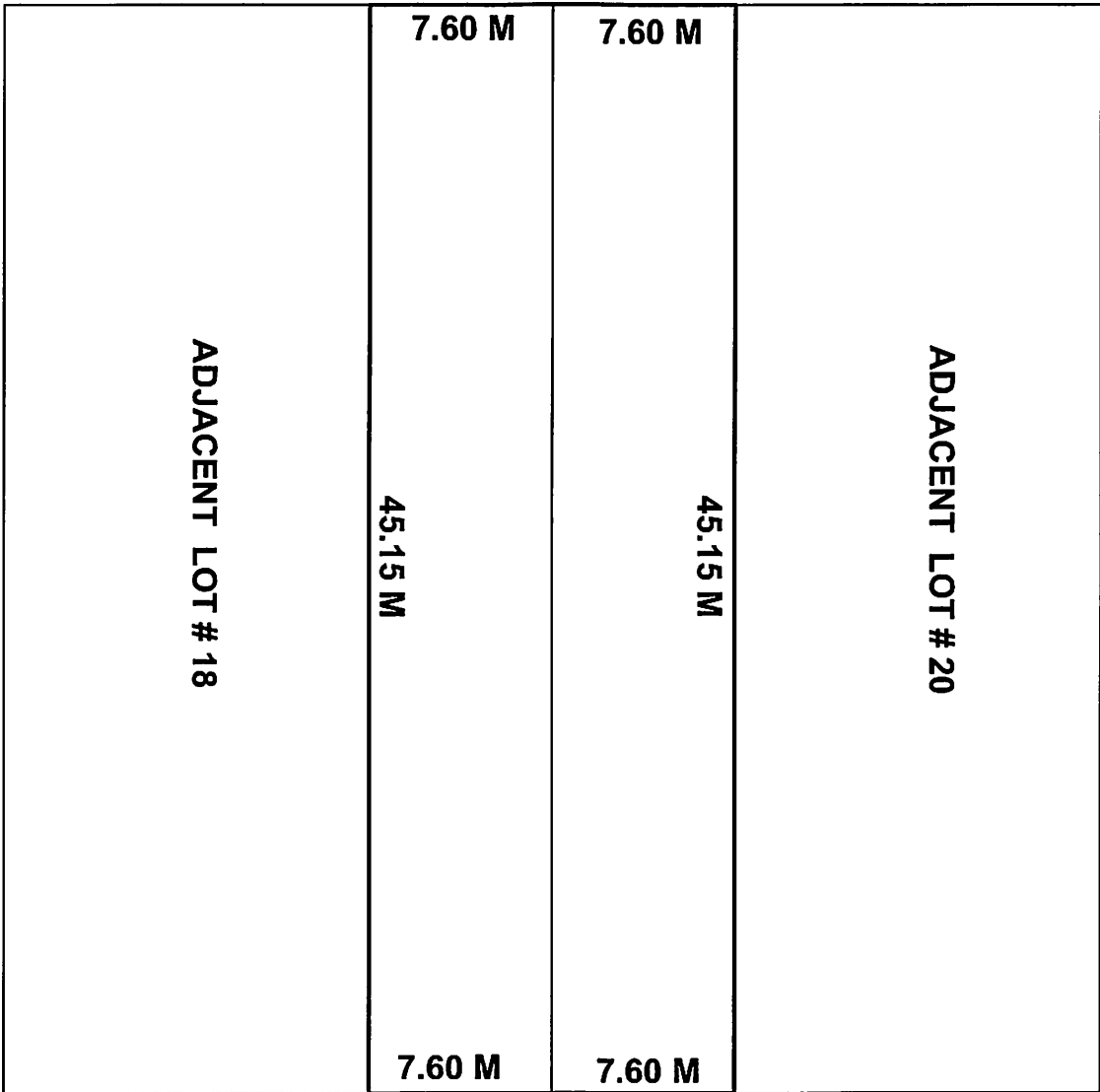
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 11.85 m north of the south property line of Lot 19 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).

**TENTATIVE PLAN OF PROPOSED SUBDIVISION
LEGAL DESCRIPTION:
LOT 19, BLOCK 18 , PLAN 2952HW**



161 STREET

→ TO 98 AVENUE



LANE



Subdivision Authority

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

May 30, 2019

File No. LDA19-0184

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 10-11, Block 13, Plan 5515 AE, located north of 102 Avenue NW and east of 78 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on May 30, 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 #311408479-001

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 78 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 retaining wall on 78 Street. Upon redevelopment of proposed Lots 11A and 11 B, the existing retaining wall must be removed if it is located within 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 2.54 m north of the south property line of Lot 10 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing and fire flows 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).

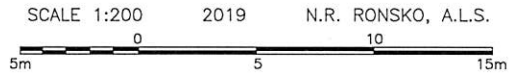
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 10 & 11, BLOCK 13, PLAN 5515 A.E.

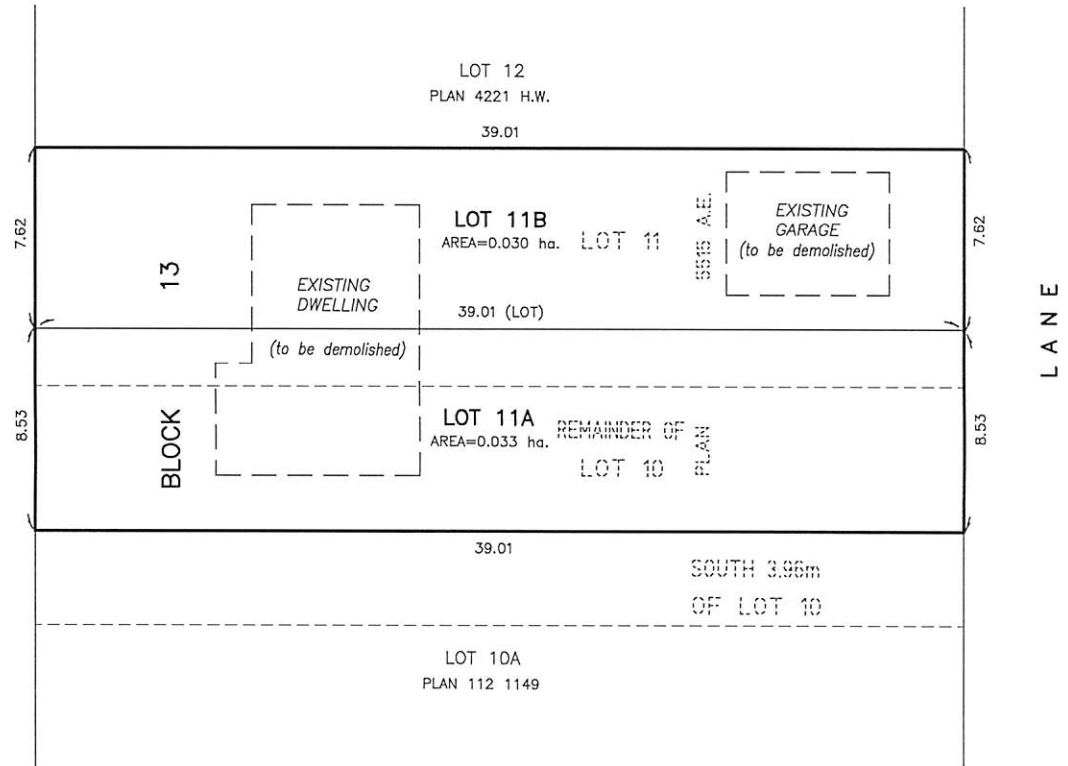
IN THE
RIVER LOT 29-53-24-4

EDMONTON ALBERTA



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

TO 103rd AVENUE
78th STREET



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: APRIL 16, 2019
REVISED: -

FILE NO. 19S0188

DWG. NO. 19S0188T

Thursday, May 23, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 23, 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 16, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	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 Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA19-0008 299241814-001	Tentative plan of subdivision to create one (1) Multiple Family Lot (MFL) from Lot 10, Block 1, Plan 142 4279, located north of 167 Avenue NW and west of 127 Street NW; ALBANY
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA19-0142 309830160-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 26, Plan 4065 AE, located west of 64 Street NW and north of 114 Avenue NW; HIGHLANDS	
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.		