

Thursday, June 10, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 23

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 10, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 3, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA19-0411
342132131-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 13 and part of Lot 12, Block 12, Plan 1367 HW, located south of 78 Avenue and east of 116 Street; **McKERNAN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA21-0010
382732397-001

Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3A, Block 11, Plan 192 1944, located north of 128 Avenue NW and immediately west of 97 Street NW; **LAUDERDALE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.

LDA21-0079
381230659-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 15A, Plan 6083 KS, located east of 71 Street NW and south of 101 Avenue NW; **TERRACE HEIGHTS**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA21-0158 389723334-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 17-18, Block 18, Plan 5119 AC, located south of 121 Avenue NW and east of 65 Street NW; MONTROSE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA21-0225 394977835-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 15, Plan 5069 KS, located north of 87 Avenue NW and east of 138 Street NW; PARKVIEW	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA21-0226 394763725-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 6192 HW, located north of 96 Avenue NW and west of 161 Street NW; GLENWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA21-0232 395067518-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 30, Plan 1996 KS, located north of 121 Avenue NW and east of 45 Street NW; BEACON HEIGHTS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

June 10, 2021

File No. LDA19-0411

Pals Geomatics Corp.
10704 176 Street NW
Edmonton, AB T5S1G7

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 13 and part of Lot 12, Block 12, Plan 1367 HW, located south of 78 Avenue and east of 116 Street;
McKERNAN

The Subdivision by Plan is APPROVED on June 10, 2021, subject to the following conditions:

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey, and
2. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/cb/Posse #342132131-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 116 Street NW and 78 Ave NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 116 Street NW. Upon redevelopment of proposed Lot 13B, the existing residential access to 116 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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).
- Two sets of existing services (water and sanitary) enter the proposed subdivision approximately 10.0 m and 11.0 m east of the west property line of Lot 13 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 fire flows adjacent to the property. City of Edmonton Standards requires on-street fire flows of 100 l/s for the current zoning. On-street fire flows in the area are below the required flow rate. The owner is advised to review on site fire protection.
- 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).



Subdivision Authority

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

June 10, 2021

File No. LDA21-0010

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 commercial lot from Lot 3A, Block 11, Plan 192 1944, located north of 128 Avenue NW and immediately west of 97 Street NW;
LAUDERDALE

The Subdivision by Plan is APPROVED on June 10, 2021, 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, sanitary, storm) to the proposed lots;
2. 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; 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 subdivisions@edmonton.ca.

Regards,

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

Blair McDowell
Subdivision Authority

BM/kr/Posse #382732397-001

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 (\$2,127.00 - 2021 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).
- Proposed Lot 3B
 - The existing water service enters the proposed subdivision within an existing Utility Right of Way (URW), approximately 5.6 m east of the west property line of existing Lot 3A. The URW is registered on Title under instrument number 5524KQ.
 - An existing storm service enters the proposed subdivision within an existing URW, approximately 3.1 m east of the west property line of existing Lot 3A. The URW is registered on Title under instrument number 5524KQ.
 - A second existing storm service enters the proposed subdivision within an existing URW, approximately 7.7 m west of the west property line of existing Lot 3A. The URW is registered on Title under instrument number 5524KQ.
 - As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, the aforementioned storm and water services cannot cross the proposed property line.
- Proposed Lot 3C
 - The existing storm service enters the proposed subdivision within an existing URW, approximately 7.7 m west of the west property line of existing Lot 3A. The URW is registered on Title under instrument number 5524KQ.
 - The existing sanitary service enters the proposed subdivision approximately 1.2 m south of the north property line of existing Lot 3A off 97 Street NW.
 - As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, the aforementioned storm and sanitary 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).

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 10, 2021

LDA21-0010

TENTATIVE PLAN
 SHOWING SUBDIVISION OF
 LOT 3A, BLK.11,
 DESCRIPTIVE PLAN 192 1944

IN THE
 S.E.1/4 SEC.20-53-24-4

EDMONTON ALBERTA

SCALE 1:1000 2021 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.

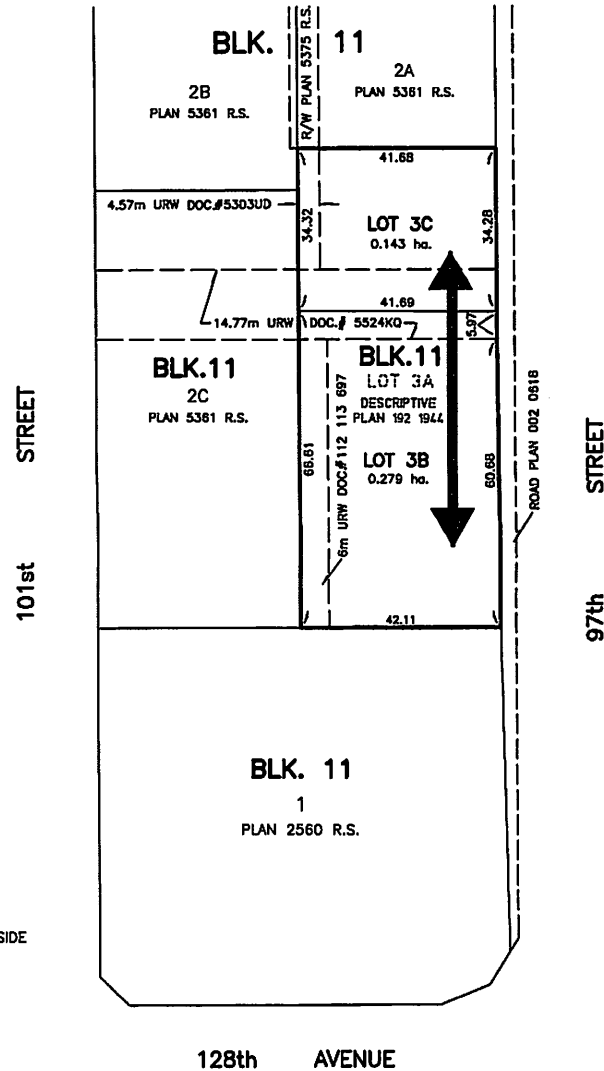
8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: DA
 CALC'D. BY: -
 DATE: December 23, 2020
 REVISED: March 24, 2021
 FILE NO. 20S0611
 DWG.NO. 20S0611T1rev.1

REVISION 1: MOVED PROPOSED BOUNDARY TO SOUTHSIDE OF DRIVE ISLE.





Subdivision Authority

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

June 10, 2021

File No. LDA21-0079

Gillmore Surveys (Arctic) Ltd.
7322 101 Avenue NW
Edmonton, AB T6A 0J2

ATTENTION: Duncan Gillmore

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 15A, Plan 6083 KS, located east of 71 Street NW and south of 101 Avenue NW; **TERRACE HEIGHTS**

The Subdivision by Plan is APPROVED on June 10, 2021, subject to the following conditions:

1. that the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
2. that, subject to Condition #1, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot an irrevocable caveat allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II outlines the servicing conditions for the shared water, storm, and sanitary services. Enclosure III is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #381230659-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future redevelopment must be to the adjacent lane in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the lane. Site access must maintain a minimum clearance of 1.0 metre from the closest edge of the power pole to the closest edge of any proposed driveway.

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

- Upon future site redevelopment, or, if the conditions in Enclosure II cannot be met, 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).
- Two existing water services enter the proposed subdivision approximately 7.0 m east of the west property line of Lot 4 off of the lane, and approximately 7.62 m east of the west property line of Lot 4 off of the lane. The existing sanitary service enters the proposed subdivision approximately 7.6 m west of the east property line of Lot 4 off of 101 Avenue NW. Upon future site redevelopment, or, if the conditions in Enclosure II cannot be met, these services cannot cross the proposed property line as per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw.
- There is a water main located within a laneway adjacent to the east property line of Lot 4. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

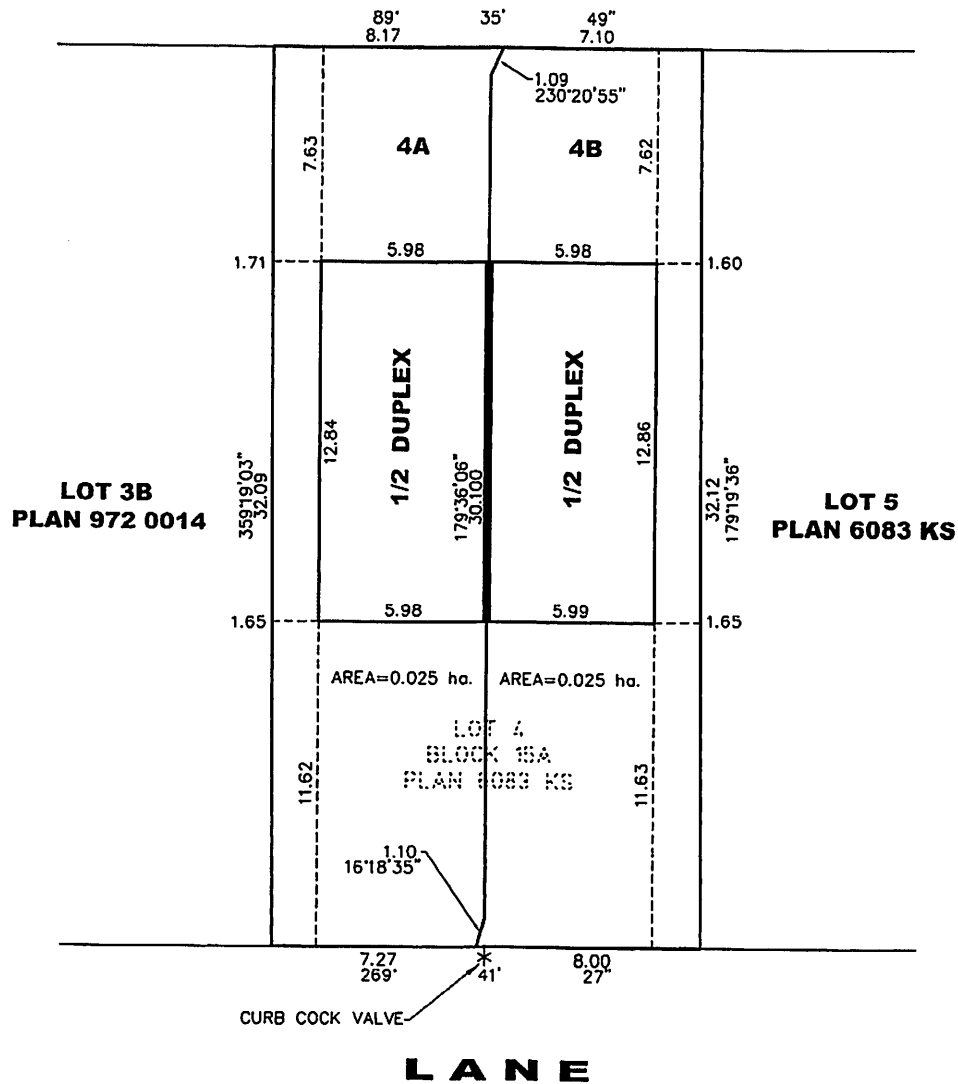
Optional Servicing Conditions for Sewer and Water Services

- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the Drainage Bylaw 18100:**
- a. The building must have been constructed prior to 1992;
 - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported;
 - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing;
 - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
 - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties;
 - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
 - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

- II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the Water Services and Wastewater Treatment Bylaw 17698, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**
- a. The subdivision application must be supported by EPCOR Drainage Services;
 - b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported;
 - c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants/owners are accepting the existing water system(s) as-is. The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners;
 - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
 - e. If a new Development Permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system; and
 - f. The Chief Plumbing Inspector must also support the subdivision.

Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.

101 AVENUE NW



NOTES :
 (1) PROPOSED SUBDIVISION SHOWN THUS
 (2) PLOT PLAN REVISED ON JUNE 3rd, 2021 TO SHOW DEFLECTION TO ACCOMMODATE WATER & SEWER LINE AND CURB COCK VALVE.

CERTIFIED CORRECT
 JUNE 3rd, 2021
Duncan C. Gillmore
DUNCAN C. GILLMORE, ALS.

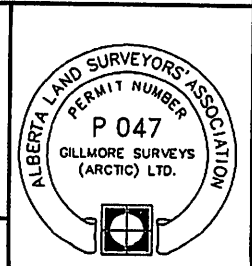
TENTATIVE PLAN OF SUBDIVISION

LEGAL DESCRIPTION
 LOT 4, BLOCK 15A, PLAN 6083 KS

OWNER : EMMY MAH
 8730-80 AVENUE
 EDMONTON, ALBERTA

CIVIC ADDRESS:
 7007 101 AVENUE NW
 EDMONTON, ALBERTA

C. OF T. NO: 192 194 732
 DATE : NOVEMBER 23rd, 2020



GILLMORE SURVEYS (ARCTIC) LTD.
 7322 - 101 AVENUE
 EDMONTON - ALBERTA
 T6A 0J2
 PH. (780) 465-0096 Fax (780) 468-7072

DATE: DECEMBER 7th, 2020
SCALE: 1: 200
GSAL: 2162-9
WS: 20-0373

Drwg: 20-0373T



Subdivision Authority

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

June 10, 2021

File No. LDA21-0158

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 17-18, Block 18, Plan 5119 AC, located south of 121 Avenue NW and east of 65 Street NW;
MONTROSE

The Subdivision by Plan is APPROVED on June 10, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority

BM/kr/Posse #389723334-001

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 (\$686.00 - 2021 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 65 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at www.edmonton.ca (search "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 22.52 m south of the south property line of 121 Avenue NW, off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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

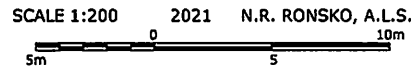
SHOWING SUBDIVISION OF

**S.1/2 OF LOT 17 & LOT 18,
BLOCK 18, PLAN 5119 A.C.**

IN THE

S.W.1/4 SEC.14 TWP.53 RGE.24 W. 4M.

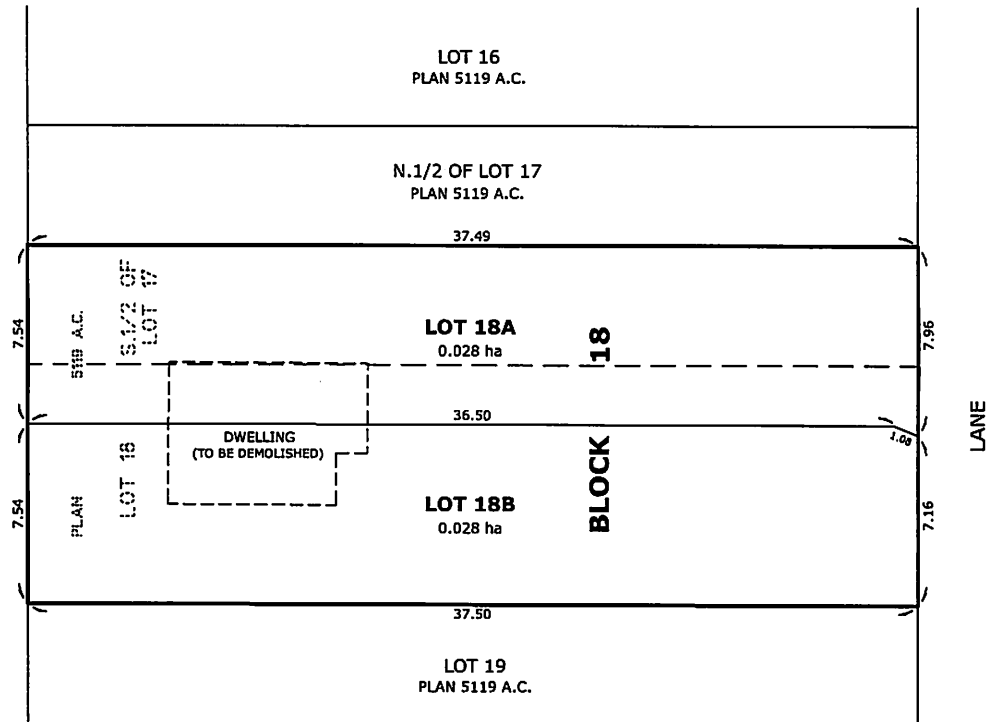
EDMONTON, ALBERTA



NOTES:

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

to 121st AVENUE
65th STREET



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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MARCH 17, 2021	REVISED:	June 4, 2021
DRAWING	21S0166T	FILE NO.	21S0166



Subdivision Authority

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

June 10, 2021

File No. LDA21-0225

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 7, Block 15, Plan 5069 KS, located north of 87 Avenue NW and east of 138 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on June 10, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #394977835-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

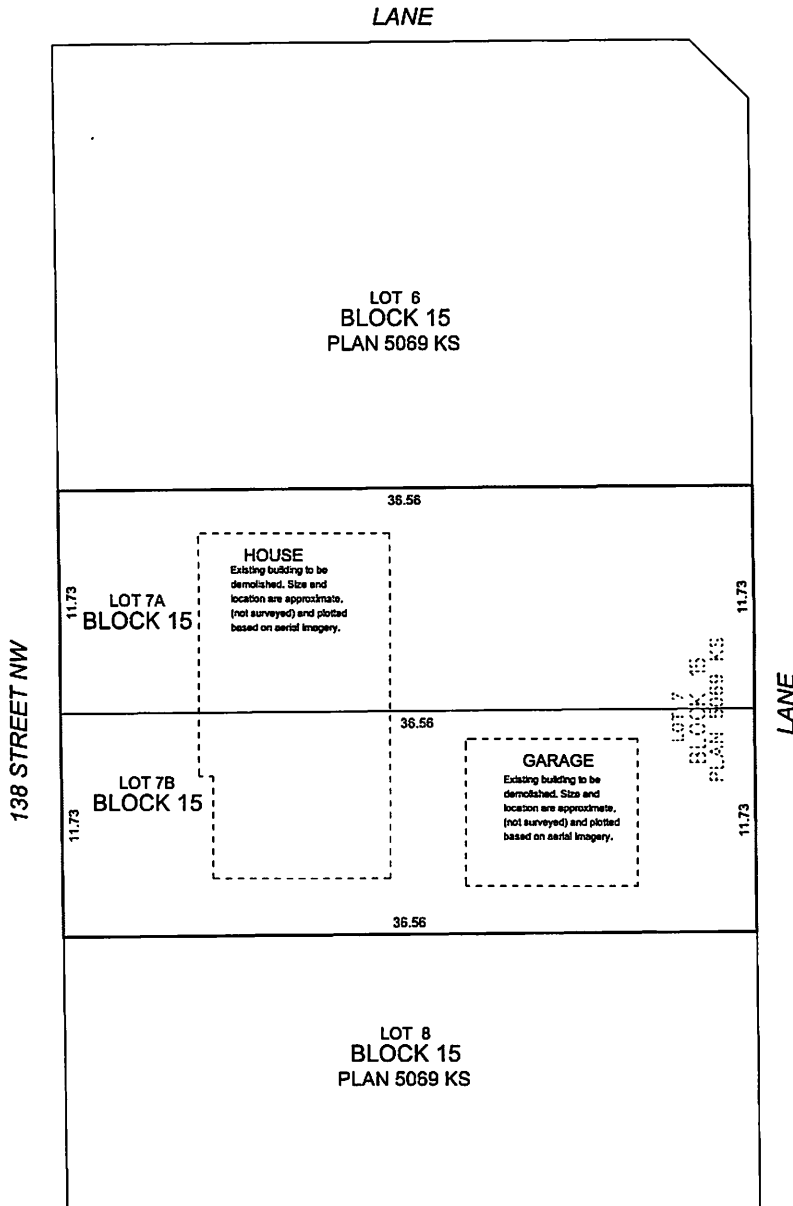
- There is an existing boulevard tree adjacent to the site on 138 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 138 Street NW. Upon redevelopment of proposed Lot 7B, the existing residential access to 138 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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

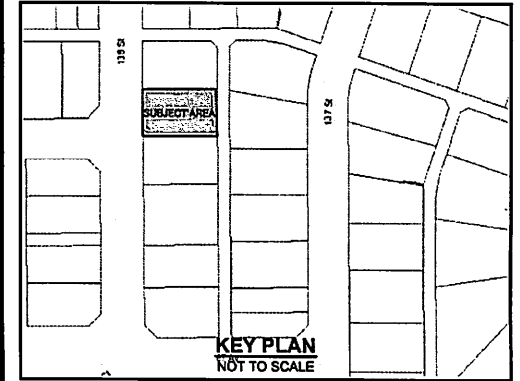
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.2 m south of the north property line of Lot 7 off of the lane. The existing storm service enters the proposed subdivision approximately 11.4 m north of the south property line of Lot 7 off of 138 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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).



KLAIR CUSTOM HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.086 ha.



REV. NO.	DATE	ITEM	BY
1	MAY 021	ORIGINAL PLAN COMPLETED	CN

REVISIONS

PARKVIEW

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 7, BLOCK 15, PLAN 5069 KS

WITHIN THE

W. 1/2 SEC. 25 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2021
SCALE: 1:250

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

FILE NO. 62100091T	DRAFTED BY: CN	CHECKED BY: SM
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Subdivision Authority

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

June 10, 2021

File No. LDA21-0226

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 7, Plan 6192 HW, located north of 96 Avenue NW and west of 161 Street NW;
GLENWOOD

The Subdivision by Plan is **APPROVED** on June 10, 2021, subject to the following conditions:

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #394763725-001
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 8, 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 Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.1 m south of the north property line of Lot 8 off 161 Street. 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. City of Edmonton Standards requires hydrant spacing of 150m for the current zoning. Hydrant spacing in the area is approximately 175m and does not meet the spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole in the alley, as shown on the Enclosure. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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).

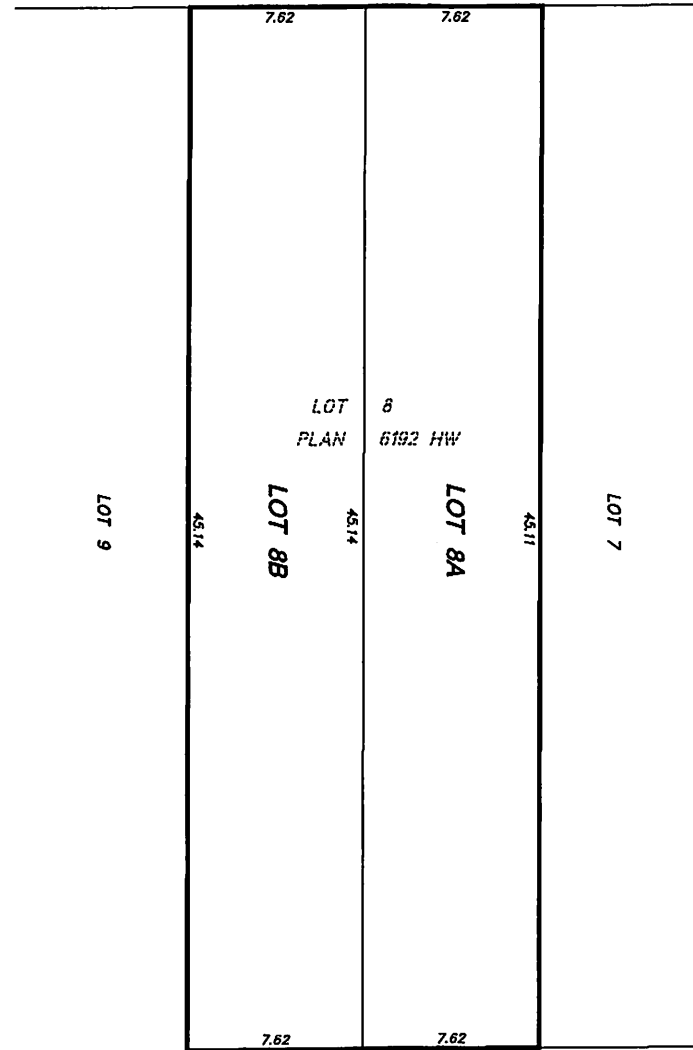
ENCLOSURE II:

FILE: LDA21-0226

DATE: Jun 10, 2021



LANE



161st STREET

TENTATIVE PLAN

LOT: 8		BLOCK: 7	PLAN: 6192 HW	
BUILDER/OWNER: A.K. DREAM HOMES		SUB.: GLENWOOD		
ADDRESS: 9622-161 STREET		ZONING: RF1		
CONTACT: akhomes99@gmail.com		EDMONTON		
CERTIFICATE OF TITLE AREA	0.069 ha			
AREA IN PARCEL(S) BEING CREATED	0.069 ha			
NUMBER OF PARCEL CREATED	2			
<p>NOTES:</p> <p>ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.</p> <p>LEGEND:</p> <p>LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●</p>				
		<p>Albera Geomatics Inc.</p> <p>6908 ROPER ROAD NW EDMONTON ALBERTA T6B 3H9 email: abgeo@telus.net or: info@albertageo.com website: www.albertageo.com PH: (780) 437-8033 FAX: (780) 437-8024</p>		
				<p>FILE: E21159</p>



Subdivision Authority

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

June 10, 2021

File No. LDA21-0232

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 14, Block 30, Plan 1996 KS, located north of 121 Avenue NW and east of 45 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is **APPROVED** on June 10, 2021, subject to the following conditions:

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

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized flourish at the end.

Blair McDowell
Subdivision Authority

BM/tv/Posse #395067518-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 (search "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 45 Street NW. Upon redevelopment of proposed Lot 14B, the existing residential access to 45 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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 6.1 m north of the south property line of Lot 14 off 45 Street. 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. Hydrant spacing in the area is approximately 180m and does not meet the spacing requirement. 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 14, BLK.30, PLAN 1996 K.S.

IN THE

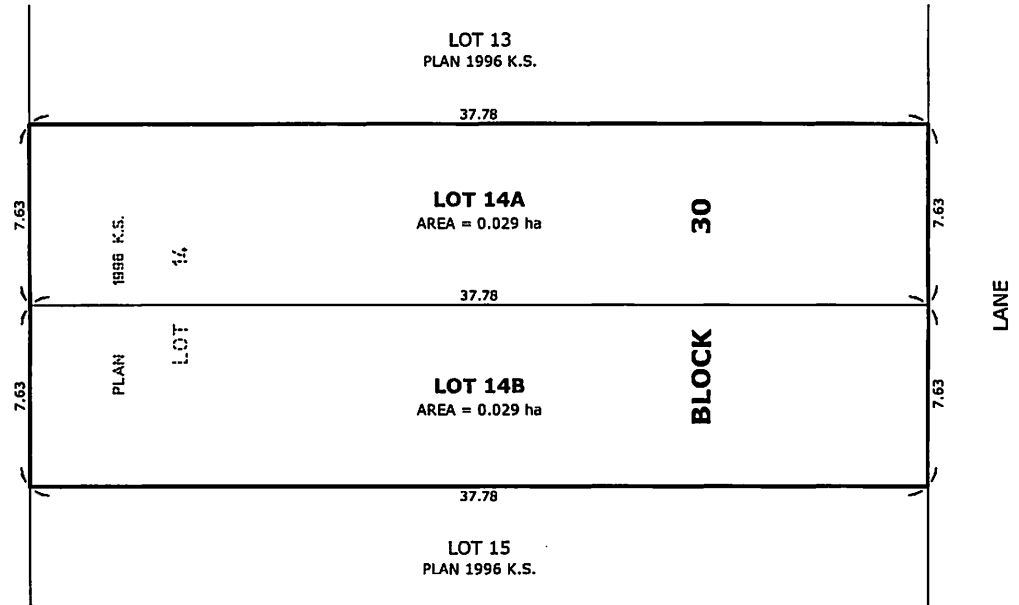
S.W.1/4 SEC.13 TWP.53 RGE.24 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.




to 122nd AVENUE
 45th STREET



NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 3, 2021	REVISED:	--
DRAWING	21S0289T	FILE NO.	21S0289