

Thursday, September 2, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 35

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 2, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 26, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA21-0279  
397731951-001

Tentative plan of subdivision to create 12 semi-detached residential lots, from Lot 1, Plan 802 1976, and a portion of the SE 21-51-25-W4M, located south of Kinsella Way NW and west of 170 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA21-0306  
396828495-001

Tentative plan of subdivision to create one (1) additional Municipal Reserve lot from Lot 41 MR, Block 111, Plan 852 0432, located east of Ockenden Place NW and south of Ogilvie Boulevard NW; **OGILVIE RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA12-0414 130695688-001	REVISION of conditionally approved tentative plan of subdivision to create 27 single detached residential lots from Lot 1, Block 1, Plan 112 3855, located south of Crystallina Nera Drive NW and east of 82 Street NW; <b>CRYSTALLINA NERA EAST</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA21-0284 398862003-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 21, Plan 2668 HW, located north of 114 Avenue NW and east of 44 Street NW; <b>BEVERLY HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0346 402357955-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 83, Block 1, Plan 3751 HW, located south of 110 Avenue NW and east of 135 Street NW; <b>NORTH GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0365 403146461-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5A, Block 10, Plan 4863 NY, located north of 58 Avenue NW and east of 109 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0376 404047589-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 74, Block 11, Plan 3624 HW, located north of 109B Avenue NW and east of 140 Street NW; <b>NORTH GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

September 2, 2021

File No. LDA21-0279

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 12 semi-detached residential lots, from Lot 1, Plan 802 1976, and a portion of the SE 21-51-25-W4M, located south of Kinsella Way NW and west of 170 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on September 2, 2021, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 0.396 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 802 1976, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the dedication of 170 Street SW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (3) above, the owner clear and level 170 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that LDA21-0277 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs two (2) lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
8. that the owner construct a 1.38 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, 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.

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

Municipal Reserve (MR) for Lot 1, Plan 802 1976, has not previously been provided and is required with this subdivision. A DRC will be registered against Lot 1, Plan 802 1976, and will provide a credit for the 170 Street SW dedication required by this subdivision. There will also be a retroactive credit for road dedication (0.109 ha) that is shown on Plan 802 1976.

MR for SE 21-51-25-W4M was previously addressed by DRC #192 020 111 with LDA13-0305 and is registered on title. The DRC will 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 [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

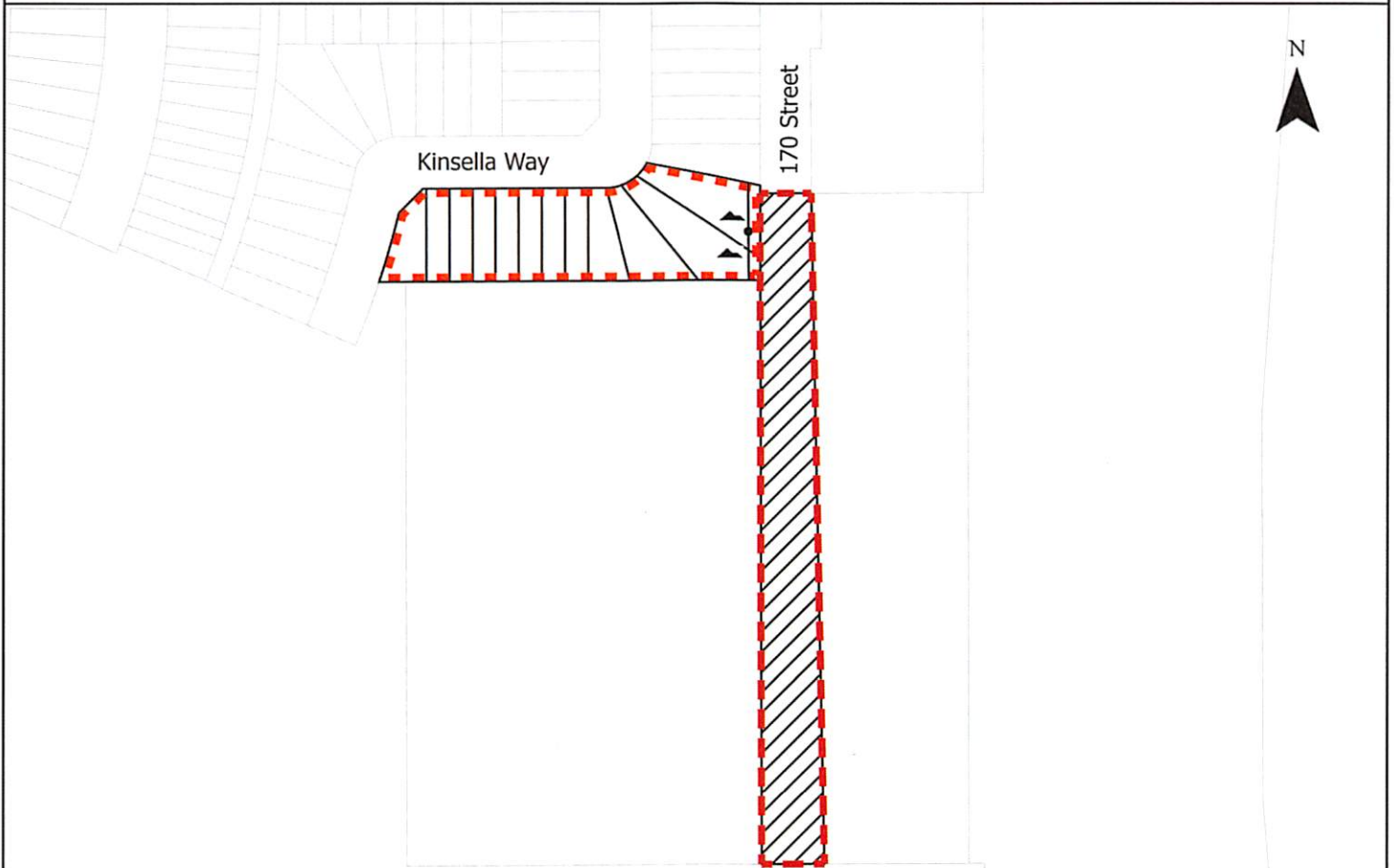
BM/ak/Posse #397731951-001

Enclosures

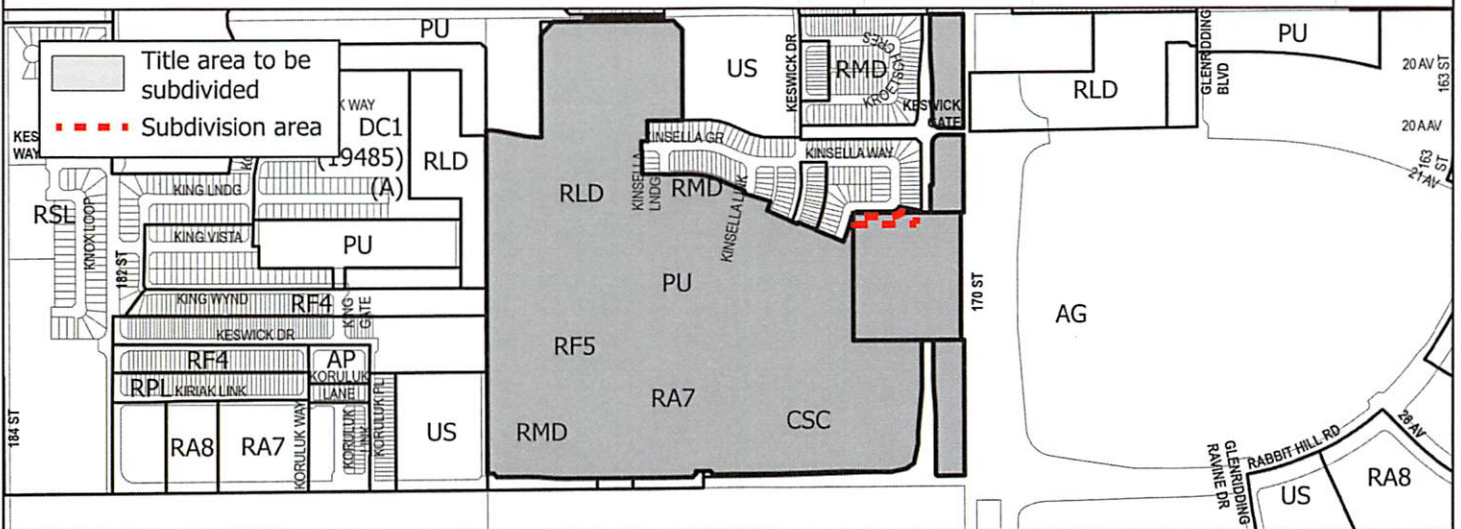
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 2, 2021 LDA21-0279

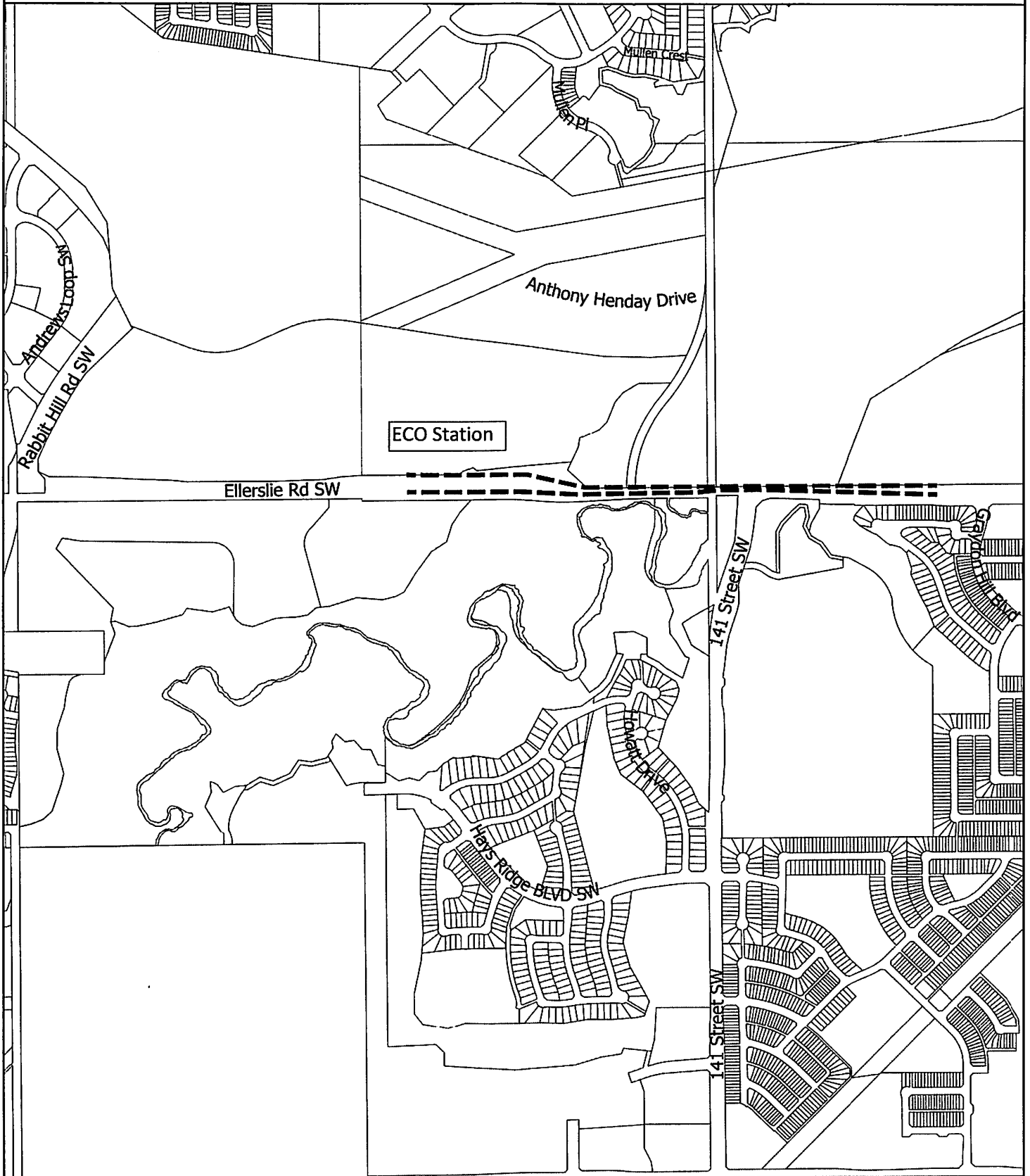
- Limit of proposed subdivision
- ▨ Dedicate as road right of way
- Amend subdivision boundary
- Berm and noise attenuation fence
- ▲ Restrictive Covenant re:berm and fence



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



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





Subdivision Authority

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

September 2, 2021

File No. LDA21-0306

City of Edmonton  
Land Development Section, Real Estate Branch  
10th floor, 10111 104 Avenue NW  
Edmonton, AB T5J 4X1

ATTENTION: Jennifer Smyth

RE: Tentative plan of subdivision to create one (1) additional Municipal Reserve lot from Lot 41 MR, Block 111, Plan 852 0432, located east of Ockenden Place NW and south of Ogilvie Boulevard NW; **OGILVIE RIDGE**

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**I The Subdivision by Plan is APPROVED on September 2, 2021, 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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;



6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs offsite sanitary and storm sewer extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.8 m uniform fence within the proposed lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the proposed parcel and remainder of the title area, to the satisfaction of City Departments and affected utility agencies.

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

The proposed 0.80 hectare (ha) lot's existing Municipal Reserve (MR) designation will be removed in the future and the lot will accordingly be rezoned, to facilitate residential development. The parent MR parcel's size is therefore reduced to 2.24 ha.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/kr/Posse #396828495-001

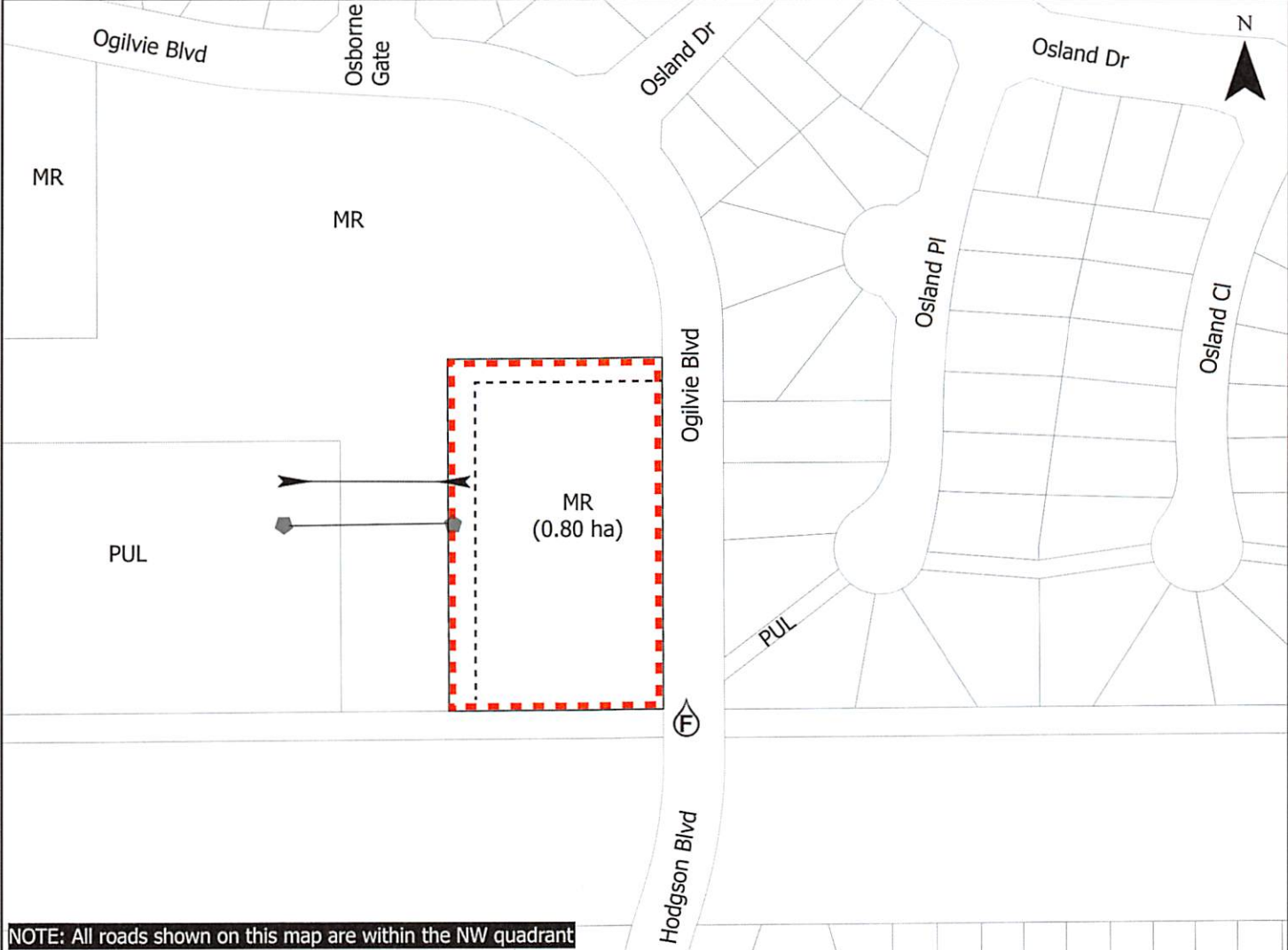
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

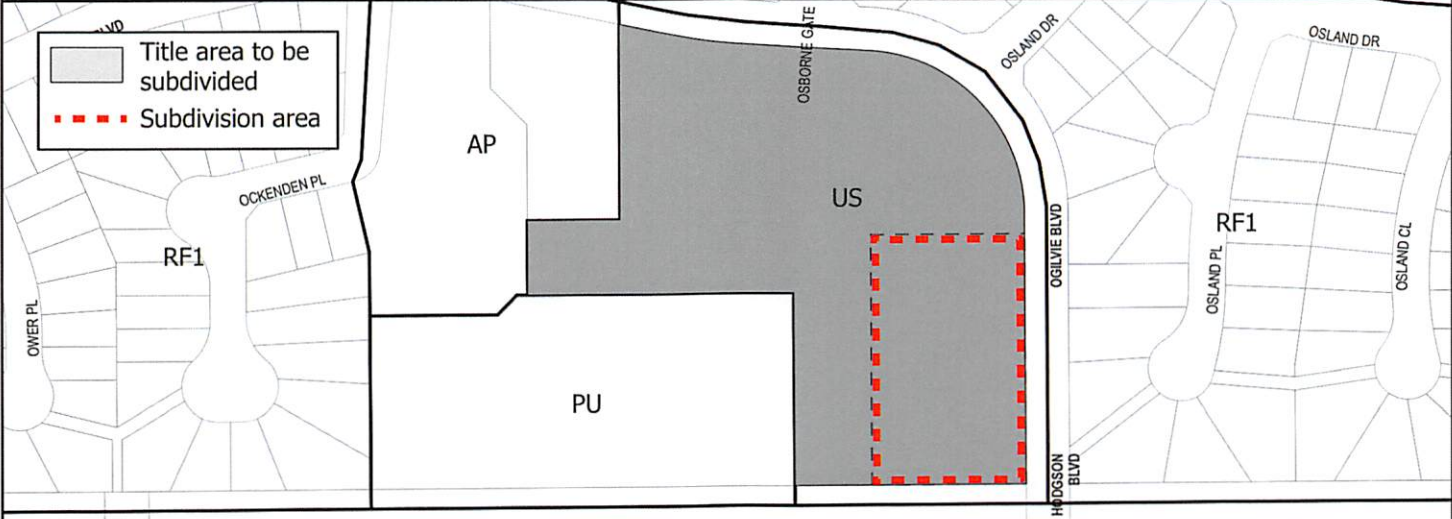
September 2, 2021 LDA21-0306

- Limit of proposed subdivision
- Sanitary sewer extension
- Storm sewer extension

- (F) Fire hydrant
- 1.8 m uniform 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

September 2, 2021

File No. LDA12-0414

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

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 27 single detached residential lots from Lot 1, Block 1, Plan 112 3855, located south of Crystallina Nera Drive NW and east of 82 Street NW; **CRYSTALLINA NERA EAST**

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LDA12-0414 was originally approved on August 29, 2013. The most recent rephasing plan (change request) was approved on April 8, 2016. Phases 1-5 have been registered and construction has been completed. Phase 6 is the last phase, and this application proposes to increase the number of lots from 25 to 27.

**I The Subdivision by Plan is APPROVED on September 2, 2021, 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 temporary public access easement for the temporary 4 m emergency access roadway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a utility easement for storm and sanitary sewer mains, as shown on the "Conditions of Approval" map, Enclosure I. EPCOR Drainage Services Inc. shall be a party to the easement;
5. 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;
6. that the approved subdivision LDA14-0107 be registered prior to or concurrent with this application for the necessary underground utilities and local roadway connection; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs underground utilities including sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 lands, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the 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 1, Block 1, Plan 112 3855 was addressed by Deferred Reserve Caveat (DRC) with LDA12-0414. The Deferred Reserve Caveat will carry forward on the remainder of the title.

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

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/sm/Posse #130695688-001

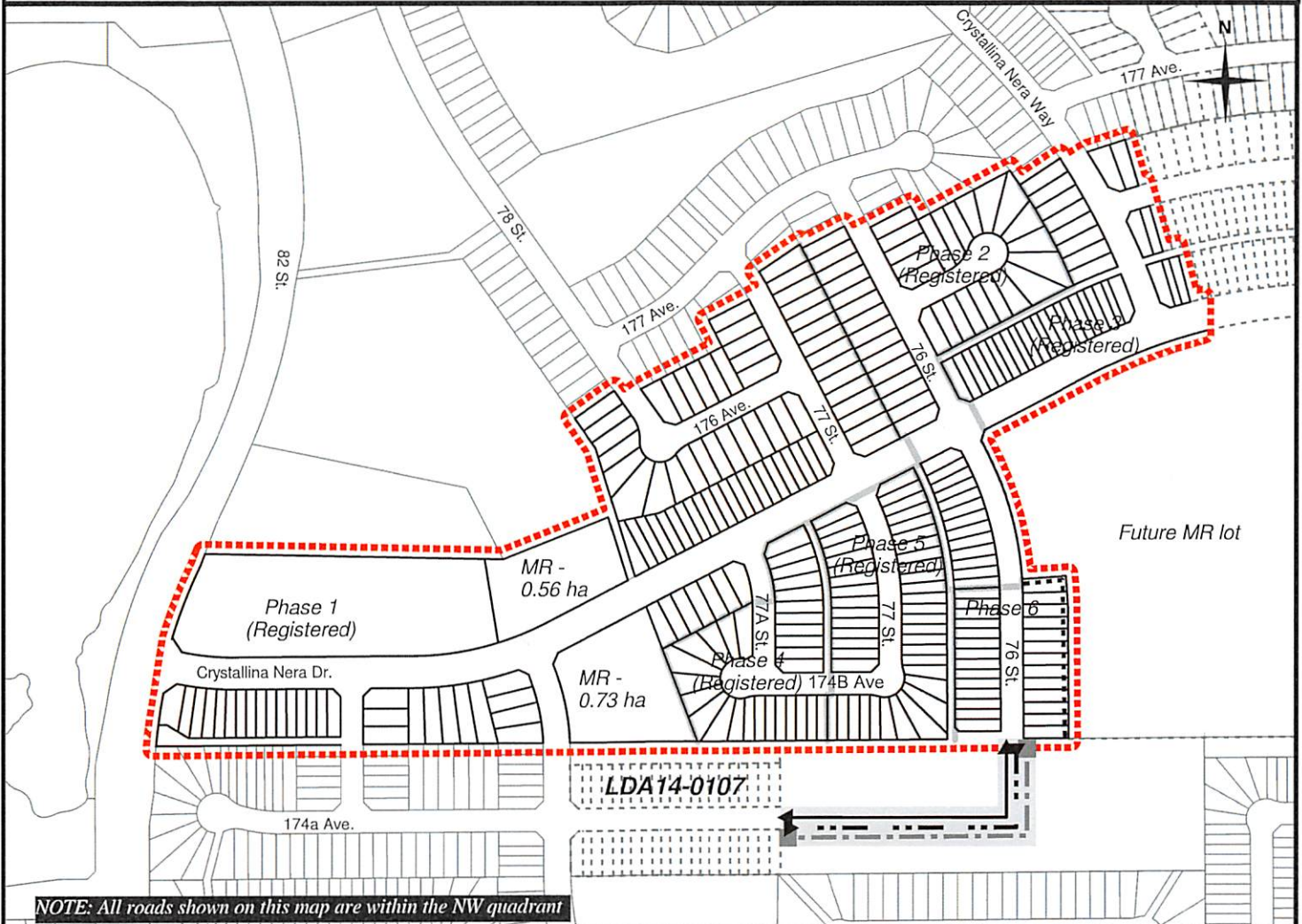
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

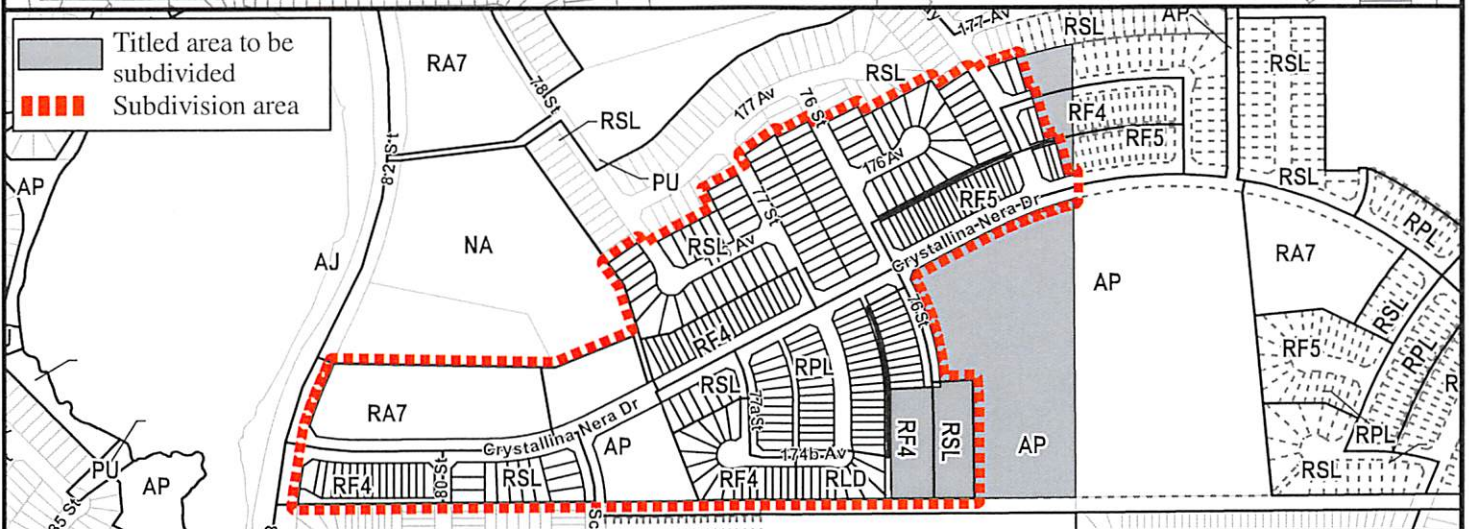
September 2, 2021

LDA12-0414

- Limit of proposed subdivision
- Phasing line
- Register easement
- 1.8 m uniform screen fence as per Zoning Bylaw
- Temporary 4 m emergency access
- Sanitary sewer extension
- Storm sewer extension



**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

September 2, 2021

File No. LDA21-0284

Stantec Geomatics  
10220 103 Ave NW  
Edmonton, AB T5J 0K4

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 21, Plan 2668 HW, located north of 114 Avenue NW and east of 44 Street NW; **BEVERLY HEIGHTS**

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The Subdivision by Plan is **APPROVED** on September 2, 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](mailto:subdivisions@edmonton.ca).

Regards,

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

Blair McDowell  
Subdivision Authority

BM/cb/Posse #398862003-001

Enclosure

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 114 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which includes community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- 114 Avenue is an existing transit route (route 101)

#### 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

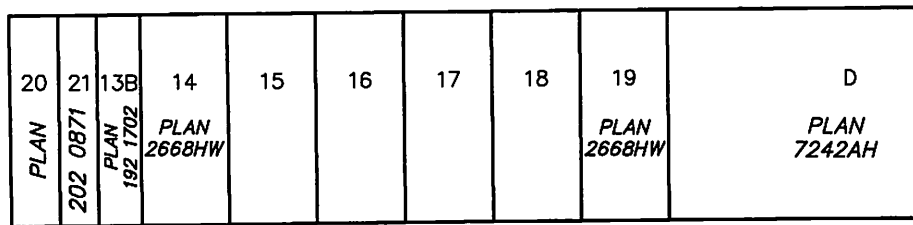
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 6.68 m east of the west property line of Lot 10 off 114 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- The owner has paid for separate services to the proposed east lot.
- There is a deficiency in hydrant spacing (distance between municipal fire hydrants) adjacent to the property. According to City of Edmonton Design and Construction Standards Volume 4 (Water), the maximum allowable spacing between fire hydrants is 150m for the zoning. Hydrant spacing adjacent to the site along 114 Avenue NW is approximately 211m (actual spacing). This does not meet the municipal hydrant spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- 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).



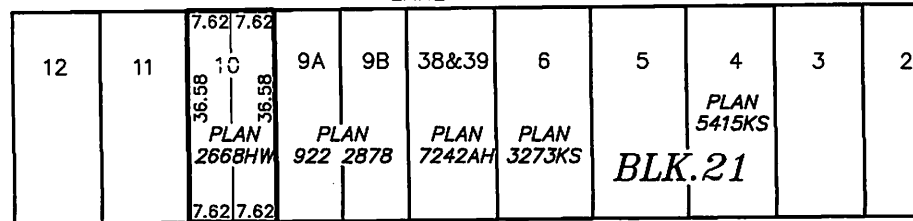


115 AVENUE NW

44 STREET NW

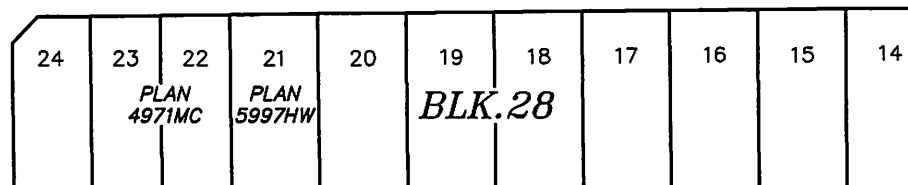


LANE



PROPOSED LINE OF SUBDIVISION

114 AVENUE NW



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

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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.  
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Client

JUMCO HOMES

TENTATIVE PLAN SHOWING  
 PROPOSED SUBDIVISION

OF  
 LOT 10, BLOCK 21, PLAN 2668HW  
 WITHIN  
 RIVER LOT 38, EDMONTON  
 THEO. N.W. 1/4 SEC. 12 TWP. 53 RGE. 24 W. 4 MER.

BEVERLY HEIGHTS

SCALE 1 : 1000  
 JUNE 2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.06 Hectares, including 1 residential lots.



Subdivision Authority

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

September 2, 2021

File No. LDA21-0346

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 83, Block 1, Plan 3751 HW, located south of 110 Avenue NW and east of 135 Street NW; **NORTH GLENORA**

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**The Subdivision by Plan is APPROVED on September 2, 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](http://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 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.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/ak/Posse #402357955-001

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

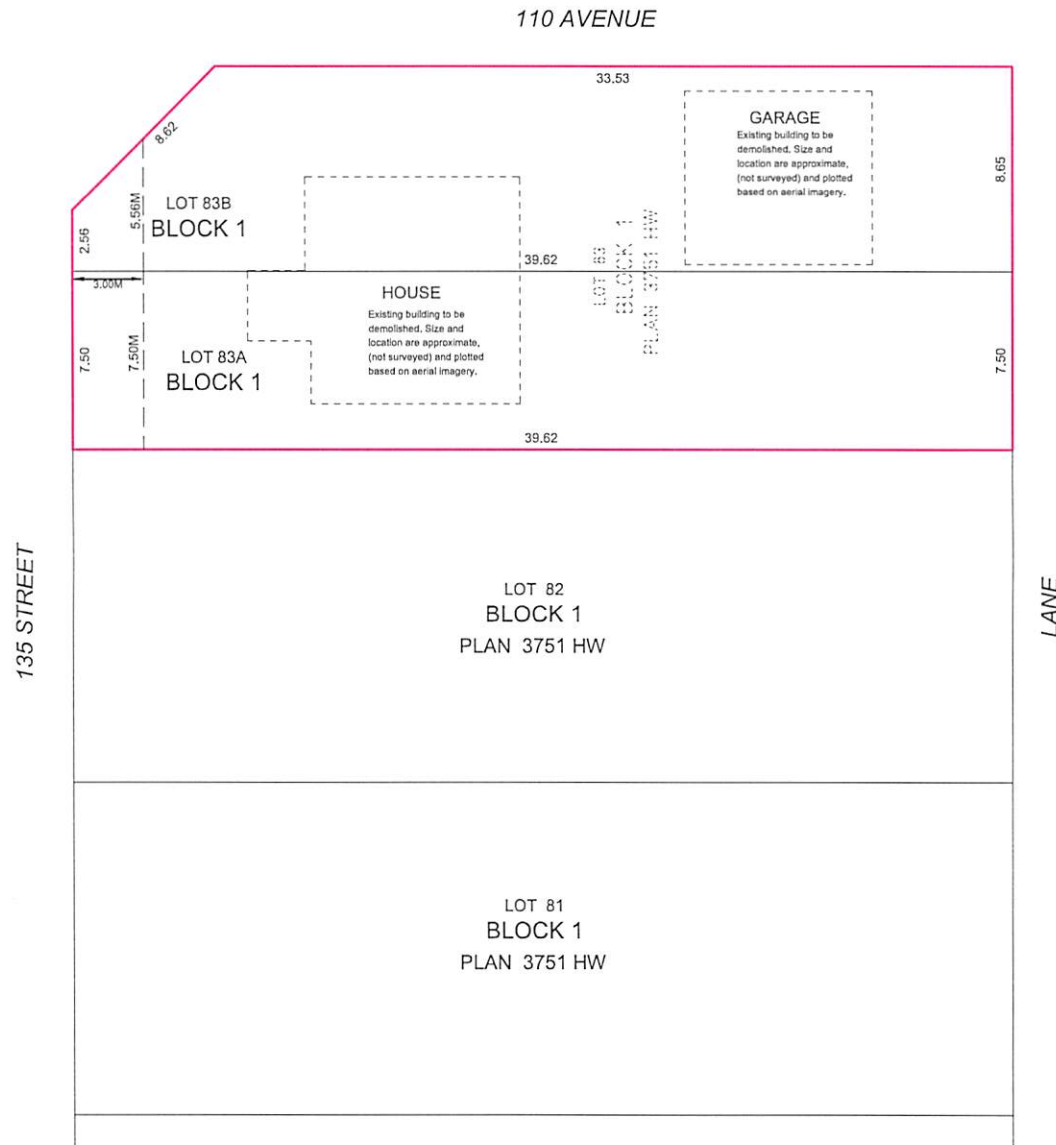
- There are existing boulevard trees adjacent to the site on 135 Street NW and 110 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the 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), and the existing storm service, enter the proposed subdivision approximately 12.71 m south of the south property line of 110 Avenue NW off the common trench. 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).
- There is an existing power pole that may interfere with access to the proposed Lot 83B. Subdivision Planning recommends that the applicant/owner initiate the relocation of the power pole with EPCOR Distribution & Transmission as soon as possible, as this pole may inhibit alley access to the site and may result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering 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).



## BREAKING GROUND DEVELOPMENTS

### NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . . AND CONTAINS: 0.062 ha.



REV. NO.	DATE	ITEM	BY
1	JULY 12/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**NORTH GLENORA**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 83, BLOCK 1, PLAN 3751 HW  
WITHIN THE  
S. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

2021

SCALE: 1:200

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

FILE NO.	62100158T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

September 2, 2021

File No. LDA21-0365

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 5A, Block 10, Plan 4863 NY, located north of 58 Avenue NW and east of 109 Street NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on September 2, 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](http://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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/cp/Posse #403146461-001

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

- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing access to proposed Lot 5D meets current City of Edmonton standards and access upgrading may be required.
- Upon submission of a development permit application, future access to proposed Lot 5C must be reviewed and approved by Subdivision & Development Coordination. Access width may be limited to meet the minimum separation distance requirements to the existing boulevard tree and the existing power pole on 109 Street NW.
- There are existing boulevard trees on 109 Street adjacent to the existing driveways that must be protected during construction, as shown on Enclosure I. Reconstruction or widening of driveways will impact the structural tree roots. Any changes to the driveway locations that would result in tree removal will not be supported as per the Corporate Tree Management Policy (C456C). Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact Kirsten Mortensen at City Operations, Parks and Roadways (citytrees@edmonton.ca).
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022 - 2023. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

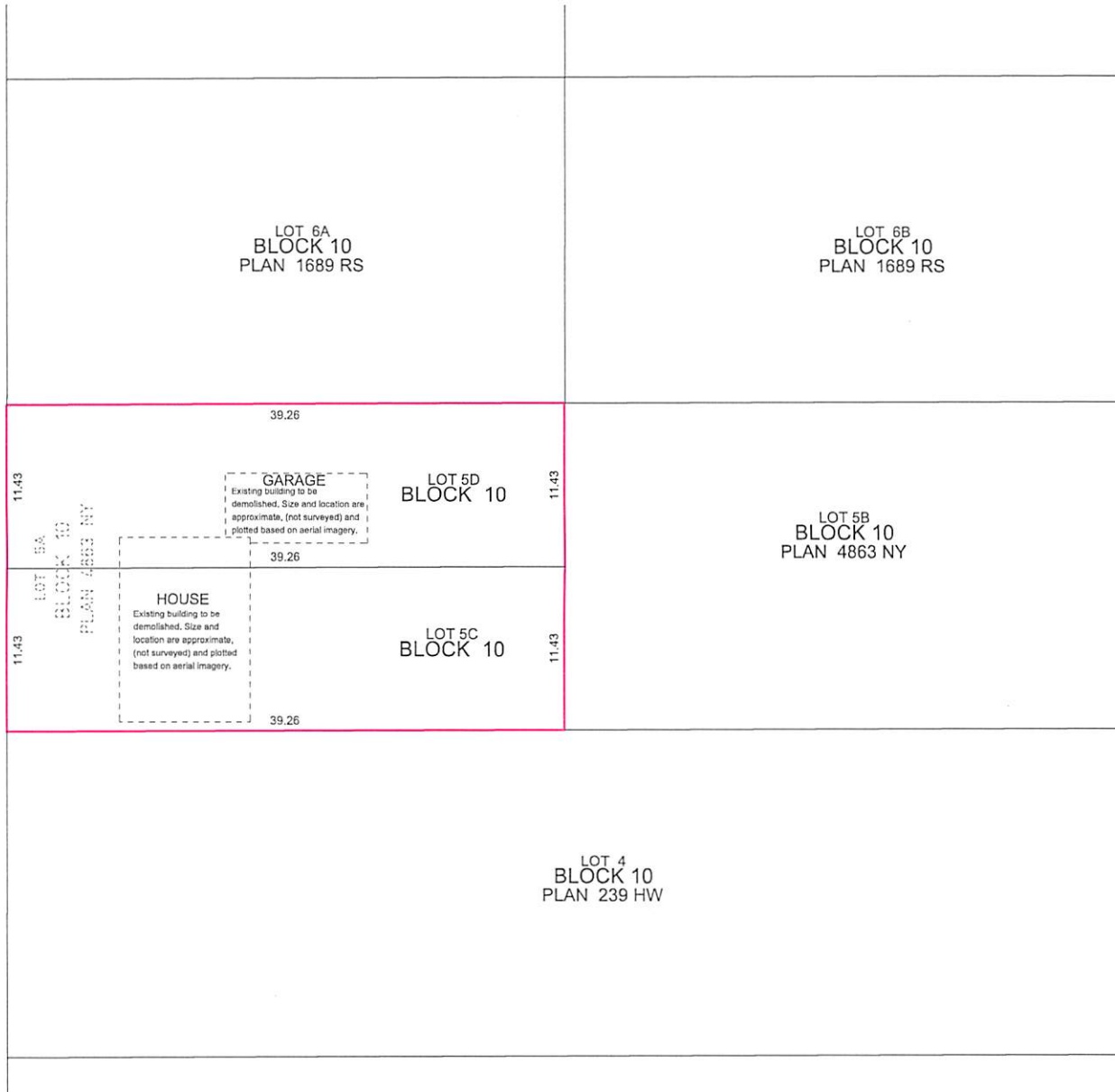
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.14 m north of the south property line of existing Lot 5A off 109 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).





109 STREET NW



# ACE LANGE 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: 0.089 ha.



108A STREET NW

REV. NO.	DATE	ITEM	BY
1	JULY 21/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

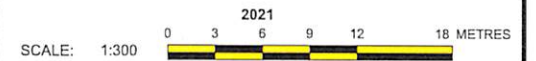
## PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF LOT 5A, BLOCK 10, PLAN 4863 NY

WITHIN THE N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4TH MER.

### EDMONTON - ALBERTA



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

FILE NO.	62100166T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

September 2, 2021

File No. LDA21-0376

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 74, Block 11, Plan 3624 HW, located north of 109B Avenue NW and east of 140 Street NW;  
**NORTH GLENORA**

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The Subdivision by Plan is **APPROVED on September 2, 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](http://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 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](mailto: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/ak/Posse #404047589-001

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

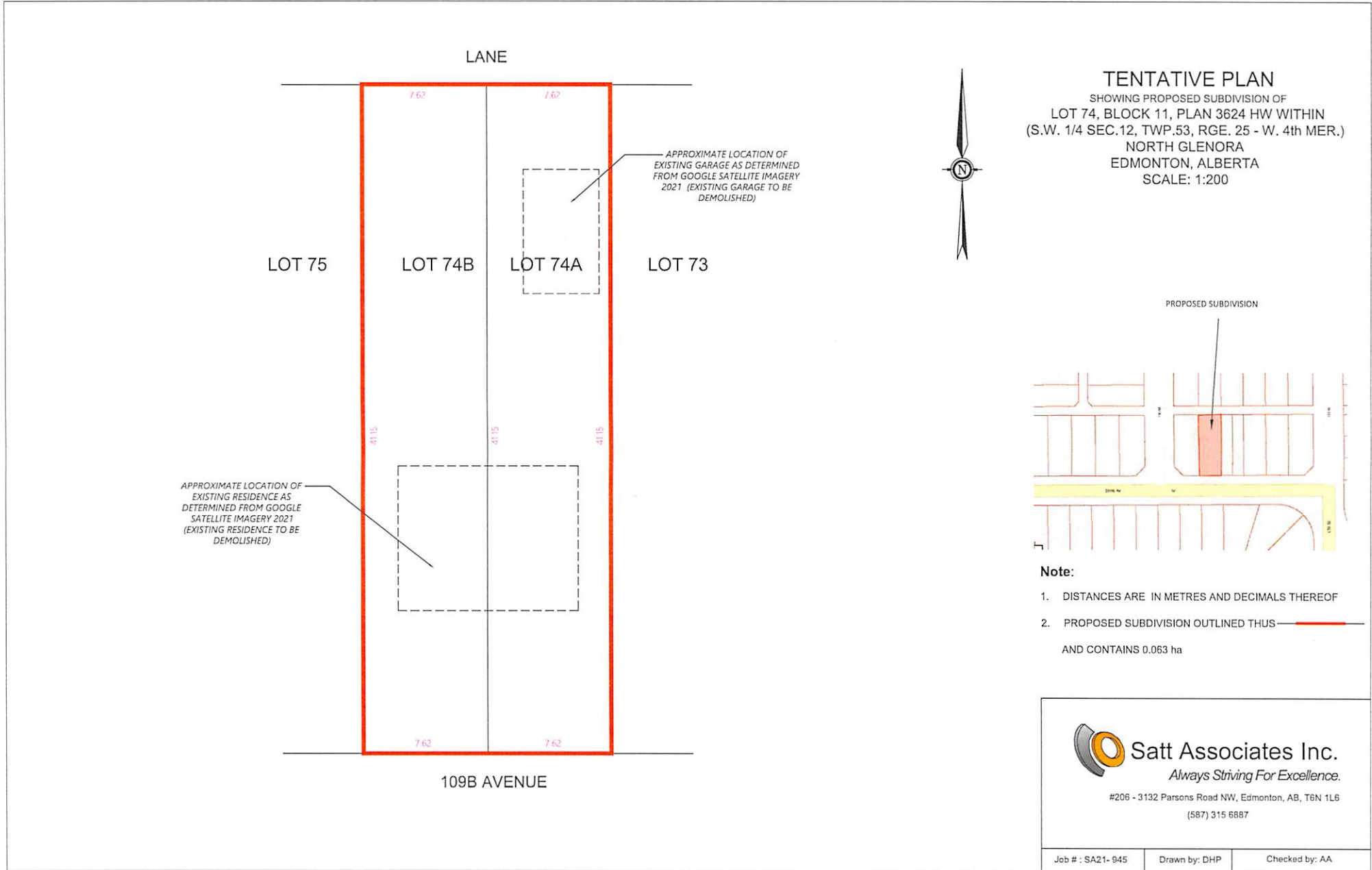
- There are existing boulevard trees adjacent to the site on 109B Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

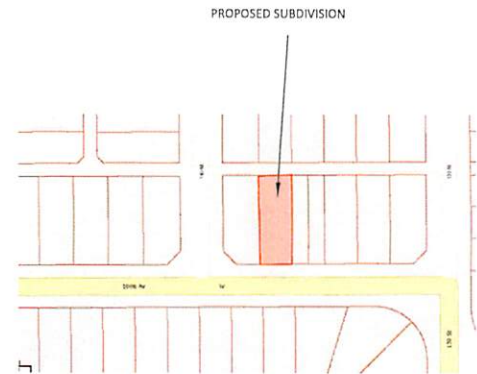
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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), and the existing storm service, enters the proposed subdivision approximately 8.2 m east of the west property line of existing Lot 74 off 109B Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole that may interfere with access to the proposed Lot 74B. Subdivision Planning recommends that the applicant/owner initiate the relocation of the power pole with EPCOR Distribution & Transmission as soon as possible, as this pole may inhibit alley access to the site and may result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 74, BLOCK 11, PLAN 3624 HW WITHIN  
 (S.W. 1/4 SEC.12, TWP.53, RGE. 25 - W. 4th MER.)  
 NORTH GLENORA  
 EDMONTON, ALBERTA  
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
  2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.063 ha

**Satt Associates Inc.**  
*Always Striving For Excellence.*  
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

Job # : SA21- 945	Drawn by: DHP	Checked by: AA
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