

Thursday, December 12, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 49

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 12, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 5, 2019 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0324 326352456-001	Tentative plan of subdivision to create one (1) natural area lot and one (1) other lot from, Lot 1, Block 4, Plan 822 1702 located south of 44 Avenue NW and east of Winterburn Road NW; EDGEMONT
2.	LDA19-0492 344828375-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 4, Plan 3775 HW, located north of 69 Avenue NW and east of 95 Street NW; HAZELDEAN
3.	LDA19-0494 344963171-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 70, Block 1, Plan 2955 MC, located north of 55 Avenue NW and west of 114 Street NW; LENDRUM PLACE
4.	LDA19-0503 345100861-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2A, Block 1, Plan 112 3902, located north of Jasper Avenue NW and east of 78 Street NW; CROMDALE
5.	LDA19-0513 346131770-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 13, Plan 794 HW, located north of 107 Avenue NW and east of 155 Street NW; HIGH PARK
6.	LDA19-0515 345902038-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 12, Plan 4116 HW, located south of 83 Avenue NW and west of 117 Street NW; WINDSOR PARK
7.	LDA19-0516 346211730-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 1, Plan 5874 HW, located north of 97 Avenue NW and west of 163 Street NW; GLENWOOD

8.	LDA19-0524 346560605-001	Tentative plan of subdivision to create (one) 1 block shell parcel to facilitate future residential development and dedication of reserve lots from the NE-15-51-25-W4M located south of Glenridding Ravine Road SW and east of 156 Street SW; GLENRIDDING RAVINE
5.	OTHER BUSINESS	



Subdivision Authority

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

December 12, 2019

File No. LDA19-0324

Sheila Mooney
4211 215 Street NW
Edmonton, AB T6M 2P3

ATTENTION: Sheila Mooney

RE: Tentative plan of subdivision to create one (1) natural area lot and one (1) other lot from, Lot 1, Block 4, Plan 822 1702 located south of 44 Avenue NW and east of Winterburn Road NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on December 12, 2019, subject to the following conditions:

1. 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;
2. that the boundary of the other lot (future road widening) shall conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Subsequent to future Arterial Road dedication the existing Deferred Reserve Caveat (DRC) for Lot 1, Block 4, Plan 822 1702 will be reduced accordingly, with the balance to 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.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #326352456-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

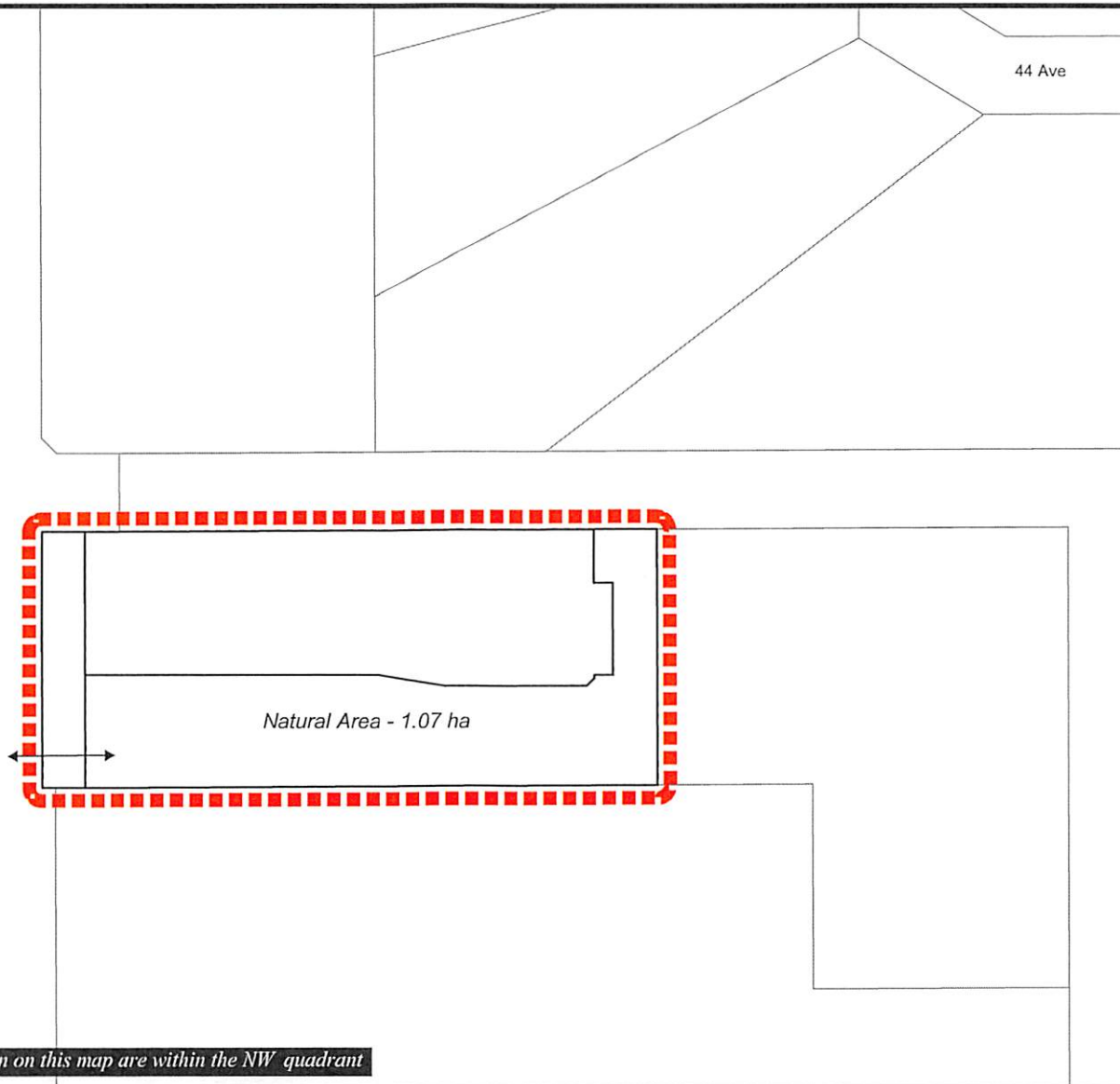
December 12, 2019

LDA19-0324

- Limit of proposed subdivision
- Cross lot access easement

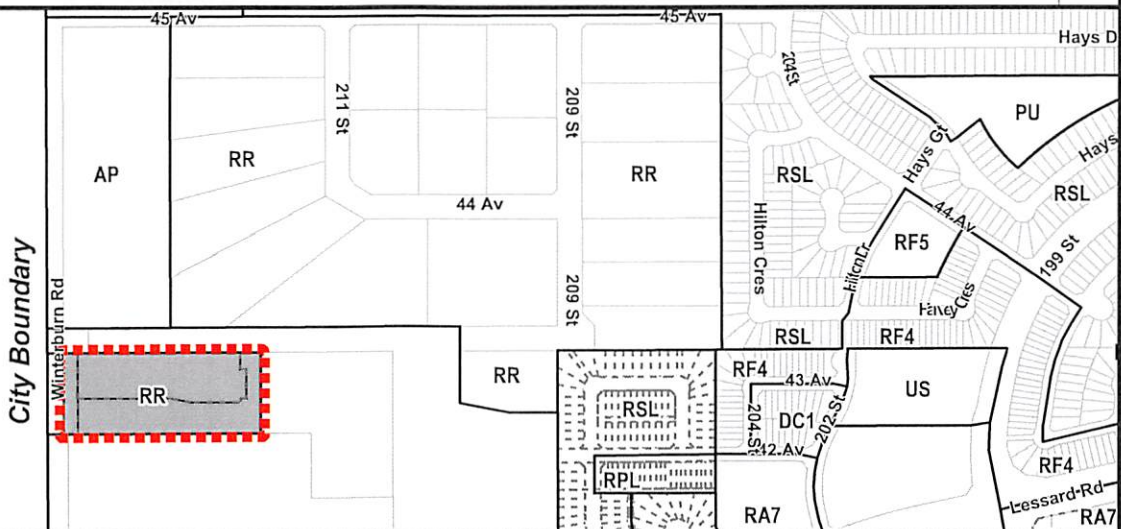


City Boundary
Winterburn Rd. (215 St.)



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

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

December 12, 2019

File No. LDA19-0492

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 4, Plan 3775 HW, located north of 69 Avenue NW and east of 95 Street NW; **HAZELDEAN**

The Subdivision by Plan is APPROVED on December 12, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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,

Blair McDowell
Subdivision Authority

BM/tv/Posse #344828375-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 70 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access 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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.0 m east of the west property line of existing Lot 5 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 protection 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).

70 AVENUE NW



LOT 4
BLOCK 4
PLAN 3775HW

LOT 5A
BLOCK 4

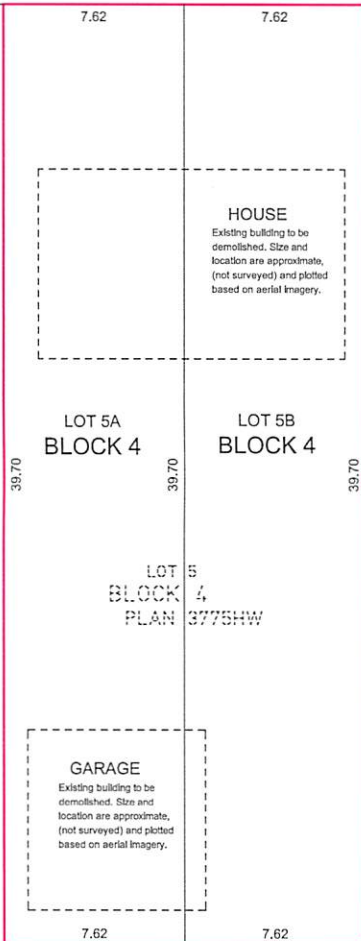
LOT 5B
BLOCK 4

LOT 6
BLOCK 4
PLAN 3775HW

LOT 5
BLOCK 4
PLAN 3775HW

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

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



LANE

ACCENT INFILLS

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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.060 ha



REV. NO.	DATE	ITEM	BY
1	OCT. 23/19	T-PLAN	CN

REVISIONS

HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 5, BLOCK 4, PLAN 3775HW

WITHIN THE

N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 1177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900148T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

December 12, 2019

File No. LDA19-0494

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 70, Block 1, Plan 2955 MC, located north of 55 Avenue NW and west of 114 Street NW;
LENDRUM PLACE

The Subdivision by Plan is APPROVED on December 12, 2019, subject to the following conditions:

1. that due to the central location of the storm service, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the storm service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the storm service shall be relocated; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #344963171-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

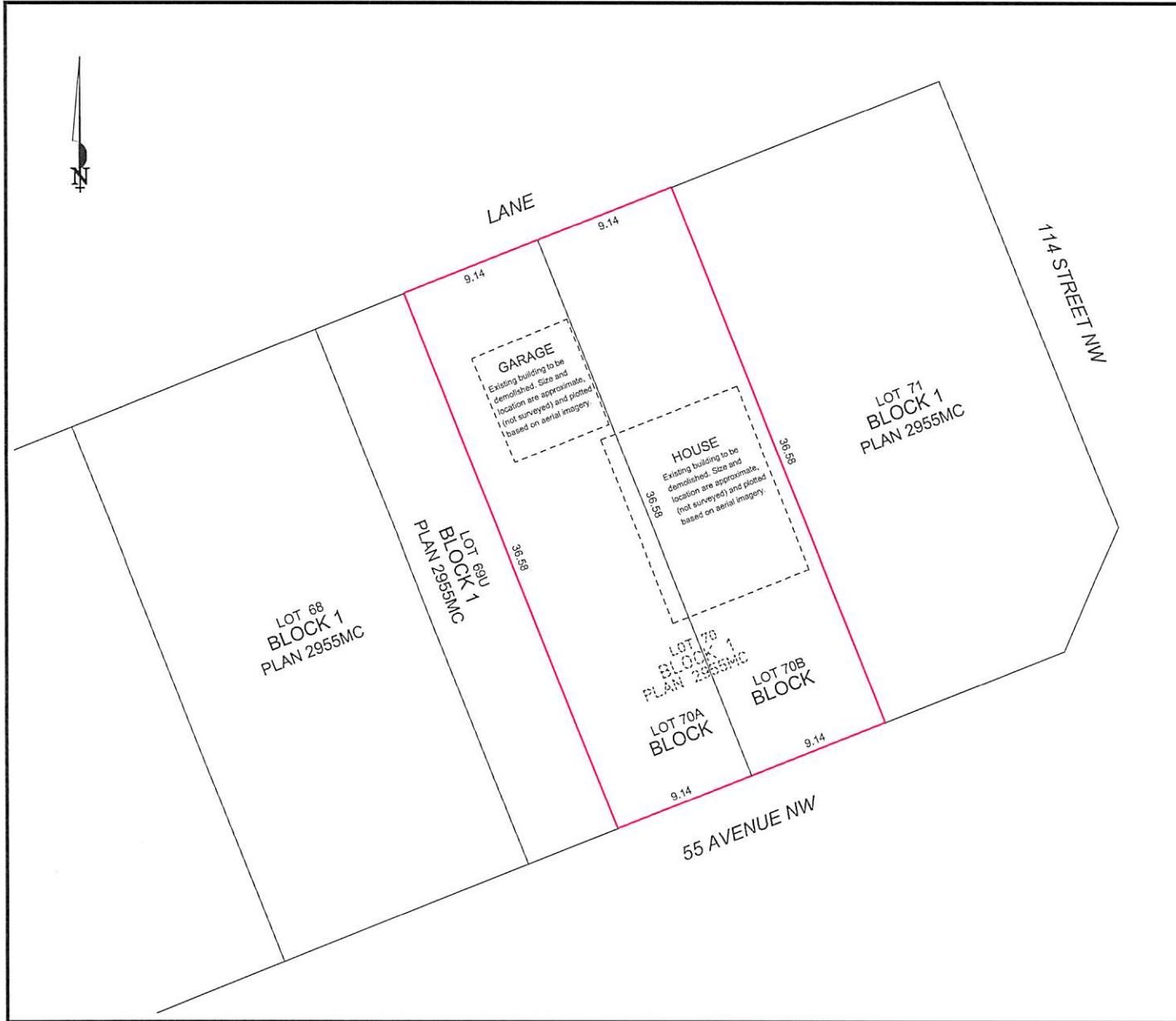
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 55 Avenue NW. Upon redevelopment of proposed Lot 70A, the existing residential access to 55 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

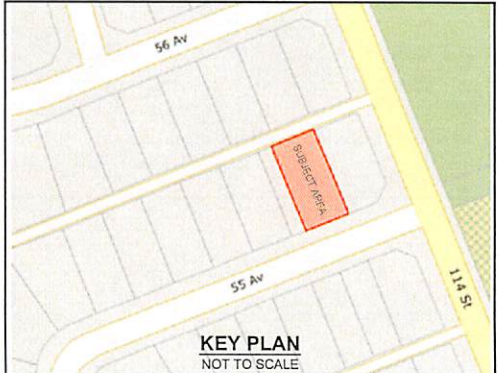
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.3 m west of the east property line of Lot 70 off of the lane. The existing storm service enters the proposed subdivision approximately 9.1 m east of the west property line of Lot 70 off 55 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



JANE CHU

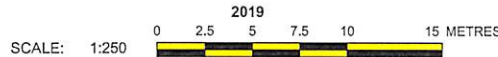
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.066 ha.



REV. NO.	DATE	ITEM	BY
1	OCT. 23/19	T-PLAN	CN

REVISIONS

LENDRUM PLACE
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 70, BLOCK 1, PLAN 2955MC
 WITHIN THE
 S.E. 1/4 SEC. 19 - 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.	61900151T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

December 12, 2019

File No. LDA19-0503

Marla Gordulic
53074 - Range Road 211
Ardrossan, Alberta T8G 2C6

ATTENTION: Marla Gordulic

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2A, Block 1, Plan 112 3902, located north of Jasper Avenue NW and east of 78 Street NW;
CROMDALE

The Subdivision by Plan is APPROVED on December 12, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #345100861-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on Jasper Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for the proposed eastern lot must be from the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- Access for the proposed western lot may be provided to the roadway. Further access details will be reviewed upon submission of a detailed site plan or Development Permit application.
- The corner cut shown on Enclosure II is drawn incorrectly; it should be an arc-shape rather than a corner cut.

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.

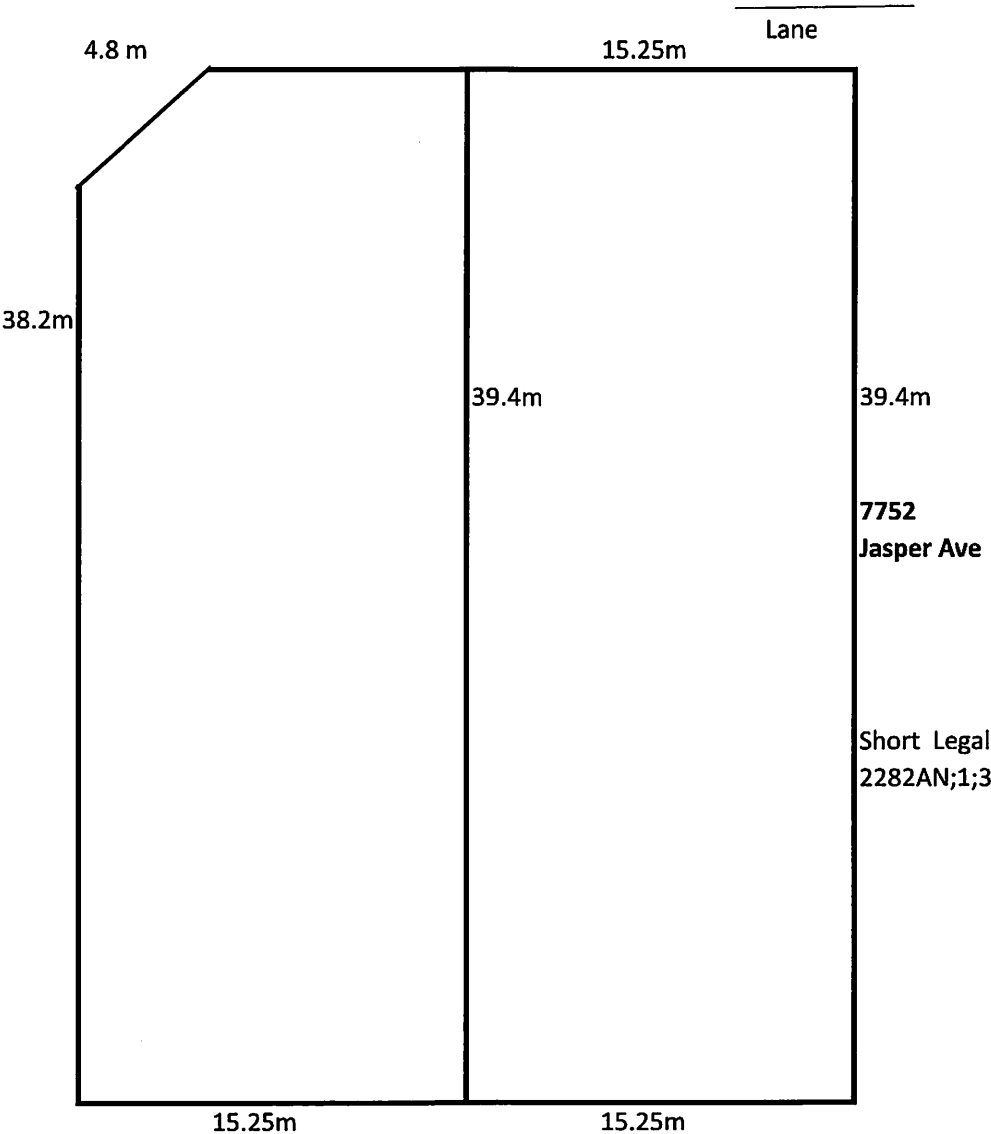
Servicing

- 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).
- Separate services exist to each of the proposed lots. The two existing water lines have been out of service for an extended duration and may or may not be suitable for use. The condition of these services must be evaluated on site and new water services may be required at the owner's expense.
- 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).

Lot 2A Block 1 Plan 1123902

North ^

111 Avenue



Jasper Avenue



Subdivision Authority

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

December 12, 2019

File No. LDA19-0513

Ivo Surveys
18811 96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 13, Plan 794 HW, located north of 107 Avenue NW and east of 155 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on December 12, 2019, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #346131770-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

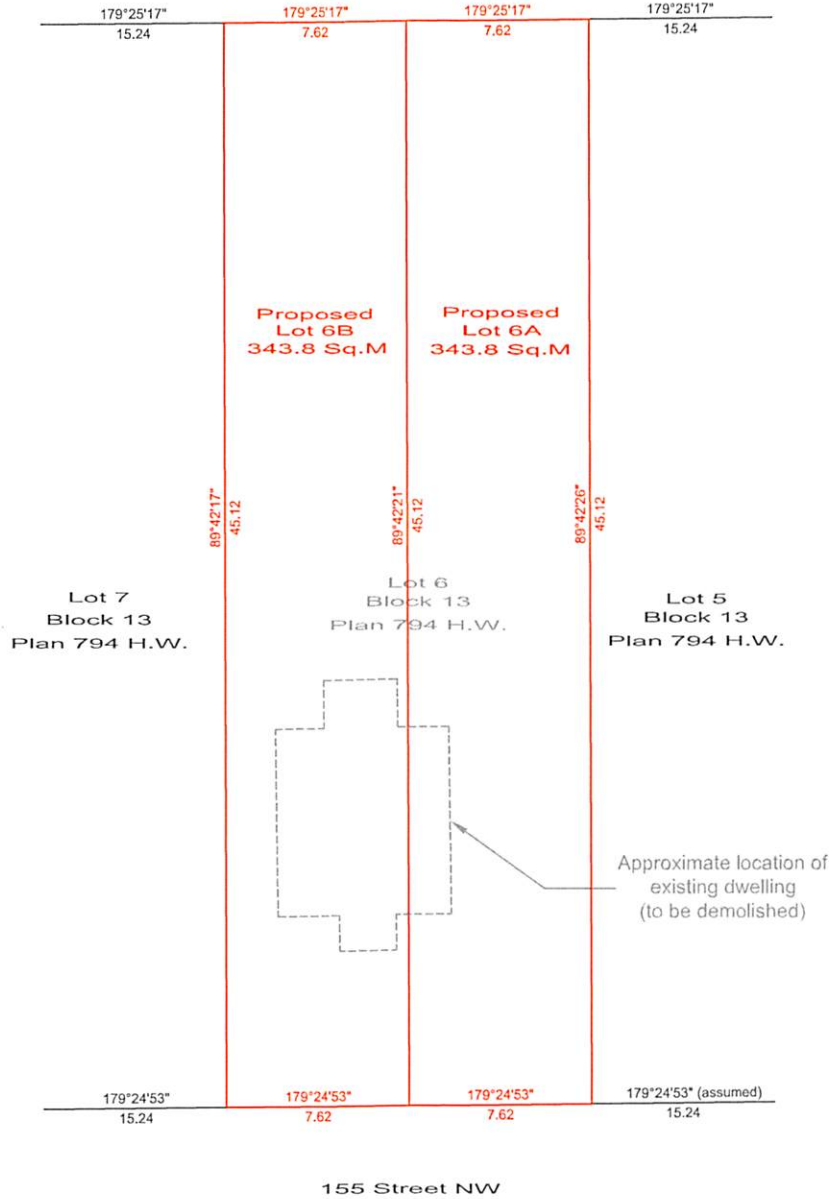
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m north of the south property line of Lot 6 off 155 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Lane



RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Review	NOV. 4/19

LEGAL DESCRIPTION: Lot 6 Block 13 Plan 794HW

MUNICIPAL ADDRESS: 10727 - 155 Street NW

BUILDER/OWNER: Tech View Homes Ltd.

TENTATIVE SUBDIVISION PLAN

REVISION: 1 DATE: NOV. 4/19 SCALE: 1:250 PROJECT #: 2019102


ivo surveys
 we get to the point
 18811 - 96 Avenue NW Edmonton, AB. T5T 5L2
 www.ivosurveys.ca
 Ph: (780) 666-2511
 Fax: (780) 666-2359



Subdivision Authority

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

December 12, 2019

File No. LDA19-0515

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 22, Block 12, Plan 4116 HW, located south of 83 Avenue NW and west of 117 Street NW;
WINDSOR PARK

The Subdivision by Plan is **APPROVED** on December 12, 2019, subject to the following condition:

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #345902038-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- There are existing boulevard trees adjacent to the site on 83 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 83 Avenue NW. Upon redevelopment of proposed Lot 22B, the existing residential access to 83 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 18.28 m west of the east property line of Lot 22 off of the lane. The existing storm service enters the proposed subdivision approximately 10.67 m west of the east property line of Lot 22 off 83 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

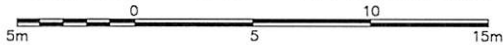
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 22, BLOCK 12, PLAN 4116 H.W.

IN THE
RIVER LOTS 3, EDMONTON SETTLEMENT
THEO. TWP.52, RGE.24, W.4 M.
EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



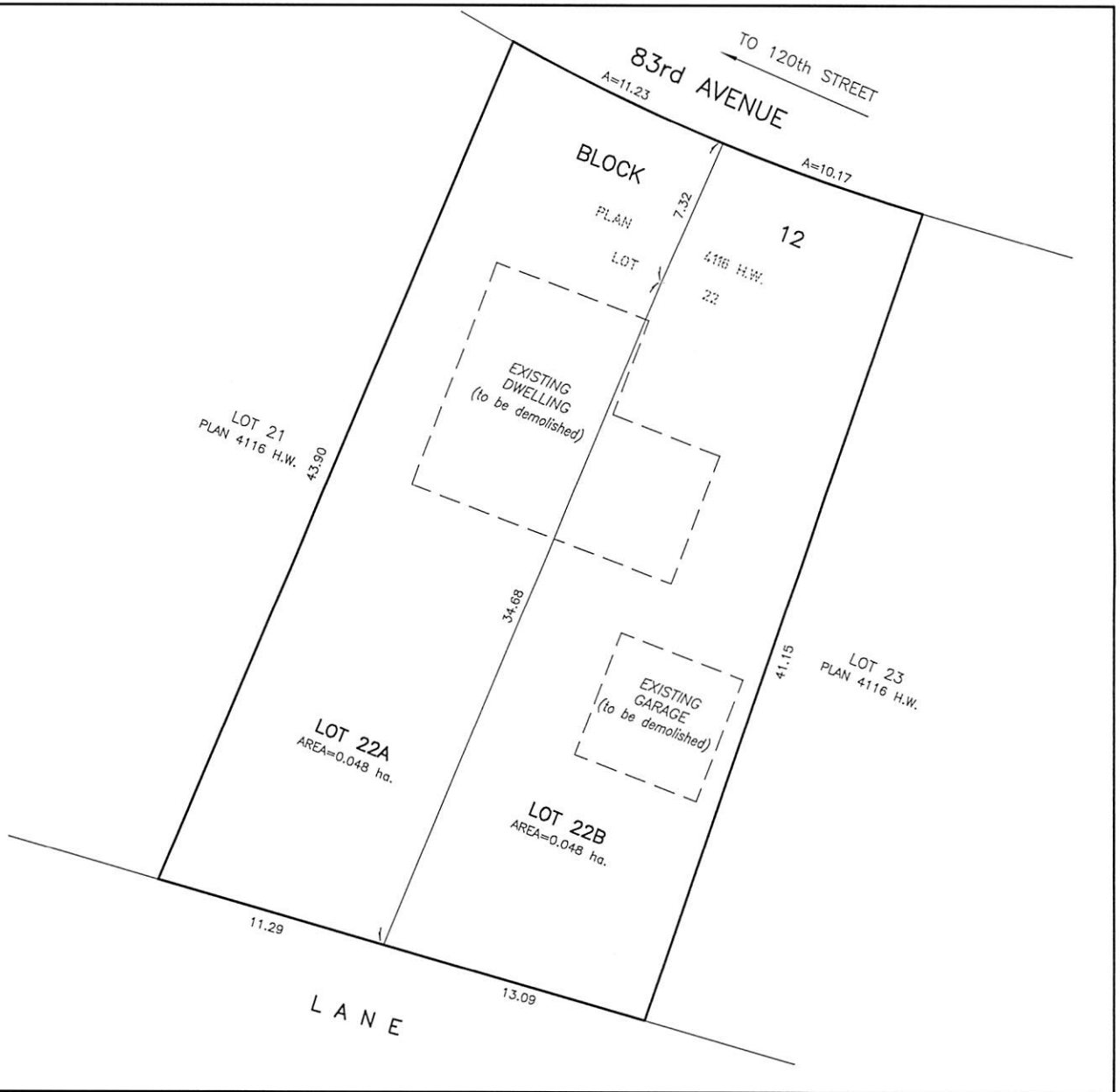
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: NOVEMBER 04, 2019
REVISED: -

FILE NO. 19S0672

DWG.NO. 19S0672T





Subdivision Authority

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

December 12, 2019

File No. LDA19-0516

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 1, Plan 5874 HW, located north of 97 Avenue NW and west of 163 Street NW; **GLENWOOD**

The Subdivision by Plan is APPROVED on December 12, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #346211730-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.
- Please be advised that it appears that the rear detached garage is not in compliance with the rear setback requirement of 1.2 m (Section 50.3.g). While setback measurements were not provided, the scaled drawings were measured and showed approximately 0.9 m to the rear property line instead of 1.2 m.

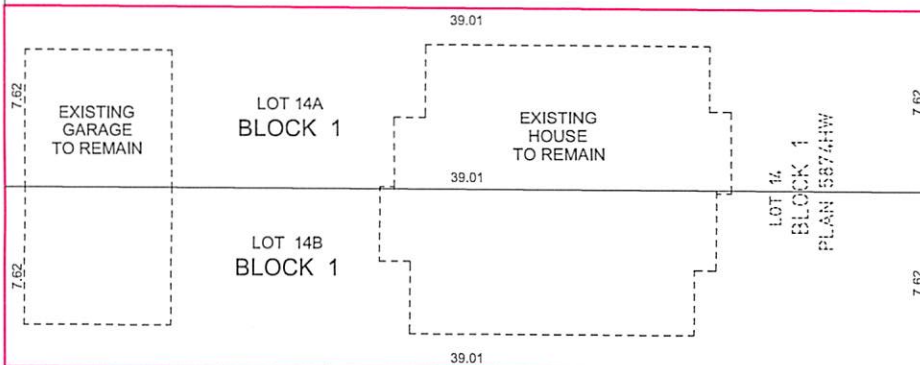
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE

LOT 13
BLOCK 1
PLAN 5874HW



LOT 14
BLOCK 1
PLAN 5874HW

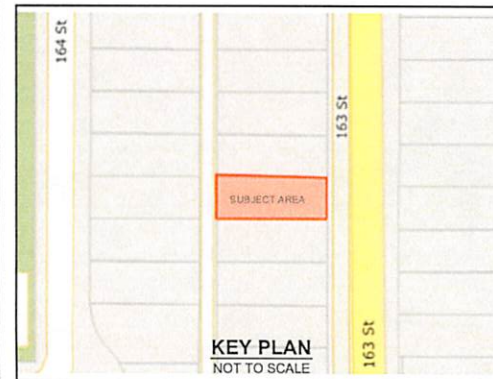
163 STREET NW

LOT 15
BLOCK 1
PLAN 5874HW

H2H 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: 0.059 ha.



REV. NO.	DATE	ITEM	BY
1	NOV. 4/19	T-PLAN	CN
REVISIONS			

GLENWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

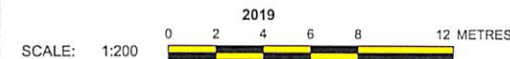
OF

LOT 14, BLOCK 1, PLAN 5874HW

WITHIN THE

N.W. 1/4 SEC. 34 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	61900157T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

December 12, 2019

File No. LDA19-0524

IBI Group
300 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create (one) 1 block shell parcel to facilitate future residential development and dedication of reserve lots from the NE-15-51-25-W4M located south of Glenridding Ravine Road SW and east of 156 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on December 12, 2019, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 3.24 ha by a Deferred Reserve Caveat registered against the NE-15-51-25-W4M pursuant to Section 669 of the Municipal Government Act; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the NE-15-51-25-W4M in the amount of 3.24 ha is being provided by a DRC with this subdivision.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #346560605-001

Enclosure

**GLENRIDDING KRUPA
EDMONTON, ALBERTA**

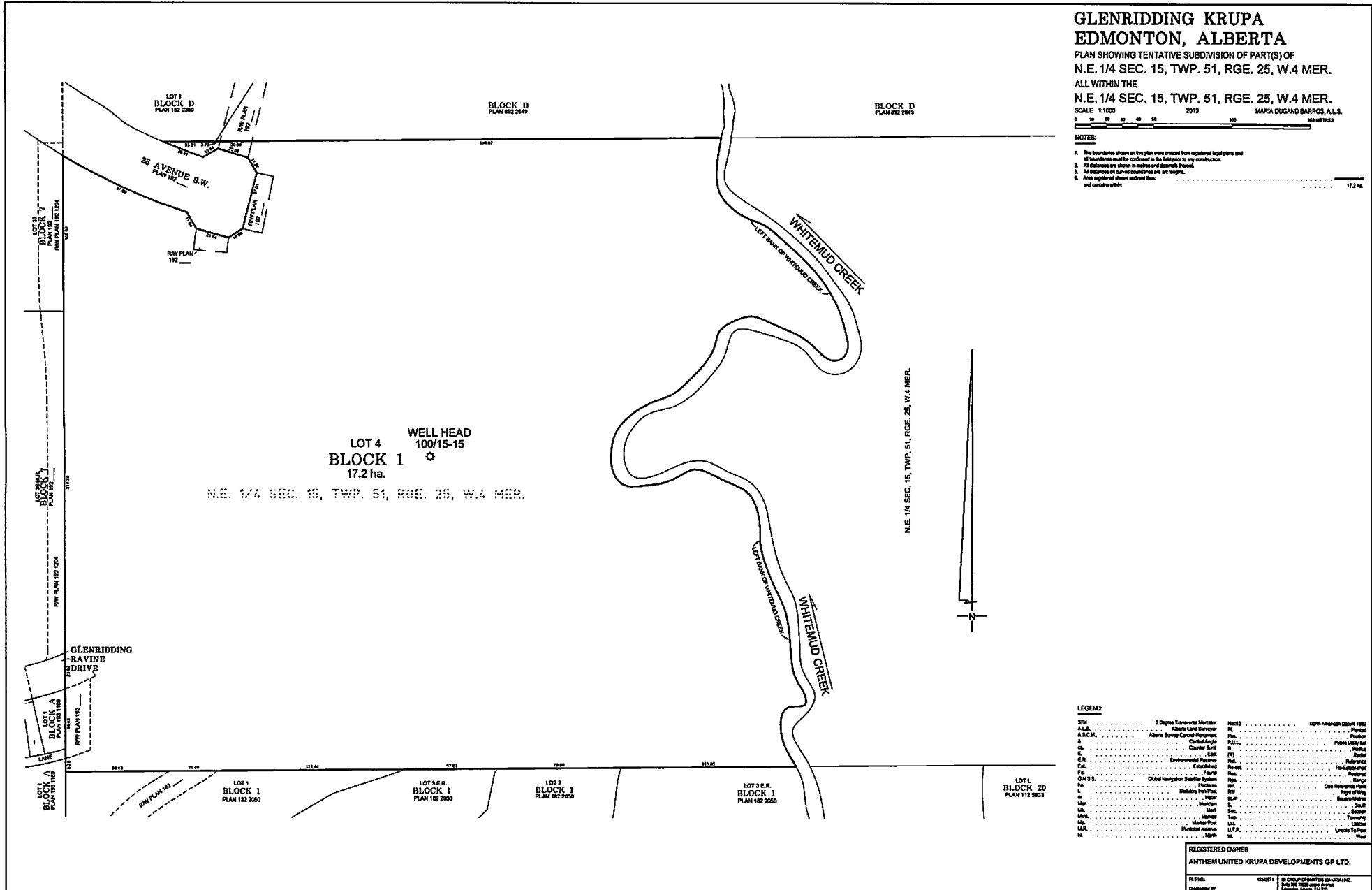
PLAN SHOWING TENTATIVE SUBDIVISION OF PART(S) OF
N.E. 1/4 SEC. 15, TWP. 51, RGE. 25, W.4 MER.
ALL WITHIN THE
N.E. 1/4 SEC. 15, TWP. 51, RGE. 25, W.4 MER.

SCALE 1:1000 2019 MARIA DUGAND BARROS, A.L.S.

NOTES:

1. The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed in the field prior to any construction.
2. All distances are shown in metres and decimally derived.
3. All distances on curved boundaries are arc lengths.
4. Area registered shown outlined blue and contours white.

17.2 ha.



LEGEND:

STU	3 Degree Traverse Method	Met	North American Datum 1983
A.L.S.	Alberta Land Surveyor	PL	Plotted
A.S.C.M.	Alberta Survey Control Method	PLN	Planned
S	Section	P.L.L.	Public Land
C	Corner	R	Right of Way
C.S.	Control Station	Rd	Road
E.P.	Environmental Protection	Rd	Road
E.S.	Environmental Survey	Rd	Road
F.C.	Field Control	Rd	Road
G.N.S.S.	Global Navigation Satellite System	Rd	Road
H	Hydro	Rd	Road
I	Intersect	Rd	Road
M	Marker	Rd	Road
M.C.	Marker Control	Rd	Road
M.P.	Marker Point	Rd	Road
M.S.	Marker Station	Rd	Road
N	North	Rd	Road

REGISTERED OWNER
ANTHEM UNITED KRUPA DEVELOPMENTS GP LTD.

FILE NO. 020071 30 GROUP DEVELOPMENTS COMPANY INC.
Checked by: [Signature] Date: 2019-08-20
Edmonton, Alberta, T5J 2Z5

Thursday, December 5, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell	
		That the Subdivision Authority Agenda for the December 5 2019 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell	
		That the Subdivision Authority Minutes for the November 28, 2019 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA18-0604 295551127-001	REVISION of conditionally approved tentative plan of subdivision to create 28 single detached residential lots, one (1) Municipal Reserve lot, and one (1) road right of way Greenway from the S1/2 of NE 20-51-25-W4M located south of Keswick Boulevard SW and west of Keeping Crescent SW; KESWICK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA19-0483 344461246-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 49, Plan 1870 P, located north of 72 Avenue NW and west of 105A Street NW; QUEEN ALEXANDRA	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA19-0487 344055403-001	Tentative plan of subdivision to create one (1) industrial lot from Lot 6, Block 7, Plan 192 0698 to be consolidated with Lots 7, 8, 9, Block 7, Plan 192 0698 located north of 93 Avenue SW and west of 130 Street SW; EDMONTON SOUTH CENTRAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0489 343758691-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14, Plan 1909 HW, located north of 97 Avenue NW and east of 160 Street NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0491 339592528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 14, Plan 1909 HW, located south of 98 Avenue NW and east of 160 Street NW; GLENWOOD
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.	