

Thursday, January 16, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 02

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 16, 2020 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 9, 2020 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA18-0400 346140366-001	Tentative plan of subdivision to create 69 single detached residential lots, one (1) Municipal Reserve (MR) lot and one (1) Environmental Reserve (ER) lot, from the SE 6-52-25-W4M, located west of 199 Street NW and north of 23 Avenue NW; THE UPLANDS
2.	LDA19-0104 306023615-001	Tentative plan of subdivision to create 116 single detached residential lots and 16 row housing lots from the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Road NW; SECORD
3.	LDA14-0320 157372635-001	REVISION of conditionally approved tentative plan of subdivision to create 89 single detached residential lots, 38 semi-detached residential lots, and one (1) Environmental Reserve (ER) lot, from the SE 24-53-26-W4M located west of Winterburn Road NW at Hawks Ridge Boulevard; HAWKS RIDGE
4.	LDA19-0506 345099224-001	Tentative plan of subdivision to create one (1) additional bare land condominium unit from Units 52-54, Plan 122 2509, located north of Ellerslie Road SW and west of Calgary Trail SW; RICHFORD
5.	LDA19-0529 346955242-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW; BRITANNIA YOUNGSTOWN
6.	LDA19-0531 346949295-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 15, Plan 1841 KS, located south of 105A Avenue NW and west of 67 Street NW; FULTON PLACE
7.	LDA19-0538 348330355-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 25, Plan 4065 AE, located north of 113 Avenue NW and west of 64 Street NW; HIGHLANDS

8.	LDA19-0545 348476291-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6 and a portion of Lot 7, Block 49, Plan 2786 HW, located north of 108 Avenue NW and east of 152 Street NW; HIGH PARK
5.	OTHER BUSINESS	



Subdivision Authority

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

January 16, 2020

File No. LDA18-0400

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

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 69 single detached residential lots, one (1) Municipal Reserve (MR) lot and one (1) Environmental Reserve (ER) lot, from the SE 6-52-25-W4M, located west of 199 Street NW and north of 23 Avenue NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on January 16, 2020, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.00075 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.50 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner 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 LDA18-0353 and LDA19-0360 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner dedicate additional road right-of-way for the future collector roadway located east of the subdivision to accommodate the roundabout, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the March 2014 geotechnical report (File No. 6004-32), as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (3) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage within the top-of-bank setback area and Park site, 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 concrete sidewalk with lighting, including a connection to the shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the engineering drawings include grading plans for Uplands Boulevard NW and detailed design of the roundabout, to determine road dedication requirement, to the satisfaction of Subdivision and Development Coordination;
11. that the owner maintain the existing 9 m temporary gravel roadway from 204 Street to Maskekoshik Trail for emergency access purposes, including any modifications required for connection to 204 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner is responsible for the disposal of sanitary flows generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
13. that a Final Acceptance Certificate (FAC) for sanitary sewers will not be issued until such time as adequate connection to the existing sanitary sewer system and the downstream sanitary sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
14. that the owner is responsible for the ultimate connection to the permanent sanitary system and abandonment of the temporary lift station and temporary forcemain, satisfaction of Subdivision and Development Coordination;
15. that the owner shall have submitted and obtained approval of the Engineer for the design of the required Storage Component based on anticipated growth in Riverview prior to reaching 85% of the unit design capacity of the Edgemont Lift Station as determined by cumulative lot registration within the Edgemont neighbourhood and Riverview neighbourhood;
16. that the owner shall construct the Storage Component to the satisfaction of the City prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont neighbourhood and Riverview neighbourhood. Flow monitoring shall occur at sanitary manhole 537A, or an alternative location approved by the Engineer, where the sanitary flows from the Edgemont neighbourhood and Riverview neighbourhood shall meet;
17. that the owners shall, through consultation and collaboration with the City, evaluate the design requirements of the ultimate servicing scenario prior to reaching 85% of an additional 3600 units, whose exact quantity may change as of the date of signing the Agreement, allowed by the Storage Component as determined by lot registration within Riverview;
18. that the owners shall, through consultation and collaboration with the City, evaluate the construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station, in combination with the Storage Component in Riverview, as determined by monitoring the cumulative flows from the Edgemont neighbourhood and Riverview neighbourhood;

19. that the owner shall ensure that at no time shall the actual flows from the Edgemont neighbourhood and Riverview neighbourhood exceed the capacity of the Edgemont lift station;
20. that the owner shall ensure that at no time shall development within the Edgemont neighbourhood be impeded by the temporary sanitary servicing of the Riverview neighbourhood;
21. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for SE 6-52-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA14-0566. Subsequent of 0.50 ha MR dedication, the DRC will be adjusted accordingly and the balance will carry forward on the remainder of the title. Environmental Reserve (ER) dedication of 0.00075 Ha. is to correct the discrepancy between registered property lines with Plan 172 1594 and top of bank line.

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/jv/Posse #346140366-001

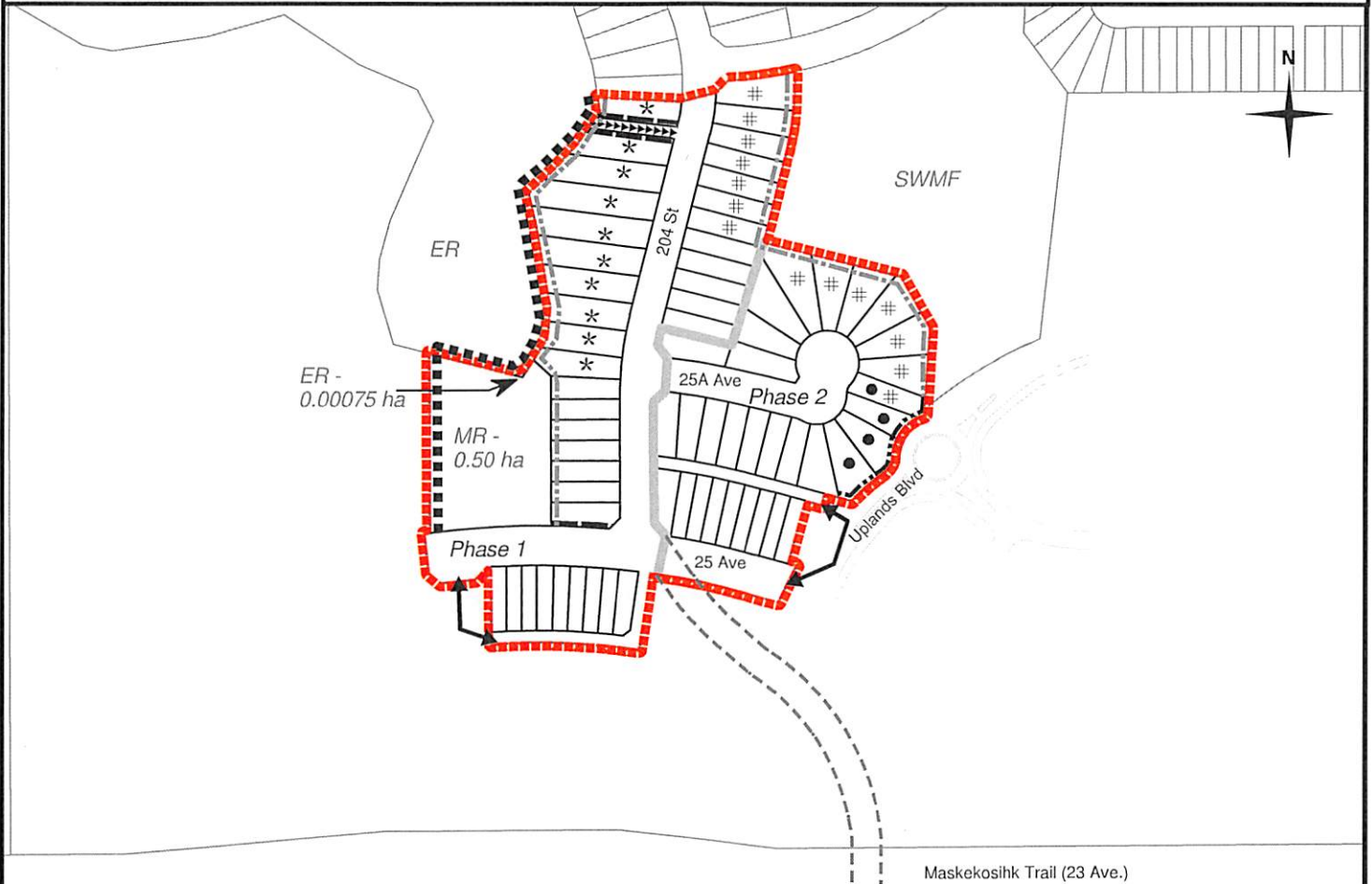
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

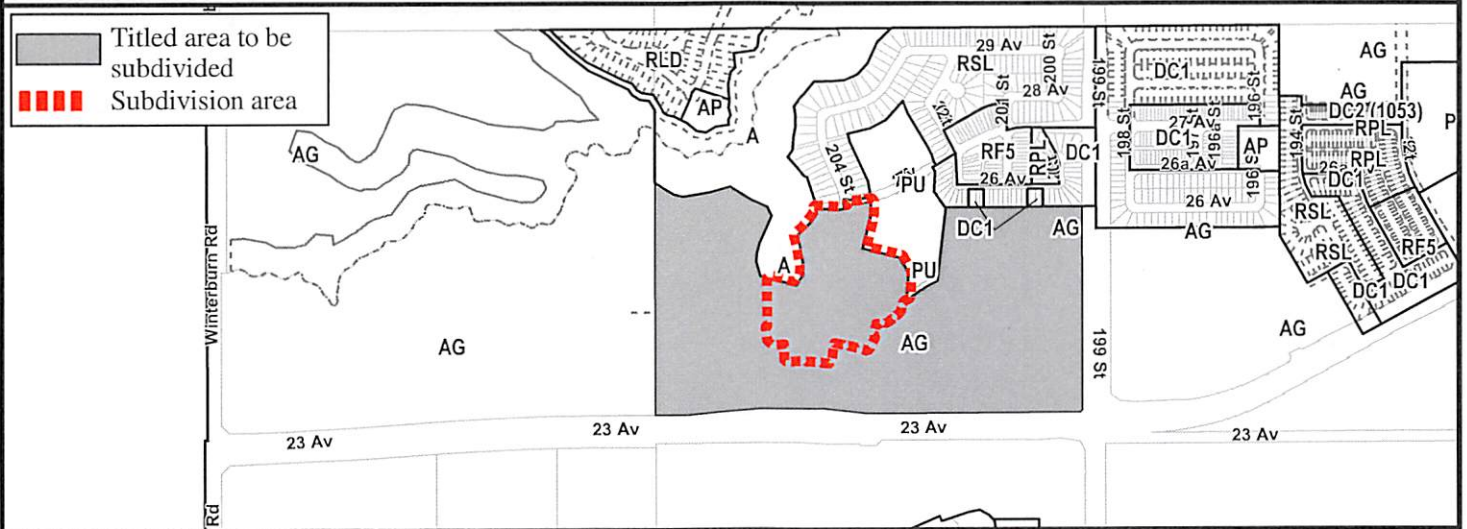
January 16, 2020

LDA18-0400

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Temporary 6 m roadway |
|  | Phasing line |  | Restrictive covenant re: Top of Bank |
|  | 3 m hard surface shared use path |  | Restrictive covenant re: Freeboard |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Dedicate additional road right of way for turnaround |
|  | 1.2 m uniform fence |  | Maintain 9 m temporary gravel roadway |
|  | 1.8 m concrete sidewalk | | |



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

January 16, 2020

File No. LDA19-0104

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 116 single detached residential lots and 16 row housing lots from the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Road NW;
SECORD

I The Subdivision by Plan is APPROVED on January 16, 2020, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), with Phase 1, in the amount of \$324,558 representing 0.584 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act. The Deferred Reserve Caveat (DRC) will be adjusted accordingly and the remaining balance will carry forward on title;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate the walkway as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (2) 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 construct temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. That the owner construct 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. These roadways will be required prior to CCC for roads (or when required by Subdivision and Development Coordination).
9. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 2.4 m total noise attenuation fence, contained wholly within private property, in conformance with the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, for all lots backing onto or flanking 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for legal description in the amount of \$324,558 representing 0.584 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey. The DRC will be adjusted accordingly and the remaining balance 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #306023615-001

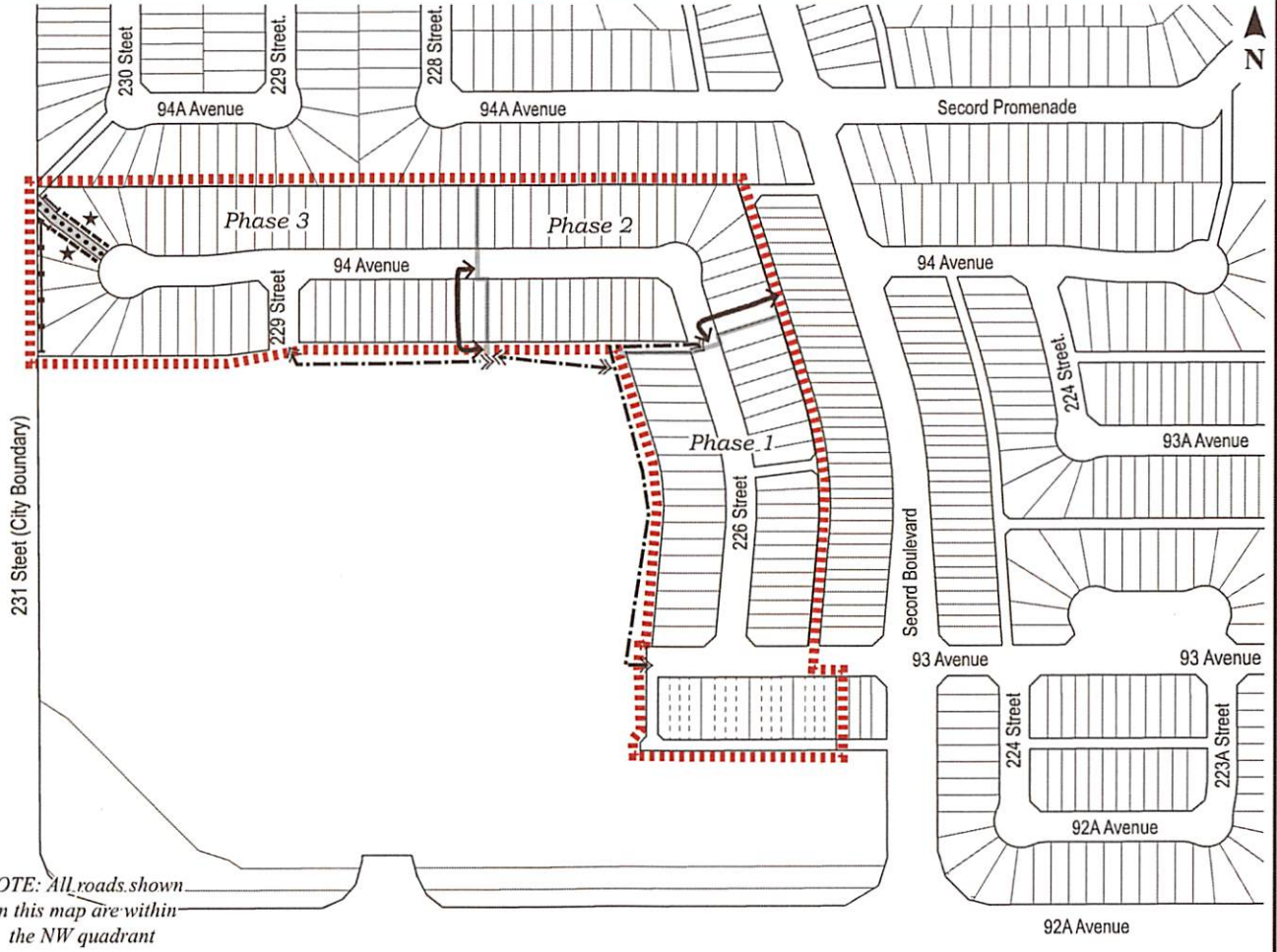
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 16, 2020

LDA19-0104

- | | |
|---|---|
| <ul style="list-style-type: none"> ▬▬▬▬▬▬ Limit of proposed subdivision ▬▬▬▬▬▬ 1.8 m uniform screen fence ▬▬▬▬▬▬ Noise attenuation fence ⋯⋯⋯⋯⋯ 1.8 m concrete sidewalk ▬▬▬▬▬▬ Phasing line | <ul style="list-style-type: none"> ▬▬▬▬▬▬ Dedicate as road right of way ↔↔↔↔↔↔ Temporary 6 m roadway ★ Restrictive covenant re: Disturbed Soil ↔⋯⋯⋯↔ Temporary 4 m emergency access |
|---|---|



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

January 16, 2020

File No. LDA14-0320

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

ATTENTION: Jonathan Lawrence

RE: REVISION of conditionally approved tentative plan of subdivision to create 89 single detached residential lots, 38 semi-detached residential lots, and one (1) Environmental Reserve (ER) lot, from the SE 24-53-26-W4M located west of Winterburn Road NW at Hawks Ridge Boulevard;
HAWKS RIDGE

This application creates an additional phase within Phase 2B. Phase 2A has been registered. The original subdivision was approved by LDA12-0312 and revised by LDA14-0320 and LDA14-0519. Our current practice is to revise the existing approval, and LDA14-0320 was chosen as the primary file. This is the second revision to LDA14-0320.

I The Subdivision by Plan is APPROVED on January 16, 2020, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.33 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register the emergency access walkway as road rights-of-way as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 (2) 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 Development Servicing Agreements;
8. that the owner enter into a 3 year maintenance period agreement for the proposed Low Impact Development (LID) measures, such as the bioswale system, to the satisfaction of EPCOR Drainage Inc.;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and lighting, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1.8 m noise attenuation fence within residential property lines for all lots backing onto 215 Street NW as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the road rights of way and public utility lots to the satisfaction of City Departments and affected utility agencies.

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

MR was previously addressed by dedication through LDA12-0312.

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.

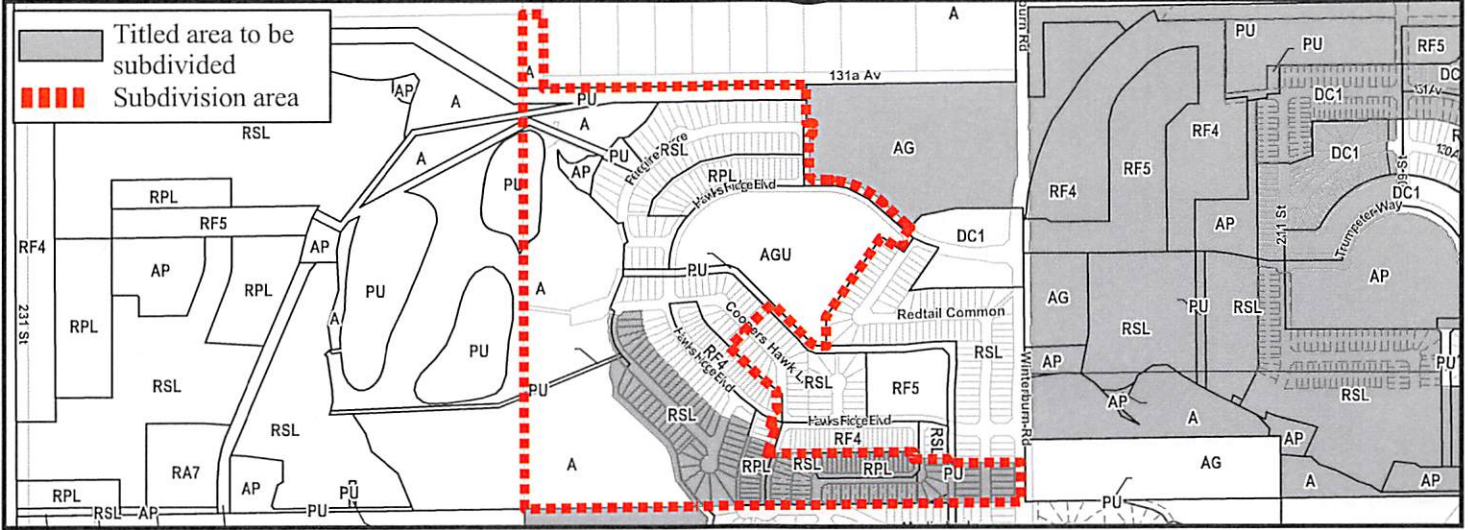
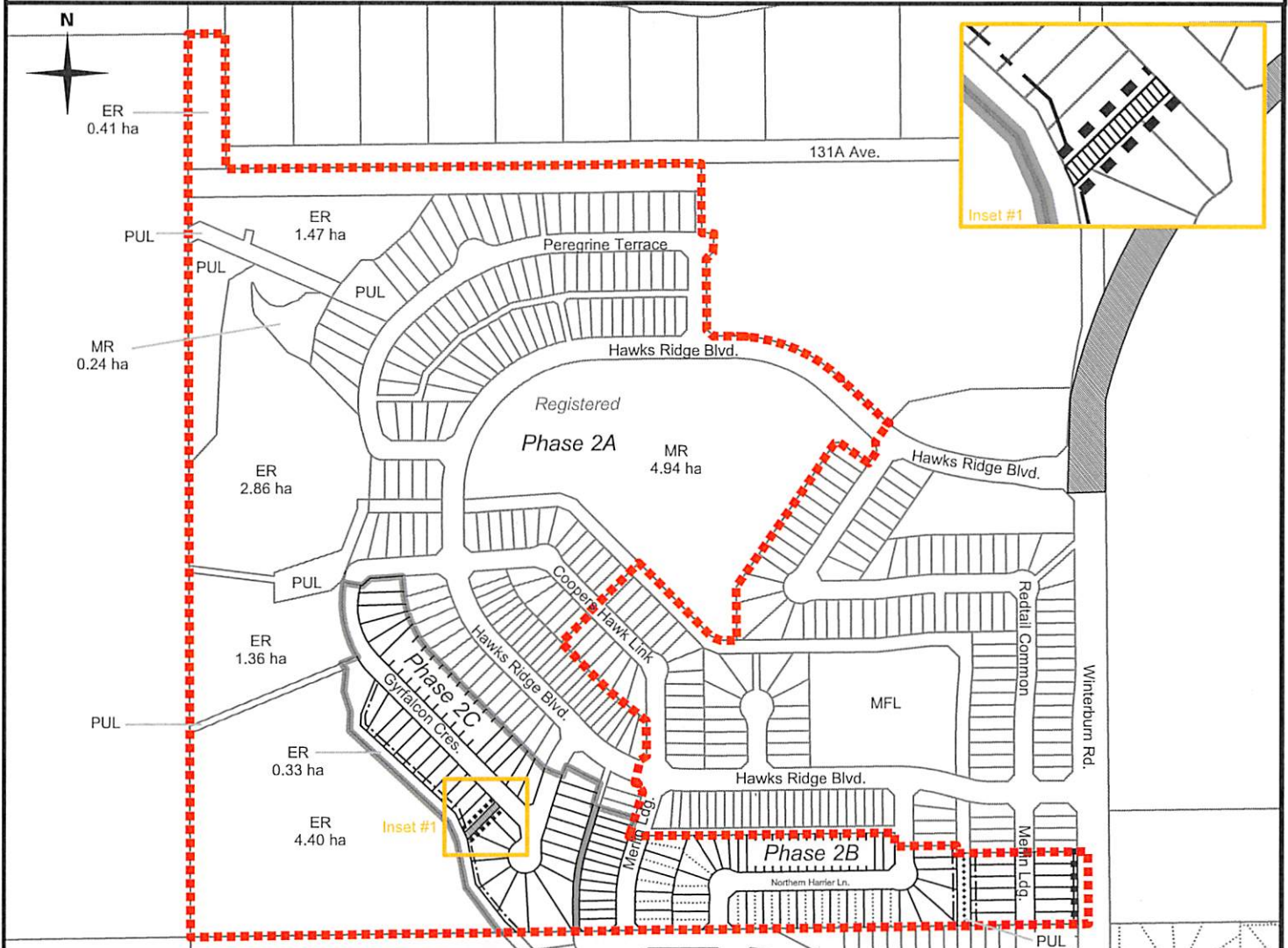
Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #157372635-001

Enclosure(s)

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 3 m hard surface shared use path
- Dedicate as road right of way
- 1.2 m uniform fence
- 1.8 Noise attenuation fence
- Phasing line





Subdivision Authority

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

January 16, 2020

File No. LDA19-0506

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) additional bare land condominium unit from Units 52-54, Plan 122 2509, located north of Ellerslie Road SW and west of Calgary Trail SW; **RICHFORD**

The Subdivision by Bare Land Condominium is APPROVED on January 16, 2020, 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 #345099224-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

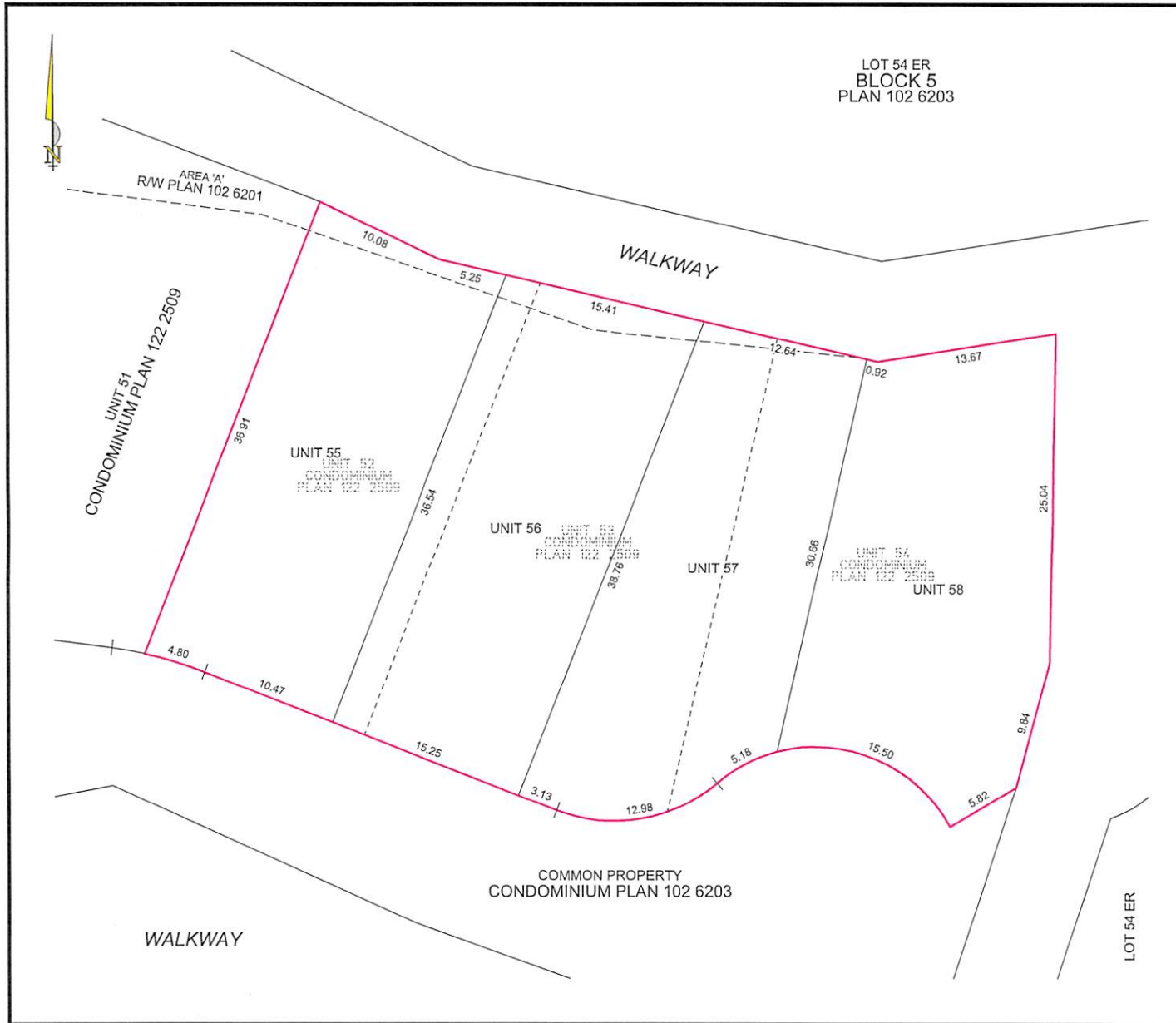
Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

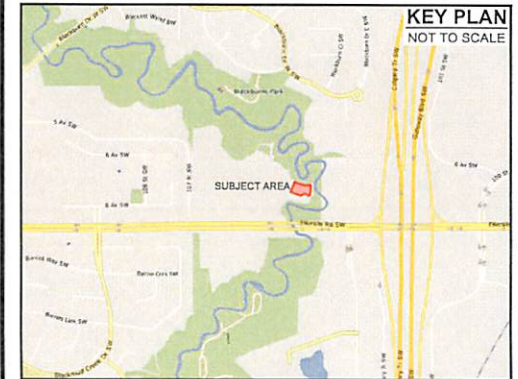
LOT 54 ER
BLOCK 5
PLAN 102 6203



DJ FORBES HOLDINGS INC.

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 R/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.225 ha



REV. NO.	DATE	ITEM	BY
0	SEP. 23/19	ORIGINAL PLAN COMPLETED	ME
REVISIONS			

THE RAVINES AT RICHFORD

TENTATIVE PLAN SHOWING

BARE LAND RE-DIVISION

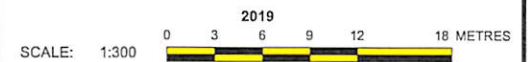
OF

BARE LAND UNITS 52 TO 54 INCLUSIVE,
CONDOMINIUM RE-DIVISION PLAN 122 2509

WITHIN THE

S.E. 1/4 SEC. 29 - TWP. 51 - 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.	11900362T	DRAFTED BY:	ME	CHECKED BY:	BM
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Subdivision Authority

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

January 16, 2020

File No. LDA19-0529

John Young
510 McDonough Way NW
Edmonton, AB T5Y 0P1

ATTENTION: John Young

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 5, Plan 5375 HW, located north of 106A Avenue NW and east of 159 Street NW;
BRITANNIA YOUNGSTOWN

The Subdivision by Plan is APPROVED on January 16, 2020, 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #346955242-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

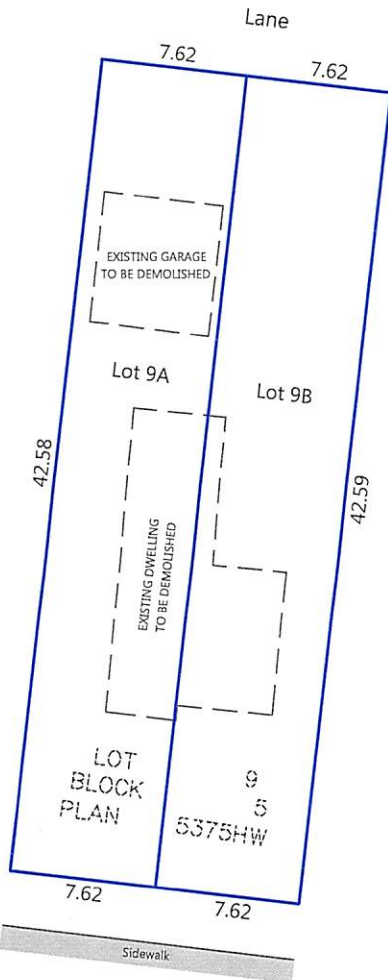
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 106A Avenue NW. Upon redevelopment of proposed Lot 9A, the existing residential access to 106A Avenue NW must be 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.

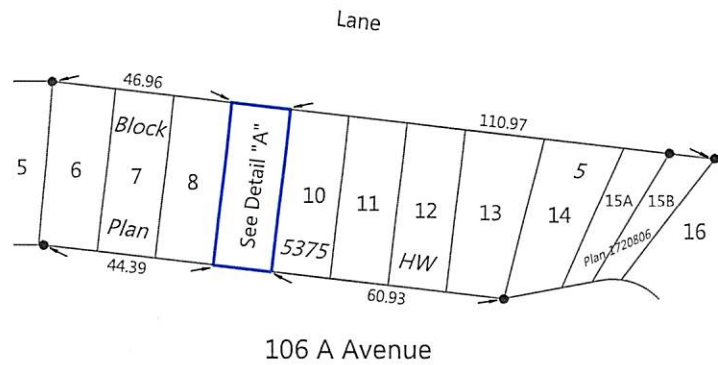
Servicing

- 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 3.8 m east of the west property line of existing Lot 9 off 106A 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.
- 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).



106 A Avenue

Detail "A"
(Scale 1:300)



106 A Avenue

Site Plan
(Scale 1:1500)

TENTATIVE PLAN

Showing Survey of
SUBDIVISION
of
LOT 9, BLOCK 5, PLAN 5375 HW
Edmonton - Alberta
2019

SCALE 1:300

LEGEND:

Statutory Iron Survey Posts found shown thus: ●

Area dealt with by the registration of this plan bounded thus: ———

All distances are in metres and decimals thereof and are from post to post unless shown otherwise. Bearings are 3TM grid and are derived from the line from A.S.C.M 21659 to A.S.C.M. 338723. Bearings and Coordinates are referred to Meridian 114° West, 3TM Grid projection, NAD 83 datum. Combined Scale factor used = 0.999807. Area to be registered contains 0.065 Hectares.

Client: John Young

Property Address: 15736 106A Avenue NW
Edmonton, AB



Action Surveys Inc.
#200, 9413 45 Avenue
Edmonton, Alberta, T6E 6B9
Tel: 780-851-2289
Fax: 587-401-6867

Lianqiu Gao

LIANQIU GAO, A.L.S.
© Copyright 2019

Initials: ZY - LG

JOB No.: 190800

File: 190800Tentative

Plan Date: Nov. 6, 2019



Subdivision Authority

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

January 16, 2020

File No. LDA19-0531

BG Development Services Ltd.
7929 78 Avenue NW
Edmonton, AB T6C 0N1

ATTENTION: Bard Golightly

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 15, Plan 1841 KS, located south of 105A Avenue NW and west of 67 Street NW;
FULTON PLACE

The Subdivision by Plan is APPROVED on January 16, 2020, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; 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 #346949295-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

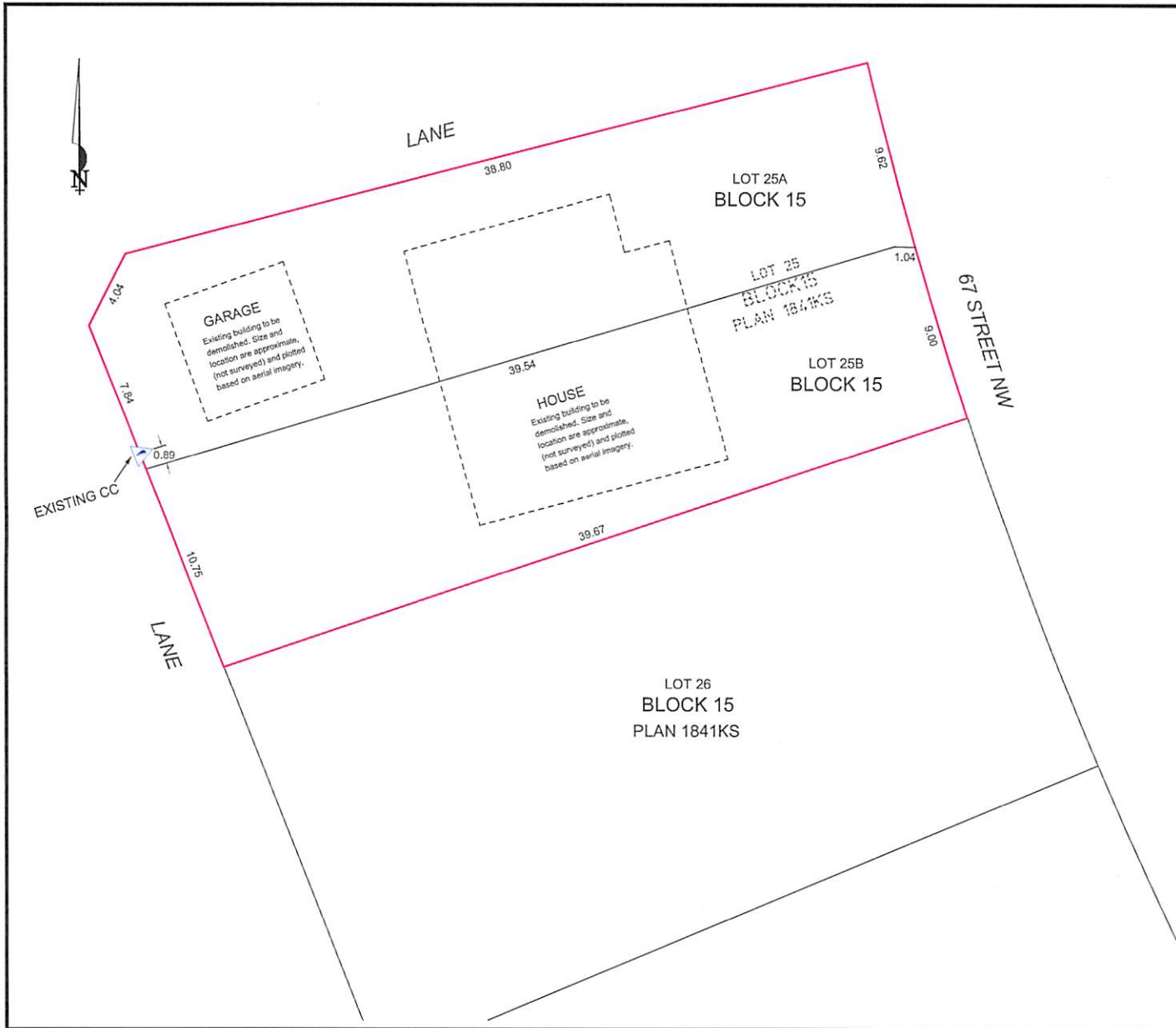
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 67 Street NW. Upon redevelopment of proposed Lot 25A, the existing residential access to 67 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.7 m south of the north property line of Lot 25 off of the lane. The existing storm service enters the proposed subdivision approximately 9.5 m north of the south property line of Lot 25 off 67 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).



URBAN PIONEER INFILLS

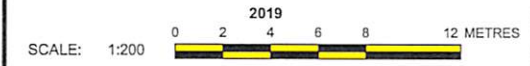
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R-F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.081 ha.



REV. NO.	DATE	ITEM	BY
2	JAN. 13/20	DEFLECTION	CN
1	OCT. 30/19	T-PLAN	CN

REVISIONS

FULTON PLACE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 25, BLOCK 15, PLAN 1841KS
WITHIN THE
RIVER LOT SEC. 33 - TWP. 53 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA





Subdivision Authority

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

January 16, 2020

File No. LDA19-0538

Delta Land Surveys Ltd.
9809 89 Avenue NW
Edmonton, AB T6E 2S3

ATTENTION: John Sung

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 25, Plan 4065 AE, located north of 113 Avenue NW and west of 64 Street NW;
HIGHLANDS

The Subdivision by Plan is **APPROVED** on January 16, 2020, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 18A (contact EPCOR Water Services at 780-412-3955);
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 #348330355-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

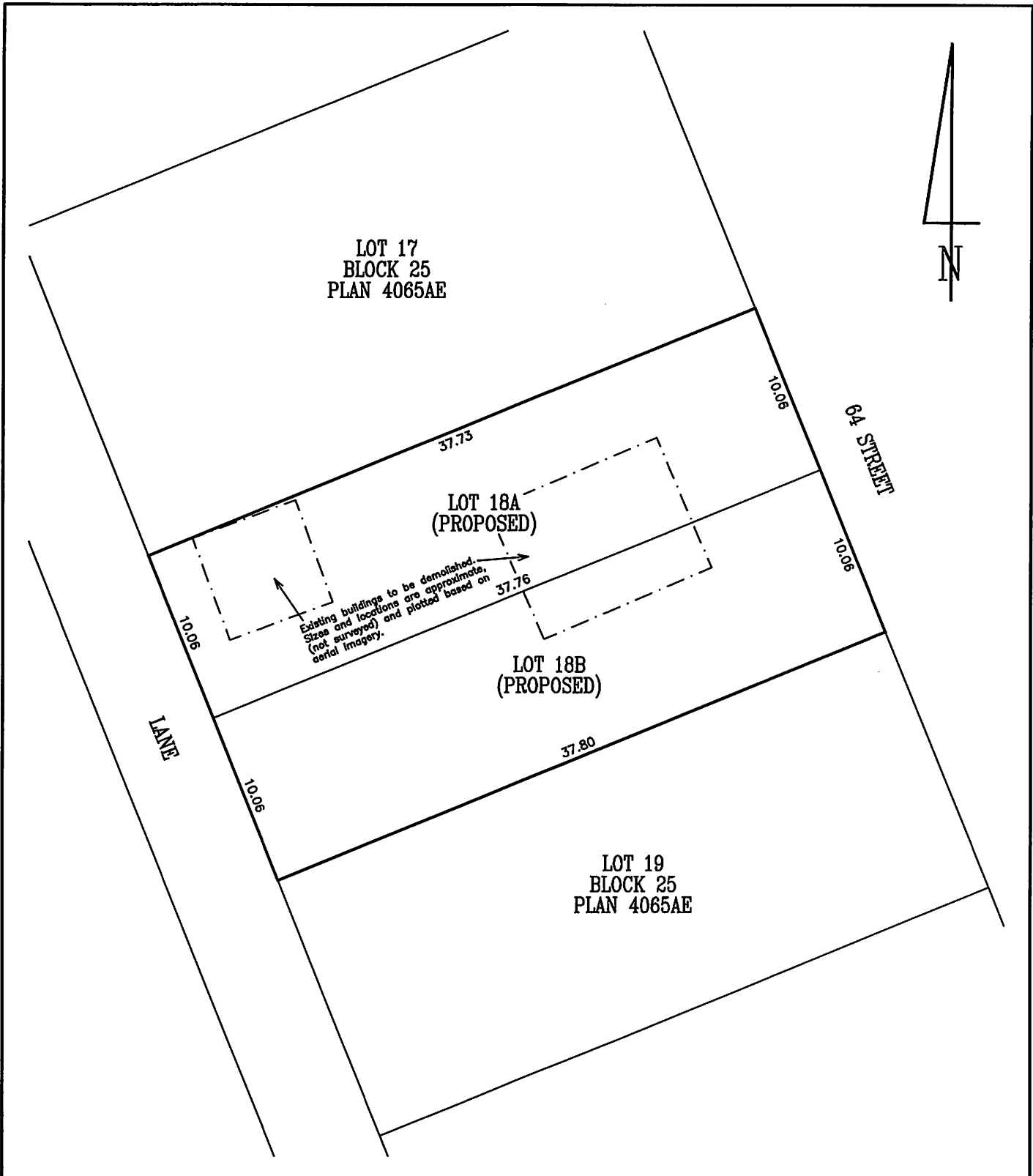
- There are existing boulevard trees adjacent to the site on 64 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Highlands neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2020. 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 7.3 m south of the north property line of existing Lot 18 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).
- There is an existing power pole that will interfere with access to the proposed Lot 18B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Distribution & Transmission 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

THIS DRAWING IS PREPARED FOR:
SKYWARD HOMES

SHOWING PROPOSED SUBDIVISION OF
LOT 18, BLOCK 25, PLAN 4065AE
11336 - 64 STREET
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-431-0816 (TEL) 780-432-1024 (FAX)

SCALE 1:300 | JOB NO. J0337LTO | NOV. 27, 2019.



Subdivision Authority

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

January 16, 2020

File No. LDA19-0545

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6 and a portion of Lot 7, Block 49, Plan 2786 HW, located north of 108 Avenue NW and east of 152 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on January 16, 2020, 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 #348476291-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

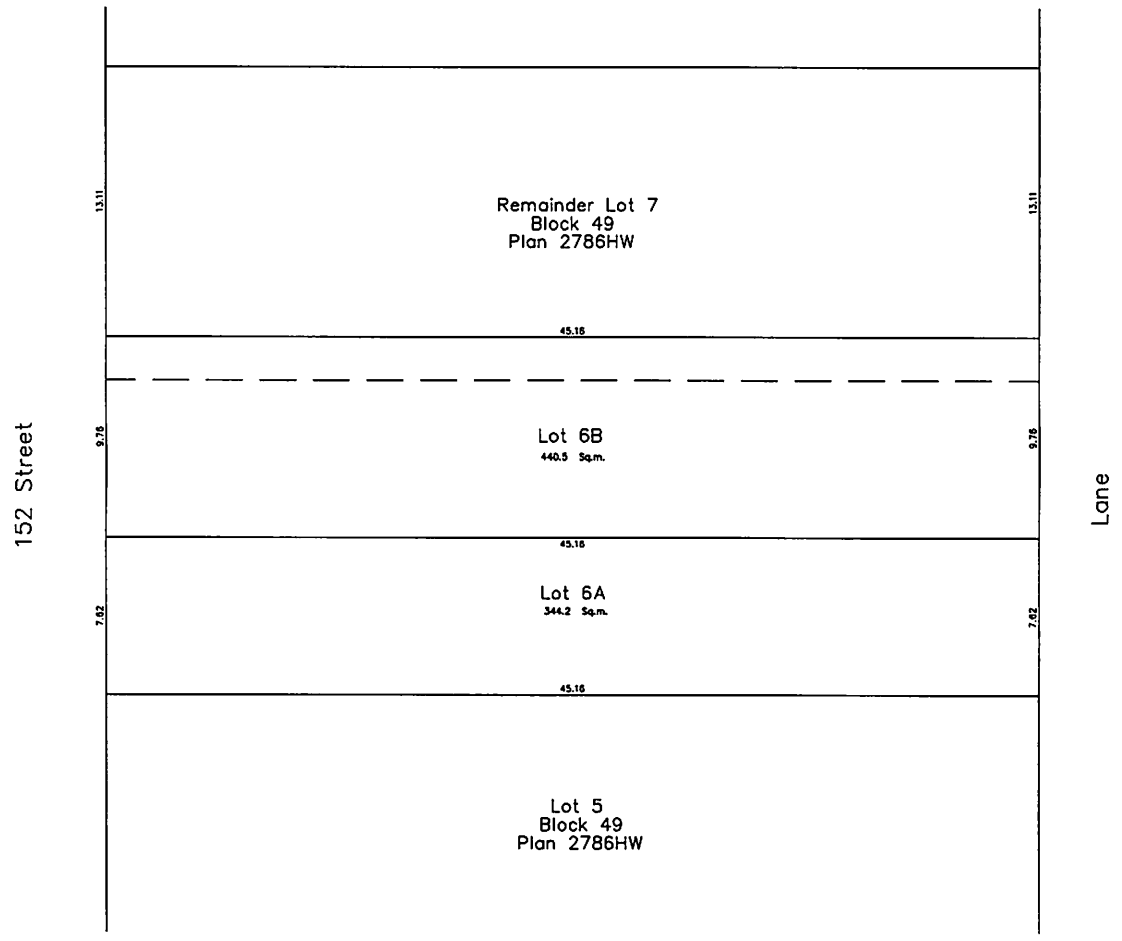
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.1 m north of the south property line of Lot 6 off 152 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).

Plan Showing Proposed Subdivision

Lot 6 & Pt of 7, Block 49, Plan 2786HW
10811-152 Street



Client: YMC Developments/Aida Chaaban

Neighbourhood: High Park

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2019

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:200

File: 1943 Planning App.dwg

Thursday, January 9, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 01

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the January 9, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the December 19, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA15-0099 168014476-001	REVISION to conditionally approved tentative plan of subdivision to create 73 single detached residential lots, 66 semi-detached residential lots, one (1) non-credit Municipal Reserve lot, and one (1) multi-unit housing (MHL) lot from Lot B, Plan 2310 TR located south of Mayday Lane SW and west of 91 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA19-0398 339579322-001	Tentative plan of subdivision to create two additional mixed-use lots from Lot 3, Block 6, Plan 002 2000 - located south of 28 Avenue NW and west of Hewes Way; MILL WOODS TOWN CENTRE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA19-0514 346287632-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 33, Plan RN 22B, located north of 102 Avenue NW and east of 125 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0533 347363233-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 5, Plan 959 KS, located south of 74 Avenue NW and west of 85 Street NW; AVONMORE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0534 347021620-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 25 and 26, Block 34, Plan 3553P, located south of 64 Avenue NW and east of 105 Street NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA19-0550 344550921-001	Tentative plan of subdivision to adjust the boundaries of single detached residential Lots 31, 32, 43, 44, 48, 49 and 50, Block 12, Plan 172 3548 and Lots 56 through 60, Block 12, Plan 182 3259 located north of Kelly Circle SW and east of Kelly Circle SW; KESWICK
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.	