

Thursday, March 5, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 5, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 27, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA19-0557
348891736-001

Tentative plan of subdivision to adjust the existing boundary between Lot 201, Block 21, Plan 172 3396 and Lot 202, Block 21, Plan 192 3232 - located south of 25 Avenue and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA19-0448
343215130-001

Tentative plan of subdivision to create three (3) additional (IM) Medium Industrial lots from Block 12, Plan 5129AJ - located south of 64 Avenue and west of 30 Street; **SOUTHEAST INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA19-0493 344059710-001	Tentative plan of subdivision to create 28 single detached residential lots and (1) Municipal Reserve lot from Lot 1, Block A, Plan 192 1169 located south of 32 Avenue SW and west of Glenridding Ravine Wynd SW; GLENRIDDING RAVINE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA19-0567 349179024-001	Tentative plan of subdivision to create one (1) additional lot for an education facility, from Lot 91MR, Block 33, Plan 9221509 - located west of 38 Street NW and north of 38 Avenue NW; KINISKI GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0119 275503197-001	REVISION of conditionally approved tentative plan of subdivision to create 70 single detached residential lots, one (1) Public Utility lot, one (1) Municipal Reserve (MR) lot, and one (1) Future Natural Area MR lot from Lot 1, Plan 982 3999, located north of Ellerslie Road SW and west of 34 Street SW; CHARLESWORTH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA20-0032 353454233-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 24, Plan 6629 ET, located north of 103 Avenue NW and east of 154 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0033 353511652-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 55, Block 3, Plan 5902 HW, located north of 122 Avenue NW and west of St Albert Trail NW; DOVERCOURT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA20-0045 353957343-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 79, Plan 4233 KS, located north of 106 Avenue NW and east of 42 Street NW; GOLD BAR
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

March 5, 2020

File No. LDA19-0557

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

ATTENTION: Huong Nguyen

RE: Tentative plan of subdivision to adjust the existing boundary between Lot 201, Block 21, Plan 172 3396 and Lot 202, Block 21, Plan 192 3232 - located south of 25 Avenue and west of 66 Street SW;
THE ORCHARDS AT ELLERSLIE

I The Subdivision by Plan is APPROVED on March 5, 2020, subject to the following conditions:

1. that the owner extends the registered easement for mutual access (Plan 172 3397), as shown on the "Conditions of Approval" map, Enclosure I (as required for LDA19-0432). The City shall be a party to the easement; 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.

Municipal Reserve (MR) for Lot 201, Block 21, Plan 1723396 and Lot 202, Block 21, Plan 1923232 was previously addressed with LDA07-0201 with a Deferred Reserve Caveat (DRC). The DRC was subsequently used to assemble a school site with LDA14-0525.

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

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

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

Regards,

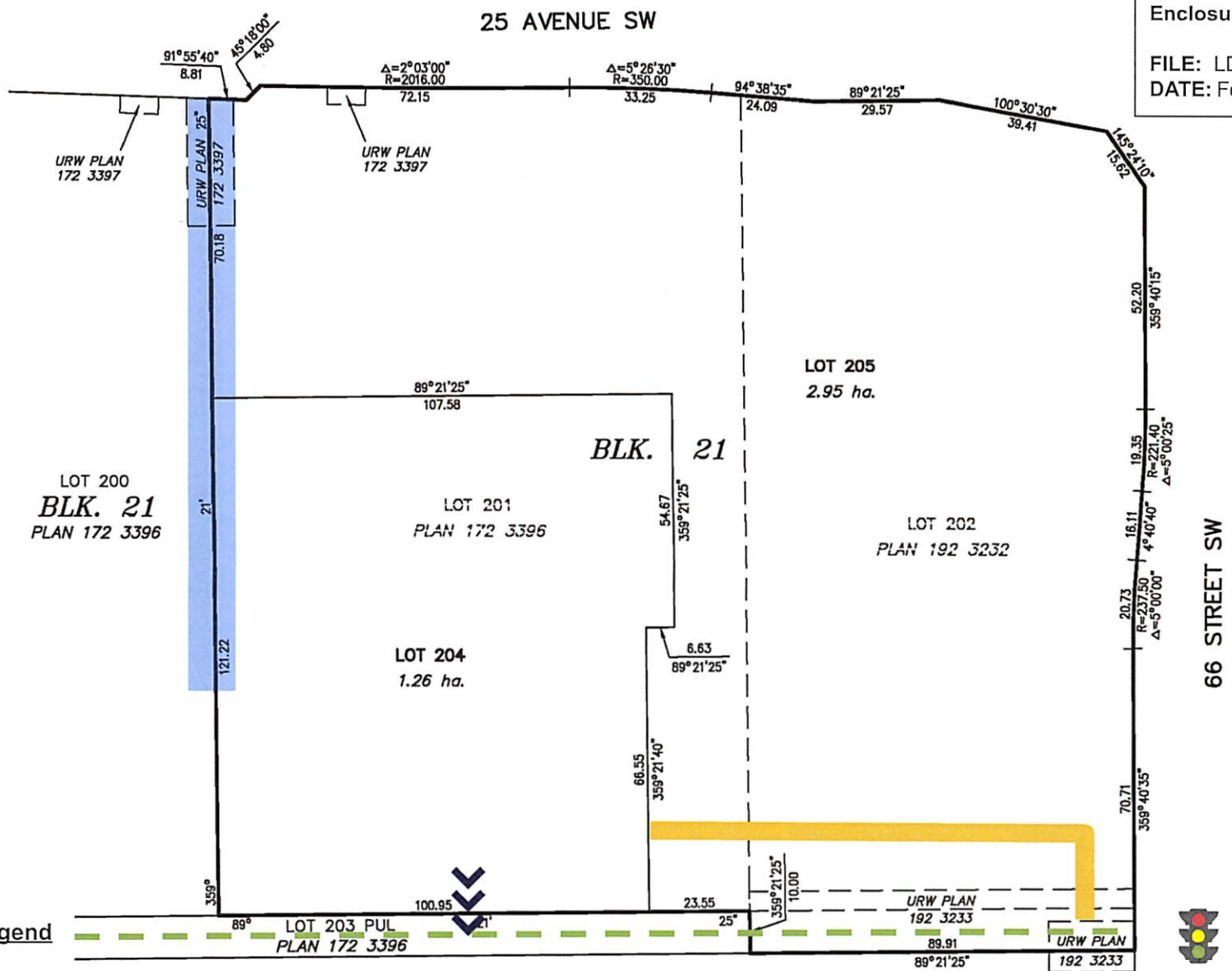
A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue ink stamp.

Blair McDowell
Subdivision Authority

BM/cw/Posse #348891736-001

Enclosure(s)

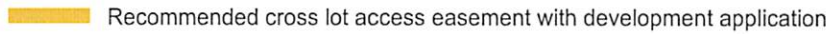
Enclosure I
 FILE: LDA19-0557
 DATE: February 27, 2020



Legend



Pedestrian connection to the shared use path within the PUL



Recommended cross lot access easement with development application



3 m Shared Use Path



Extend the registered mutual access easement (based on proposed site plan)



Future traffic signals will be required to 66 Street SW with further subdivision



Subdivision Authority

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

March 5, 2020

File No. LDA19-0448

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create three (3) additional (IM) Medium Industrial lots from Block 12, Plan 5129AJ - located south of 64 Avenue and west of 30 Street; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on March 5, 2020, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$221,450.00 representing 0.175 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against each lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner dedicate a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Deferred 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 Deferred 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 constructs a sanitary sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies.

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

MR for Block 12, Plan 5129 AJ is being provided as money in place in the amount of \$221,450.00 (0.1752 ha @ an appraised value of \$1,263,984.00/ha). MR can be paid proportionately with the registration of each phase. Subsequent to the registration of Phase 1, a Deferred Reserve Caveat (DRC) will be registered against the balance of the title area.

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,

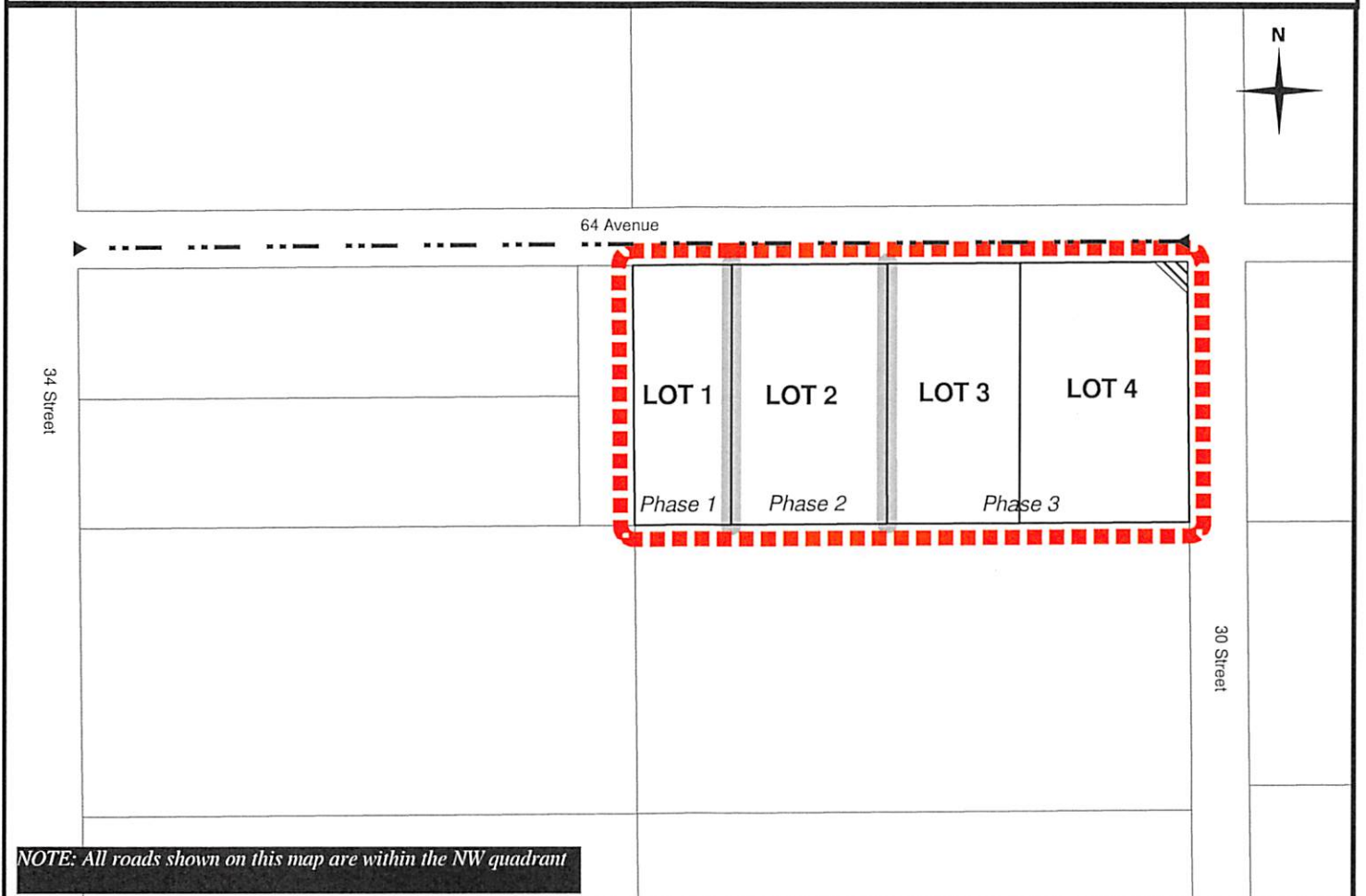


Blair McDowell
Subdivision Authority

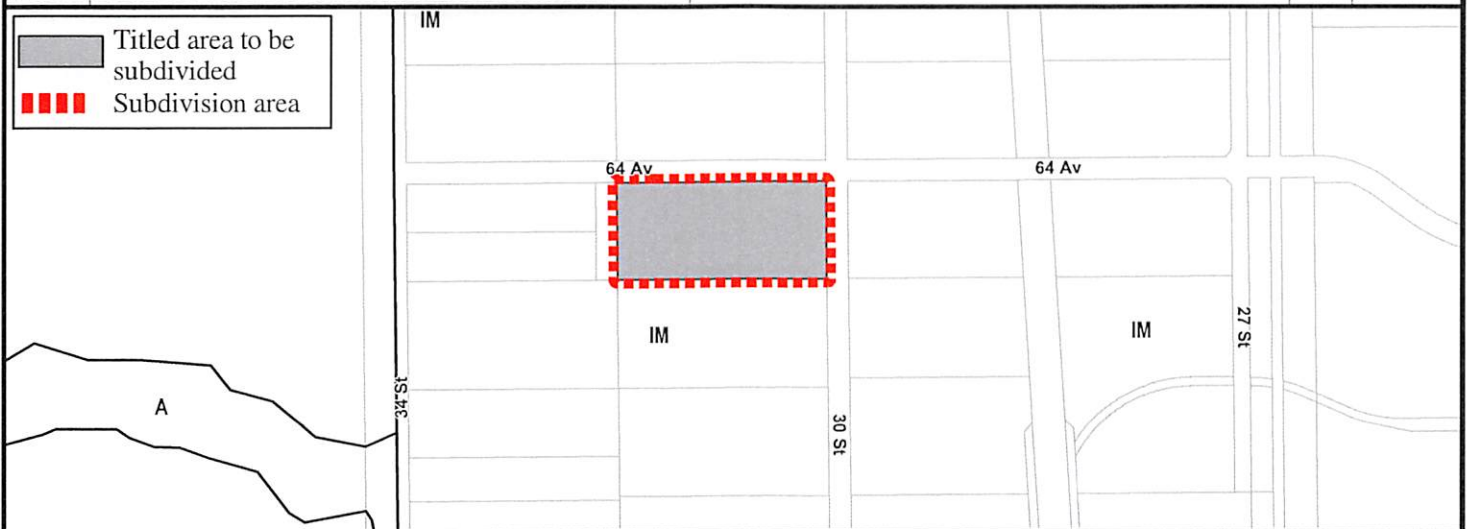
BM/cw/Posse #343215130-001



Enclosure(s)

-  Limit of proposed subdivision
-  Phasing line
-  Sanitary sewer extension
-  Dedicate as road right of way (6 x 6 m)



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

March 5, 2020

File No. LDA19-0493

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya McNeil

RE: Tentative plan of subdivision to create 28 single detached residential lots and (1) Municipal Reserve lot from Lot 1, Block A, Plan 192 1169 located south of 32 Avenue SW and west of Glenridding Ravine Wynd SW; **GLENRIDDING RAVINE**

I The Subdivision by Plan is APPROVED on March 5, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.03 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for cross lot access, with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register a temporary public access easement for the temporary 6 metre (m) roadway, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that LDA19-0496 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and

9. 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 two lanes of Ellerslie Road SW to an arterial roadway standard, from the ECO Station access located east of Rabbit Hill Road SW to east of 141 Street SW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a temporary 6 m gravel surface roadway connection, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct Glenridding Ravine Wynd SW to an approved Complete Streets cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct all fences wholly on privately-owned lands and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lot, road right of way and walkway to the satisfaction of City Departments and affected utility agencies. Should the MR parcel (Reserve lot) be registered before it can be assembled with the future portion to the west on Plan 4791TR, Block OT, that the landscape deposit and/or final acceptance completion certificate shall be withheld until the landscaping is to the satisfaction of City Departments.

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

Subsequent to MR dedication and arterial road deduction the existing DRC 192 294 922 for Lot 1, Block A, Plan 192 1169 will be reduced accordingly, with the balance to transfer to Lot 1, Block 1, Plan 182 2050 (LDA19-0400).

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













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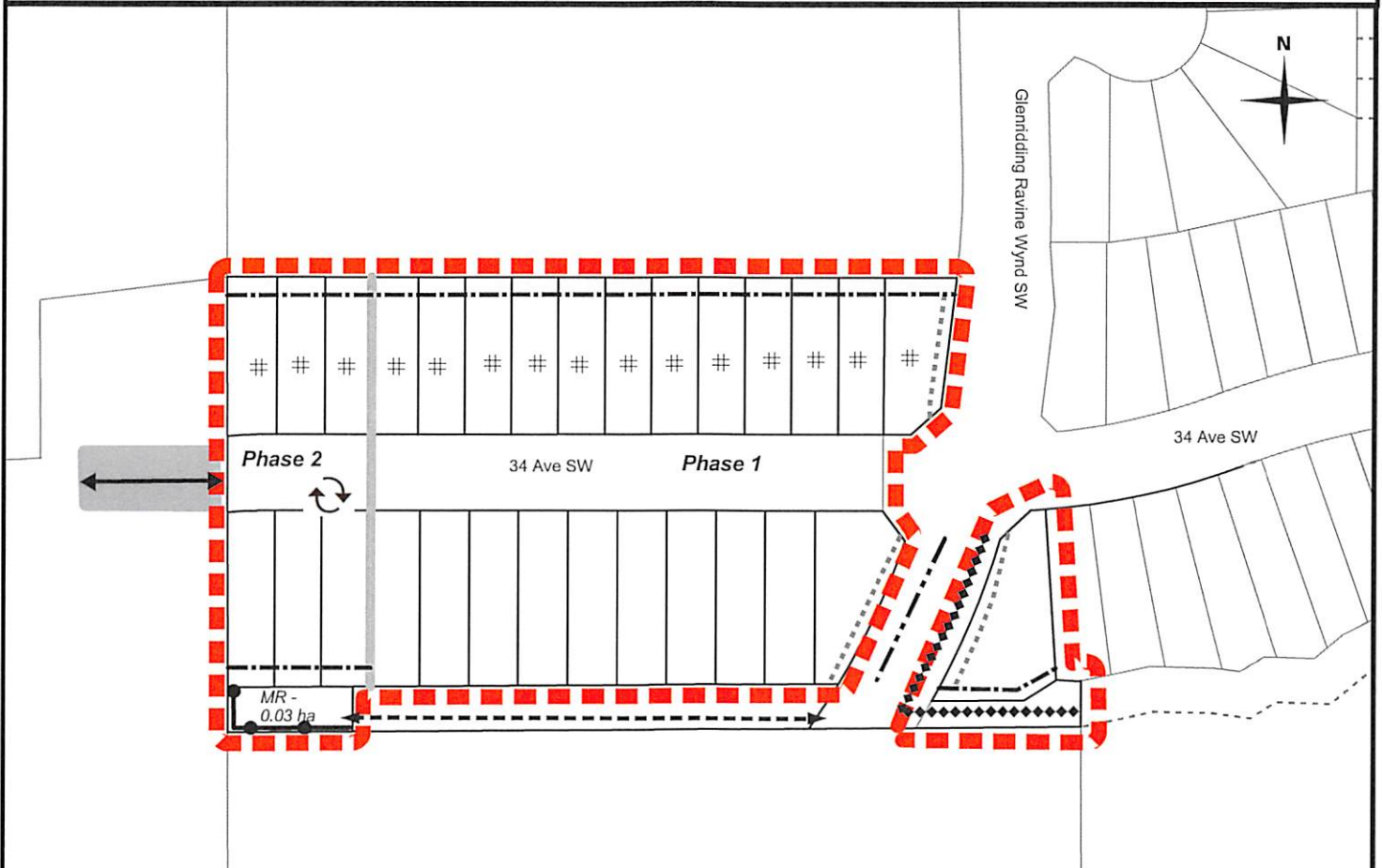
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

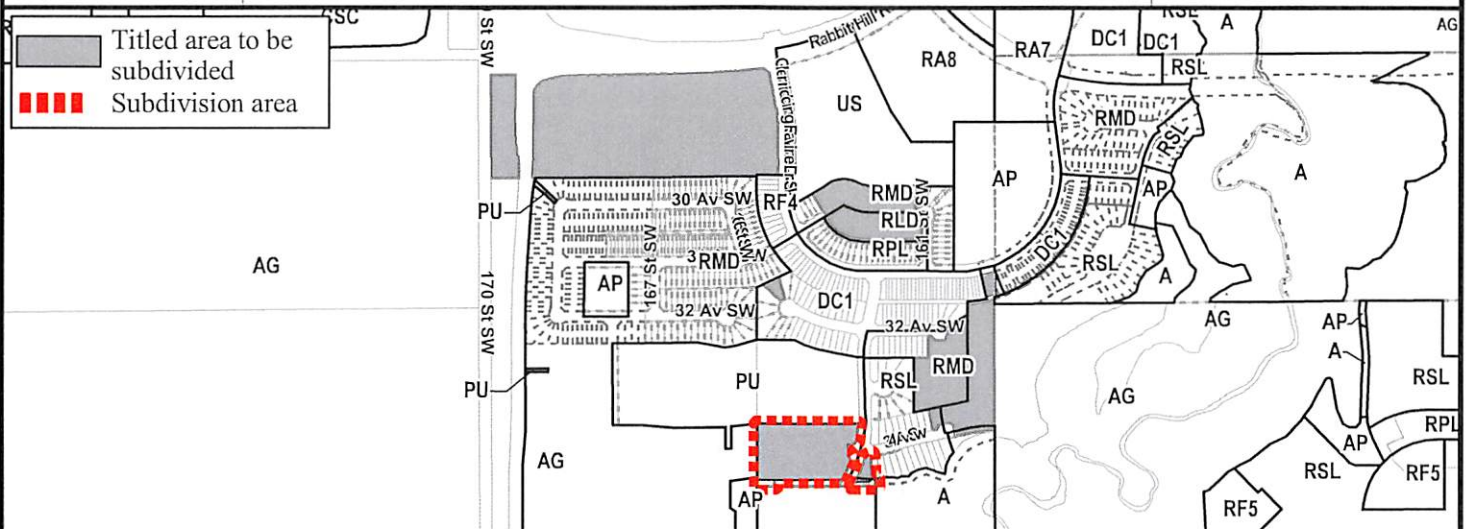
March 5, 2020

LDA19-0493

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Temporary 12 m radius turnaround |
|  | Phasing line |  | Construct to an approved complete streets cross section |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Cross lot access easement |
|  | 1.2 m uniform fence |  | Register easement |
|  | 3 m hard surface shared use path |  | Post and rail fence |
|  | Temporary 6 m roadway |  | Restrictive covenant re: Freeboard |

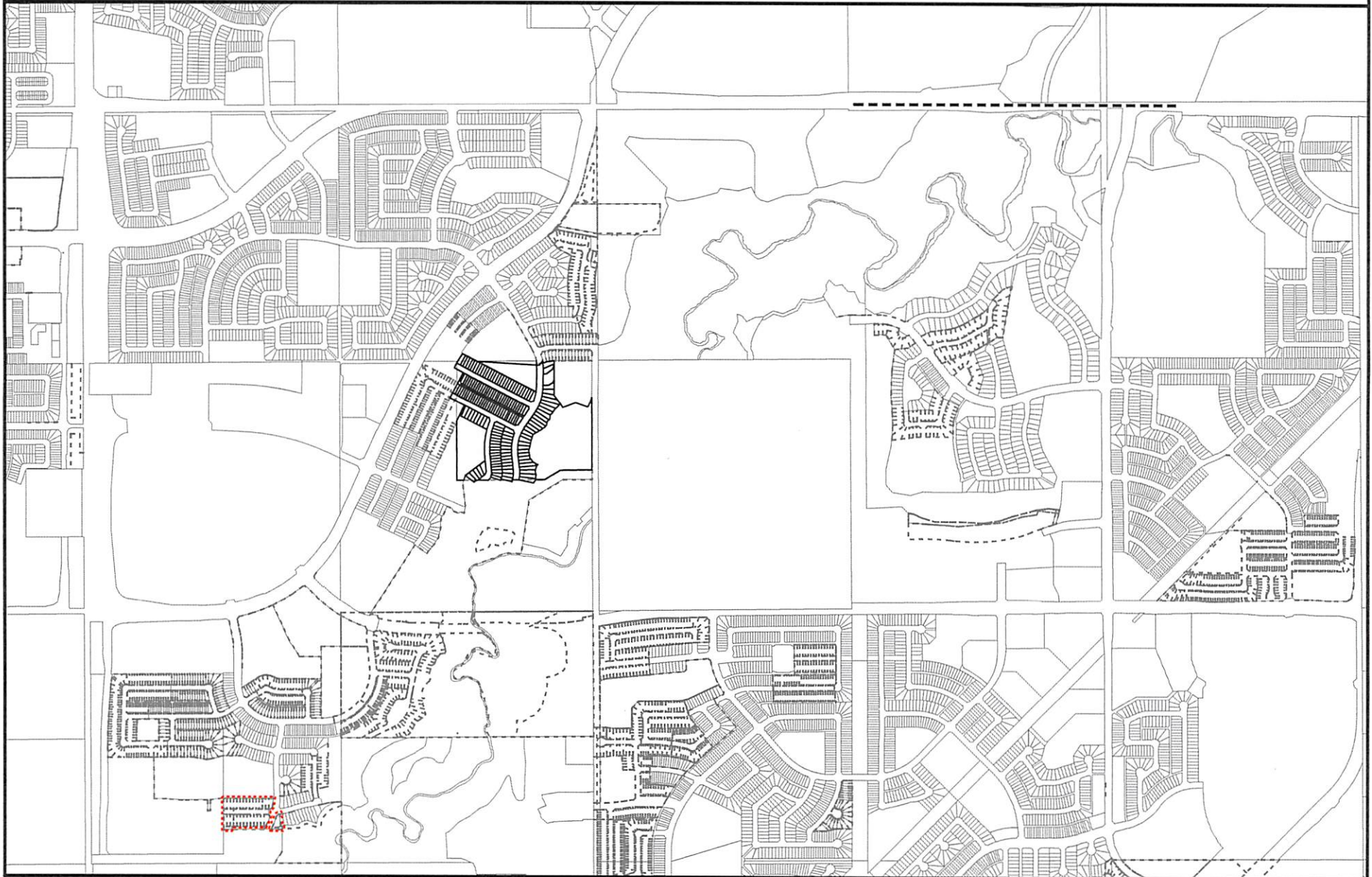


NOTE: All roads shown on this map are within the SW quadrant



■■■■ Limit of proposed subdivision

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





Subdivision Authority

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

March 5, 2020

File No. LDA19-0567

Real Estate Branch (10th Floor)
10111-104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Bwale Bwalya

RE: Tentative plan of subdivision to create one (1) additional lot for an education facility, from Lot 91MR, Block 33, Plan 9221509 - located west of 38 Street NW and north of 38 Avenue NW;
KINISKI GARDENS

I The Subdivision by Plan is APPROVED on March 5, 2020, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed southern lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 LDA19-0561 to amend the Edmonton Zoning Bylaw and the Burnewood Neighbourhood Area Structure Plan shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner installs three fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
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; and
7. 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.

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

Municipal Reserve (MR) for Lot 91MR, Block 33, Plan 9221509 was previously addressed with File 90-X-184-S. The MR designation on the surplus parcel will be removed by the applicant.

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,

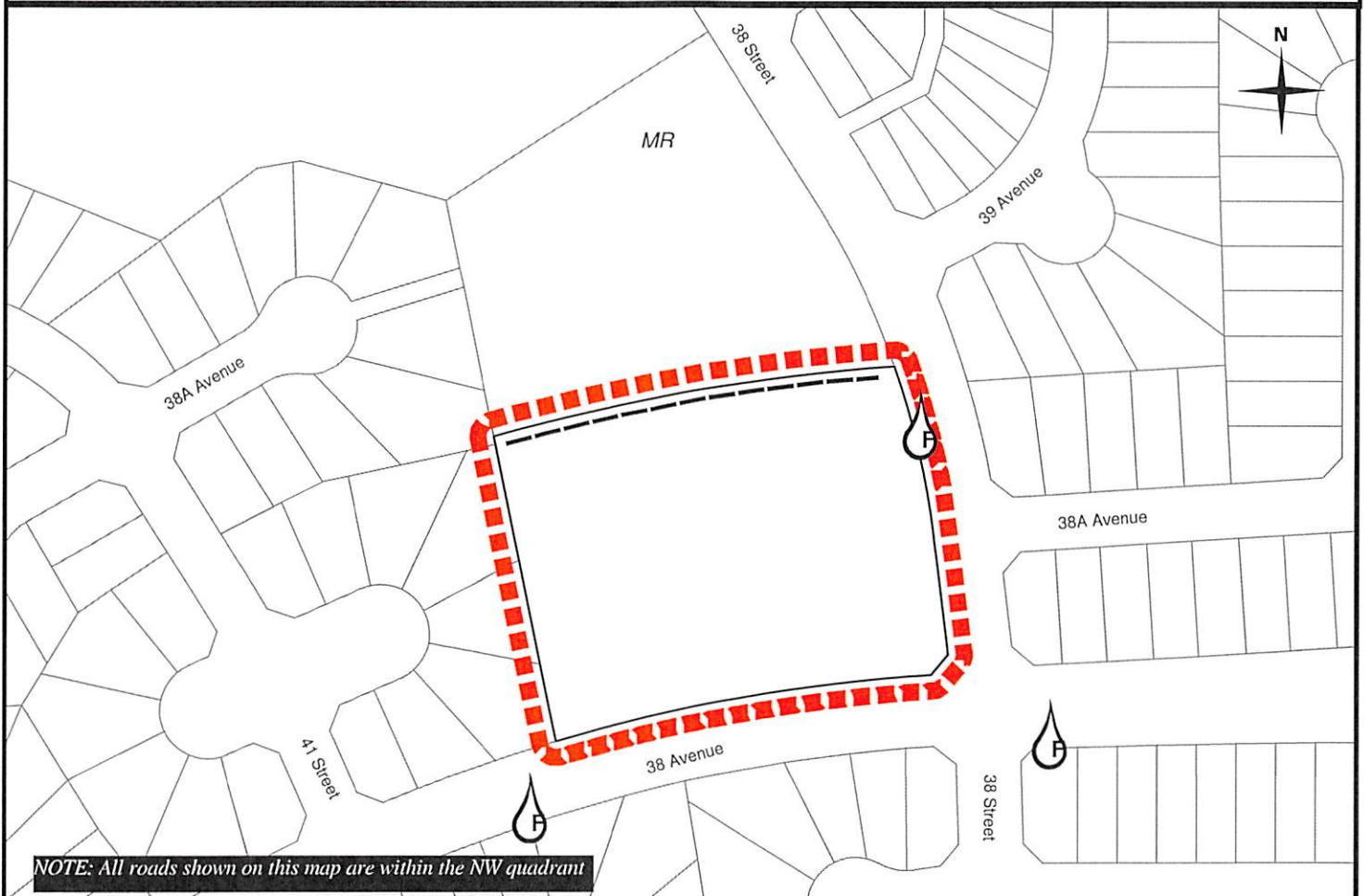


Blair McDowell
Subdivision Authority

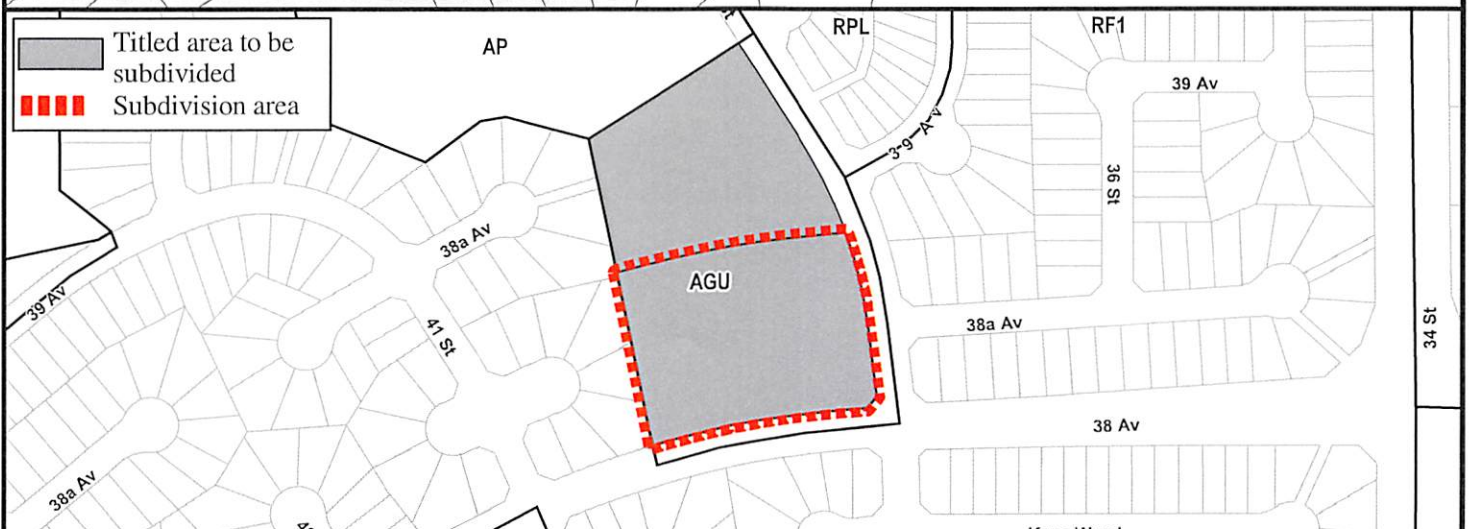
BM/cw/Posse #349179024-001

Enclosure(s)

-  Limit of proposed subdivision
-  1.8 m chain link fence
-  Fire hydrant



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

March 5, 2020

File No. LDA18-0119

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

ATTENTION: Victoria Pham

RE: REVISION of conditionally approved tentative plan of subdivision to create 70 single detached residential lots, one (1) Public Utility lot, one (1) Municipal Reserve (MR) lot, and one (1) Future Natural Area MR lot from Lot 1, Plan 982 3999, located north of Ellerslie Road SW and west of 34 Street SW; **CHARLESWORTH**

The applicant has revised the January 24, 2019 approval by relotting the cul de sac lots and reverse housing lots (adding 12 lots) and revising the phasing boundary and order of phasing.

I The Subdivision by Plan is APPROVED on March 5, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.212 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
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 Charter Bylaw 19186 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking walkways, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner provide a Hydrological Assessment and Concept Design Plan prior to endorsement of the final plan of survey, to the satisfaction of Urban Growth and Open Space Strategy; and
9. 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 install alley lighting within an easement on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path and 1.5 m concrete sidewalk, within the Public Utility lot, with lighting, and a sidewalk connection between the sidewalk and shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path, in the Municipal Reserve (MR) site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs, with Phase 2, a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

11. that the owner constructs, with Phase 4, a 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. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct the 8 m alleys serving the Reverse Housing, to an approved cross-section, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct, with Phase 3, the 6 m alley, between 5 Avenue SW and the alley serving the reverse housing development, to a paved residential standard, as shown on the "Conditions of Approval" map, Enclosure I. This alley is required for emergency access purposes;
14. that the engineering drawings include landscaping and park design for the Natural Area, in accordance with an approved Concept Design Plan, as shown on the "Conditions of Approval" map, Enclosure I;
15. That the owner install bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) dedication for SE-25-51-24-4 and Lot 1, Plan 9823999, was addressed by a funds-in-lieu payment, and by two Deferred Reserve Caveats (DRC) in 1998 (SO/98-0029). The DRC from SE-25-51-24-4 was discharged in full upon registration of several MR parcels. The MR remaining on the DRC for Lot 1, Plan 982 3999, is less than the 1.632 hectares (ha) required for dedication of the proposed Natural Area in this subdivision. As shown on Enclosure I, the amount of MR available is approximately 1.213 ha, which leaves an area of approximately 0.42 ha of land to be acquired by the City by means other than MR dedication. Subsequent to MR dedication the existing DRC for Lot 1, Plan 982 3999 will be discharged in full.

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 #275503197-001

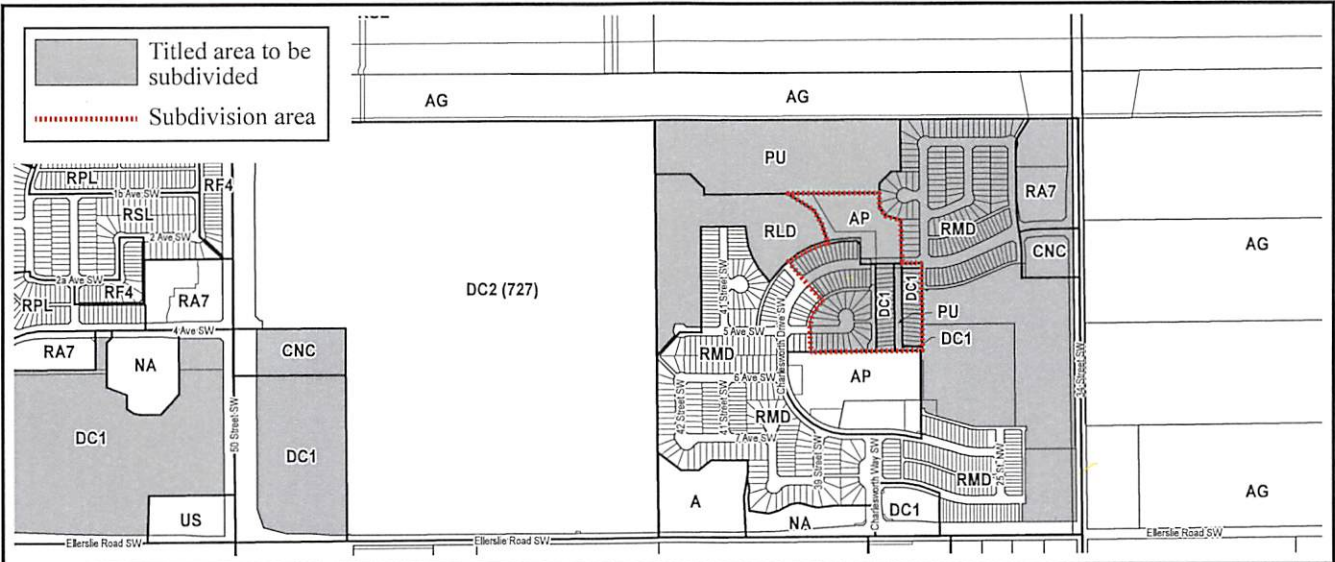
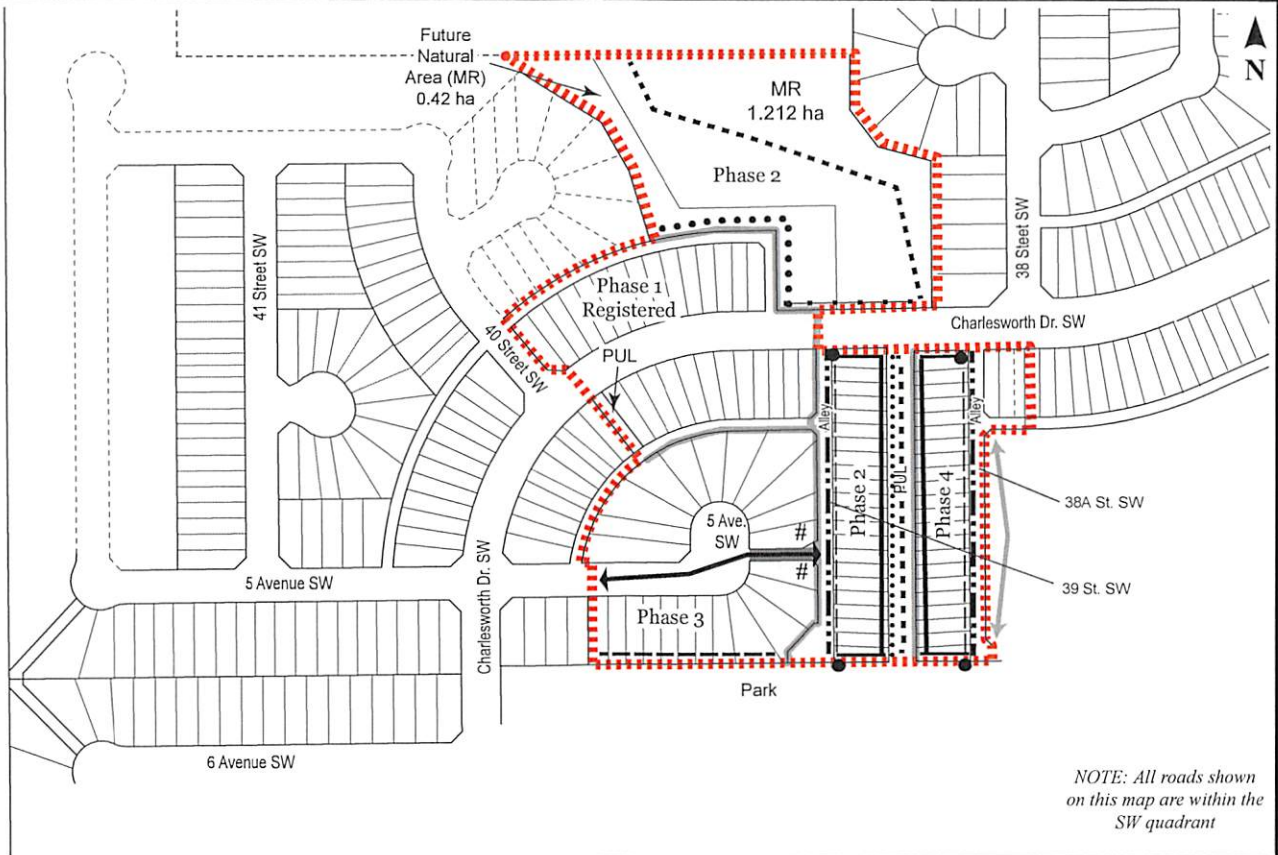
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 5, 2020

LDA18-0119

- Limit of proposed subdivision
- 1.2 m uniform fence
- - - 1.8 uniform fence
- Phasing Line
- - - 8 m alley to an approved cross section
- · · · · 3 m hard surface shared use path
- — ● Alley lighting within easement
- · · · Bollards
- # Restrictive covenant re: Disturbed soil
- ↔ Temporary 6 m emergency access; Phase 4
- ↔ Temporary 4 m emergency access; Phase 2
- · · · Post and rail fence
- ▬ 6 m alley with paved surface; Phase 3
- · · · · 1.5 m concrete sidewalk





Subdivision Authority

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

March 5, 2020

File No. LDA20-0032

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 24, Plan 6629 ET, located north of 103 Avenue NW and east of 154 Street NW; **CANORA**

The Subdivision by Plan is APPROVED on March 5, 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,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #353454233-001

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 154 Street NW. Upon redevelopment of proposed Lot 8B, the existing residential access to 154 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.

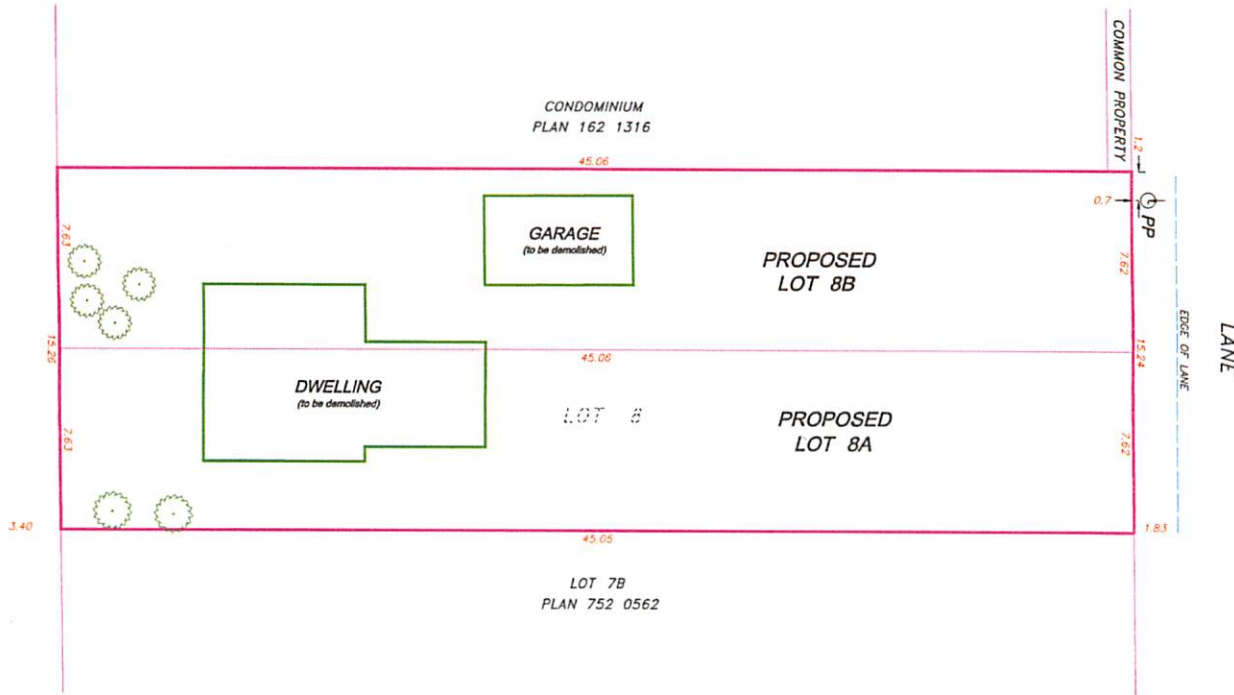
Servicing

- 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 10.5 m north of the south property line of existing Lot 8 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 in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



154th STREET

SIDEWALK



LOT: 8 BLOCK: 24 PLAN: 6629 ET

BUILDER/OWNER: J. KULA

ADDRESS: 10335 - 154 STREET NW EDMONTON

SUBDIVISION: CANORA ZONING: RF2 SCALE: 1:200

DRAWN BY: J.K. CHECKED BY: P.S. FILE: E18844

NOTES:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY

THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:

LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●

CERTIFICATE OF TITLE AREA	0.069 ha
AREA IN PARCEL(S) BEING CREATED	0.069 ha
NUMBER OF PARCEL CREATED	2

REV. No.	DATE:	DESCRIPTION:
1	2020-01-28	Original date issued

MAP DETAIL
N.T.S.



TENTATIVE PLAN

Alberta
Geomatics
Inc.

6908 ROPER ROAD NW
EDMONTON ALBERTA T6B 3H9
email: abgeo@telus.net
or: info@albertageo.com
website: www.albertageo.com
PH: (780) 437-8033
FAX: (780) 437-8024



Subdivision Authority

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

March 5, 2020

File No. LDA20-0033

David McGreer
10985 129 Street NW
Edmonton, AB T5M 0Y2

ATTENTION: David McGreer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 55, Block 3, Plan 5902 HW, located north of 122 Avenue NW and west of St Albert Trail NW;
DOVERCOURT

The Subdivision by Plan is APPROVED on March 5, 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,

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

Blair McDowell
Subdivision Authority

BM/cs/Posse #353511652-001

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

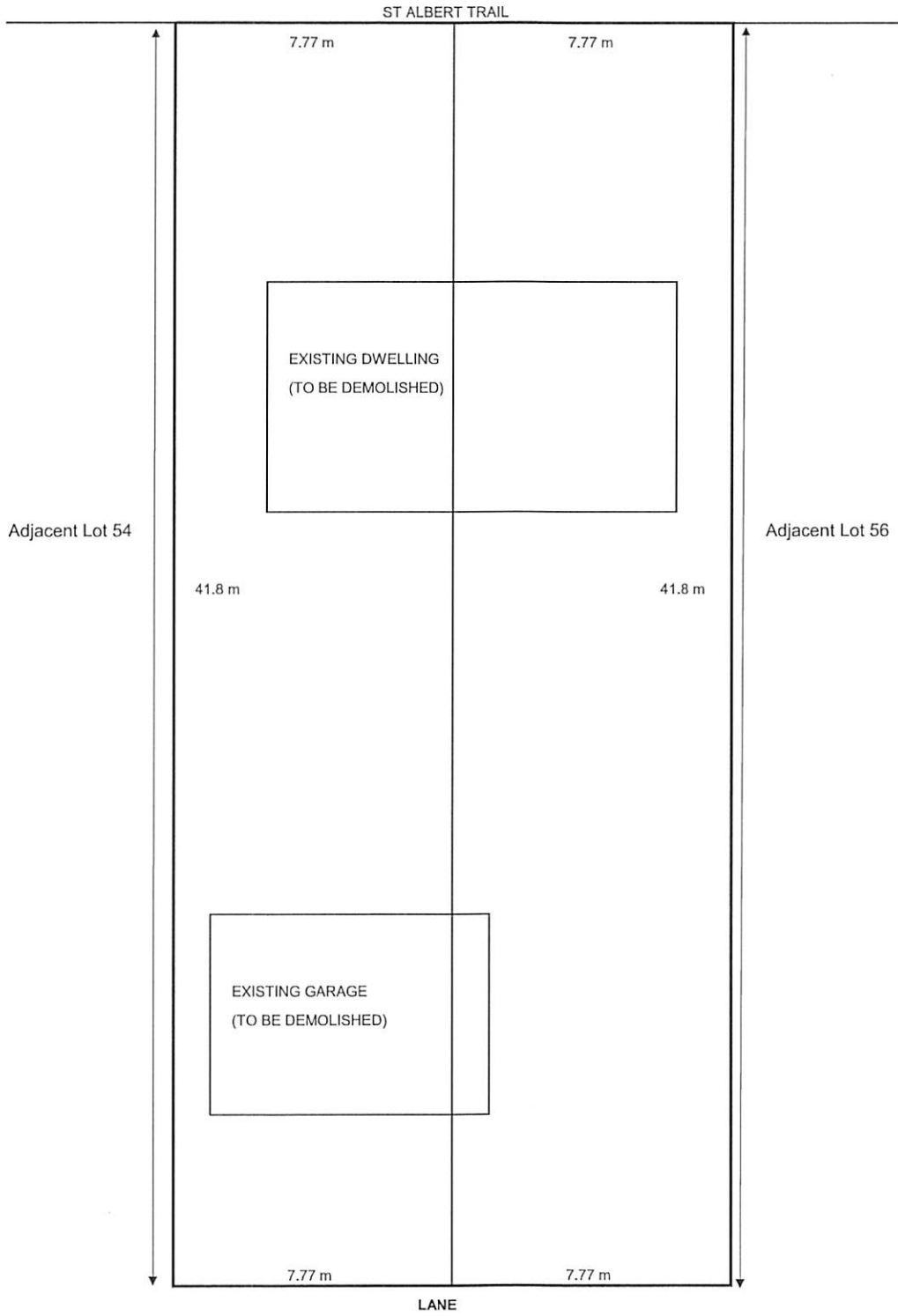
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 2.9 m north of the south property line of Lot 55 off of the lane. The existing storm service enters the proposed subdivision approximately 7.3 m south of the north property line of Lot 55 off St Albert Trail 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).

12216 St Albert Trail

Legal Description
(Lot 55, Block 3, Plan 5902 HW)



to 118 Avenue Traffic Circle
→





Subdivision Authority

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

March 5, 2020

File No. LDA20-0045

Brenden Wiun
9415 96 Street NW
Edmonton, AB T6C 3Y9

ATTENTION: Brenden Wiun

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 37, Block 79, Plan 4233 KS, located north of 106 Avenue NW and east of 42 Street NW; **GOLD BAR**

The Subdivision by Plan is **APPROVED** on March 5, 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,

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

Blair McDowell
Subdivision Authority

BM/cs/Posse #353957343-001

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

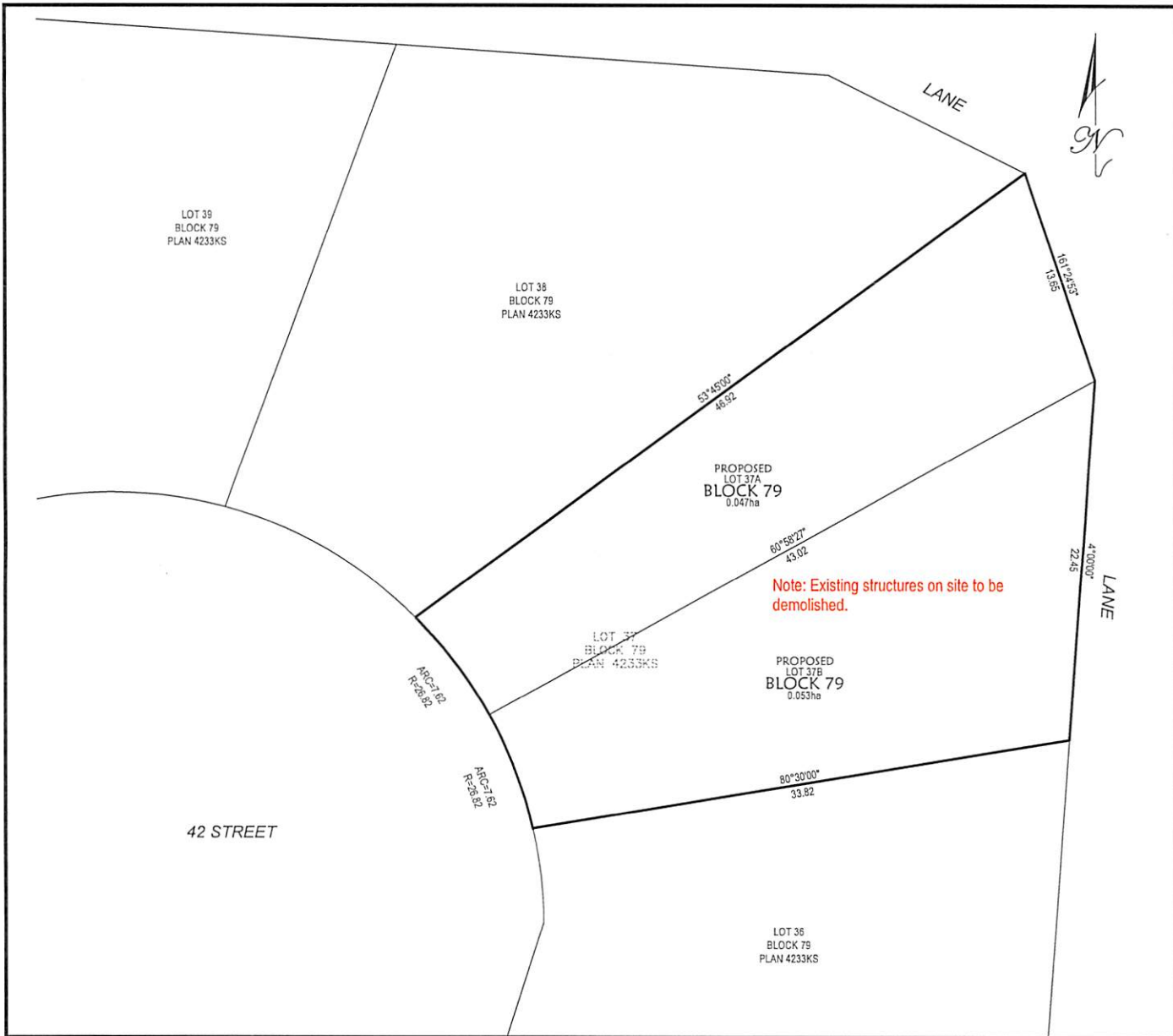
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 42 Street NW. Upon redevelopment of proposed Lot 37B, the existing residential access to 42 Street NW must be removed. 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.
- There is a shared access with the adjacent landowner to the south. With the development of the site and removal of the northern portion of the existing access, the owner of this proposed subdivision is responsible to reconstruct a portion of the existing access to the southern property (Lot 36) if it is deemed necessary.

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 19.5 m north of the south property line of Lot 37 off of the lane. The existing storm service enters the proposed subdivision approximately 7.3 m northwest of the southwest corner of Lot 37 off 42 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).



ALBERTA LAND SURVEYORS TENTATIVE PLAN OF SUBDIVISION

LOT: 37	BLOCK: 79	PLAN: 4233KS	ZONE: RF1	NEIGHBOURHOOD: GOLD BAR
MUNICIPAL ADDRESS: 10623 - 42 STREET NW, EDMONTON		SCALE AS SHOWN: 1 TO 250		
PREPARED FOR: BRENDAN MAX WIJN		TITLE: 192 299 963		
PROJECT: 20006	DWG NO.: 20006-TENT-013120	SHEET: 1 OF 1		

LEGEND:

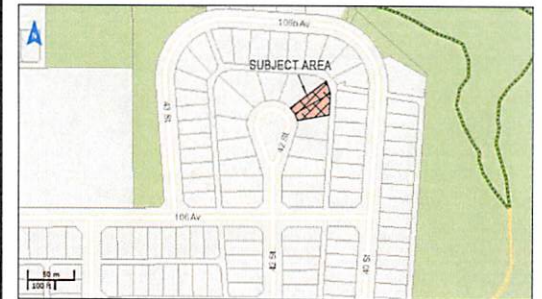
DISTANCES ARE IN METRES AND DECIMALS THEREOF.
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA AFFECTED BY THIS PLAN IS SHOWN THUS
AND CONTAINS 0.100ha

ABBREVIATIONS:

ASCM --- ALBERTA SURVEY CONTROL MARKER	I --- IRON POST	RLY --- RAILWAY
BLK --- BLOCK	L.S. --- LEGAL SUBDIVISION	SEC. --- SECTION
BDY --- BOUNDARY	M. --- MOUND OR MERIDIAN	TWP. --- TOWNSHIP
B.C. --- BEGINNING OF CURVE	PL --- PLACED	WO. --- WOODEN POST
CALC. --- CALCULATED	PIT --- 4 PITS	WT. --- WITNESS
CK M. --- CHECK MEASURED	R --- RADIUS	N --- NORTH
C.S. --- COUNTER SUNK	RP --- REFERENCE POINT	E --- EAST
C. OF T. --- CERTIFICATE OF TITLE	RCR --- RANGE	S --- SOUTH
E.C. --- END OF CURVE	RE-EST. --- RE-ESTABLISHED	W --- WEST
FD. --- FOUND	RES. --- RESTORED	MP --- MARKER POST
HA. --- HECTARE	R/W --- RIGHT OF WAY	MK --- MARK

Note: Existing structures on site to be demolished.

KEY PLAN



MARKER GEOMATICS INC.

101-18134 105th Ave | Edmonton | Alberta | T5S 2T4
Office: 780-455-5121 | Fax: 780-455-5131
MarkerGeomaticsInc.com

