

Thursday, May 13, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 19

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 13, 2021 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 6, 2021 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA21-0060
384527541 | Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1, Block 1, Plan 3181 TR, located south of 145 Avenue NW and west of 141 Street NW; RAMPART INDUSTRIAL |
| 2. | LDA21-0091
381401618-001 | Tentative plan of subdivision to create 16 single detached residential lots and 37 row housing lots from the SE 36-52-26-W4M located north of 93 Avenue NW and west of Secord Drive NW; SECORD |
| 3. | LDA21-0160
161891813-001 | Tentative plan of subdivision to create 48 single detached residential lots from Lot A, Plan 2759MC and the SW 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; CY BECKER |
| 4. | LDA14-0473
161891813-001 | REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, 18 semi-detached residential lots, one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, the SW 1-54-24-W4M, and the SE 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; CY BECKER |
| 5. | LDA20-0437
380908911-001 | REVISION of tentative plan of subdivision to create one unit for multiple housing and one remnant unit (Unit A) from Lot 1, Block 35, Plan 202 1291, located south of Millbourne Road East NW and east of 76 Street NW; MICHAELS PARK |
| 6. | LDA21-0105
376259451-005 | Tentative plan of subdivision to create one (1) multi-unit housing strata lot and one (1) commercial strata lot from Lot 6, Block 4D, Plan 982 6358, located south of Kingsway NW and west of 101 Street NW; CENTRAL MCDOUGALL |

7.	LDA21-0140 384692497-001	Tentative plan of subdivision to create one (1) additional multi-unit housing lot from Lot 4A, Block 2D, Plan 192 0286, located north of 100A Avenue NW and west of 158 Street NW; GLENWOOD
8.	LDA21-0163 389773124-001	Tentative plan of subdivision to adjust the shared property line of Lots 12A and 12B, Block 137, Plan 182 1090, located north of 98 Avenue NW and east of 143 Street NW; CRESTWOOD
9.	LDA21-0184 390964972-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 8, Plan Plan 6773 MC, located east of 40 Avenue NW and south of 39A Avenue NW; ASPEN GARDENS
10.	LDA21-0185 390819684-001	Tentative plan to subdivide and consolidate the west portion of Lot H, Block 2, Plan 8434 ET and the east portion of Lot J, Block 2, Plan 8434 ET. This subdivision will create one (1) additional single detached residential lot, located north of 78 Avenue NW and west of 96 Street NW; RITCHIE
11.	LDA21-0193 391024402-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Plan 4629KS, Block 11, Lot 7, located north of 88 Avenue NW and east of 140 Street NW; PARKVIEW
12.	LDA21-0199 392207697-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 29, Plan 3963 HW, located north of 93 Avenue NW and west of 153 Street NW; SHERWOOD
5.	OTHER BUSINESS	



Subdivision Authority

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

May 13, 2021

File No. LDA21-0060

Jovan Misic Land Surveyors Ltd.
11305 93 Street NW
Edmonton, AB T5G 1C3

ATTENTION: Jovan Misic

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 1, Block 1, Plan 3181 TR, located south of 145 Avenue NW and west of 141 Street NW; **RAMPART INDUSTRIAL**

The Subdivision by Plan is APPROVED on May 13, 2021, 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 lot and the remnant 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 register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
 4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.
- II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**
1. that the owner pays its proportionate share of the Drainage Assessments applicable to this subdivision;
 2. that the owner pays its proportionate share of the Arterial Roadway Assessments applicable to this subdivision;
 3. that the owner of the proposed east lot or the proposed west lot, whichever lot develops first, constructs three (3) offsite fire hydrants, within the 142 Street NW road right of way, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map; and

4. that the owner of the proposed east lot constructs an offsite watermain extension and one (1) fire hydrant, within the 145 Street NW road right of way, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #384527541-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,544.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The existing greenhouse and trailers on the proposed west lot were approved as temporary structures and are to be removed prior to February 23, 2022 (per City file 160780394-005). If they are to remain, then new permits will be required. Please contact 311 for more information or apply online at www.edmonton.ca/permits.

Servicing

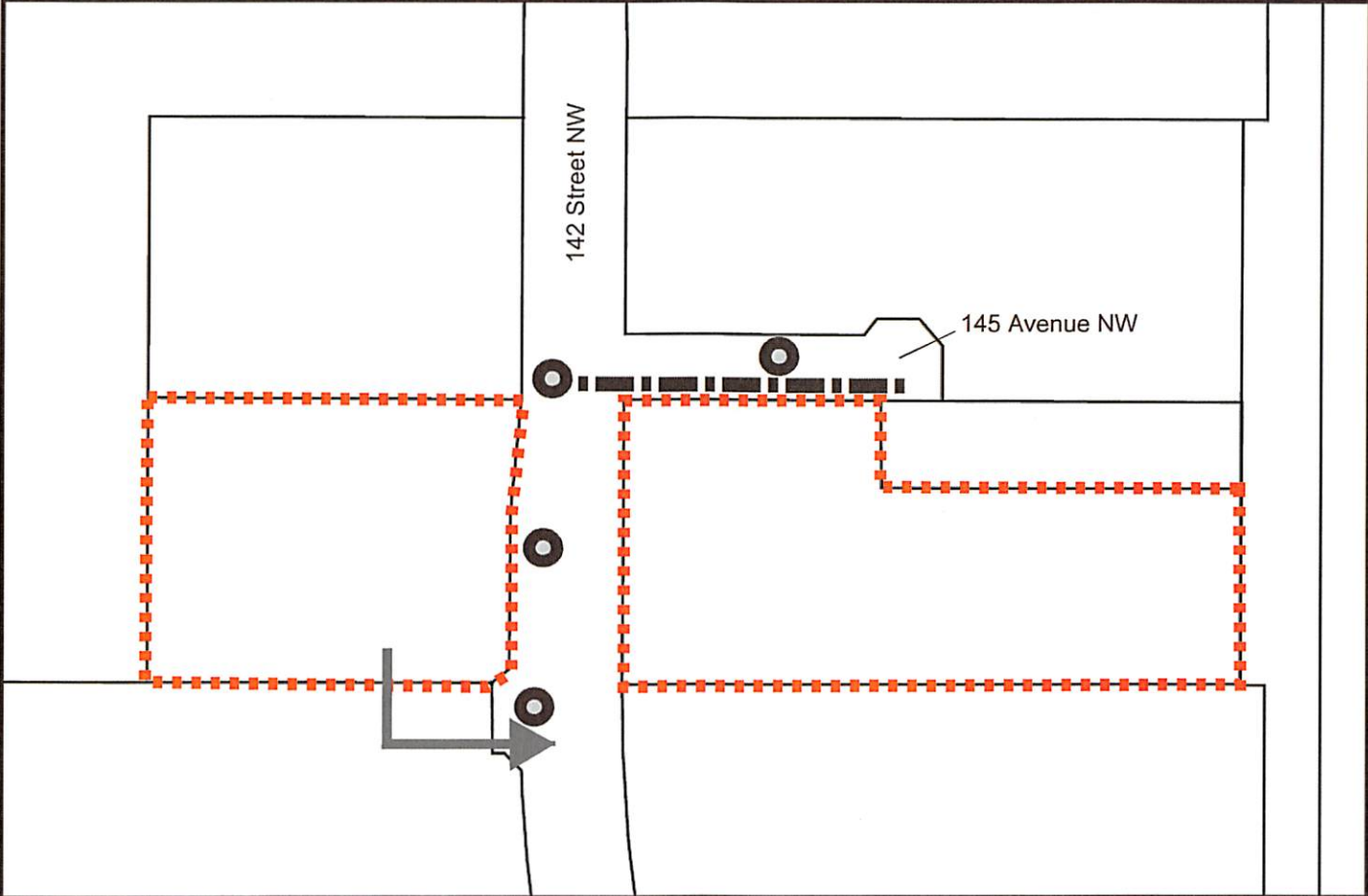
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000),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

SUBDIVISION CONDITIONS OF APPROVAL MAP

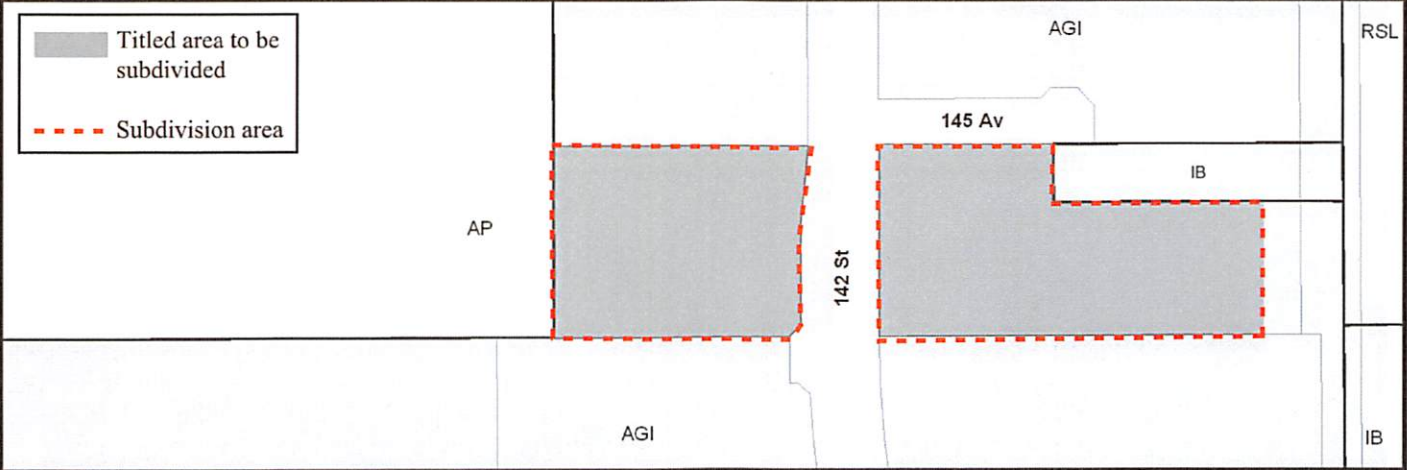
May 13, 2021

LDA21-0060

- Limit of proposed subdivision
- Cross lot access easement
- Watermain extension
- Fire hydrant



- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

May 13, 2021

File No. LDA21-0091

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

ATTENTION: Sara Sherman

RE: Tentative plan of subdivision to create 16 single detached residential lots and 37 row housing lots from the SE 36-52-26-W4M located north of 93 Avenue NW and west of Secord Drive NW;
SECORD

I The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA20-0379 be registered prior to or concurrent with this application for local roadway connection;
4. that LDA21-0021 and LDA21-0088 to amend the Edmonton Zoning Bylaw 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 Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

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

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs Secord Drive as per the approved engineering drawings Second Stage 18, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs underground utilities including sanitary and storm sewer main extensions, 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 the road right 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.

Municipal Reserve for the SE 36-52-26-W4M was addressed by dedication with LDA18-0451.

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

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

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

Regards,

Blair McDowell
Subdivision Authority




BM/mb/Posse #381401618-001





Enclosure

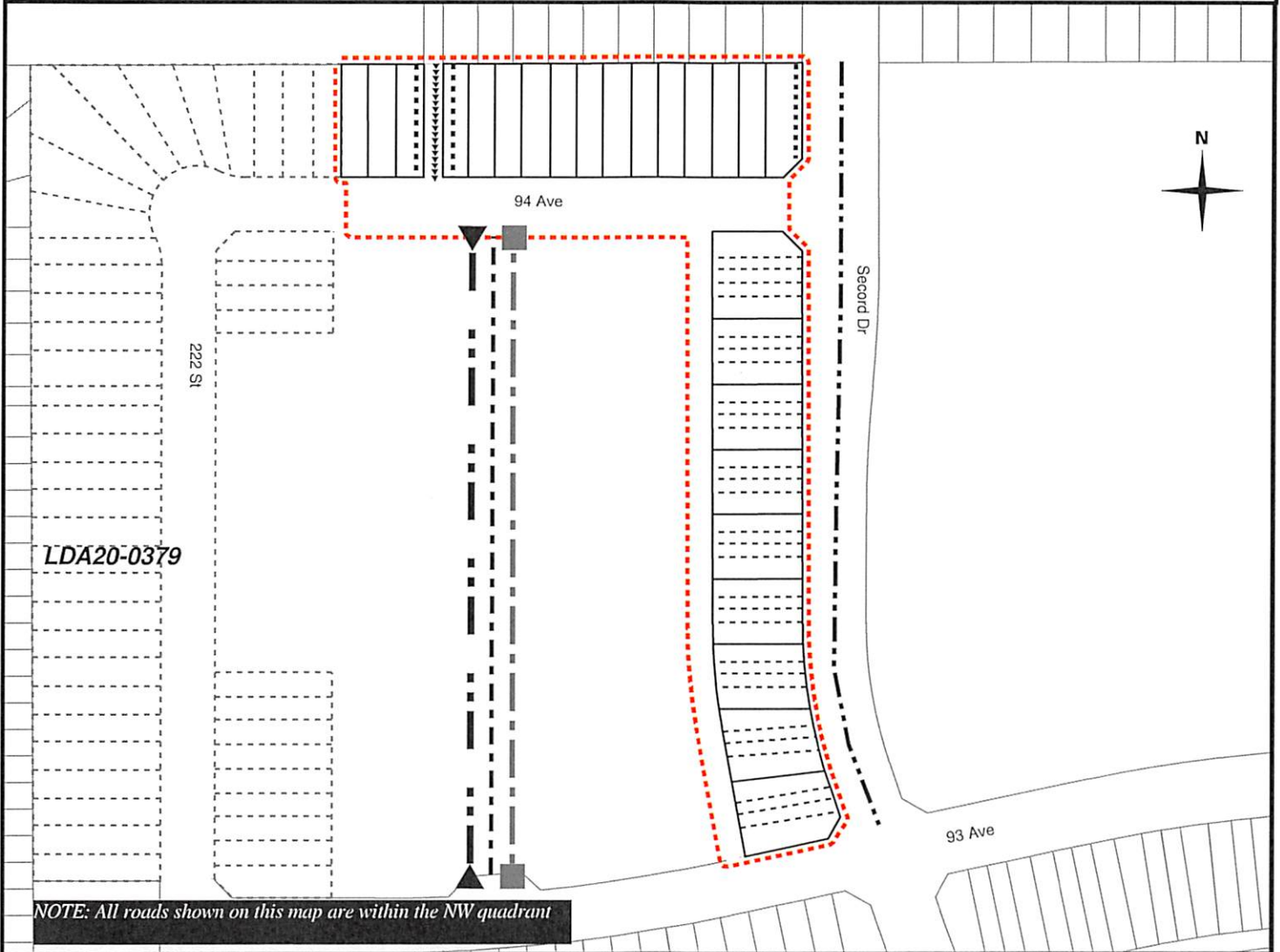
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 13, 2021

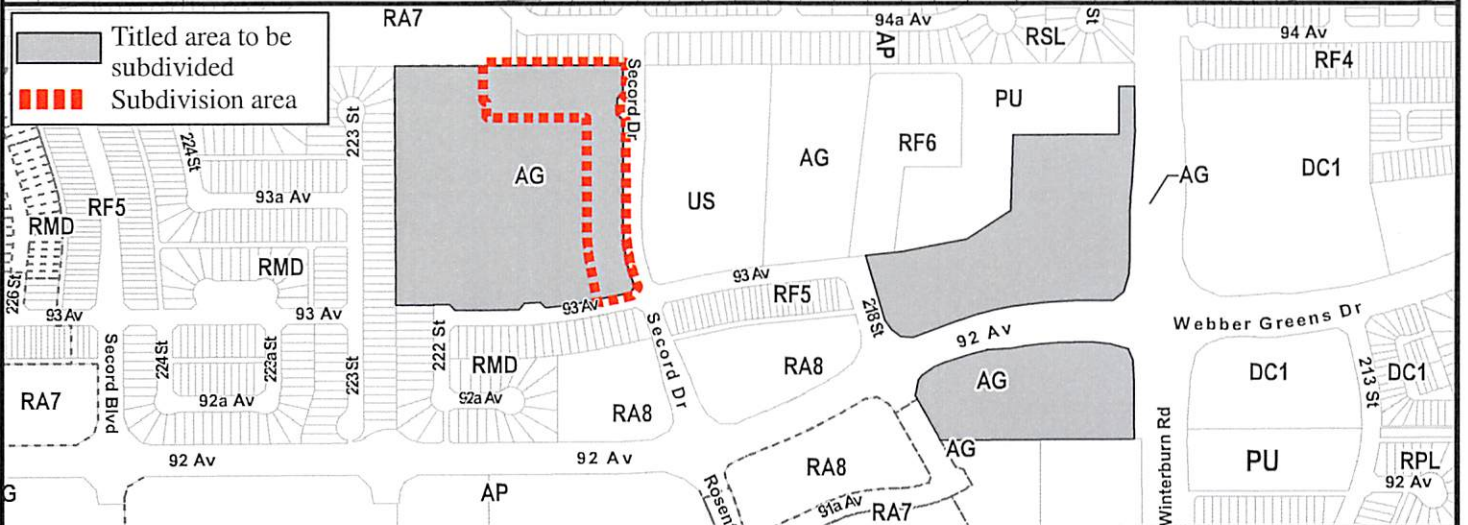
LDA21-0091

-  Limit of proposed subdivision
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Sanitary sewer extension

-  1.8 m concrete sidewalk
-  Construct collector roadway
-  Storm sewer extension
-  Major drainage infrastructure



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

May 13, 2021

File No. LDA21-0160

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 48 single detached residential lots from Lot A, Plan 2759MC and the SW 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

I The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$192,743.85 representing 0.325 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivisions LDA14-0473 be registered prior to or concurrent with this application for the local roadway connection and necessary underground utilities; and
5. 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 constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a noise attenuation fence contained wholly within private property for all lots backing onto 50 Street and 167 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within road right 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.

Municipal Reserve (MR) for a portion of the SW 1-54-24-W4M in the amount of 0.78 ha was addressed by dedicating a 0.244 ha park parcel and money in place representing 0.536 ha.

MR for Lot A, Plan 2759MC was addressed with LDA07-0460 by registering a 0.325 ha (DRC # 112 347 540). MR for Lot A, Plan 2759 MC in the amount of \$192,743.85, representing 0.325ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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/sm/Posse #161891813-001

Enclosure(s)

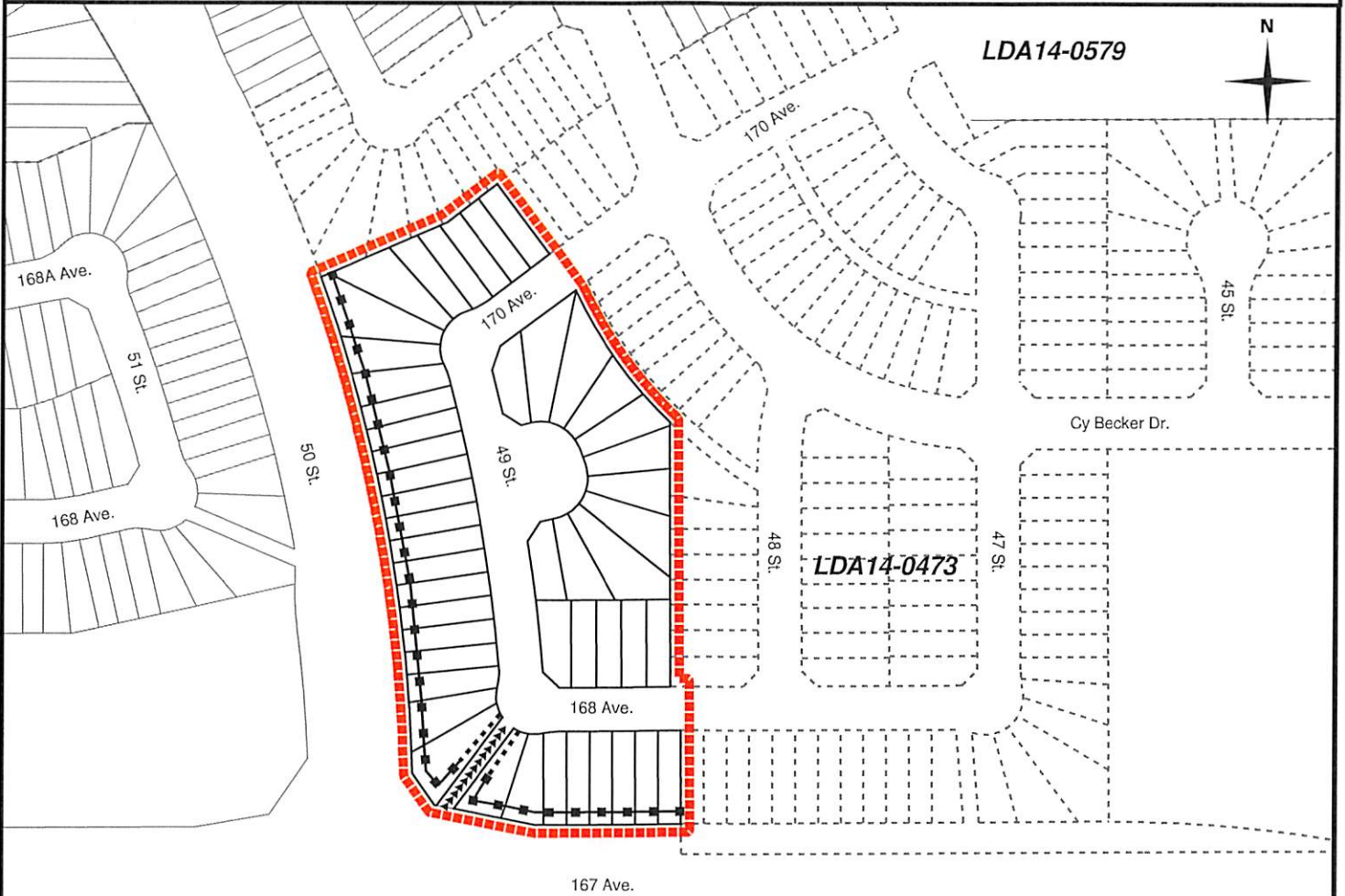
SUBDIVISION CONDITIONS OF APPROVAL MAP

May 13, 2021

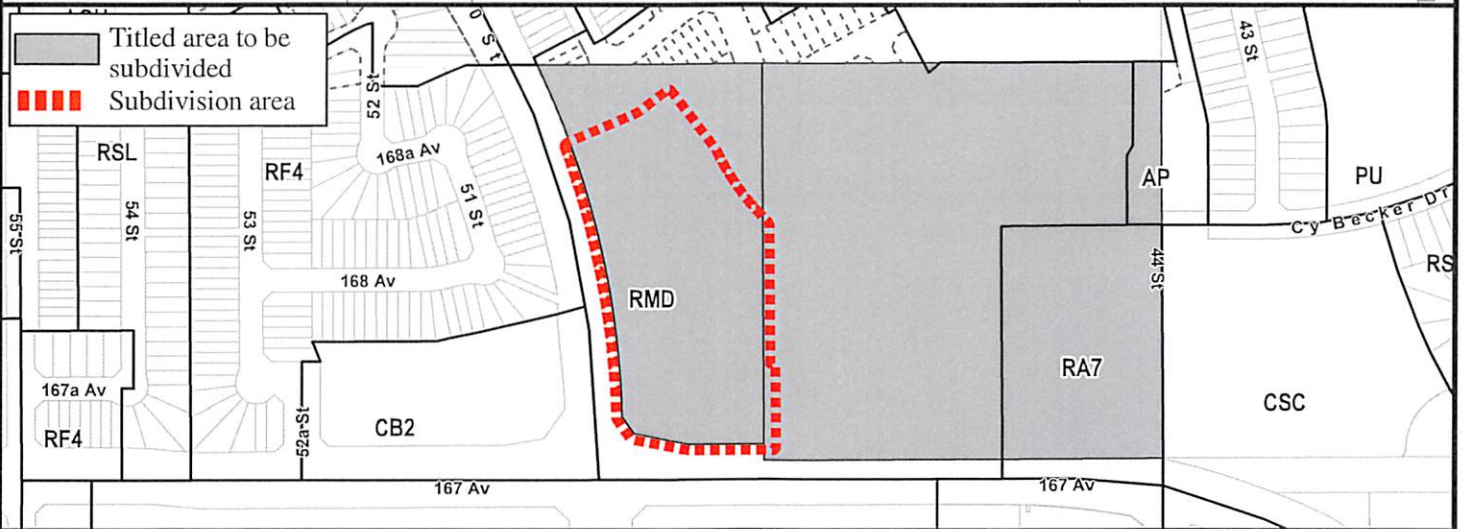
LDA21-0160

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw

- Noise attenuation fence
- 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

May 13, 2021

File No. LDA14-0473

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 134 single detached residential lots, 18 semi-detached residential lots, one (1) multi-unit housing lot (MHL) and one (1) Municipal Reserve lot from Lot A, Plan 2759 MC, Lot 1, Block 1, Plan 022 0944, the SW 1-54-24-W4M, and the SE 1-54-24-W4M, located north of 167 Avenue NW and east of 50 Street NW; **CY BECKER**

This subdivision was originally approved on October 8, 2015. The overall number of low density residential lots decreased from 168 to 152. All row housing was removed from the application. The application introduces phasing.

I The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 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 provide money in place of Municipal Reserve (MR), in the amount of \$317,879.09 representing 0.536 ha for the SW 1-54-24-W4M pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 dedicate, clear and level road right of way on 167 Avenue to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for Street, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of 44 Street within the parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the lots identified be withheld from registration until the temporary 12 m radius gravel surface turnaround is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the phasing boundary be amended to include the collector roadway with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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; and
10. 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 (3) 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 pays a Boundary Assessment for municipal improvements constructed by others within the 44 Street road right-of-way from which this development benefits (Cy Becker Stage 1; Servicing Agreement DS1631);
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 1.8 m concrete sidewalk with lighting and bollards within the walkways, 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 noise attenuation fence contained wholly within private property for all lots backing onto 167 Avenue and 50 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 land and the Municipal Reserve (MR) lot, 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 Reserve lot, road right 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) for the Lot 1, Block 1, Plan 022 0944 was addressed with LDA15-0121 by transferring MR in the amount 0.026 ha to the SE 1-54-24-W4M.

MR for a portion of the SE 1-54-24-W4M was addressed with LDA15-0121 by registering a 0.026 ha Deferred Reserve Caveat (DRC # 202 249 405). The DRC will be fully discharged to assemble part of the 0.27 ha MR parcel with this subdivision.

MR for a portion of the SW 1-54-24-W4M in the amount of 0.78 ha is due and will be provided by dedicating a 0.244 ha park parcel and money in place in the amount of \$317,879.09, representing 0.536 ha. Money in place may change depending upon the final plan of survey.

MR for Lot A, Plan 2759MC was addressed with LDA07-0460 by registering a 0.325 ha (DRC # 112 347 540). The DRC will be carried forward on title. Money in place of MR for Lot A MC will be provided with LDA21-0160 instead of this application.

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/sm/Posse #161891813-001

Enclosure(s)



Subdivision Authority

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

May 13, 2021

File No. LDA20-0437

Urban Systems
200-10345 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

RE: REVISION of tentative plan of subdivision to create one unit for multiple housing and one remnant unit (Unit A) from Lot 1, Block 35, Plan 202 1291, located south of Millbourne Road East NW and east of 76 Street NW; **MICHAELS PARK**

The application was originally approved on February 25, 2021. This revision expands Unit 1 and creates two fragmented portions of the remnant (Unit A).

The Subdivision by Plan is APPROVED by Phased Condominium on May 13, 2021, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #380908911-001

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 (\$3,031 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to 76 Street. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 360552468-002).
- The proposed connector sidewalk on 76 Street and the proposed connector sidewalk to tie into the existing shared use path has been advised with the development permit.
- The construction of a 4.0 m X 9.0 m bus stop and amenities pad on Millbourne Road East has been conditioned with the development permit.

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

- Sanitary, stormwater, and water services must enter into the proposed site through an area designated as common property.
- The owner must design and construct onsite stormwater management requirements to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate of 35 liters per second per hectare to the public storm sewer system.
- 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).
- Permanent Area Contribution (PAC) cost sharing assessments and the Sanitary Sewer Expansion Assessment are already assessed under agreement SA51276.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Subdivision Authority

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

May 13, 2021

File No. LDA21-0105

Situate Inc.
202 - 10526 Jasper Avenue NW
Edmonton, AB T5J 1Z7

ATTENTION: Chelsey Jersak

RE: Tentative plan of subdivision to create one (1) multi-unit housing strata lot and one (1) commercial strata lot from Lot 6, Block 4D, Plan 982 6358, located south of Kingsway NW and west of 101 Street NW; **CENTRAL MCDOUGALL**

I The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner shall provide Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of EPCOR Water Services Inc. and the City of Edmonton Law Branch;
4. that the owner shall provide cross lot access easement to facilitate access within the proposed strata lots. The City shall be party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. 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;
5. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I.

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

Lot 6, Block 4D, Plan 982 6358 is a consolidation of Lot 3, Block 4, Plan 922 3379 and closed 105 Street under Plan 902 1794.

Municipal Reserve (MR) for Lot 3, Block 4, Plan 922 922 3379 and closed 105 Street under Plan 902 1794 were respectively addressed by 0.578 ha and 0.112 ha dedication for the Prince of Wales Armoury with SUB file #91-X-025-S.

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/sm/Posse #376259451-005

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 13, 2021

LDA21-0105

Limit of proposed subdivision



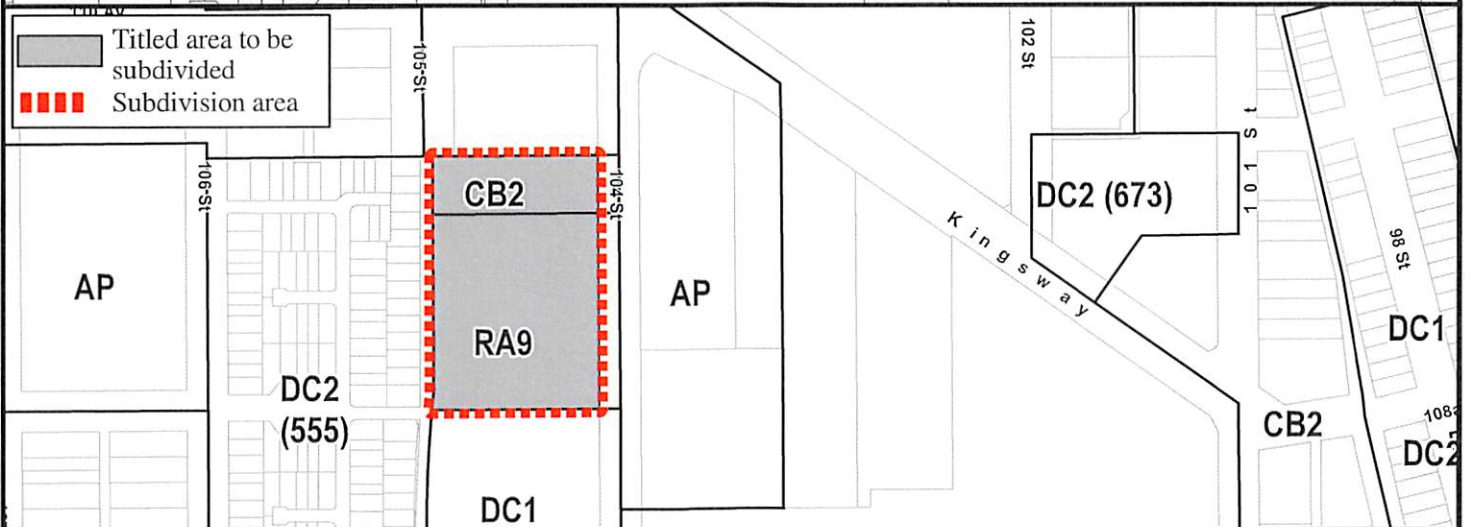
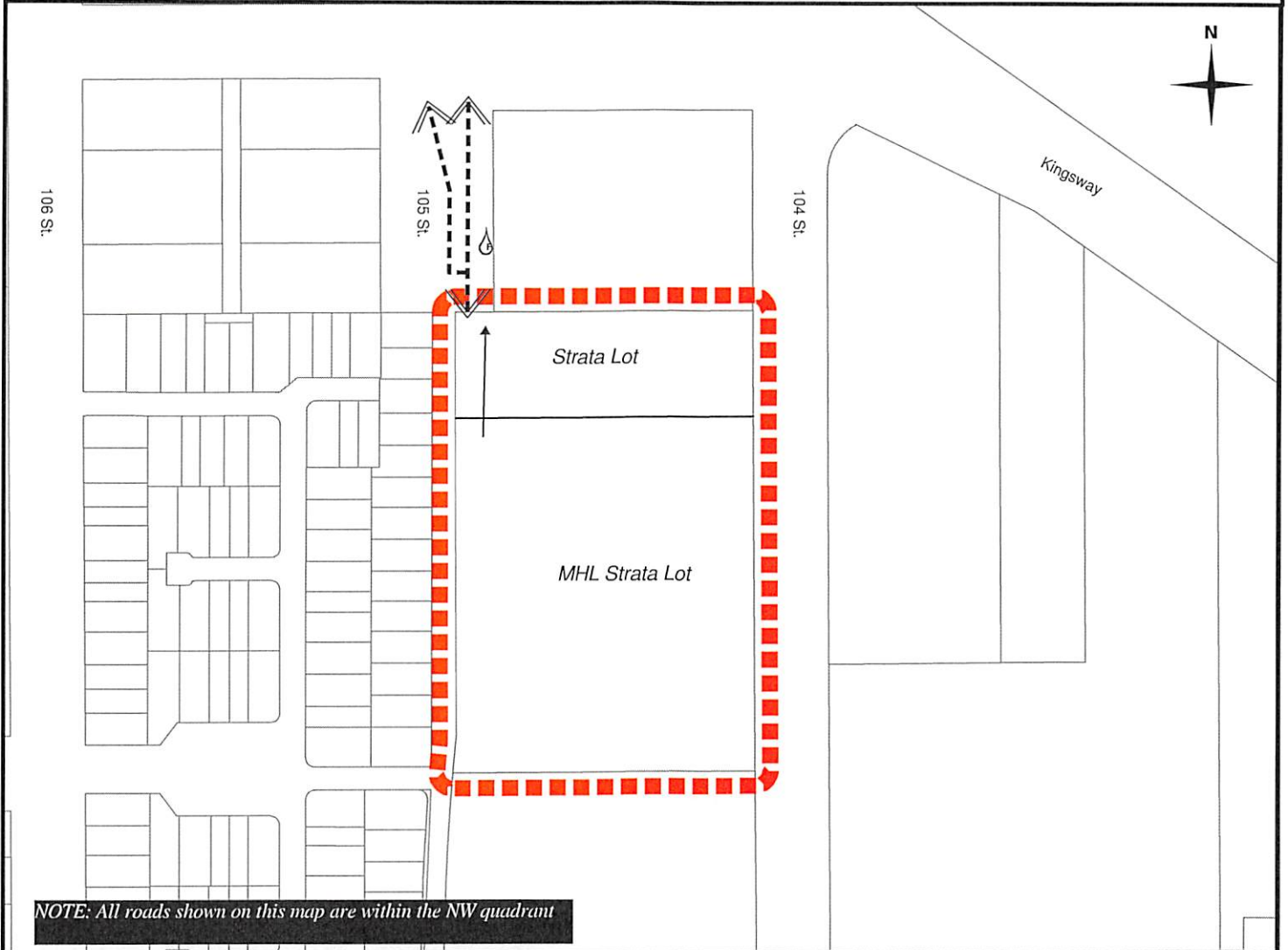
Watermain extension



Cross lot easement



Fire hydrant





Subdivision Authority

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

May 13, 2021

File No. LDA21-0140

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional multi-unit housing lot from Lot 4A, Block 2D, Plan 192 0286, located north of 100A Avenue NW and west of 158 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

1. that LDA21-0147 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
2. that the owner apply for a permit to demolish the existing dwellings and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #384692497-001

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 (\$3031.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are two existing accesses to 100A Avenue NW. Upon redevelopment of proposed Lots 4B and 4C, the existing residential accesses to 100A Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

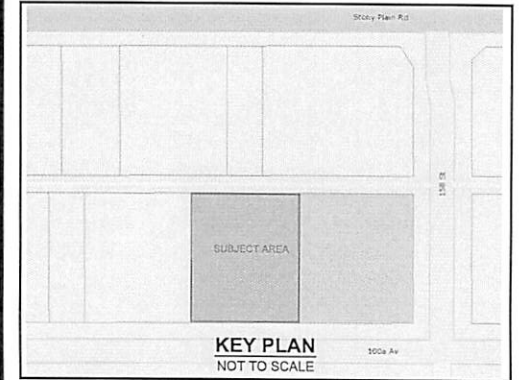
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.89 m and 15.7 m west of the east property line of Lot 4A off of the lane, as well as 6.8 m east of the west property line of Lot 4A off of 100A 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.
- Multiple services are providing service to the subject site. A Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. Please contact waterlandadmin@epcor.com to initiate the restrictive covenant process. The process can take up to 4 weeks.
- There is a water main located within a laneway adjacent to the north property line of Lot 4A. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5.0 m of the boundary of lands or right of way containing Epcor Water facilities, is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

ALAIR HOMES CENTRAL

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 CB1 & RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.163 ha.



REV. NO.	DATE	ITEM	BY
0	MAR. 9/21	T-PLAN	CN

REVISIONS

GLENWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

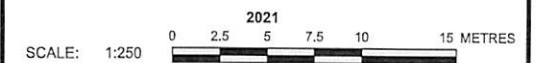
OF

LOT 4A, BLOCK 2D, PLAN 192 0286

WITHIN THE

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

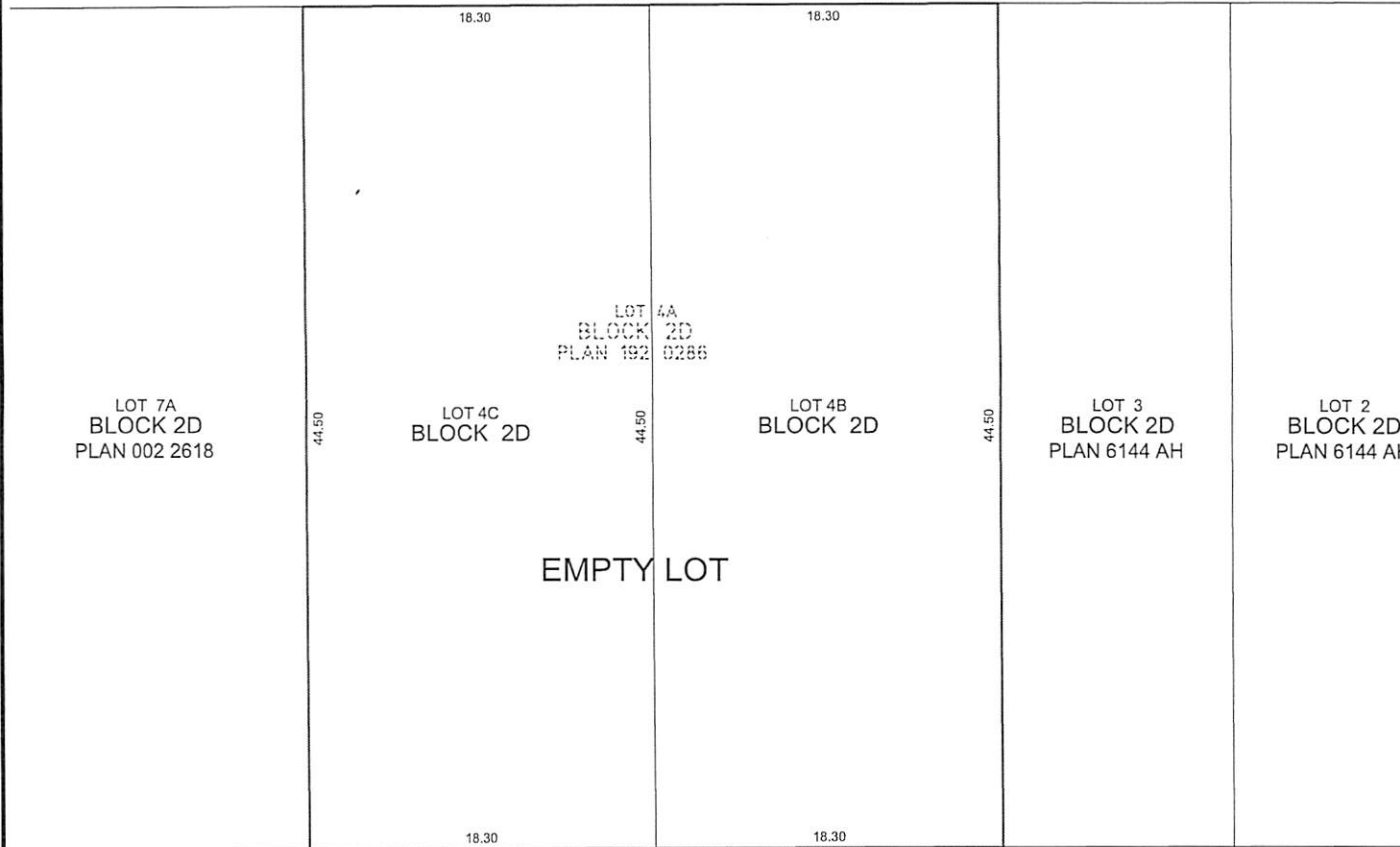
EDMONTON - ALBERTA



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

FILE NO.	62000175T	DRAFTED BY:	CN	CHECKED BY:	DS
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LANE



LOT 7A
BLOCK 2D
PLAN 002 2618

LOT 4C
BLOCK 2D

LOT 4A
BLOCK 2D
PLAN 192 0286

LOT 4B
BLOCK 2D

LOT 3
BLOCK 2D
PLAN 6144 AH

LOT 2
BLOCK 2D
PLAN 6144 AH

EMPTY LOT

100A AVENUE NW



Subdivision Authority

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

May 13, 2021

File No. LDA21-0163

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to adjust the shared property line of Lots 12A and 12B, Block 137, Plan 182 1090, located north of 98 Avenue NW and east of 143 Street NW; **CRESTWOOD**

The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #389773124-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 98 Avenue NW and 143 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 98 Avenue NW. Upon redevelopment of proposed Lot 12D, the existing residential access to 98 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.6 m south of the north property line of Lot 12A off 143 Street NW. The existing storm service enters the proposed subdivision approximately 9.7 m north of the south property line of Lot 12B off 143 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 water main located within a laneway adjacent to the east property line of Lots 12A and 12B. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5.0 m of the boundary of lands or right of way containing Epcor Water facilities, is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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).



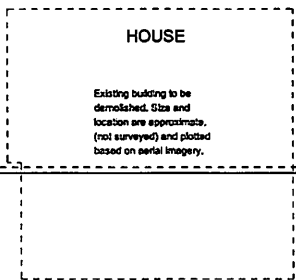
143 STREET NW

LOT 9
BLOCK 137
PLAN 5109 HW

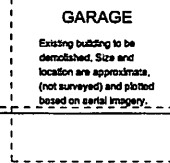
LOT 10
BLOCK 137
PLAN 5109 HW

LOT 11
BLOCK 137
PLAN 5109 HW

44.22



LOT 12C
BLOCK 137
LOT 12A
BLOCK 137
PLAN 182 1090



LOT 12D
BLOCK 137
LOT 12B
BLOCK 137
PLAN 182 1090

38.12

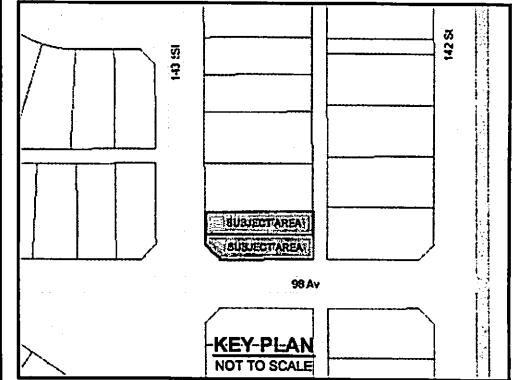
LANE

98 AVENUE NW

TS MODERN HOME DESIGN

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 THIS.....
- AND CONTAINS: 0.085 ha.



REV. NO.	DATE	ITEM	BY
3	MAY 7/21	LOT DEFLECTION	CN
2	MAR. 22/21	LOT SPLIT	CN
1	MAR. 17/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

CRESTWOOD

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION AND CONSOLIDATION
OF

LOT 12A AND 12B, BLOCK 137, PLAN 182 1090

WITHIN THE

N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2021
SCALE: 1:250 0 2.5 5 7.5 10 15 METRES

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

FILE NO.	61700072T2	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

May 13, 2021

File No. LDA21-0184

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 24, Block 8, Plan Plan 6773 MC, located east of 40 Avenue NW and south of 39A Avenue NW;
ASPEN GARDENS

The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #390964972-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site, near the intersection of 39A Avenue NW and 40 Avenue NW, that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at www.edmonton.ca (search "Trees and Construction").
- There is an existing access to 39A Avenue NW. Upon redevelopment of proposed Lot 34A, the existing residential access to 39A Avenue NW may require modifications to ensure that access is available to proposed Lots 34A and 34B. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 12.6 m west of the east property line of Lot 34 off 39A 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).



39A AVENUE

39A AVENUE

8.78

11.42

6.91

7.02

HOUSE

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

37.79

63.21

47.47

18.57

9.45

9.45

LOT 36
BLOCK 8
PLAN 6773 MC

LOT 35
BLOCK 8
PLAN 6773 MC

LOT 34B
BLOCK 8

LOT 34A
BLOCK 8

LOT 33
BLOCK 8
PLAN 6773 MC

LOT 32
BLOCK 8
PLAN 6773 MC

ACE LANGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.014 ha.



REV. NO.	DATE	ITEM	BY
2	APRIL 13/21	NEW BOUNDARY FOR LOTS	CN
1	MAR. 26/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

ASPEN GARDENS

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

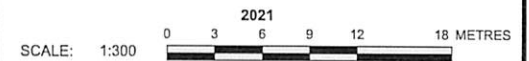
OF

LOT 34, BLOCK 8, PLAN 6773 MC

WITHIN THE

N.W. 1/4 SEC. 7 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 62100073T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

May 13, 2021

File No. LDA21-0185

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

ATTENTION: Sam McDougall

RE: Tentative plan to subdivide and consolidate the west portion of Lot H, Block 2, Plan 8434 ET and the east portion of Lot J, Block 2, Plan 8434 ET. This subdivision will create one (1) additional single detached residential lot, located north of 78 Avenue NW and west of 96 Street NW;
RITCHIE

The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner remove and replace two existing lead water services on existing Lots H and J (contact EPCOR Water Services at 780-412-6858);
3. that the owner apply for a permit to demolish the existing dwelling(s) and garage(s) on Lot H and Lot J prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
4. that the final plan of survey shall conform to the attached revised tentative plan; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #390819684-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. Access to proposed Lot 19 will not be permitted from 96 Street NW as it is a transit collector roadway.
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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.

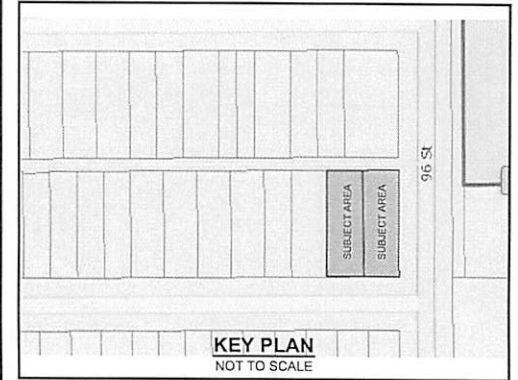
Servicing

- 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).
- One set of services (water and sanitary) enters the proposed subdivision approximately 18.1 m west of the west property line of 96 Street off 78 Avenue NW. A second set of services (water and sanitary) enters the proposed subdivision approximately 10.5 m west of the west property line of 96 Street off 78 Avenue NW. Both of the existing water lines are lead and must be replaced. 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).

MAPLE WAY GARDENS 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/F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.108 ha.



REV. NO.	DATE	ITEM	BY
2	MAY 5/21	LOT DEFLECTION	CN
1	MAR. 30/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

RITCHIE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOTS H & J, BLOCK 2, PLAN 8434 ET

WITHIN THE

S.E. 1/4 SEC. 28 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2021
SCALE: 1:200 0 2 4 6 8 12 METRES

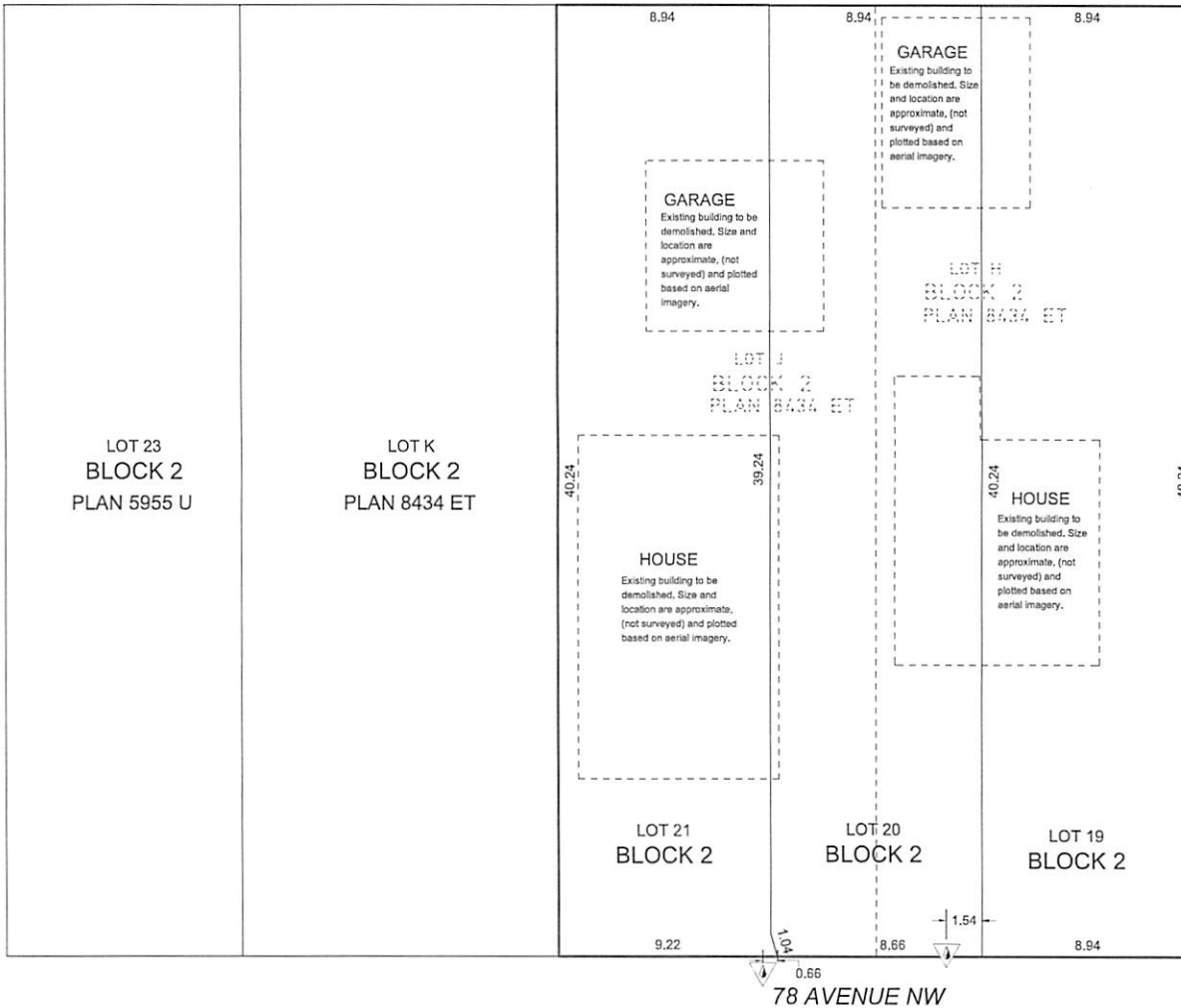
P Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 62100074T DRAFTED BY: CN CHECKED BY: SM

LANE



96 STREET NW





Subdivision Authority

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

May 13, 2021

File No. LDA21-0193

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Plan 4629KS, Block 11, Lot 7, located north of 88 Avenue NW and east of 140 Street NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on May 13, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #391024402-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 140 Street NW. Upon redevelopment of proposed Lot 7A, the existing residential access to 140 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- There is an existing fence on the northside of the property that encroaches onto the lane (road right-of-way) by 0.29 m. An Encroachment Agreement was registered on title by caveat on March 15, 2021 (under instrument number 212 062 767).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.14 m south of the north property line of Lot 7 off of the lane. The existing storm service enters the proposed subdivision approximately 10.79 m north of the south property line of Lot 7 off 140 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 water main located within a laneway adjacent to the east property line of Lot 7. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

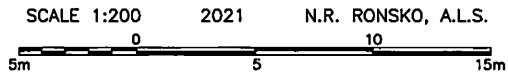
SHOWING SUBDIVISION OF

LOT 7, BLOCK 11, PLAN 4629 K.S.

IN THE

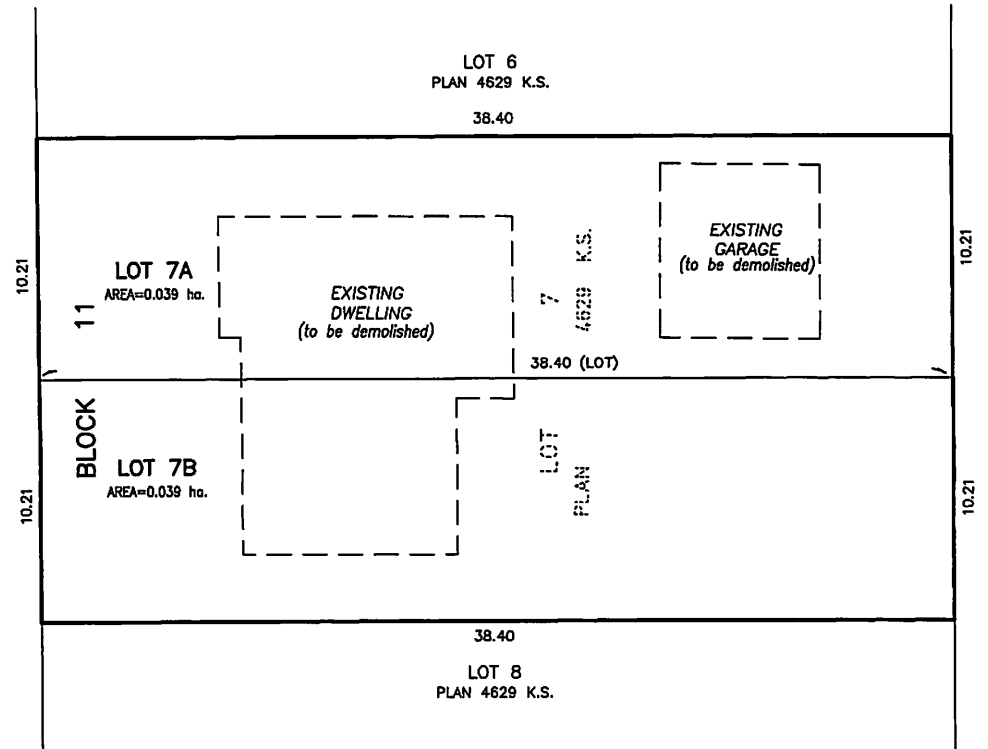
N.W.1/4 SEC.25-52-25-4

EDMONTON ALBERTA



89th AVENUE

140th STREET



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET NW, EDMONTON. Ph: (780) 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: MARCH 31, 2021
REVISED: -

FILE NO. 21S0227

DWG.NO. 21S0227T



Subdivision Authority

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

May 13, 2021

File No. LDA21-0199

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 29, Plan 3963 HW, located north of 93 Avenue NW and west of 153 Street NW;
SHERWOOD

The Subdivision by Plan is **APPROVED** on **May 13, 2021**, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #392207697-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future 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 153 Street NW. Upon redevelopment of proposed Lot 8B, the existing residential access to 153 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

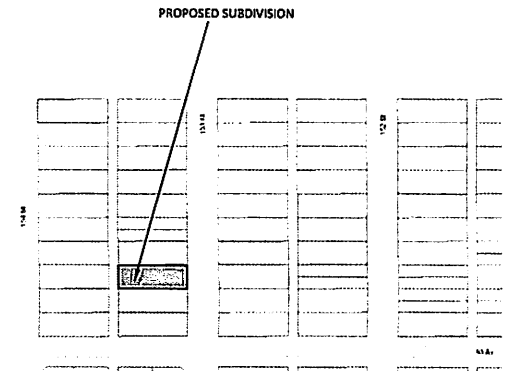
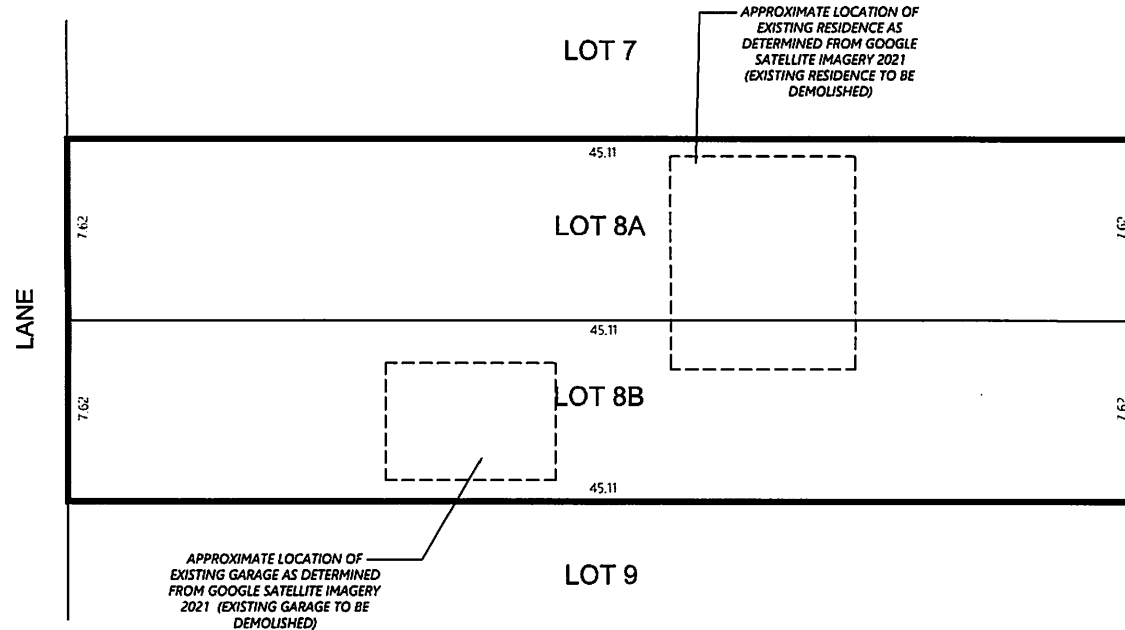
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.3 m north of the south property line of Lot 8 off 153 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).
- 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).

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 8 BLOCK 29, PLAN 3963HW
 WITHIN
 (S.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)
 SHERWOOD
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.068 ha

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

Job # : SA21- 747	Drawn by: AA	Checked by: AA
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Thursday, May 6, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 18

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the May 6, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 29, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0093 381391969-001	Tentative plan of subdivision to create 48 single detached residential lots, from the SE 23-51-24-W4M, located south of 22 Avenue SW and west of 50 Street SW; WALKER
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA18-0528 289053233-001	REVISION of conditionally approved tentative plan of subdivision to create 27 single detached residential lots, 12 semi-detached residential lots, and one (1) Municipal Reserve (MR) Lot from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; EDGEMONT
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA21-0049 384922093-001	Tentative plan to adjust the boundaries of five (5) single detached residential lots (Lots 10 to 14, Block 7, Plan 182 3279), and subdivide a portion of SW-25-52-26-W4M, located north of Rosenthal Boulevard NW and east of 224 Street NW; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0169 389972881-001	Tentative plan of subdivision to create create one (1) additional single detached residential lot from Lots 17 and 18, Block 8, Plan 5765Q, located north of 73 Avenue NW and east of 108 Street NW; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0171 390188555-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot B and the north 2.6 metres of Lot C, Plan 1591 HW, located north of 103 Avenue NW and east of 146 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0183 390964576-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 31, Plan 276 HW, located south of 75 Avenue NW and east of 111 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0187 391024656-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 95, Block 18, Plan 5844 HW, located north of 118 Avenue NW and west of 139 Street NW; DOVERCOURT
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.	