

Thursday, July 12, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the July 12, 2018 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the July 5, 2018 meetings be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|---|
| 1. | LDA17-0553
263934254-001 | Tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112 2045, located north of Ellerslie Road SW and west of 50 Street SW; CHARLESWORTH |
| 2. | LDA18-0176
278348922-001 | Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 7, Block 25, Plan 2058 HW, located south of 106 Avenue NW and east of 38 Street NW; BEVERLY HEIGHTS |
| 3. | LDA18-0262
277337196-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 4, Plan 1568 HW, located north of 115 Avenue NW and west of 130 Street NW; INGLEWOOD |
| 4. | LDA18-0268
281836692-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 13, Plan 4892 HW, located north of 83 Avenue NW and east of 77 Street NW; IDYLWYLDE |
| 5. | LDA18-0269
281991578-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 10, Plan 4870 AN, located south of 113 Avenue NW and west of 123 Street NW; INGLEWOOD |
| 6. | LDA18-0271
282043504-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 32, Plan RN 46, located north of 116 Avenue NW and east of 126 Street NW; INGLEWOOD |
| 7. | LDA18-0272
282336149-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 2, Plan 5435 V, located north of 128 Avenue NW and east of 67 Street NW; BALWIN |

8.	LDA18-0283 282897344-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2 and the west half of Lot 3 , Block 11, Plan 5765 Q, located south of 73 Avenue NW and east of 108 Street NW; QUEEN ALEXANDRA
9.	LDA18-0284 275842783-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot O, Block 17, Plan 8370 ET, located north of 75 Avenue NW and west of 95 Street NW; RITCHIE
10.	LDA18-0298 283044464-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 7, Plan 239 HW, located south of 60 Avenue NW and east of 107 Street NW; PLEASANTVIEW
11.	LDA18-0308 284074090-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 10A, Plan 6139 RS, located north of 59 Avenue NW and east of 108A Street NW; PLEASANTVIEW
12.	LDA18-0312 284136174-001	This application proposes to create one (1) additional single detached residential lot from Lots 38 and 39, Block 4, Plan 1307 HW, , located north of 104 Avenue NW and west of 145 Street NW; GROVENOR
13.	LDA18-0313 284123292-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 16, Plan 169 HW, located south of 77 Avenue NW and east of 112 Street NW; MCKERNAN
5.	OTHER BUSINESS	



Subdivision Authority

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

July 12, 2018

File No. LDA17-0553

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112 2045, located north of Ellerslie Road SW and west of 50 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on July 12, 2018, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements for mutual 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 Servicing Agreement required in Clause I (1) 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 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 temporary major drainage infrastructure for this subdivision to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves (MR) for Lot B, Block 22, Plan 112 2045 was addressed by Deferred Reserve Caveat (DRC) through LDA09-0078. LDA12-0026 reduced said DRC by the dedication of a 1.84 ha MR parcel (Natural Area), and the remaining 0.23 ha was provided by money in place of reserves.

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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #263934254-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

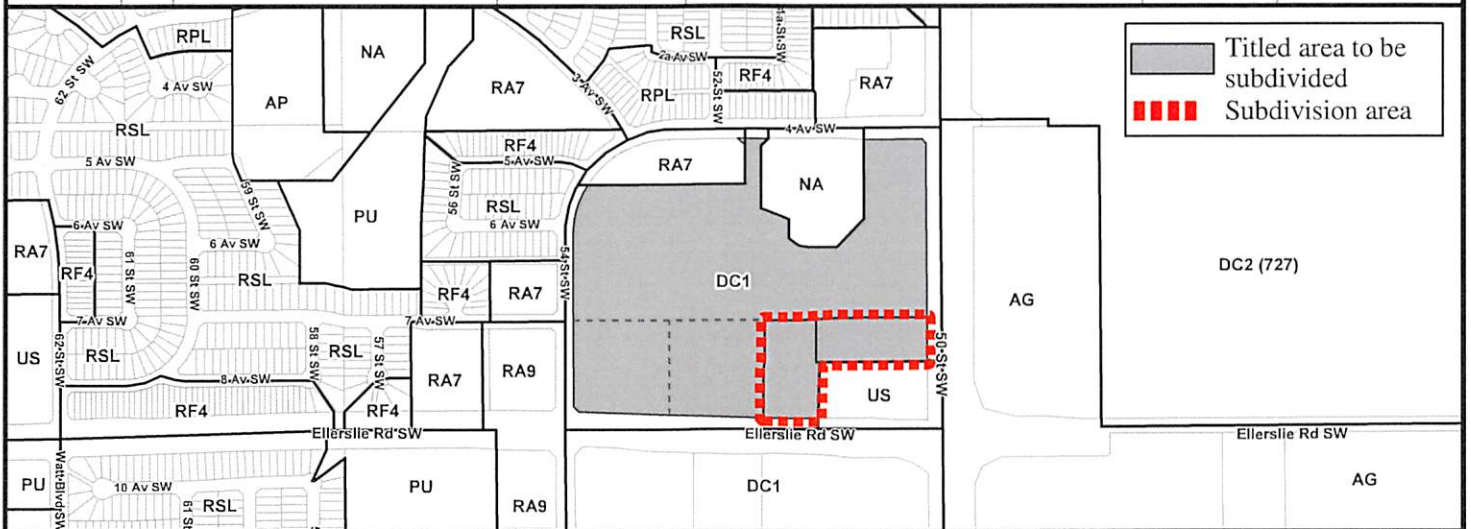
July 12, 2018

LDA17-0553

- Limit of proposed subdivision
- Mutual access easement
- Watermain extension
- Storm sewer extension
- Sanitary sewer extension
- Temporary major drainage infrastructure



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



- Titled area to be subdivided
- Subdivision area



Subdivision Authority

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

July 12, 2018

File No. LDA18-0176

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 7, Block 25, Plan 2058 HW, located south of 106 Avenue NW and east of 38 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is REFUSED on July 12, 2017 for the following reason(s):

1. The proposed subdivision does not comply with the Development Regulations identified in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800:

“The Subdivision Authority may not approve the subdivision of a Lot zoned RF1, as it existed on March 16, 2015 into more than two lots, notwithstanding the Site Width in the RF1 Zone. Subdivision into more than two Lots may only be approved where the proposed subdivision:

has a Site Width deemed by the Subdivision Authority to be in character with Lots on the same block.”

The application proposes to subdivide the subject lot, which is zoned RF1, into two (2) additional single detached residential lots for a total of three (3) lots. This is one (1) lot more than is allowed in Section 41.1(3) of the City of Edmonton Zoning Bylaw 12800.

The proposal will result in a site width that is uncharacteristically small when compared to adjacent properties. For example the width of the all properties on the block face are approximately 15.24 m. The proposed lot widths for Lots 7A, 7B, and 7C is 7.62 m which is 50% smaller than the lots on the block face. Lot widths for surrounding properties range from 14.63 m to 22.92 m. A 7.62 m lot width is at least 47% smaller than the smallest surrounding property. Therefore, the proposal is out of character with the existing block face and surrounding properties.

2. Charter Bylaw 18413 to rezone the subject property from RF1 to RF3 was refused by City Council on May 28, 2018. The intent of the rezoning application was to allow for the proposed subdivision. Section 41.1(3), quoted in reason 1, is not applicable to the RF3 Zone. At the Public Hearing for Charter Bylaw 18413, City Council expressed that the rezoning application appeared to be an attempt to circumvent Section 41.1(3). City Council voted unanimously to refuse Charter Bylaw 18413. City Council’s decision clearly indicates that they are not in favour of the creation of two (2) additional lots at this location. The refusal of this subdivision application is consistent with City Council’s direction with respect to subdivision of this lot.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #278348922-001

Enclosure

TENTATIVE PLAN

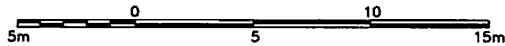
SHOWING SUBDIVISION OF

LOT 7, BLOCK 25, PLAN 2058 H.W.

IN
RIVER LOT 40, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

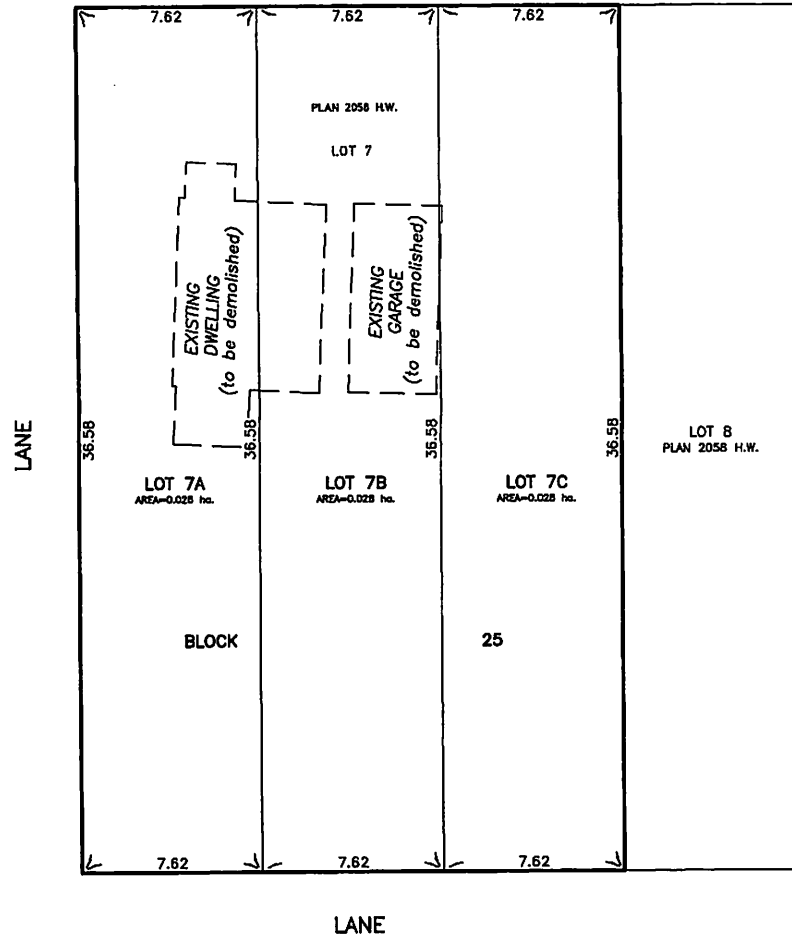
EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

TO 38th STREET
106th AVENUE



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: March 28, 2018

REVISED: -

FILE NO. 18S0223

DWG.NO. 18S0223T



Subdivision Authority

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

July 12, 2018

File No. LDA18-0262

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20,
Block 4, Plan 1568 HW, located north of 115 Avenue NW and west of 130 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on July 12, 2018, 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #277337196-001

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 (\$662.00 - 2018 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 130 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (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 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).
- 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).



ALYNE DESIGN

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 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 R23.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0,049 ha.



REV. NO.	DATE	ITEM	BY
1	MAY 08, 2016	CHANGE PROPOSED TO EXISTING BUILDING	AN
0	MAR. 15, 2016	ORIGINAL PLAN COMPLETED	AN

REVISIONS

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

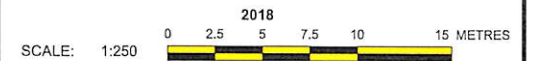
OF

LOT 20, BLOCK 4, PLAN 1568 HW

WITHIN THE

N.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4th MER.

EDMONTON - ALBERTA



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

FILE NO. 61800044T	DRAFTED BY: AN	CHECKED BY: DS	
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Subdivision Authority

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

July 12, 2018

File No. LDA18-0268

Stantec Geomatics Ltd.
10160 112 Street NW
Edmonton, AB T5K 2L6

ATTENTION: Peter Plehwe

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 13, Plan 4892 HW, located north of 83 Avenue NW and east of 77 Street NW;
IDYLWYLDE

The Subdivision by Plan is APPROVED on July 12, 2018, subject to the following conditions:

1. that the owner obtain 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #281836692-001

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 (\$662.00 - 2018 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 83 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

Building / Site

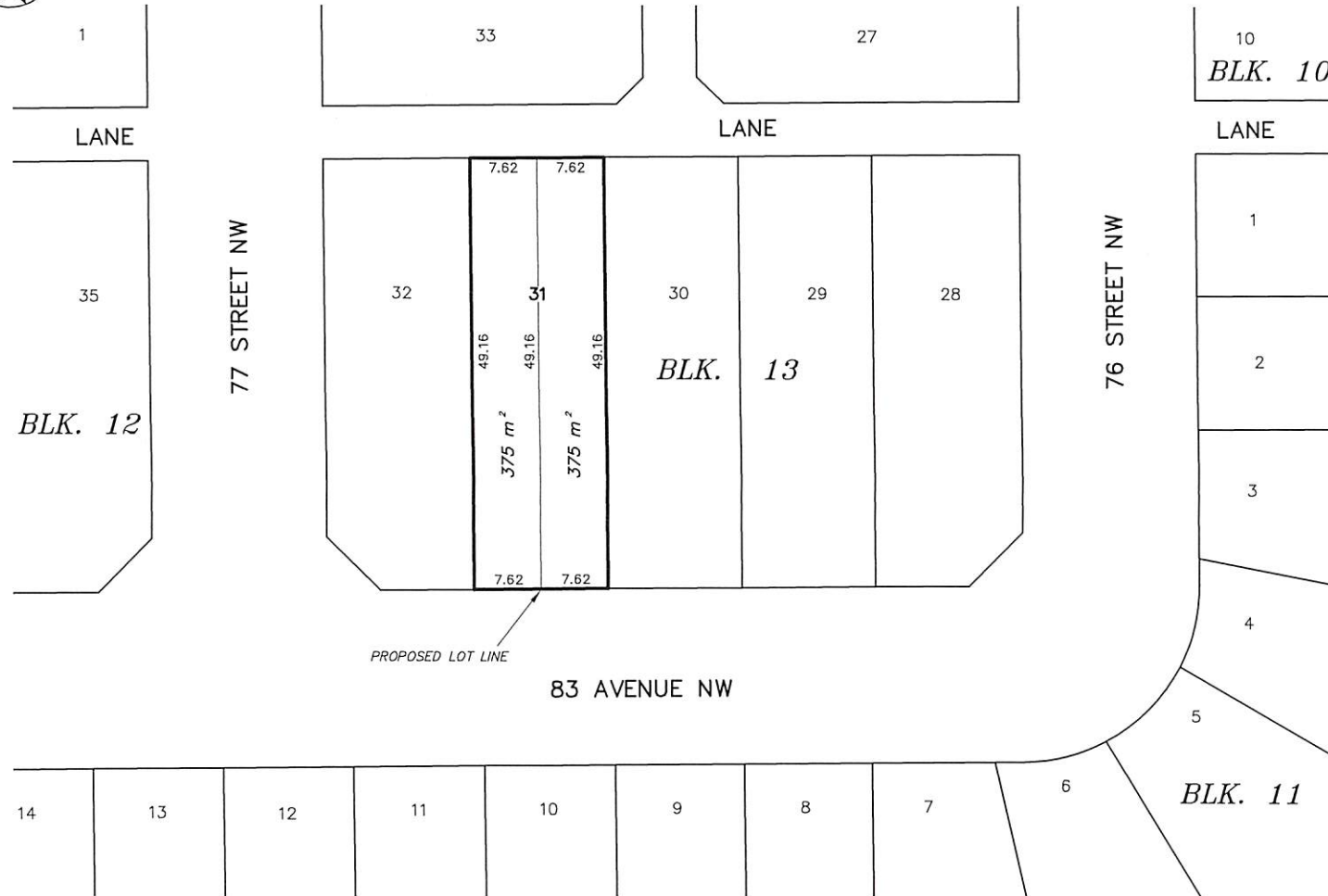
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 2.7 m west of the east property line of Lot 31 off 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).
- 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).



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



10
BLK. 10

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than authorized by Stantec Geomatics Ltd. is forbidden.

Client

HAYNES HOMES

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 31, BLOCK 13, PLAN 4892HW

WITHIN THE


N.E. 1/4 SEC. 27, TWP. 52, RGE. 24, W. 4 MER.

IDYLLWYLDE

SCALE 1 : 500

FEBRUARY 2018

NOTES

- All distances are expressed in metres and decimals thereof
- Area referred to bounded thus  Containing 0.075 Hectares, including 1 residential lot.



Subdivision Authority

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

July 12, 2018

File No. LDA18-0269

Jan Matuska
14515 121 Street NW
Edmonton, AB T5X 2S2

ATTENTION: Jan Matuska

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 10, Plan 4870 AN, located south of 113 Avenue NW and west of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on July 12, 2018, subject to the following conditions:

1. that the owner obtain 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.

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Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #281991578-001

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 (\$662.00 - 2018 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 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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 8.4 m south of the north property line of Lot 5 off 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.
- The private portion of the water service line may be lead material. EPCOR Water Services recommends that the private portion of the water service be investigated and replaced if it is lead. Please contact EPCOR Water Services at leadprogram@epcor.com or 780-412-6858 regarding the potential impact of lead services on water quality.
- 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).

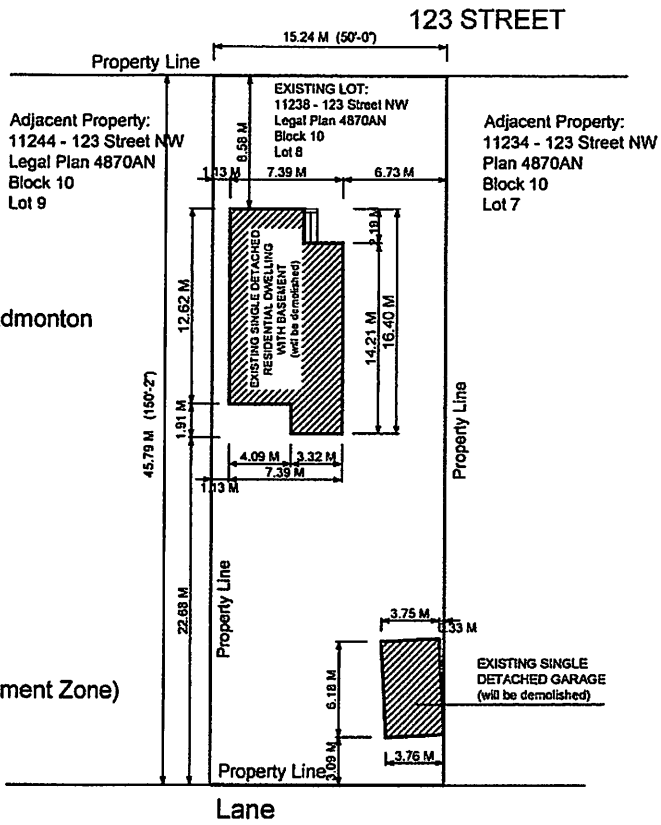
EXISTING LOT:

MUNICIPAL ADDRESS:
11238 123 Street NW in Edmonton

LEGAL DESCRIPTION:
Legal Plan 4870AN
Block 10
Lot 8

Total Area: 696.603 Sq.M
7498.17 Sq.Ft

ZONING RF3
(Small Scale Infill Development Zone)



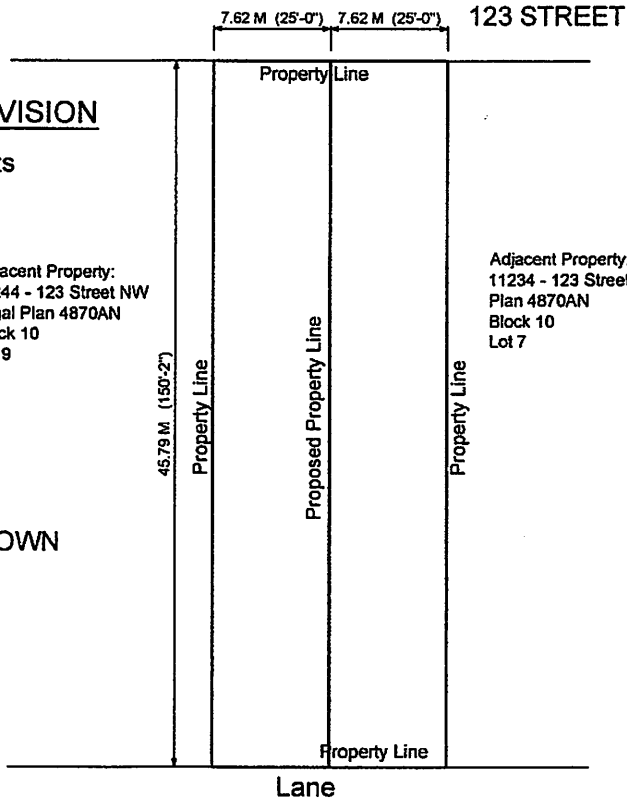
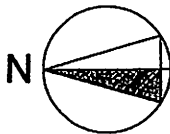
PROPOSED SUBDIVISION

Into two equally large lots
7.62 x 45.79 M

Adjacent Property:
11244 - 123 Street NW
Legal Plan 4870AN
Block 10
Lot 9

Adjacent Property:
11234 - 123 Street NW
Plan 4870AN
Block 10
Lot 7

ALL DIMENSIONS SHOWN
ARE IN METERS



PROPOSED LOT SUBDIVISION AT 11238 - 123 St NW in Edmonton AB T5M 0E7
PLAN 4870AN BLOCK 10 LOT 8 Subdivision: Inglewood
Prepared by JAN MATUSKA on February 17, 2018 Scale 1 : 350



Subdivision Authority

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

July 12, 2018

File No. LDA18-0271

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 32, Plan RN 46, located north of 116 Avenue NW and east of 126 Street NW;
INGLEWOOD

The Subdivision by Plan is **APPROVED** on July 12, 2018, subject to the following conditions:

1. that the owner obtain 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.

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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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #282043504-001

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 (\$662.00 - 2018 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 126 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222) and EPCOR Drainage Services (water and sewer servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.2 m north of the south property line of Lot 15 off 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).
- 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 15, BLOCK 32, PLAN RN46 (XLVI)

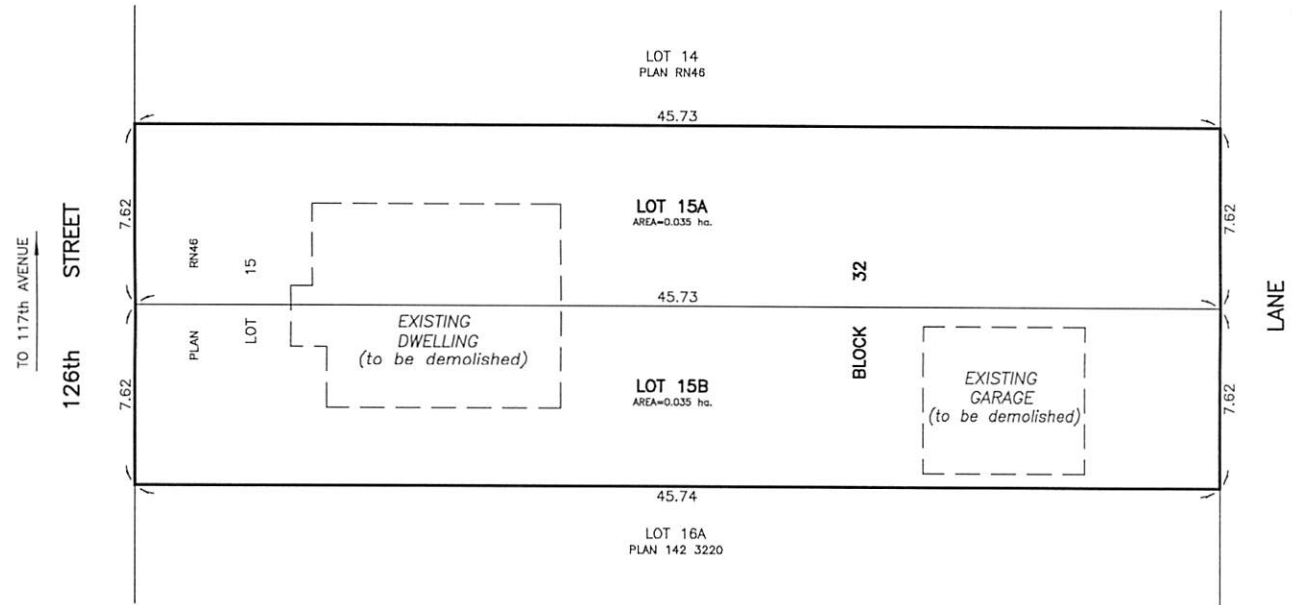
IN THE
N.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: MAY 8, 2018
REVISED: -

FILE NO. 18S0315

DWG.NO. 18S0315T



Subdivision Authority

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

July 12, 2018

File No. LDA18-0272

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 3, Block 2, Plan 5435 V, located north of 128 Avenue NW and east of 67 Street NW; **BALWIN**

The Subdivision by Plan is APPROVED on July 12, 2018, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #282336149-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

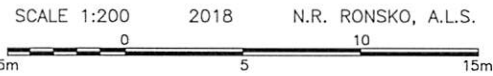
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 3, BLOCK 2, PLAN 5435 V.

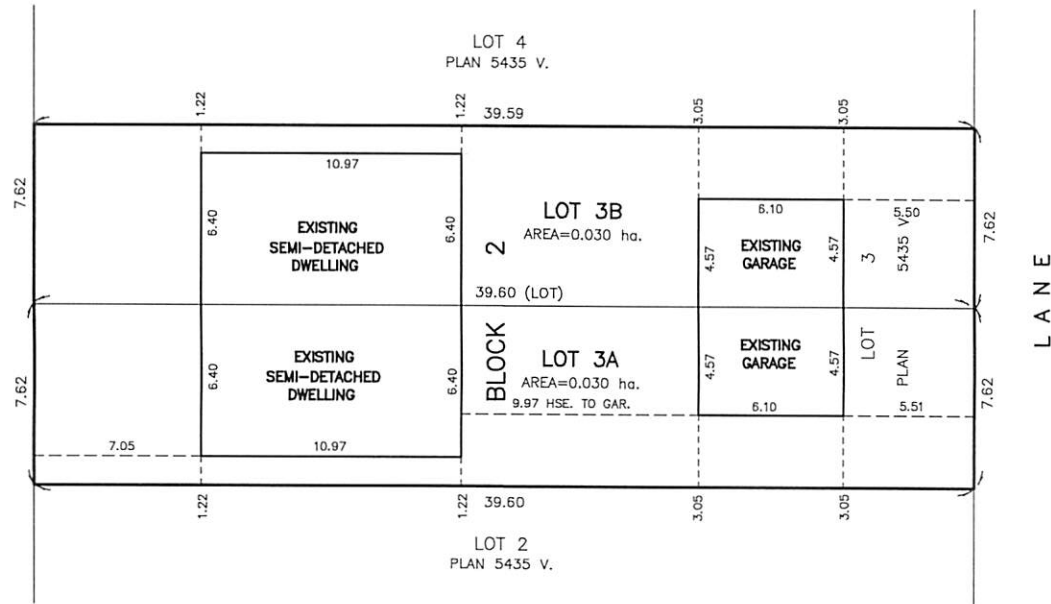
IN THE
S.E.1/4 SEC.22-53-24-4

EDMONTON ALBERTA



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

67th STREET
 TO 125th AVENUE



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: E.S.D.

DATE: May 14, 2018
 REVISED: -

FILE NO. 18S0367

DWG.NO. 18S0367T



Subdivision Authority

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

July 12, 2018

File No. LDA18-0283

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2 and the west half of Lot 3 , Block 11, Plan 5765 Q, located south of 73 Avenue NW and east of 108 Street NW; **QUEEN ALEXANDRA**

The Subdivision by Plan is APPROVED on July 12, 2018, subject to the following conditions:

1. that the owner obtain 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 Marco Beraldo at [Marco Beraldo@edmonton.ca](mailto:Marco.Beraldo@edmonton.ca) or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #282897344-001

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 (\$662.00 - 2018 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 73 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

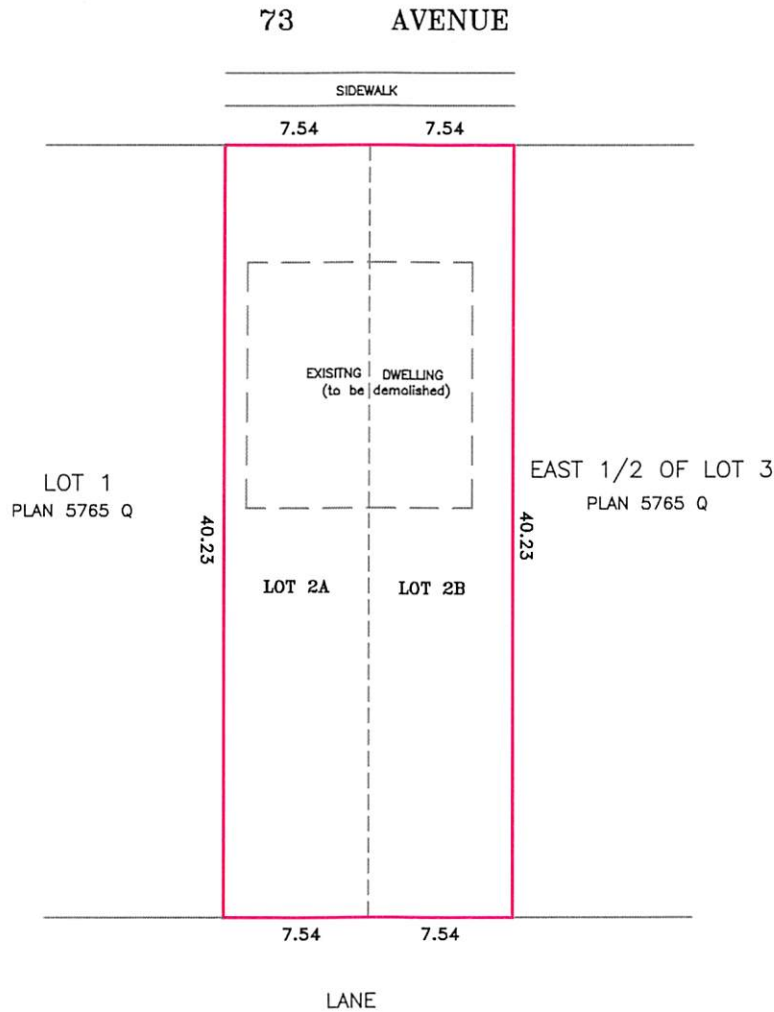
Servicing

- 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 10.4 m east of the west property line of Lot 2 off 73 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION

OF
LOT 2 & WEST 1/2 OF LOT 3, BLOCK 11, PLAN 5765 Q
NW1/4, SEC. 20, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

- 1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- 2. FENCES ARE SHOWN THUS —*—*—*—*
- 3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————
AND CONTAINS 0.060 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : MAY 22nd, 2018.

SCALE 1 : 300

JOB No. 118655



Subdivision Authority

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

July 12, 2018

File No. LDA18-0284

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot O, Block 17, Plan 8370 ET, located north of 75 Avenue NW and west of 95 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on July 12, 2018, 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 Drainage Assessments, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner remove and replace the existing lead water service to proposed Lot 30 (contact EPCOR Water Services at 780-412-3955); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #275842783-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

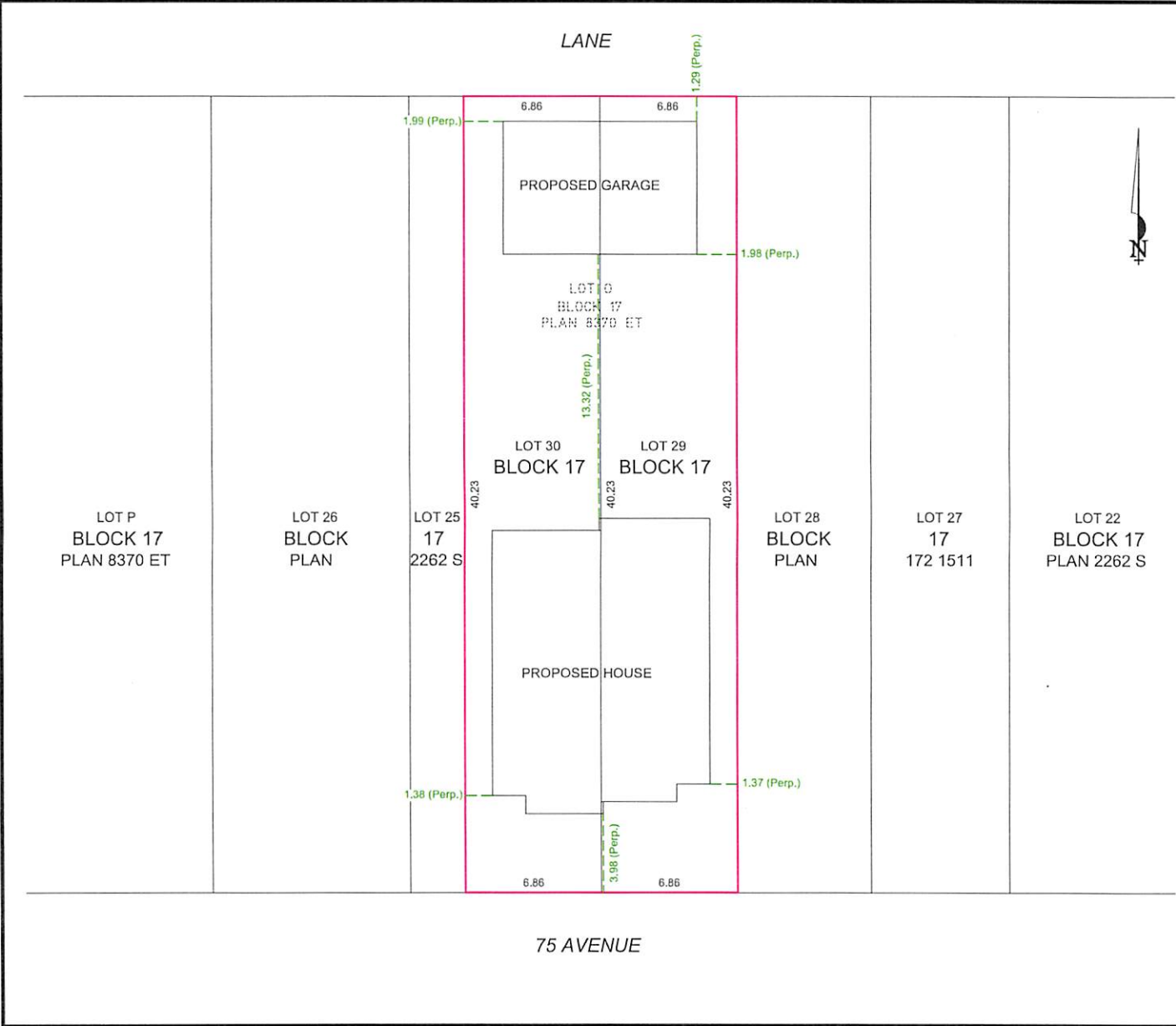
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.

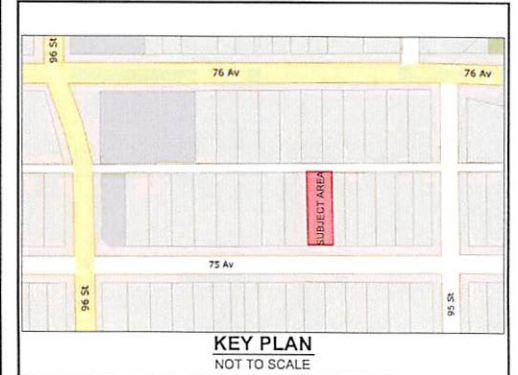
Servicing

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



ROSECROFT HOMES

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - 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 R33.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.055 ha.



REV. NO.	DATE	ITEM	BY
1	MAR. 20, 2018	ADD PROPOSED BUILDINGS	AN
0	FEB. 16, 2018	ORIGINAL PLAN COMPLETED	AN

RITCHIE
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT O, BLOCK 17, PLAN 8370 ET
WITHIN THE
N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4th MER.
EDMONTON - ALBERTA

2018
SCALE: 1:200

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

FILE NO. 61600277 DRAFTED BY: AN CHECKED BY: DS



Subdivision Authority

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

July 12, 2018

File No. LDA18-0298

Richard Klein
4805 Donsdale Drive NW
Edmonton, AB T6M 2N2

ATTENTION: Richard Klein

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 7, Plan 239 HW, located south of 60 Avenue NW and east of 107 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on July 12, 2018, 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 Gilbert Quashie-Sam at gilbert.quashie-sam@edmonton.ca or 780-496-6295.

Regards,

Blair McDowell
Subdivision Authority

BM/gq/Posse #283044464-001

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 (\$662.00 - 2018 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 60 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800. Further details of access will be reviewed upon submission of a detailed site plan or development permit application.
- There is an existing access to 60 Avenue NW. Upon redevelopment of proposed Lot 3A, the existing access to 60 Avenue NW must be removed. The owner/applicant will be required to obtain a permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue.

Building / Site

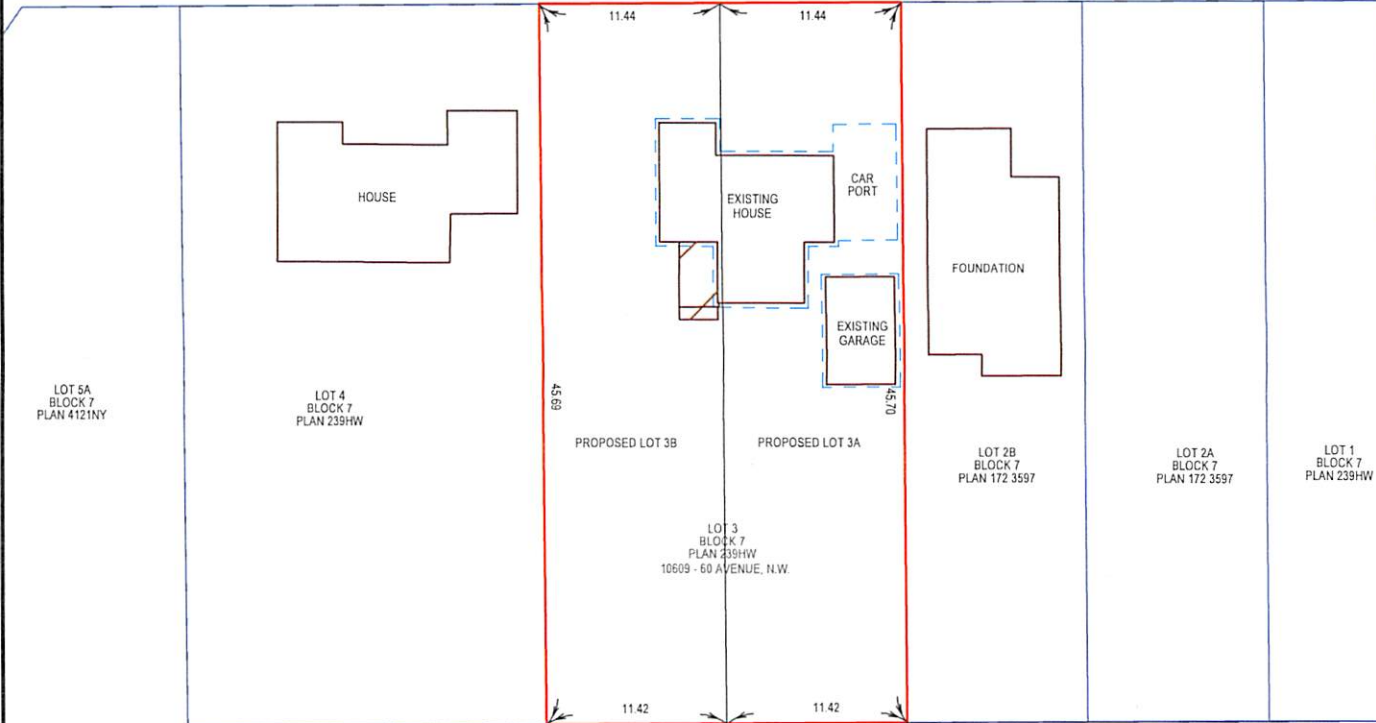
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 9.88 m east of the west property line of Lot 3 off 60 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).



60 AVENUE



LANE

ALBERTA LAND SURVEYORS

Tentative Plan of Subdivision

WITHIN

LOT 3; BLOCK 7; PLAN 239HW

City of Edmonton, Alberta

Scale 1 : 300

LEGEND:

1. DISTANCES ARE APPROXIMATE AND IN METRES AND DECIMALS THEREOF.
2. ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
3. AREA AFFECTED BY THE REGISTRATION OF THIS PLAN IS SHOWN THUS AND CONTAINS $\pm 0.10ha$

ABBREVIATIONS:

ASCM — ALBERTA SURVEY CONTROL MARKER	L — 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	WIT. — WITNESS
CK.M. — CHECK MEASURED	R — RADIUS	N — NORTH
C.S. — COUNTER SUNK	RP — REFERENCE POINT	E — EAST
C. OF T. — CERTIFICATE OF TITLE	RGE. — RANGE	S — SOUTH
E.C. — END OF CURVE	RE-EST. — RE-ESTABLISHED	W — WEST
FD. — FOUND	RES. — RESTORED	MP — MARKER POST
HA. — HECTARE	RW — RIGHT OF WAY	

KEY PLAN



RICHARD KLEIN

DWG NO. : 18037-TEN-050418

PROJECT: 18037

MARKER GEOMATICS INC.

11721 170th Street | Edmonton | Alberta | T5M 3W7

Office: 780-455-5121 | Fax: 780-455-5131

MarkerGeomaticsInc.com





Subdivision Authority

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

July 12, 2018

File No. LDA18-0308

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 10A, Plan 6139 RS, located north of 59 Avenue NW and east of 108A Street NW;
PLEASANTVIEW

The Subdivision by Plan is **APPROVED** on July 12, 2018, subject to the following conditions:

1. that the owner obtain 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #284074090-001

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 (\$662.00 - 2018 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access from proposed Lot 10B to 59 Avenue NW. Upon submission of a development permit application, the owner/applicant may be required to ensure that the existing access meets current City of Edmonton standards and access upgrading may be required.

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 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 10.9 m north of the south property line of Lot 10 off 59 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).



Subdivision Authority

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

July 12, 2018

File No. LDA18-0312

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

ATTENTION: Ryan Smith

RE: This application proposes to create one (1) additional single detached residential lot from Lots 38 and 39, Block 4, Plan 1307 HW, , located north of 104 Avenue NW and west of 145 Street NW;
GROVENOR

The Subdivision by Plan is **APPROVED** on July 12, 2018, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwellings 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse # 284136174-001

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 (\$662.00 - 2018 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 145 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 145 Street NW. Upon redevelopment of proposed Lot 38B, the existing residential access to 145 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.

Building / Site

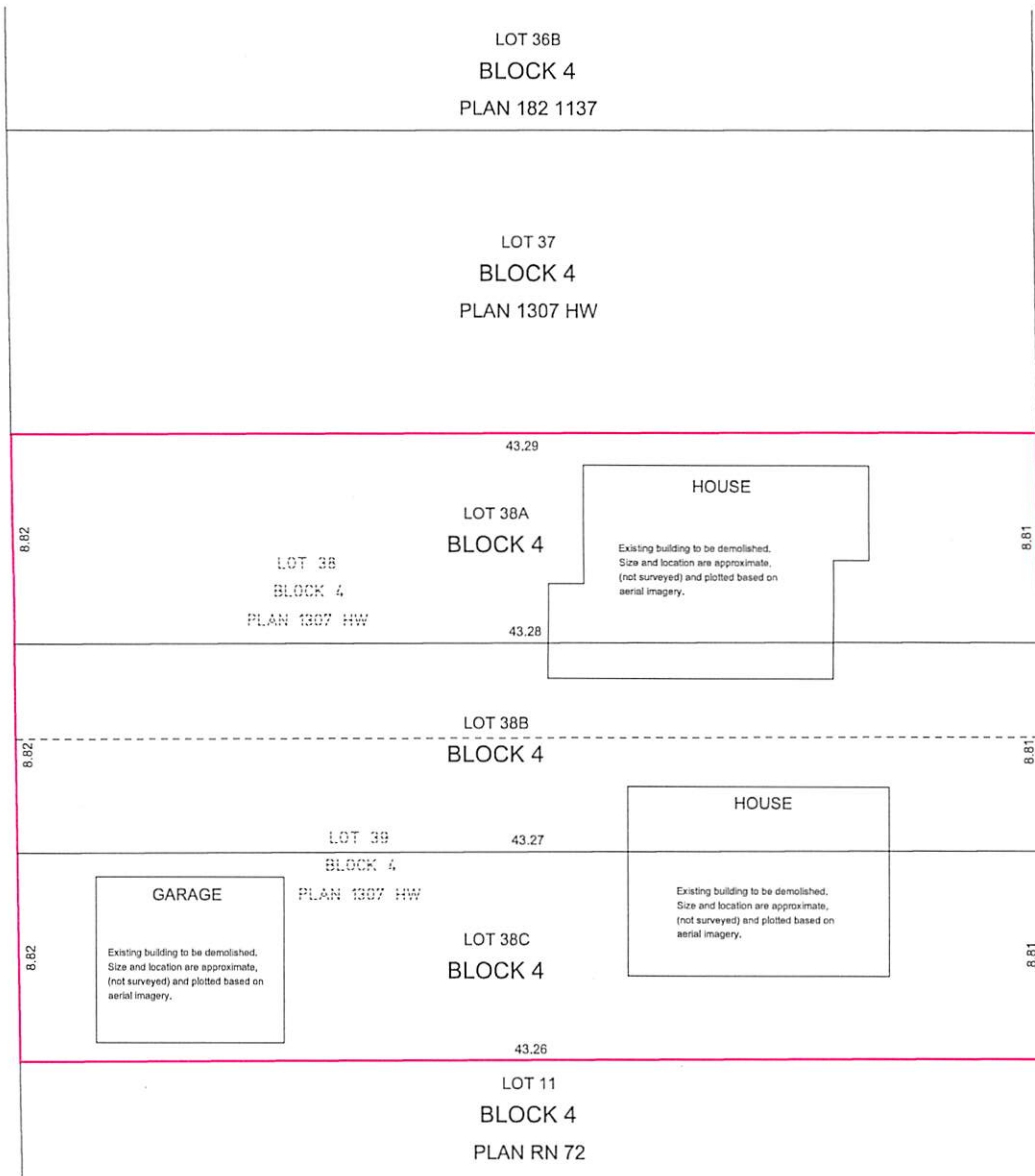
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 off of the lane approximately 6.88 m south of the north property line of Lot 38 and 7.10 m north of the south property line of Lot 39. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



145 STREET

ACCENT INFILLS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.115 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 02, 2018	ORIGINAL PLAN COMPLETED	AN

REVISIONS

GROVENOR

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF LOTS 38 AND 39, BLOCK 4, PLAN 1307 HW

WITHIN THE S.E. 1/4 SEC. 2 - TWP. 53 - 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.	61803086T	DRAFTED BY:	AN	CHECKED BY:	DS
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Subdivision Authority

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

July 12, 2018

File No. LDA18-0313

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 16, Plan 169 HW, located south of 77 Avenue NW and east of 112 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on July 12, 2018, 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #284123292-001

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 (\$662.00 - 2018 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 77 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's web site (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with the Mature Neighbourhood Overlay Sec. 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 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).
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

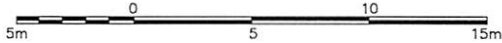
LOT 2, BLOCK 16, PLAN 169 H.W.

IN THE

S.W.1/4 SEC.29-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2018 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



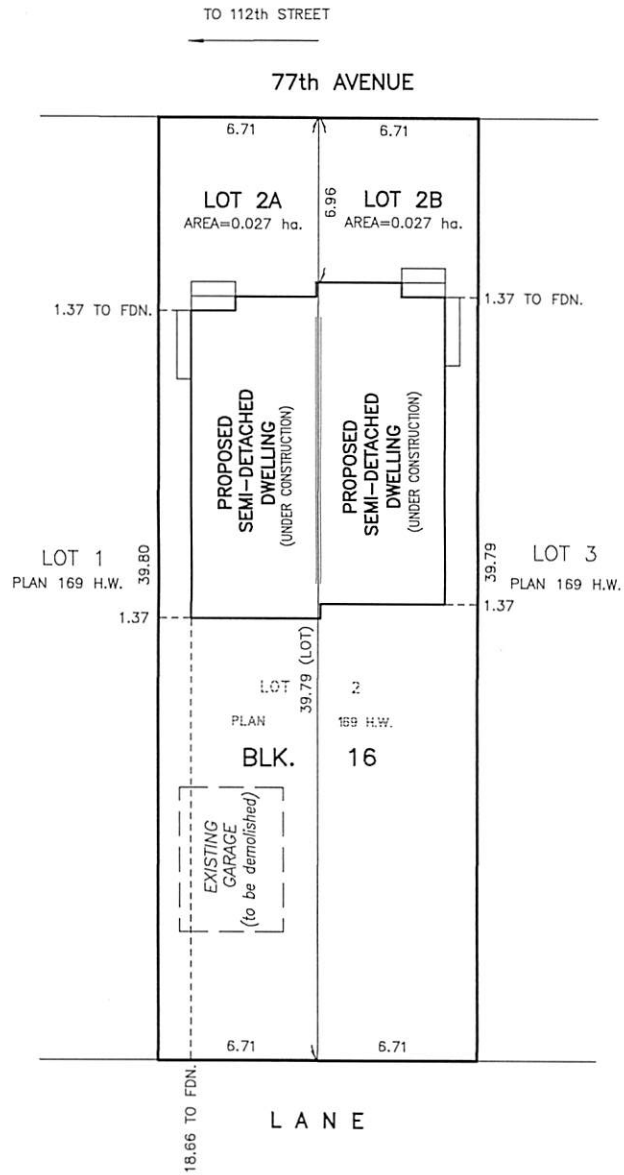
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 04, 2018
 REVISED: -

FILE NO. 17C0677

DWG.NO. 17C0677T



Thursday, July 5, 2018
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 5, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 28, 2018 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA18-0004
270673883-001

Tentative plan of subdivision to create 61 single detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of Keswick Boulevard SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0105
275258147-001

Tentative plan of subdivision to create 49 single detached residential lots and one (1) Municipal Reserve lot, from a portion of roadway to be closed and the NE 22-51-25-W4M located south of Rabbit Hill Road SW and west of 156 Street SW; **GLENRIDDING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0081 273951532-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 5, Plan 3624 HW located north of 108 Avenue NW and west of 135 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA18-0200 278871878-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 170 HW, located east of 92 Street NW and south of 90 Avenue NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0205 278850539-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 27, Block 29, Plan 543 KS located north of 113 Avenue NW and east of 42 Street NW; BEVERLY HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0206 278107818-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 1, Plan 2069 HW located south of 84 Avenue NW and west of 85 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA18-0214 279340602-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 4, Plan 1275 HW located south of 75 Avenue NW and east of 116 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA18-0222 279820300-001	Tentative plan of subdivision to create three (3) bareland multiple family units from Lot 13, Block 16, Plan 162 2716, located south of Hiller Road SW and east of Keene Crescent SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA18-0228 280688120-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 5, Plan 6054 HW located north of 93 Avenue NW and east of 148 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA18-0229 280975971-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 4-5, Block 1, Plan 2845 EO, located north of Ravine Drive NW and west of 135 Street NW; GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA18-0288 283124104-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 21, Block 2A, Plan 1259 HW, located north of 116 Avenue NW and west of 127 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA18-0290 282818332-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 15A, Plan 2109 HW, located north of 109 Avenue NW and east of 116 Street NW; QUEEN MARY PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA18-0292 281810280-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 1, Plan 162 1549, located south of 87 Avenue NW and east of Saskatchewan Drive NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
14.	LDA18-0294 282701456-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 8, Plan 1924 AM, located north of 102 Avenue NW and west of 162 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

15.	LDA18-0299 283383633-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lot 9 and Lot 10, Block 23, Plan 3775 HW, located south of 70 Avenue NW and west of 95 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
16.	LDA18-0300 282199042-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 5A, Plan 686 HW, located south of 113 Avenue and west of 105 Street NW; SPRUCE AVENUE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
17.	LDA18-0302 283426062-001	Tentative plan of subdivision to create separate titles for an existing semi-detached dwelling from Lot 6, Block 3A, Plan 4278 V, located north of 104 Avenue NW and west of 143 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
18.	LDA18-0304 283813656-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 17A, Plan 5970 HW, located north of 93A Avenue NW and west of 79 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:40 a.m.	