

Thursday, July 29, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 30

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 29, 2021 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 22, 2021 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA20-0113 354972909-001	Tentative plan of subdivision to create 113 single detached residential lots, one (1) non-credit Municipal Reserve lot, and four (4) Public Utility lots from the NW 33-53-23-W4M, located south of 167 Avenue NE and east of Meridian Street; RURAL NORTH EAST SOUTH STURGEON
2.	LDA20-0386 367037380-005	Tentative plan of subdivision to create 80 semi-detached residential lots, 18 row housing lots, one (1) commercial lot, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from the SE 31-53-23-W4M, located north of 153 Avenue and west of 18 Street NW; GORMAN
3.	LDA21-0302 387743923-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 29, Plan 3963 HW, located south of 94 Avenue NW and east of 154 Street NW; SHERWOOD
4.	LDA21-0303 399991488-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 1, Plan 5874 HW, located north of 97 Avenue NW and west of 163 Street NW; GLENWOOD
5.	LDA21-0309 400180122-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 7, Plan 2597 KS, located east of 144 Street NW and south of 83 Avenue NW; LAURIER HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

July 29, 2021

File No. LDA20-0113

WSP Canada
1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 113 single detached residential lots, one (1) non-credit Municipal Reserve lot, and four (4) Public Utility lots from the NW 33-53-23-W4M, located south of 167 Avenue NE and east of Meridian Street; **RURAL NORTH EAST SOUTH STURGEON**

I The Subdivision by Plan is APPROVED on July 29, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$185,816.94 representing 0.752 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 owner dedicate, clear and level road right of way for the construction of Meridian Street between 153 Avenue and 167 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. The owner must register a road plan for any required road right-of-way. The owner must contact Christine Whalen (708-508-9248) of subdivision Planning for further information regarding the road plan registration;
5. that the owner enter into a Maintenance Agreement with the City of Edmonton for the maintenance of Meridian Street between 153 Avenue and 167 Avenue until such time that Meridian Street is constructed to an urban arterial roadway. Details of the Agreement, including the responsibilities for each party, will be prepared and administered by City Operations (contact Sherron Hutchings at 780-496-6129 and/or sherron.hutchings@edmonton.ca);
6. that the property lines of the residential lots, flanking the emergency access walkway be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;

7. that the lots identified be withheld from registration until the temporary turnaround is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that Charter Bylaw 19740 (LDA21-0112) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways and PUL, 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 (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 upgrade Meridian Street from 153 Avenue to 161 Avenue to an approved roadway cross section including the required base repair, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner upgrade 167 Avenue/Meridian Street to a full urban intersection including, but not limited to, all required turn bays, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a temporary 3 m shared use path including lighting on Meridian Street from 153 Avenue to 167 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

10. that the owner provide cash in lieu for the construction of a 3 m shared use path on the northside of 167 Avenue from the east to west boundary of the parent parcel. The developer must provide a cost estimate for shared use path construction with the submission of engineering drawings to be reviewed by Development Servicing Agreements;
11. 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);
12. that the owner pays for the installation of "no parking" signage on local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path within the west pipeline Public Utility Lot, with "Shared Use" signage, lighting, and bollards with connection to the sidewalk on 167 Avenue and the existing shared use path to the south of the subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
14. that the owner constructs a 3 m hard surface shared use path in the non-credit Municipal Reserve lot including bollards and lighting with connections to the shared use path in the Public Utility Lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m hard surface shared use path in the walkway south of the non-credit Municipal Reserve lot including bollards and lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for fire trucks must be included in the submission of the engineer drawings to ensure functionality;
17. that the owner constructs an offsite sanitary sewer extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lots, the non-credit Municipal Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the NW 33-53-23-W4M in the amount of \$185,816.94, representing 0.752 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

Non-credit MR for the NW 33-53-23-W4M in the amount of 0.20 ha is being provided with this subdivision. It is determined to be non-credit since it is not developable, does not support any formal parks programming, and has limited ecological value.

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

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

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

Regards,

Blair McDowell
Subdivision Authority












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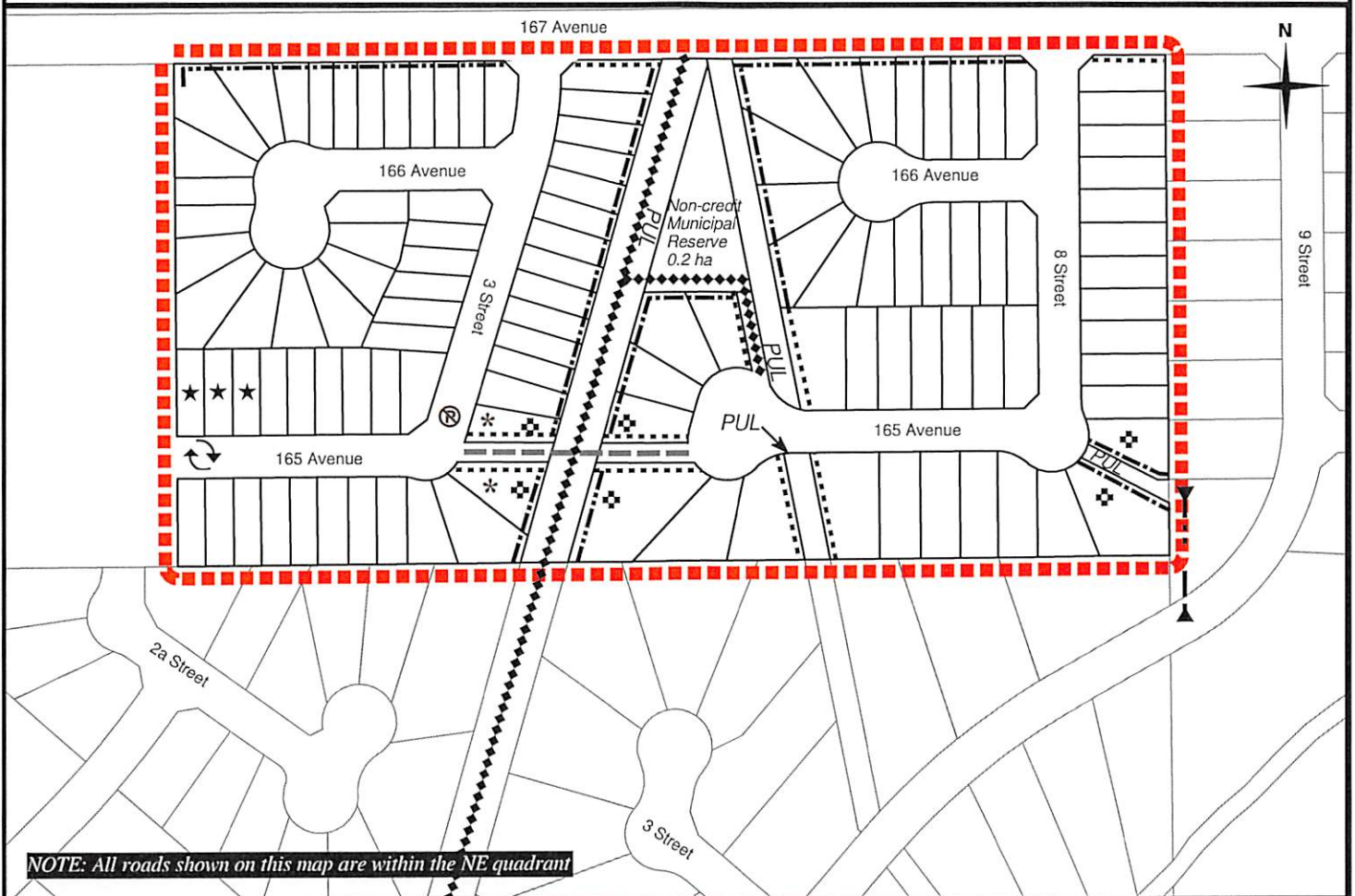
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2021

LDA20-0113

- | | |
|--|---|
|  Limit of proposed subdivision |  1.2 m uniform fence |
|  Emergency access walkway |  Modify lots if necessary |
|  3 m hard surface shared use path |  Withhold lots from registration |
|  1.8 m uniform screen fence as per Zoning |  No parking signage |
|  Bylaw 1.8 m uniform screen fence |  Restrictive covenant re: Disturbed Soil |
| |  Temporary 12 m radius turnaround |
| |  Sanitary sewer extension |

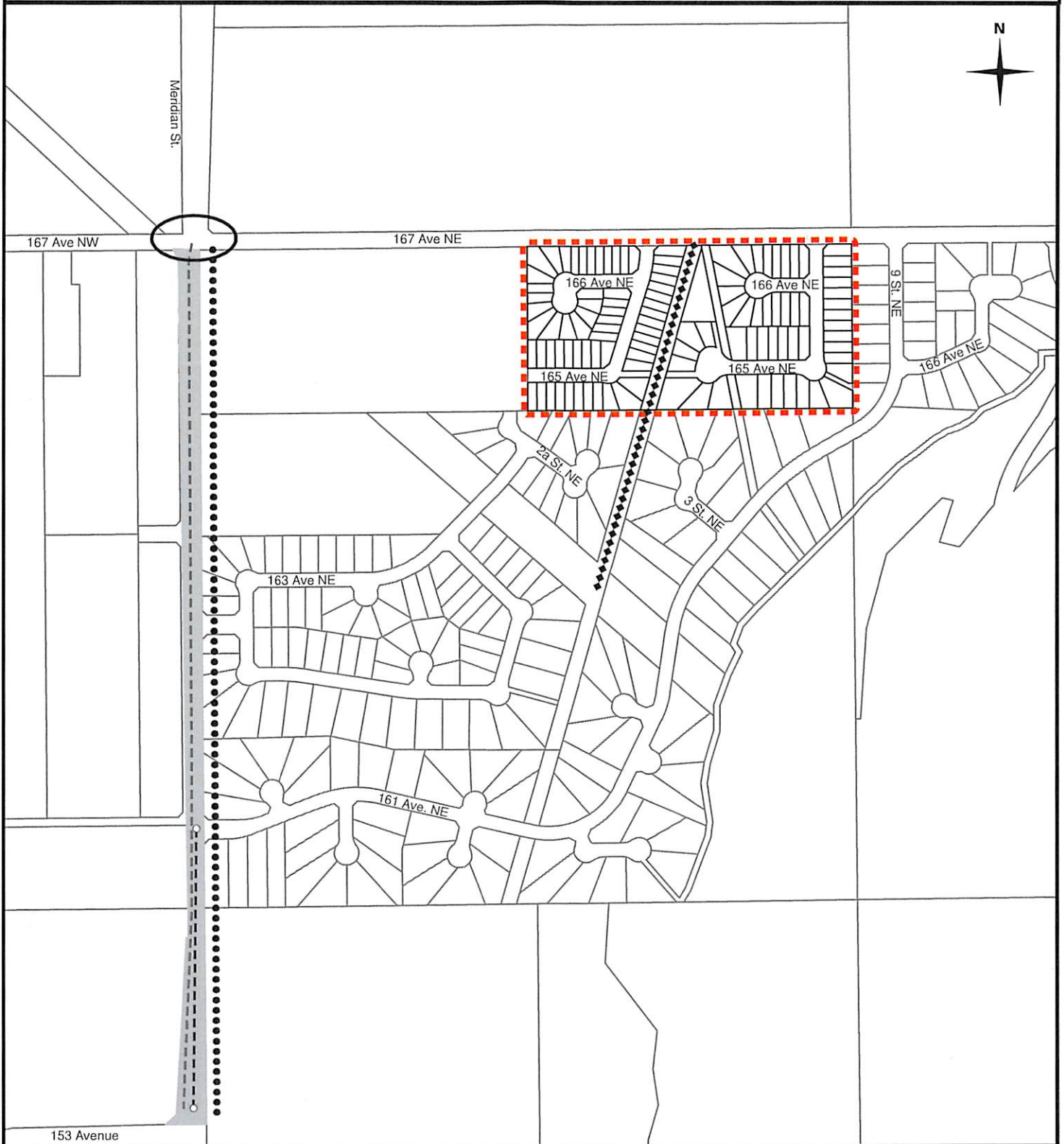


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 29, 2021

LDA20-0113

- ||||| Limit of proposed subdivision
- ◆◆◆ 3 m hard surface shared use path
- Dedicate, clear and level road
- Temporary 3m shared use path and lighting
- Maintenance agreement
- Full urban intersection upgrade including turn bays and traffic signals
- Upgrade to rural roadway





Subdivision Authority

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

July 29, 2021

File No. LDA20-0386

Scheffer Andrew Limited
12204 - 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 80 semi-detached residential lots, 18 row housing lots, one (1) commercial lot, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from the SE 31-53-23-W4M, located north of 153 Avenue and west of 18 Street NW; **GORMAN**

I The Subdivision by Plan is APPROVED on July 29, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.07 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 Municipal Reserve (MR) in the amount of 0.737 ha by a Deferred Reserve Caveat registered against the remnant of the SE 31-53-21-W4M pursuant to Section 669 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 enter into an agreement to defer the dedication of the Public Utility Lot with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the dedication of the Public Utility Lot (PUL) for the Capital Line North LRT alignment;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of the SE 31-53-23-W4M, a claim of interest by caveat of the agreement in I(4) pursuant to Section 655 of the Municipal Government Act;
6. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
7. that the owner dedicate road right of way for Victoria Trail to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road right of way for 153 Avenue NW to accommodate the 3 m hard surface shared use path and arterial construction within the subdivision boundary to

conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;

9. that the owner clear and level Victoria Trail, the future Capital Line North LRT and the additional portion of 153 Avenue NW as required for road right of way/PUL dedication, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner dedicate walkways as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register temporary public access easement for a temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a westbound right turn bay on 153 Avenue to the proposed local road connection including a centre median on 153 Avenue, channelization, intersection improvements, sidewalk, a 3 m shared use path on the north side, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as

shown on the "Conditions of Approval" map, Enclosure I. The local road intersection shall be designed to operate as a right-in / right-out intersection;

8. that the owner construct an eastbound left turn bay on 153 Avenue at the intersection 18 Street including channelization, intersection improvements, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct 18 Street to a Complete Street design and cross-section from 153 Avenue to the north of the local road intersection, including a 3 m shared use path, traffic mitigation measures, and any transitional improvements to accommodate a unique cross section design, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The transitional improvements and commercial access will be reviewed with detailed engineering drawings;
10. that the owner constructs an enhanced local roadway on 20 Street NW, to accommodate a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The design of the roadway should include an 8 m carriageway with a parking ban on the east side;
11. that the engineering drawings include grading plans to accommodate a 3 m hard surface shared use path adjacent to the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and landscaping within the Altalink right-of-way (east of 18 Street NW), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with lighting and fencing in the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary walkway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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);
16. that the owner pay for the installation of permanent traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the

owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

17. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 153 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner designs the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner design the Storm Water Management Facility according to the recommendations of a Bird Hazard Assessment Report, to the satisfaction of Subdivision and Development Coordination and the Department of National Defence;
20. that the owner constructs an offsite sanitary extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
21. 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;
22. 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
23. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.
24. That the agreement required in Clause I (4) require that upon the further subdivision, that the owner, or its successor in title, will do the following:
 - a. that the owner dedicate Public Utility Lot (PUL) for the Capital Line North LRT alignment to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I, and
 - b. that the owner agrees that the dedication of PUL for the Capital Line North LRT alignment shall be provided without compensation from the City of Edmonton even if the land provided exceeds 30% of the area of the remnant, provided that the total area of the titled area shown on Enclosure I that is dedicated for the purpose of roads (not including arterial roads), public utilities or both does not exceed 30% of the titled area shown on Enclosure I less the land taken as environmental reserve or as an environmental reserve easement.

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

Municipal Reserve for the SE 31-53-23-W4M was addressed by proportionately deferring 2.58 ha by Deferred Reserve Caveat (DRC) against two parcels, Lot C, Plan 902 1506 and the remnant of SE 31-53-23-W4M, with subdivision file 90-X-71-S.

Lot C, Plan 902 1506 was further subdivided and provided money in place for 0.773 ha with subdivision 90-X-074-S.

However, the DRC for the remnant of SE 31-53-23-W4M from subdivision file 90-X-71-S representing 1.807 ha was not registered on title. The MR will now be addressed with LDA20-0386. MR for the SE 31-53-23-W4M in the amount of 1.07 ha is being provided by dedication and a 0.737 by DRC with this subdivision.

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

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

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

Regards,

Blair McDowell
Subdivision Authority


















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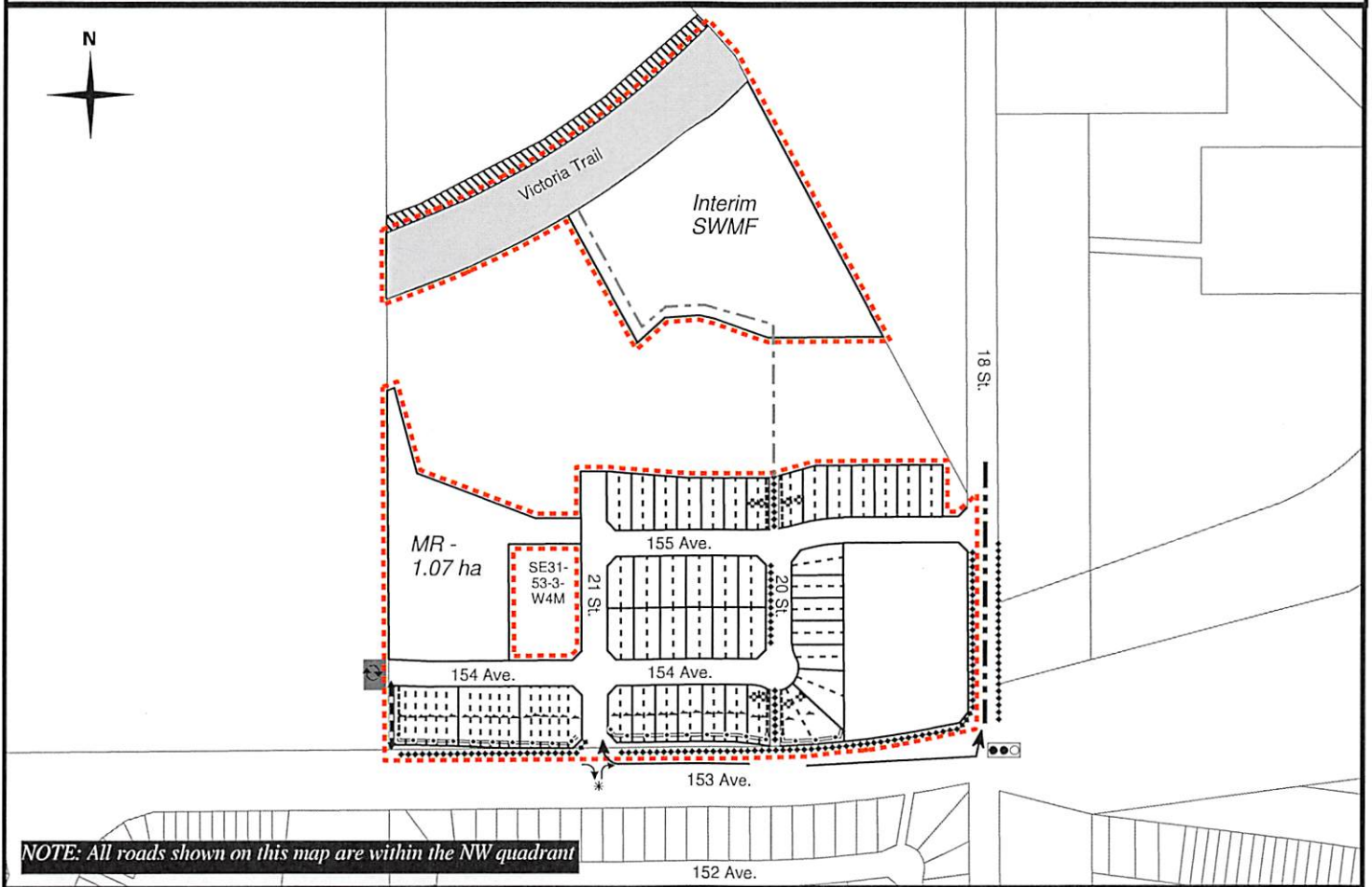
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

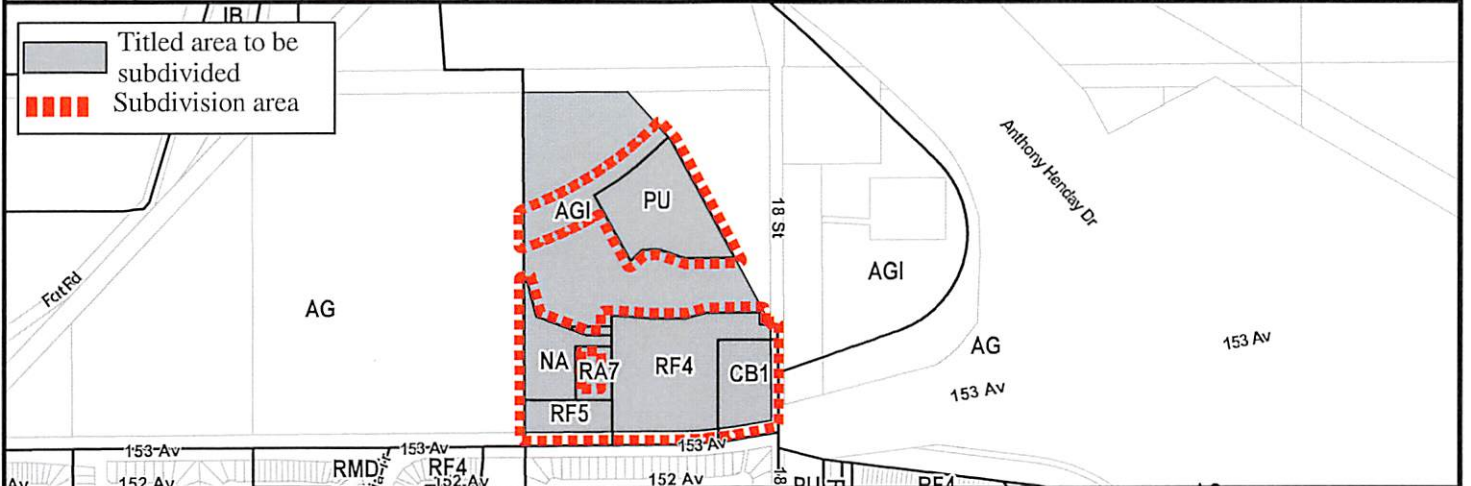
July 29, 2021

LDA20-0386

- | | | |
|---|--|---|
|  Limit of proposed subdivision |  3 m hard surface shared use path |  Westbound right turn bay |
|  Register easement |  Grading plans for future 3m hard surface shared use path |  Eastbound left turn bay |
|  Dedicate as road right of way |  Temporary walkway |  Right-in/right-out access |
|  Agreement re: Deferred dedication Public Utility Lot |  Upgrade to an urban collector roadway |  Median on 153 Avenue |
|  1.8 m uniform screen fence as per Zoning Bylaw |  Traffic signal |  12 m temporary roadway |
|  Berm and noise attenuation fence | |  Restrictive covenant re: Disturbed Soil |



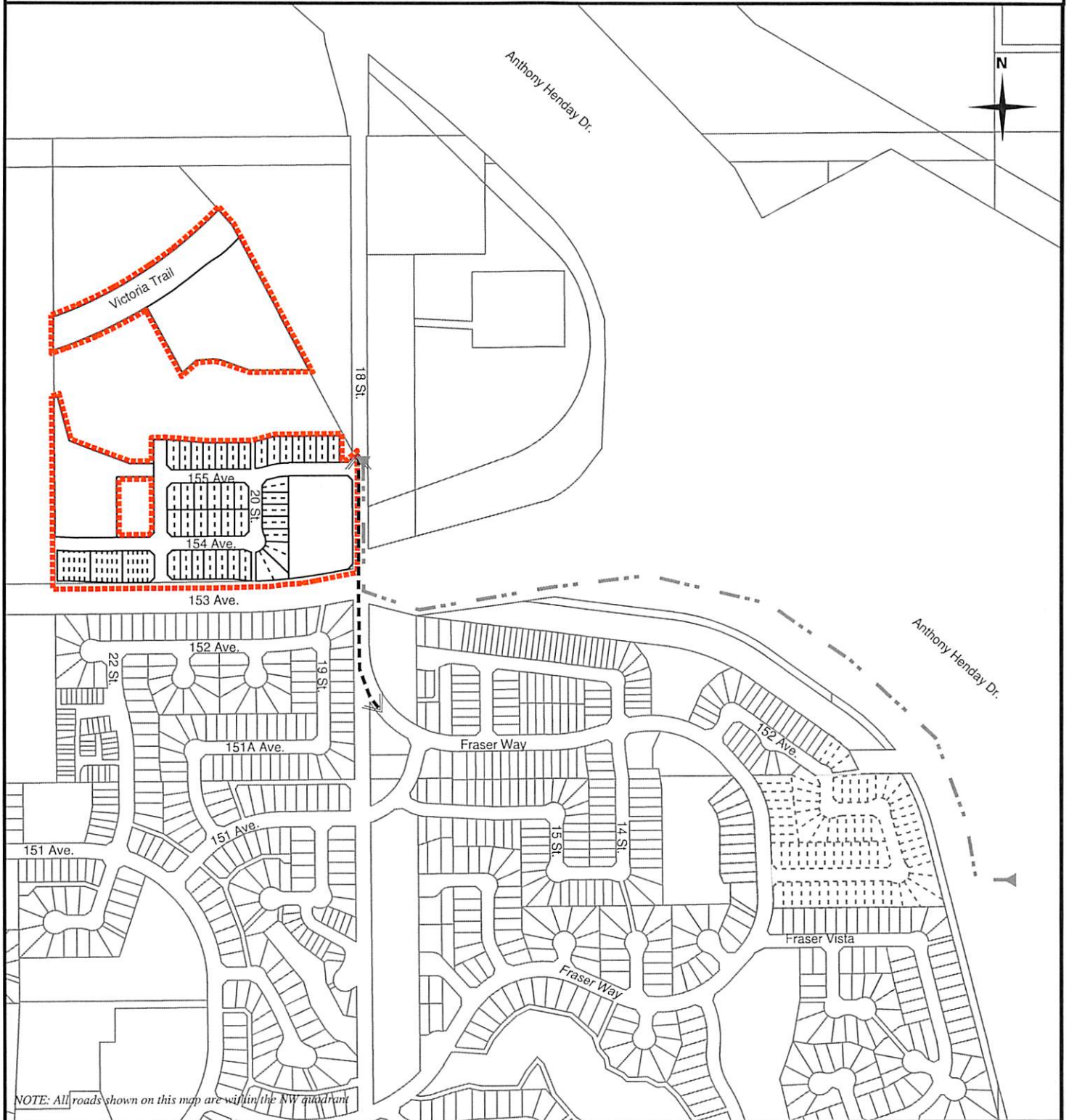
NOTE: All roads shown on this map are within the NW quadrant



Limit of proposed subdivision

Watermain extension

Sanitary sewer extension





Subdivision Authority

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

July 29, 2021

File No. LDA21-0302

Ivo Nedev Surveying Ltd.
18811 - 96 AVENUE NW
Edmonton, AB T5T5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 29, Plan 3963 HW, located south of 94 Avenue NW and east of 154 Street NW;
SHERWOOD

The Subdivision by Plan is **APPROVED** on July 29, 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 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/cp/Posse #387743923-001

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

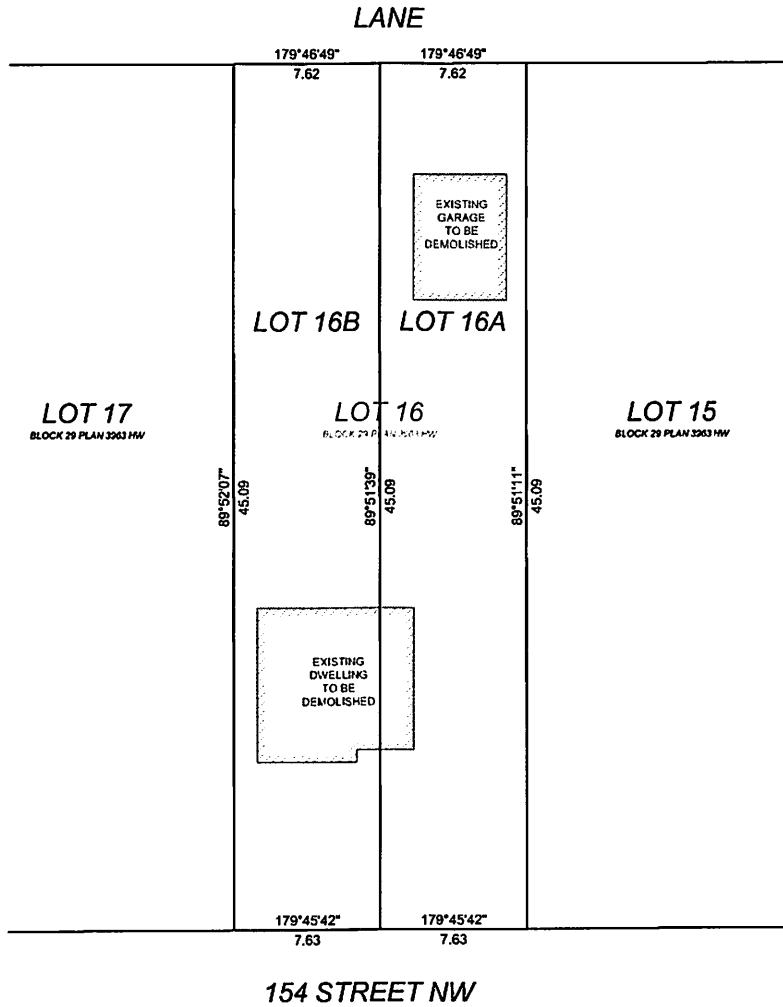
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 0.6 m south of the north property line of existing Lot 16 off 154 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line. If applicable service presently exists, then a location advisement will appear in comments from EPCOR Drainage Services (Water and Sewer Servicing), EPCOR Water, and/or City of Edmonton Drainage.
- 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).



RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Review	June 17, 2021

LEGAL DESCRIPTION: Lot 16 Block 29 Plan 3963 HW
MUNICIPAL ADDRESS: 9325 - 154 Street NW, Edmonton, AB
BUILDER/OWNER: Liberty Palace Developments Ltd. <libertypalace@outlook.com>

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REVISION: 1 DATE: 06/17/21 SCALE: 1:300 PROJECT #: 2021075


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Fax: (780) 666-2359

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Subdivision Authority

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

July 29, 2021

File No. LDA21-0303

Ivo Nedev Surveying Ltd.
18811 - 96 AVENUE NW
Edmonton, AB T5T5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 1, Plan 5874 HW, located north of 97 Avenue NW and west of 163 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on July 29, 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 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/cp/Posse #399991488-001

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.

Building / Site

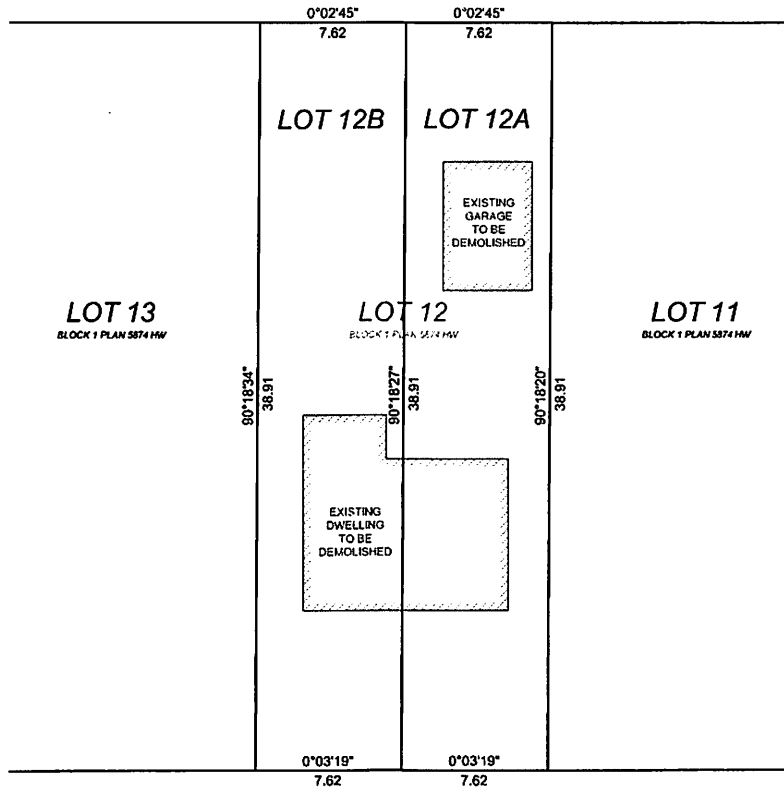
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.1 m south of the north property line of existing Lot 12 off 163 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



163 STREET NW

RF1 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Review	June 18, 2021

LEGAL DESCRIPTION: Lot 12 Block 1 Plan 5874 HW
 MUNICIPAL ADDRESS: 9726 - 163 Street NW, Edmonton, AB
 BUILDER/OWNER: Liberty Palace Developments Ltd. <libertypalace@outlook.com>

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REVISION: 1 DATE: 06/18/21 SCALE: 1:300 PROJECT #: 2021077



18811 - 96 Avenue NW Edmonton, AB. T5T 5L2
 www.ivosurveys.ca
 Ph: (780) 666-2511
 Fax: (780) 666-2359



Subdivision Authority

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

July 29, 2021

File No. LDA21-0309

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 7, Plan 2597 KS, located east of 144 Street NW and south of 83 Avenue NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on July 29, 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/cps/Posse #400180122-001

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

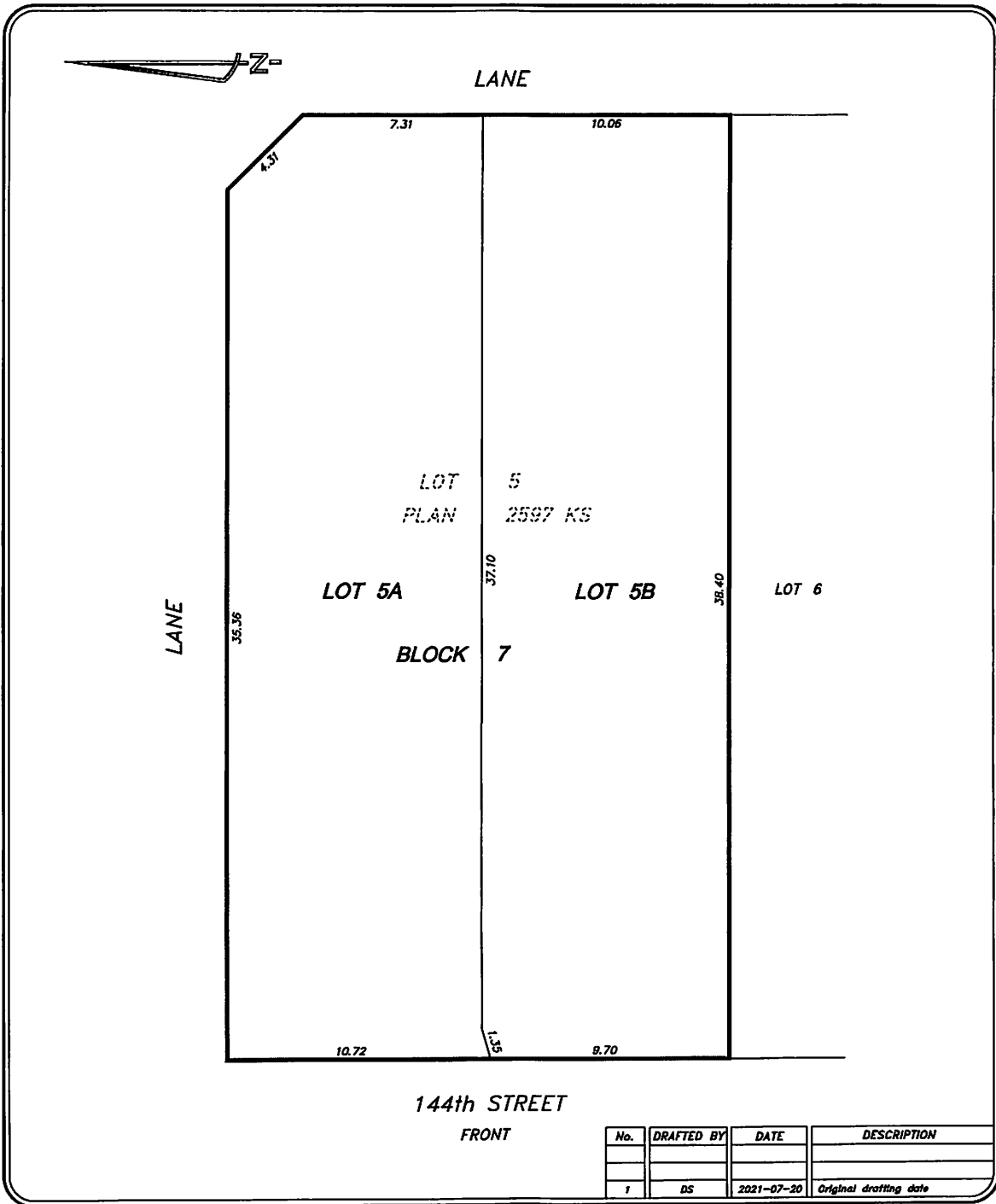
- There are existing boulevard trees adjacent to the site on 144 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction)
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing concrete stairs that encroach onto the 144 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

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 8.8 m north of the south property line of existing Lot 5 off of the lane. The existing storm service enters the proposed subdivision approximately 10.2 m north of the south property line of Lot 5 off 144 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

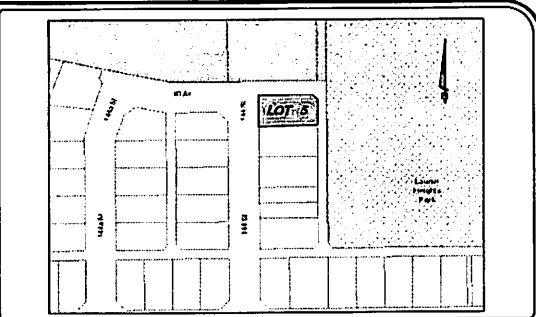


144th STREET
FRONT

No.	DRAFTED BY	DATE	DESCRIPTION
1	DS	2021-07-20	Original drafting date

TENTATIVE PLAN

LOT: 5		BLOCK: 7		PLAN: 2597 KS	
BUILDER/OWNER: JAMES DEIS			SUB.: LAURIER HEIGHTS		
ADDRESS: 8207-144 STREET NW			ZONING: RF1		
CONTACT: info@albertageo.com			EDMONTON		
CERTIFICATE OF TITLE AREA		0.078 ha			
AREA IN PARCEL(S) BEING CREATED		0.078 ha			
NUMBER OF PARCEL CREATED		2			
NOTES:					
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF					
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES					
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY					
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY					
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.					
LEGEND:					
LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●					



Alberta Geomatics Inc.

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

Thursday, July 22, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 29

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 22, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 15, 2021 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA21-0233 395189536-001	Tentative plan of subdivision to create three (3) additional single detached residential lots from Lot 4, Block 10, Plan 239HW, located north of 58 Avenue NW and east of 109 Street NW; PLEASANTVIEW
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA16-0592 237644873-001	REVISION of tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 8, Plan 4766 KS, located south of 135 Avenue NW and east of 124 Street NW; KENSINGTON
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA19-0527 346448118-001	REVISION of tentative plan of subdivision to create one (1) unit for multiple housing and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624, located north of Orchards Green SW and west of Orchards Boulevard SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA21-0243 395761198-001	Tentative plan to subdivide the westernmost 15.25 m from Lot 4, Block 7, Plan 192 0698 to consolidate with adjacent Lot 11, Block 7, Plan 212 1383, located north of 93 Avenue SW and east of 135 Street SW; EDMONTON SOUTH CENTRAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0283 399006369-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 3, Plan 6258 HW, located south of 97 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.	LDA21-0288 399133214-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 14, Plan 1909 HW, located south of 98 Avenue NW and west of 159 Street NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0289 399223981-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 2, Plan 2831 HW, located south of 80 Avenue NW and west of 115 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0290 399469894-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 35, Block 10, Plan 1324 HW, located north of 72 Avenue NW and west of 112 Street NW; MCKERNAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

8.	LDA21-0296 399705725-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 3, Plan RN 37, located north of 101A Avenue NW and east of 89 Street NW; RIVERDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA21-0299 399586593-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 5, Plan 5375 HW, located north of 105 Avenue NW and east of 157th Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA21-0300 399831965-001	Tentative plan of subdivision to adjust the shared property line of Lots 43 & 44, Block 2, Plan 802 1961, located south of 31 Avenue NW and west of Parsons Road NW; PARSONS INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA21-0308 390017434-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 4, Plan 5508 MC, and is located north of Marlboro Road NW; WESTBROOK ESTATES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
12.	LDA21-0310 400279867-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 20, Plan RN76, located south of 121 Avenue NW and east of 89 Street NW; EASTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
13.	LDA21-0311 400320740-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 17, Plan RN 64 , located north of 120 Avenue NW and west of 125 Street NW; PRINCE CHARLES
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.