

Thursday, August 8, 2019  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 31

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the August 8, 2019 meeting be adopted as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the August 1, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA18-0553 291357571-001	Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; <b>ELLERSLIE INDUSTRIAL</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0243 313944354-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 and a portion of Lot 27, Block 3, Plan 2602 HW located north of Ravine Drive NW and east of 142 Street NW; <b>GLENORA</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA19-0257 315256059-001	Tentative plan of subdivision to create three (3) multiple family strata lots from Lot 97, Block 7, Plan 152 5660, located south of 23 Avenue NW and east of May Common NW; <b>MAGRATH HEIGHTS</b>

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA19-0279 323308634-001	Tentative plan of subdivision to create one (1) commercial strata lot and one (1) mixed-use strata lot from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; <b>KESWICK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA19-0288 324319444-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW; <b>BELGRAVIA</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA19-0296 325257003-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 11, Plan 3543 HW, located north of 67 Avenue NW and east of 106 Street NW; <b>ALLENDALE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:15 a.m.		



August 8, 2019

File No. LDA18-0553

Invistec Consulting Ltd.  
400 - 10235 101 Street  
Edmonton, AB T5J 3G1

ATTENTION: Kaylyn Stark

RE: Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on August 8, 2019, 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 a temporary emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register easements for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA18-0583 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
7. 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 pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 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);
8. that the owner constructs 100 Street SW (collector roadway) that ties into 101 Street SW (the existing north/south local roadway), to an approved Complete Streets cross section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner designs and constructs a stormceptor device, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot, pipeline right of way corridor, and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) was previously addressed by SUB/01-0034 and LDA07-0340, by money-in-place of reserve land.

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](mailto:jennifer.vos@edmonton.ca) or 780-508-9519.

Regards,



Blair McDowell  
Subdivision Authority

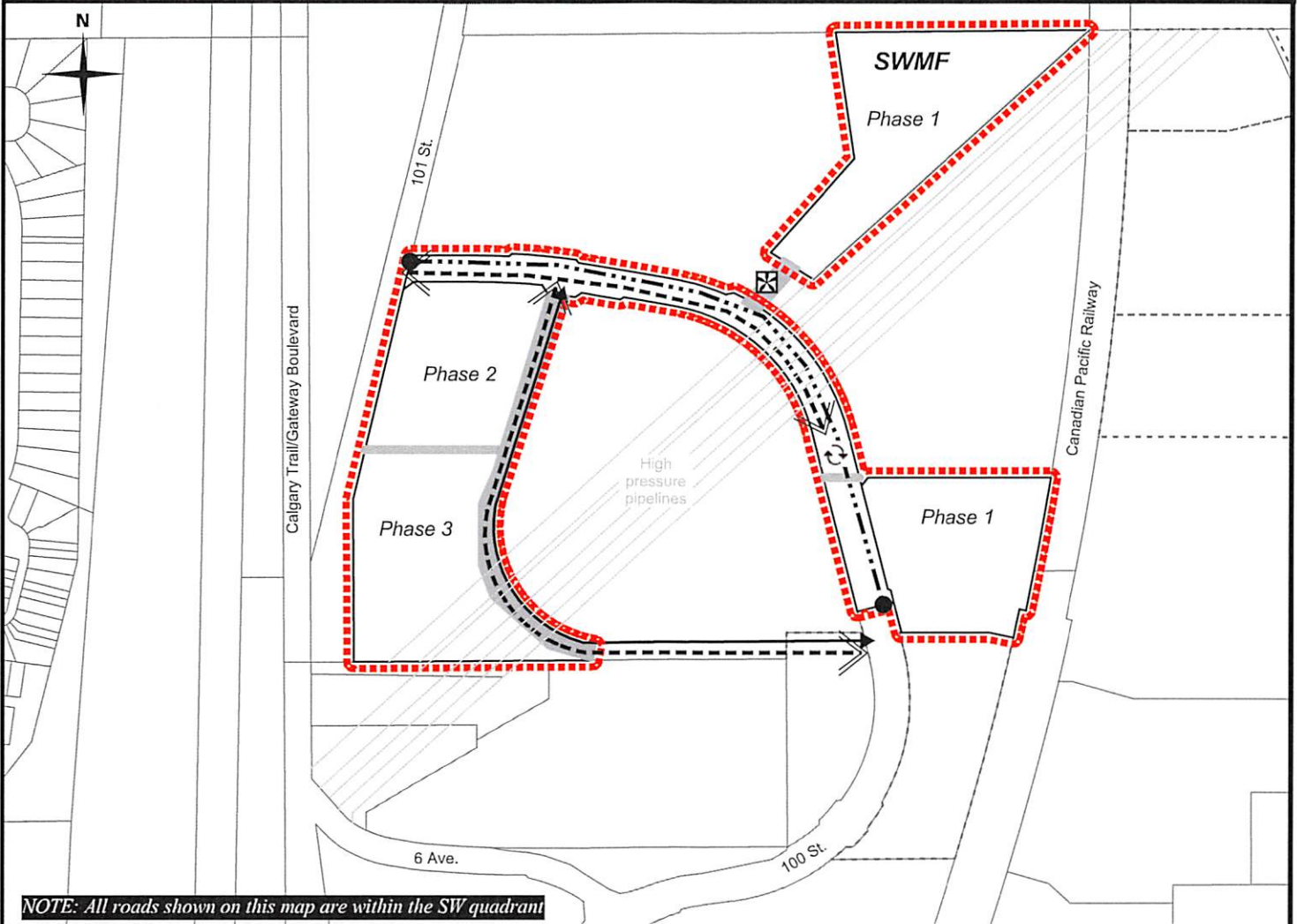
BM/jv/Posse #291357571-001  
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

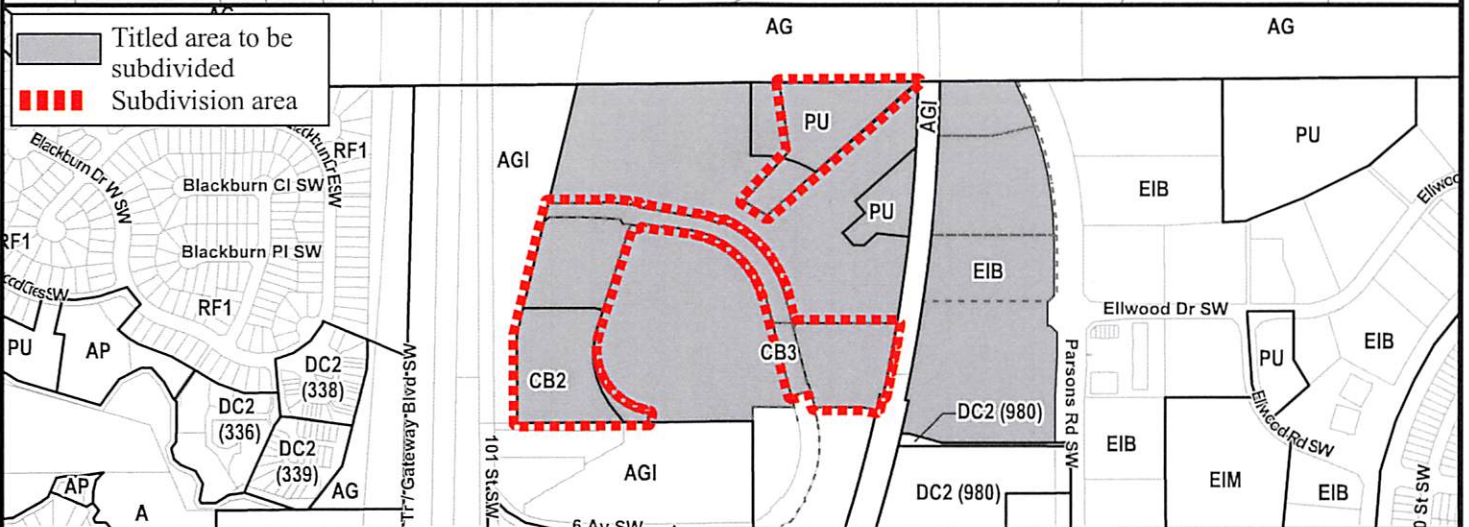
August 8, 2019

LDA18-0553

- Limit of proposed subdivision
- Phasing line
- Cross lot access
- Temporary emergency access
- Watermain extension
- Construct Stormceptor
- Construct at an approved complete street cross section
- Temporary 12m radius turnaround



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





Subdivision Authority

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

August 8, 2019

File No. LDA19-0243

Footprint Developments Inc.  
14210 - 104 Avenue NW  
Edmonton, AB T5N 3Z9

ATTENTION: Suhile Ismail

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28 and a portion of Lot 27, Block 3, Plan 2602 HW located north of Ravine Drive NW and east of 142 Street NW; **GLENORA**

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**The Subdivision by Plan is APPROVED on August 8, 2019, 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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #313944354-001

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 (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 23.3 m east of the west property line of existing Lot 28 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



REAR LANE

33'-10" [10.30m]

84'-1" [25.63m]

50'-4" [15.33m]

TENTATIVE PLAN

SHOWING SUBDIVISION OF  
Lot 28 / 27, Block 3, Plan 2602HW



SCALE 3/32" = 1'-0"



LOT 13870 - Lot 26, Block 3, Plan 2602HW / Lot 27, Block 3, Plan 2602HW

LOT 13878 - Lot 29, Block 3, Plan 2602HW

136'-7" [41.63m]

140'-11" [42.84m]

140'-7" [42.85m] PROPOSED PROPERTY LINE DIVISION

EXISTING DWELLING  
(TO BE DEMOLISHED)

(A)

(B)

LOT 13874 - A  
AREA - 6550 SF / 0.061 Ha.

LOT 13874 - B  
AREA - 7043 SF / 0.065 Ha.

50'-4" [15.35m]

60'-11 5/16" [18.57m] (Length of Curve)

RAVINE DR.



Subdivision Authority

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

August 8, 2019

File No. LDA19-0257

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create three (3) multiple family strata lots from Lot 97, Block 7, Plan 152 5660, located south of 23 Avenue NW and east of May Common NW; **MAGRATH HEIGHTS**

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The Subdivision by STRATA is APPROVED on August 8, 2019, subject to the following conditions:

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
3. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots as shown on the "Conditions of Approval" map, Enclosure II, as per the applicable development restrictions within the Larch Lands Subdivision Geotechnical Investigation report (File No. 19-423-46); and
4. 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 that identifies major conditions. Enclosure III is a map that depicts volumetric space.

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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,



Blair McDowell  
Subdivision Authority

BM/tv/Posse #315256059-001

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 (\$5,948.00 - 2019 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 the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Transportation

- The owner should consider registering a mutual access easement on Lot 1 and Lot 2 for the shared use of the northerly access to May Common, as shown on the Enclosure.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Servicing

- There is a deficiency in on-street fire protection adjacent to the property. On-street fire protection will only be available for the buildings directly fronting May Common NW. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- The owner must register private to private easement and restrictive covenants for multiplexes.

LARCH PARK STRATA  
EDMONTON, ALBERTA  
TENTATIVE PLAN SHOWING SURVEY OF SUBDIVISION OF PART OF  
LOT 97, BLOCK 7, PLAN 152 5660  
IN THE  
N.E. 1/4 SEC. 36, TWP. 51, RGE. 25, W. 4 M.

SCALE 1:500 2019 JOHN M. BYRNE, A.L.S. METRES

**NOTES:**

1. The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed to the field prior to any construction.
2. All distances are shown in metres and decimals thereof.
3. All distances on curved boundaries are arc lengths.
4. All corner details are L.S.D. unless otherwise noted.
5. Area registered shown indicated that and numbers within.

1/4" = 10'

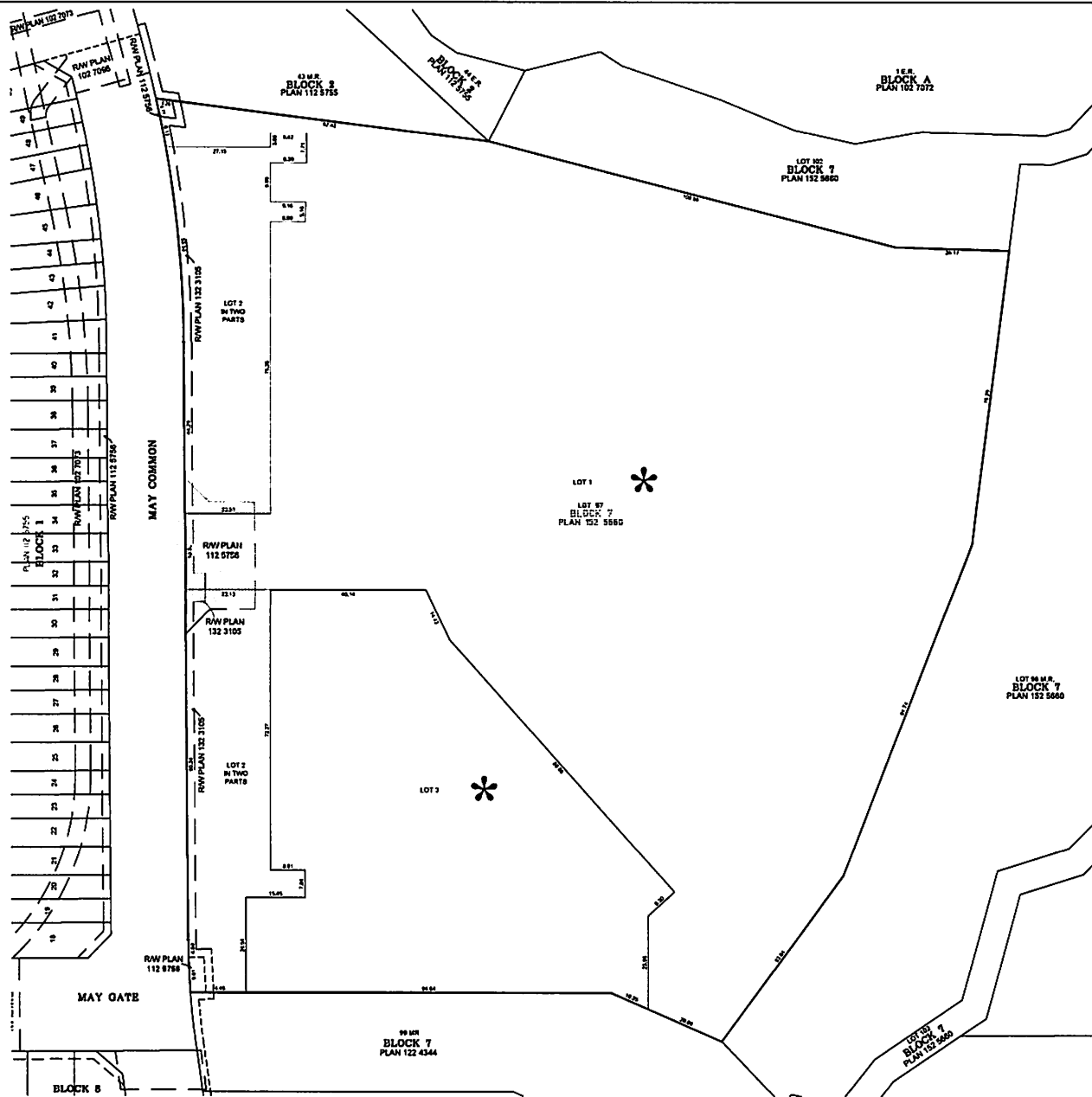
**\* Restrictive Covenant re: Top of Bank  
Mutual Access Easement**

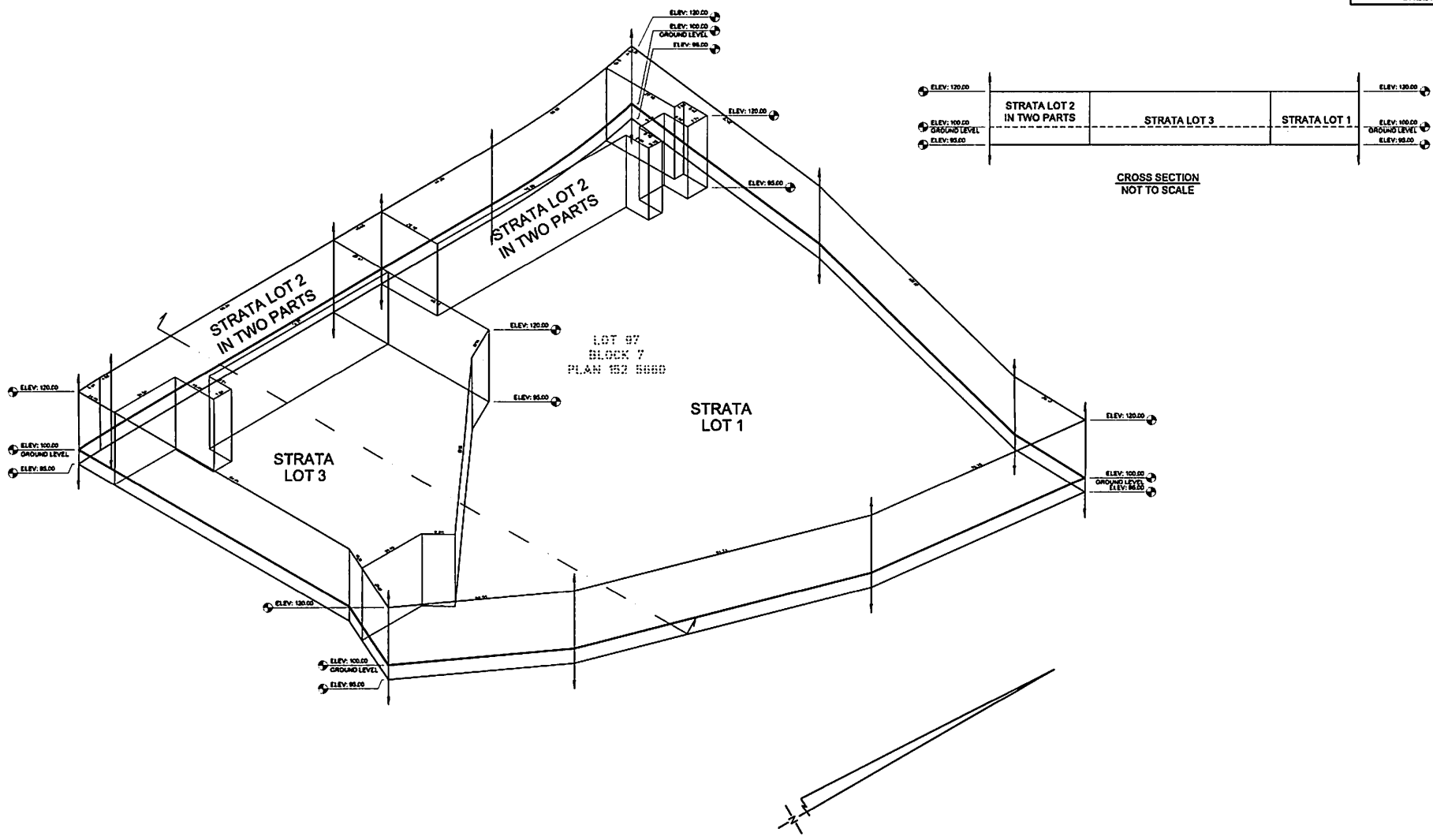
**LEGEND:**

3 Degree Traverse Monitor	T.M.	North
AL.S.	Alberta Land Surveyor	Land(2)
A.B.C.M.	Alberta Survey Control Monument	P.M.
C.A.	Control Angle	P.L.S.L.
C.B.	Covered Bank	P.L.
E.	East	P.D.
E.P.	Environmental Reserve	P.R.
E.S.	Established	P.R.C.
F.A.	Ford	P.R.C.
G.N.S.S.	Global Navigation Satellite System	P.R.C.
Int.	Indivision	P.R.C.
L.	Lottery Fee Paid	P.R.C.
M.	Metre	P.R.C.
M.R.	Marked	S.
M.	Metre	S.L.
M.V.	Method	S.
M.P.	Marker Post	S.L.P.
M.S.	Municipal Reserve	S.
		North American Datum 1983
		Planned
		Public Utility Lot
		Radius
		Road
		Road
		Right of Way
		Square Station
		South
		Station
		Township
		Utility to Post
		Water

REGISTERED OWNER  
CARRINGTON EDGE LTD.

Subdividers are not responsible for any errors in this plan or plan amendments, and shall not be liable for any errors in this plan or plan amendments, and shall not be liable for any errors in this plan or plan amendments.







Subdivision Authority

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

August 8, 2019

File No. LDA19-0279

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) commercial strata lot and one (1) mixed-use strata lot from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; **KESWICK**

---

**The Subdivision by STRATA is APPROVED on August 8, 2019, subject to the following conditions:**

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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 that identifies major conditions. Enclosure III is a map that depicts volumetric space.

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 Taylor van den Brink at [taylor.vandenbrink@edmonton.ca](mailto:taylor.vandenbrink@edmonton.ca) or 780-496-6179.

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell  
Subdivision Authority

BM/tv/Posse #323308634-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,974.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

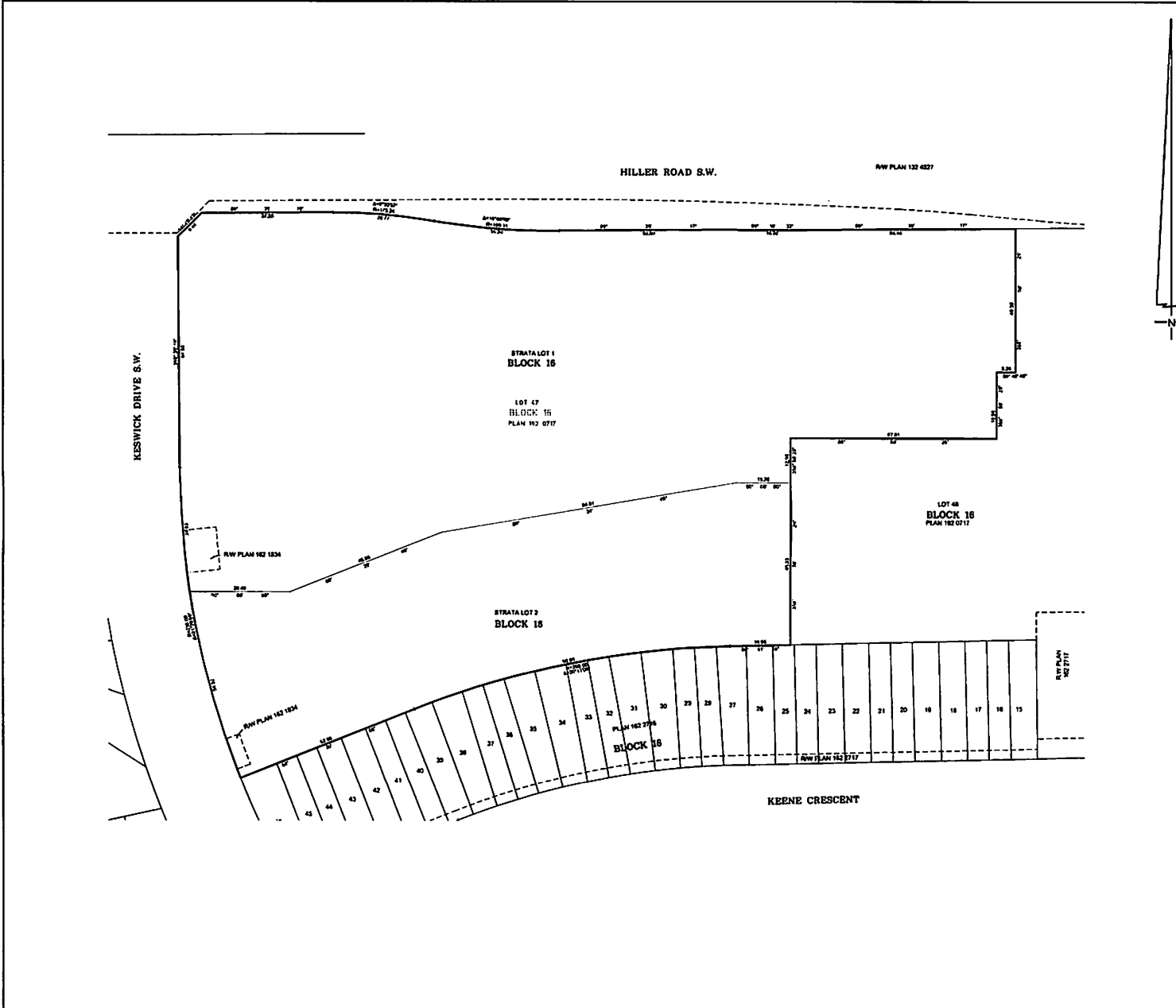
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Transportation

- As per Condition 2 above, a blanket cross lot access easement has been registered on the Certificates of Title for parcel municipally addressed 1003 - Keswick Drive SW, as shown on Enclosure I. The cross lot access easement was a condition of approved subdivision LDA17-0221 and must be carried forward to the new lots.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Servicing

- Due to the size and configuration of the proposed Lots, on-street fire protection is limited to portions of this site directly fronting Keswick Drive SW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage.
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- The owner must register private to private easement and restrictive covenants for multiplexes.



**CERTIFICATE: SECTION 47, SURVEYS ACT**

REGISTERED ON \_\_\_\_\_  
 AS MASTER \_\_\_\_\_

Correcting list of Boundary Instruments were placed in the ground between the dates of \_\_\_\_\_ and are limited to appearance only, notwithstanding the plan or on the attached plan instrument except for the following: \_\_\_\_\_

A.D. REGISTRAR \_\_\_\_\_

REGISTRAR  
 LAND TITLES OFFICE  
 PLAN NO. \_\_\_\_\_  
 ENTERED AND REGISTERED ON \_\_\_\_\_  
 INSTRUMENT NO. \_\_\_\_\_

A.D. REGISTRAR \_\_\_\_\_

SHEET 1 OF 2

**KESWICK COMMERCIAL  
 EDMONTON, ALBERTA**

PLAN SHOWING SURVEY OF SUBDIVISION OF PART(S) OF  
**LOT 47, BLOCK 16, PLAN 192 0717**  
 ALL WITHIN THE  
 N.E. 1/4 SEC. 21, TWP. 51, RGE. 25, W. 4 MER.

SCALE 1:500 2019 JOHN M. BYRNE, A.L.S.

0 10 20 30 40 METRES

- NOTES:**
1. Stationary Iron Survey Post found shown that
  2. Stationary Iron Survey Post, aluminum FZS, placed shown that
  3. Alberta Survey Control Marker (ASCM) shown that
  4. The One-Reference Point is FZS of the ACCREDITED and is shown that:
    - A. The One-Reference Point coordinates are within 10 and within 2.
  5. Bearings are true and are derived from GNSS observations as shown on this plan.
  6. All distances are curved boundaries are in metres and are in lengths.
  7. All distances are shown to nearest and sixteenth centimetre.
  8. All corners are marked with their bearings and are in lengths.
  9. All corner widths are 8.88 by 1.10 unless otherwise noted.
  10. Area enclosed shown outlined feet, and contains 1816.00 m<sup>2</sup>.

**Mutual Access Easement**

**LEGEND:**

2 1/2 Degree Traverse Method	North	North American Datum 1983
A.L.S.	PL	Plan
A.S.C.M.	P.L.	Public Utility Lot
Canada Survey Control Marker	P.L.	Public Utility Lot
Corner Stone	CS	Corner
East	E	East
Environmental Reserve	ER	Environmental Reserve
Foot	F	Foot
Established	ES	Established
Foot	F	Foot
Classical Intersection Station System	IS	Classical Intersection Station System
Lot	L	Lot
Stationary Iron Post	SIP	Stationary Iron Post
Marker	M	Marker
Median	MD	Median
Marked	MA	Marked
Marker Post	MP	Marker Post
Marked	MA	Marked
North	N	North
North	N	North

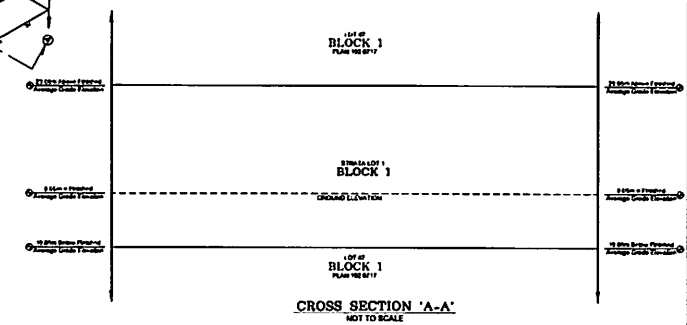
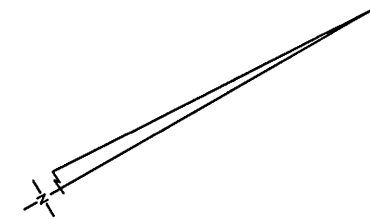
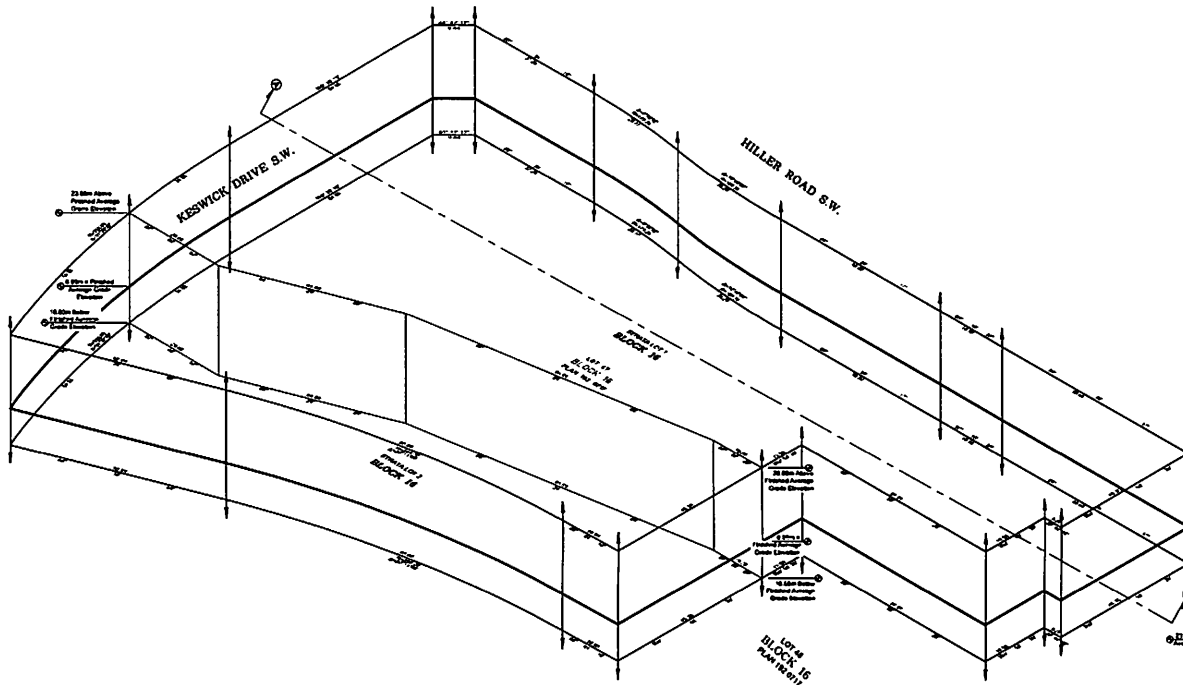
**SURVEYOR:**  
 SURVEYOR:  
 Surveyed between the dates of  
 1981 CO AND 1981 CO, YYYY  
 in accordance with the provisions  
 of the Surveys Act.

**REGISTERED OWNER**  
 BEAVERBROOK KESWICK LTD.

**SUBDIVISION AUTHORITY**  
 NAME: CITY OF EDMONTON  
 FILE NO.: 8889

FILE NO. \_\_\_\_\_  
 Created by \_\_\_\_\_

**UNREGISTERED**





Subdivision Authority

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

August 8, 2019

File No. LDA19-0288

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 2831 HW, located north of 74 Avenue NW and east of 119 Street NW;  
**BELGRAVIA**

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The Subdivision by Plan is **APPROVED** on August 8, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling 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 Janika Sumaylo at [janika.sumaylo@edmonton.ca](mailto:janika.sumaylo@edmonton.ca) or 780-508-9596.

Regards,

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

Blair McDowell  
Subdivision Authority

BM/js/Posse #324319444-001

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 (\$673.00 - 2019 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 119 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 is an existing access to 119 Street NW. Upon redevelopment of proposed Lot 20A, the existing residential access to 119 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.4 m south of the north property line of Lot 20 off of the lane. The existing storm service enters the proposed subdivision approximately 10.5 m south of the north property line of Lot 20 off 119 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 20A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit (contact EPCOR Distribution & Transmission at 780-412-3520 for more information).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

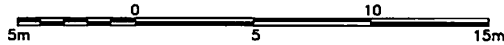
LOT 20, BLOCK 7, PLAN 2831 H.W.

IN THE

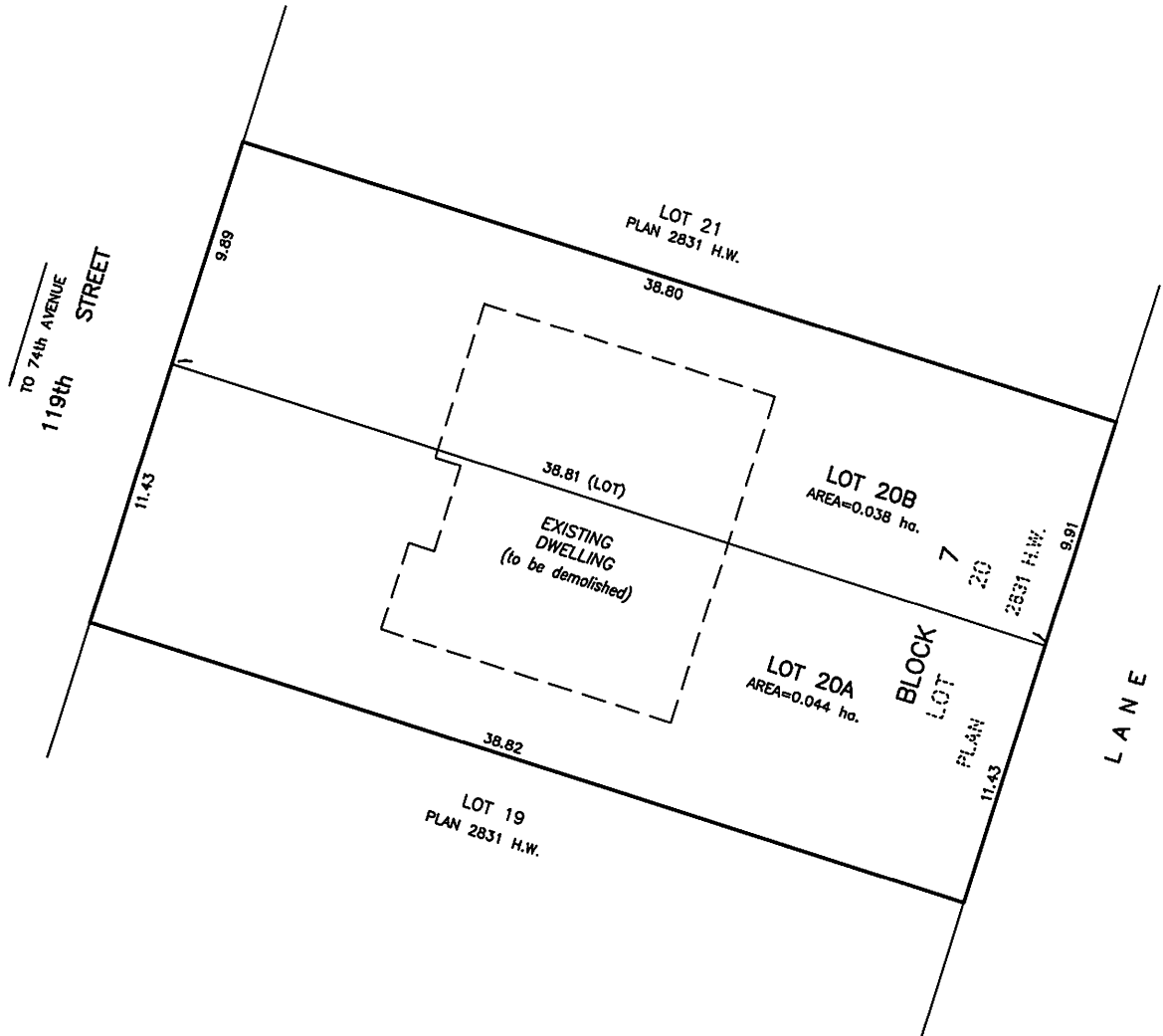
N.W.1/4 SEC.19-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 D.G. CHEN, 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 25, 2019

REVISED: -

FILE NO. 19S0359

DWG.NO. 19S0359T



Subdivision Authority

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

August 8, 2019

File No. LDA19-0296

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

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 11, Plan 3543 HW, located north of 67 Avenue NW and east of 106 Street NW; **ALLENDALE**

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**The Subdivision by Plan is APPROVED on August 8, 2019, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact Janika Sumaylo at [janika.sumaylo@edmonton.ca](mailto:janika.sumaylo@edmonton.ca) or 780-508-9596.

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written in a cursive style.

Blair McDowell  
Subdivision Authority

BM/js/Posse #325257003-001

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 (\$673.00 - 2019 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 105A 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).

Building / Site

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

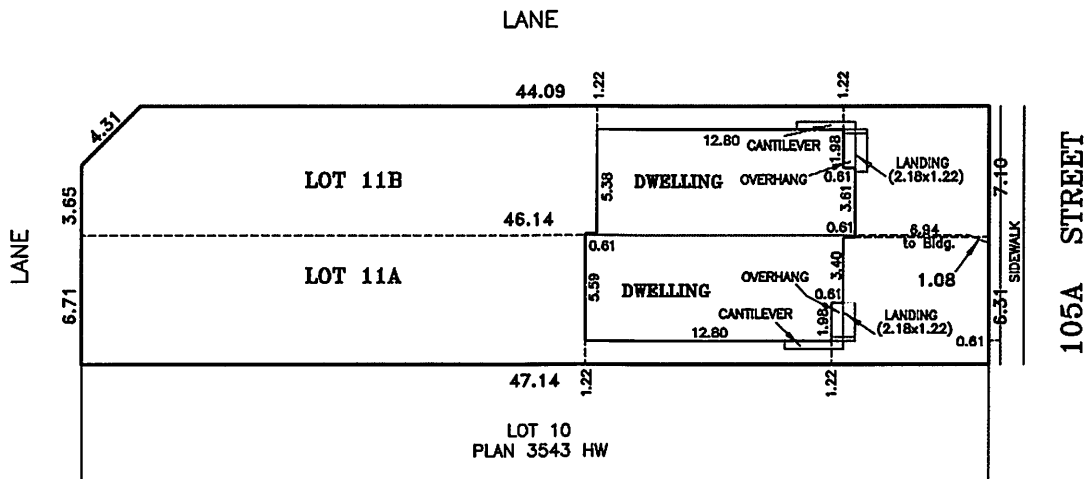
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.1 m north of the south property line of Lot 11 off 105A Street. The existing services (water and sanitary) enter the proposed subdivision approximately 6.8 m south of the north property line of Lot 11 off 105A Street. 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).



**TENTATIVE PLAN  
SHOWING  
PROPOSED SUBDIVISION  
OF  
LOT 11, BLOCK 11, PLAN 3543 HW  
NE1/4, 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 0.063 ha.



UPDATED: AUGUST 1st, 2019.

**GEODETTIC 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: JUNE 27th, 2019.

SCALE 1 : 300

JOB No. 118621