

Thursday, August 19, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 33

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the August 19, 2021 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the August 12, 2021 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA21-0134 376894612-004	Tentative plan of subdivision to create one (1) other lot, one (1) Public Utility Lot, and one (1) Municipal Reserve (MR) Lot from the NE 30-52-25-W4M and Lot 3, Block 60, Plan 062 0745, and to consolidate the proposed Public Utility Lot with Lot 33PUL, Block 5, Plan 912 1141, located south of 87 Avenue NW and west of Anthony Henday Drive; POTTER GREENS	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA21-0211 392725593-001	Tentative plan of subdivision to create four (4) strata lots from Plan 202 1742, Block 7, Lot 93A, located north of Jasper Avenue NW and east of 108 Street NW; DOWNTOWN	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	

3.	LDA21-0256 397188100-001	Tentative plan of subdivision to create 135 single detached residential lots from Lot 3, Block 1, Plan 172 0306 located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0221 394171188-001	Tentative plan of subdivision to create separate titles from Lots 181 & 182, Block 3, Plan NB1, and consolidate Lot 181 with the adjacent Lots 179 & 180, located north of 103 Avenue NW and east of 104 Street NW; DOWNTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0267 397579261-001	Tentative plan of subdivision to adjust the lot line between Lot 4, Plan 932 2709 and Lot 2B, Block 1, Plan 132 0140, located east of 199 Street NW and north of 111 Avenue NW; WINTERBURN INDUSTRIAL AREA EAST
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0344 401846397-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 49, Plan RN 39B, located north of 109A Avenue NW and west of 126 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Refused as Amended.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0349 402430699-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 14, Plan 4172 HW, located north of 103 Avenue NW and east of 78 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0356 402890211-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33 and the west half of Lot 32, Block 2, Plan 5765Q, located north of 75 Avenue NW and east of 108 Street NW; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:20 a.m.



Subdivision Authority

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

August 19, 2021

File No. LDA21-0134

ISL Engineering and Land Services Ltd.
4015 7 Street SW
Calgary AB, T2G 2Y9

ATTENTION: Tyler Olsen

RE: Tentative plan of subdivision to create one (1) other lot, one (1) Public Utility Lot, and one (1) Municipal Reserve (MR) Lot from the NE 30-52-25-W4M and Lot 3, Block 60, Plan 062 0745, and to consolidate the proposed Public Utility Lot with Lot 33PUL, Block 5, Plan 912 1141, located south of 87 Avenue NW and west of Anthony Henday Drive; **POTTER GREENS**

I The Subdivision by Plan is APPROVED on August 19, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.682 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 0.941 ha by a Deferred Reserve Caveat registered against the remnant lot 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 fulfill the conditions of approval as specified in Part III, to the satisfaction of Integrated Infrastructure Services (City of Edmonton);
5. 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;
6. that the owner clear Potter Greens Drive NW within the subdivision boundary, as required for future road right of way construction, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a 24 m wide temporary public access easement for the future collector roadway alignment of Potter Greens Drive NW, to accommodate construction requirements, including emergency access and active modes connections, as shown on the "Conditions of Approval" map, Enclosure I;
8. that Charter Bylaw 19771 (LDA21-0107) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot adjacent to the Public Utility Lot, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

1. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
2. that the owner pay the Drainage Assessments applicable to this subdivision; and
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision.

III The conditions of approval required in Clause I (4) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, 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 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;
3. 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;
4. that the owner contain all proposed utilities within the southwest corridor of the other lot, protect the trees in the adjacent Natural Areas, use construction methods that protect the tree stand, and remediate/naturalize disturbed Natural Areas, to the satisfaction of Urban Growth & Open Space Strategy (contact Michael Silzer at 780-944-5588 or michael.silzer@edmonton.ca) for more information;
5. that the owner construct the post and rail fence on the Municipal Reserve (MR) lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, and road right 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.

Lot 3, Block 60, Plan 062 0745 was created by subdividing Transportation Utility Corridor T.U.C R/W Plan 882 2479 and part of Government Road Allowance through a survey plan; Municipal Reserve (MR) was not provided at that time. MR for Lot 3, Block 60, Plan 062 0745 in the amount of 0.270 ha is being provided by dedication to assemble part of the 0.682 ha MR parcel with this subdivision.

MR for the NE 30-52-25-W4M in the amount of 1.353 ha is due. Therefore, 0.412 ha is being provided by dedication to assemble part of the 0.682 ha MR parcel, and 0.941 ha is being provided by a DRC (Deferred Reserve Caveat) 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

BM/sm/Posse #376894612-004

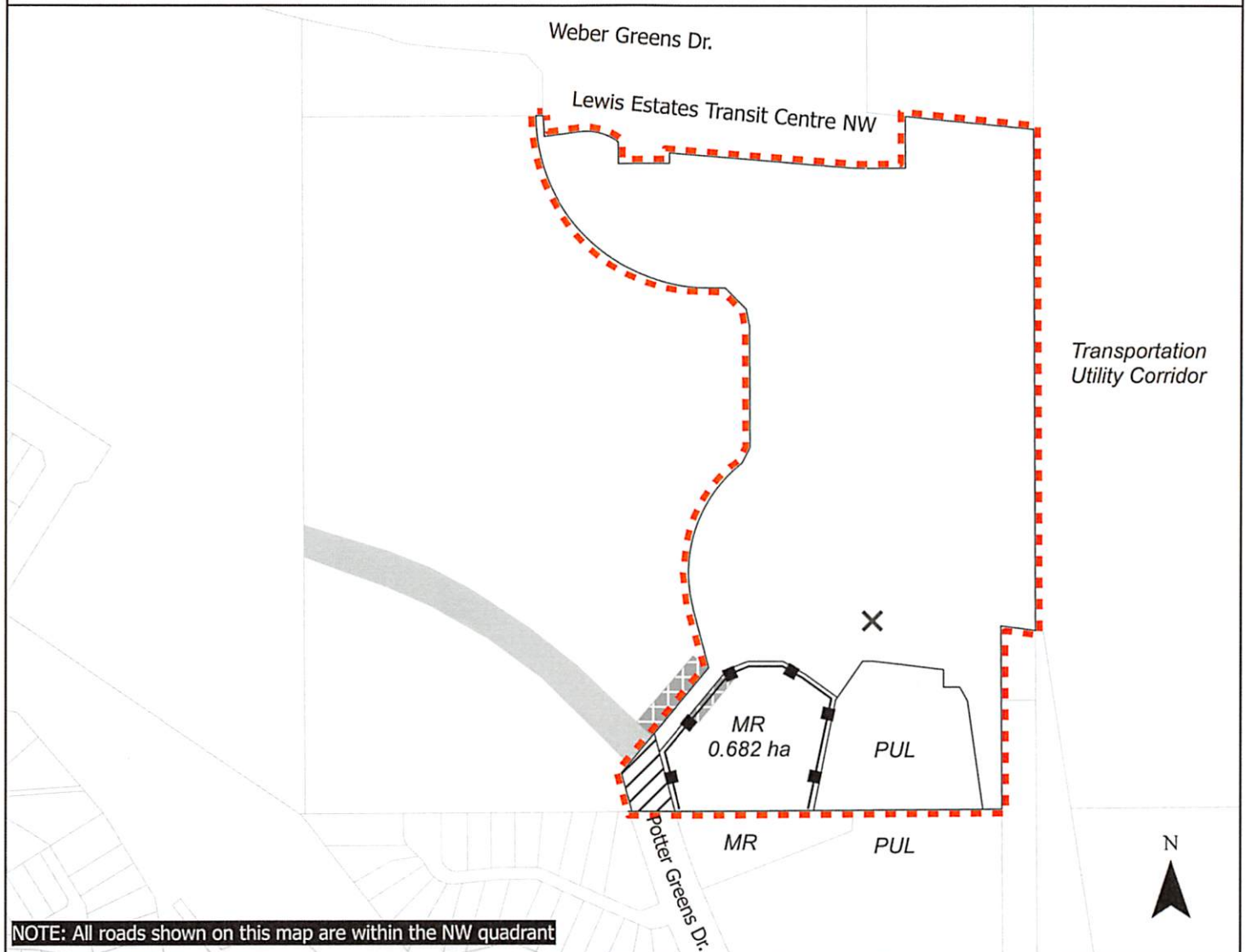
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

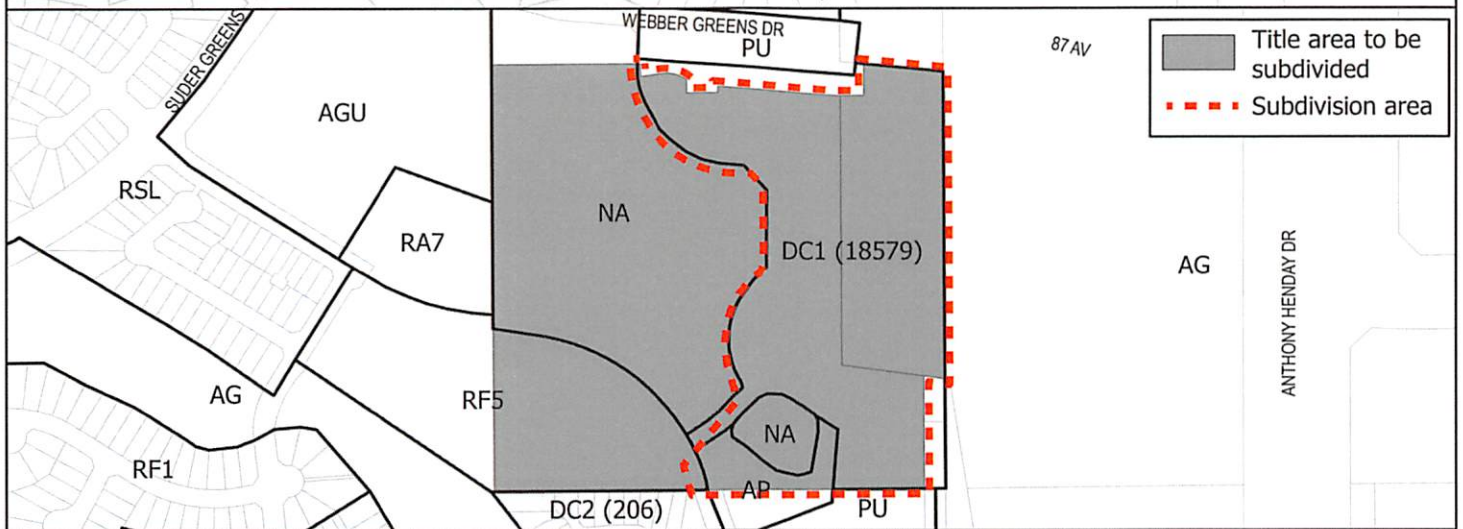
August 19, 2021

LDA21-0134

- Limit of proposed subdivision
- Clear road for future road construction
- 24 m wide temporary public access easement
- Post and rail fence
- Protect adjacent trees and remediate/naturalize disturbed areas
- ✕ Restrictive Covenant re: Freeboard



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





Subdivision Authority

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

August 19, 2021

File No. LDA21-0211

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create four (4) strata lots from Plan 202 1742, Block 7, Lot 93A, located north of Jasper Avenue NW and east of 108 Street NW; **DOWNTOWN**

I The Subdivision by Plan is APPROVED on August 19, 2021, subject to the following conditions:

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

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

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

4. 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;
5. that the owner constructs an offsite storm sewer extension and sanitary sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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 II; and
7. that the owner is responsible for the abandonment and removal of the watermain and combined sewer, to the satisfaction of EPCOR Water Services Inc. and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure II.

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

Municipal Reserve (MR) dedication is not applicable as the site is less than 0.8 ha in area.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #392725593-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

August 19, 2021

LDA21-0211

- Limit of proposed subdivision
- Sanitary sewer extension
- Storm sewer extension
- ↔ Watermain extension
- · - Abandon and remove combined sewer and watermain



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

LDA21-0211 Downtown - Enclosure I



THE PARK
EDMONTON, ALBERTA
 PLAN SHOWING TENTATIVE STRATA SPACE SUBDIVISION OF PART OF
 LOT 93A, BLOCK 7, PLAN 202 1742
 ALL WITHIN THE
 HUDSON'S BAY COMPANY RESERVE
 (THEO. S.W. 1/4 SEC. 5, TWP. 53, RGE. 24, W. 4 MER)

SCALE 1:500
 0 5 10 15 20 25 30 METRES
 MARIA DUGAND BARRIS, A.L.S.

- NOTES:**
1. The boundaries shown on this plan were created from registered legal plans and all boundaries must be confirmed in 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. Area registered owner outlined thus: and contains within: 0.025 ha.

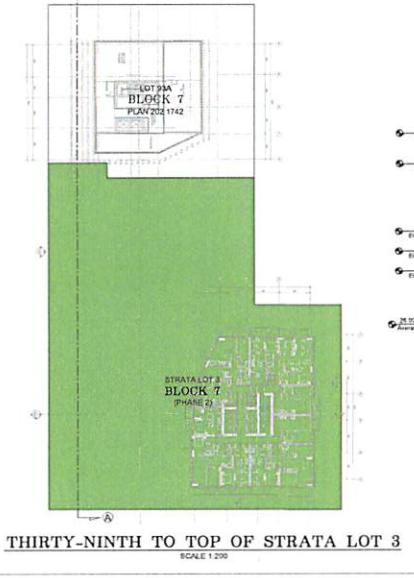
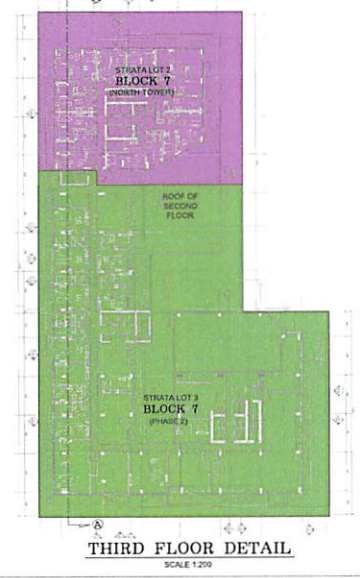
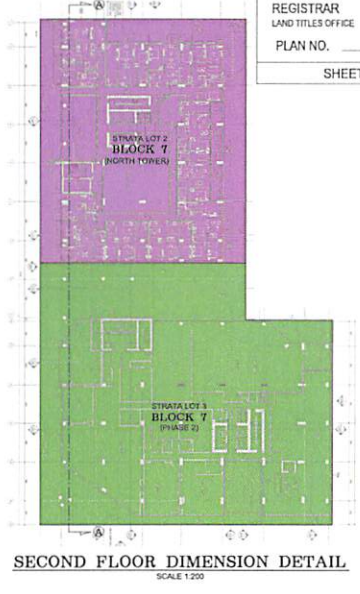
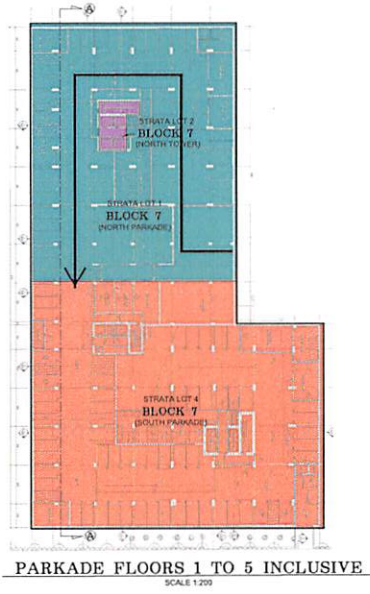
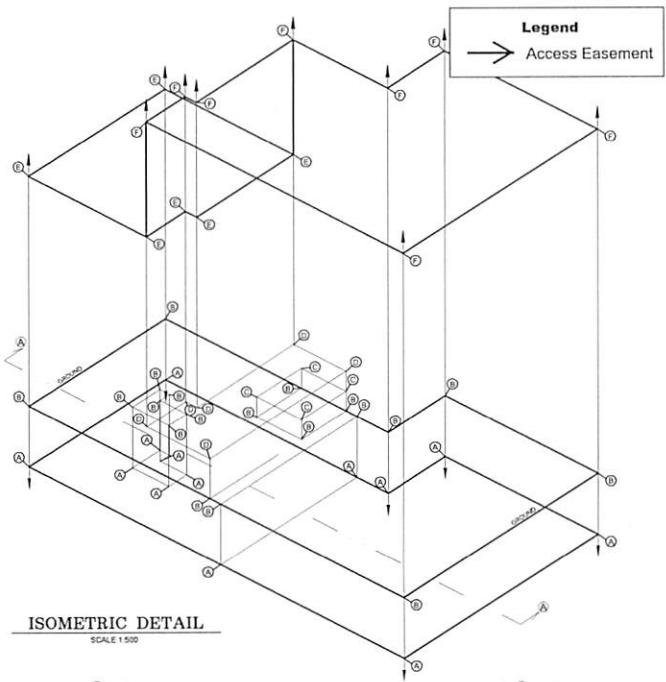
- STRATA LOT 1 (NORTH PARKADE)
- STRATA LOT 2 (NORTH TOWER)
- STRATA LOT 3 (PHASE 2)
- STRATA LOT 4 (SOUTH PARKADE)

LEGEND

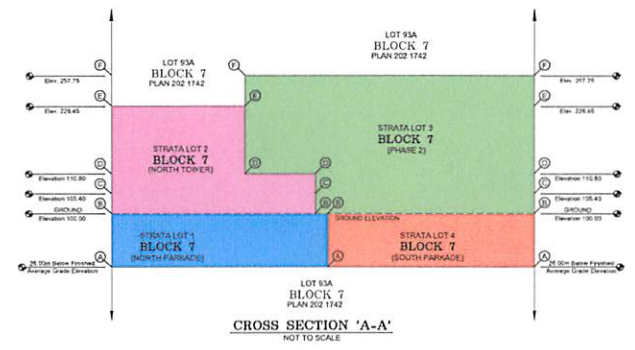
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AL.S.	Alberta Land Surveyor	PL	Plat
A.S.C.M.	Alberta Survey Control Master	PLN	Plan
S.	Survey	PLN	Public Utility Plat
CA	County Survey	R	Right of Way
E	Entirety	RD	Road
E.A.	Electronic Reference	RD	Roadway
E.C.	Electronic Control	RD	Roadway
FE	Field	RD	Roadway
GNSS	Global Navigation Satellite System	RD	Roadway
HA	Horizontal	RD	Roadway
I	Intersect	RD	Roadway
M	Marked	RD	Roadway
M.E.	Marked	S	South
M.S.	Marked	Sec.	Section
M.K.	Marked	Tap	Tap
M.L.	Marked	UL	Utility
M.R.	Municipal Reference	UL	Utility
N.	North	W	West

REGISTERED OWNER
PARK VIEW GP LTD.
 FILE NO. 15884714
 CHECKED BY: MB

15884714_The Park 106-107 Street Enclosure I.dwg 2021-07-23 10:00:00 AM



ELEVATION CHART		STRATA LOT 1 (NORTH PARKADE)
NOTE:	ELEVATION	STRATA LOT 2 (NORTH TOWER)
A	74.00	STRATA LOT 3 (PHASE 2)
B (GROUND)	100.00	STRATA LOT 4 (SOUTH PARKADE)
C	105.43	
D	110.80	
E	226.45	
F	257.75	





Subdivision Authority

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

August 19, 2021

File No. LDA21-0256

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 135 single detached residential lots from Lot 3, Block 1, Plan 172 0306 located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST**

I The Subdivision by Plan is APPROVED on August 19, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA15-0362 be registered prior to or concurrent with this application to provide the Storm Water Management Facility capacity;
5. that LDA21-0259 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination). A Swept Path Analysis will be required with the submission of engineering drawings, for the roadway at the northeast corner of the subdivision boundary;
8. 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 will be required with the submission of engineering drawings. Additional infrastructure may be required through the engineering drawing review process to support the proposed emergency access design;
9. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 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
11. that the owner is responsible for the landscape design and construction within the road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Block 1, Plan 172 0306 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0553. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

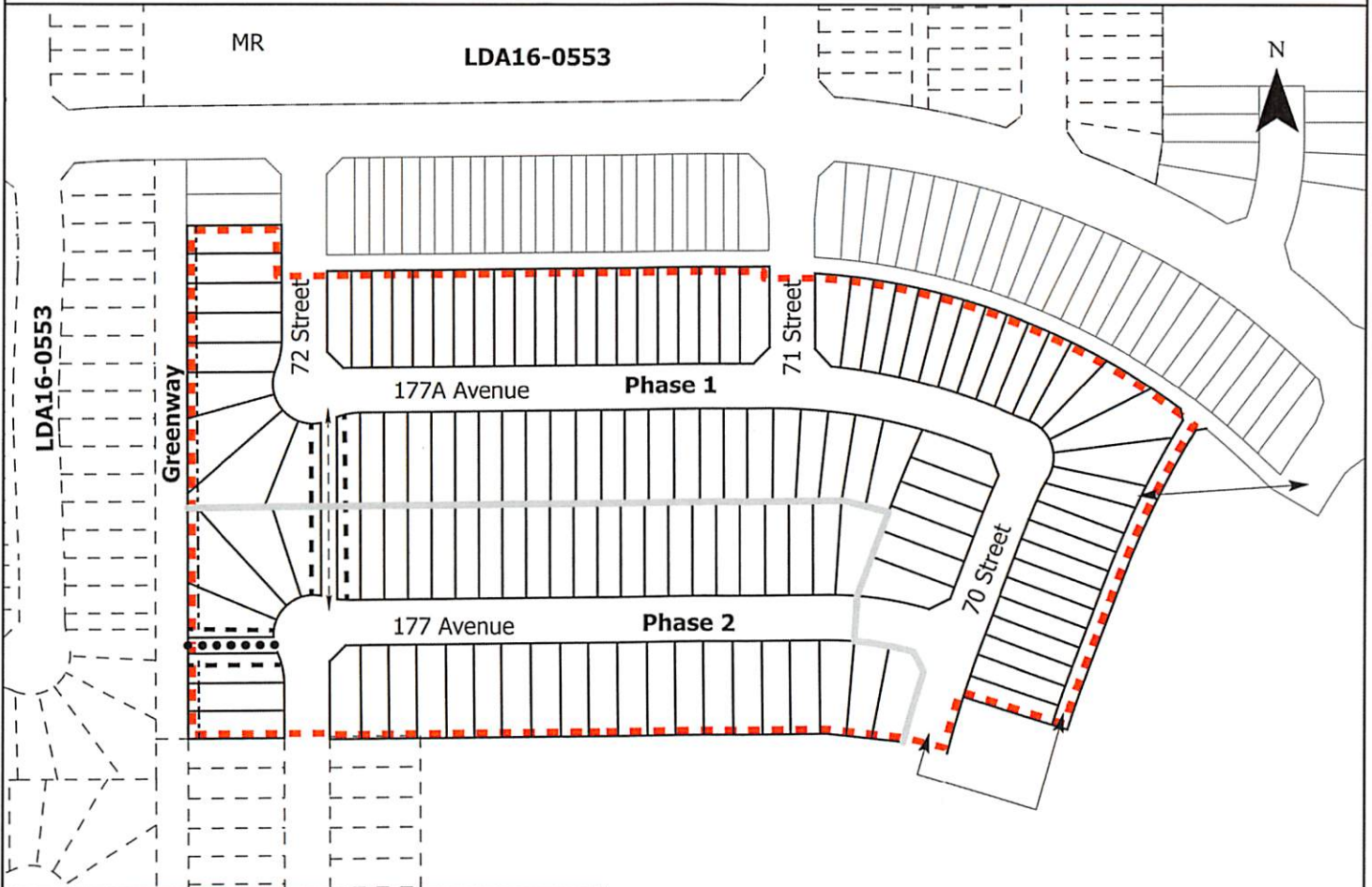
A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

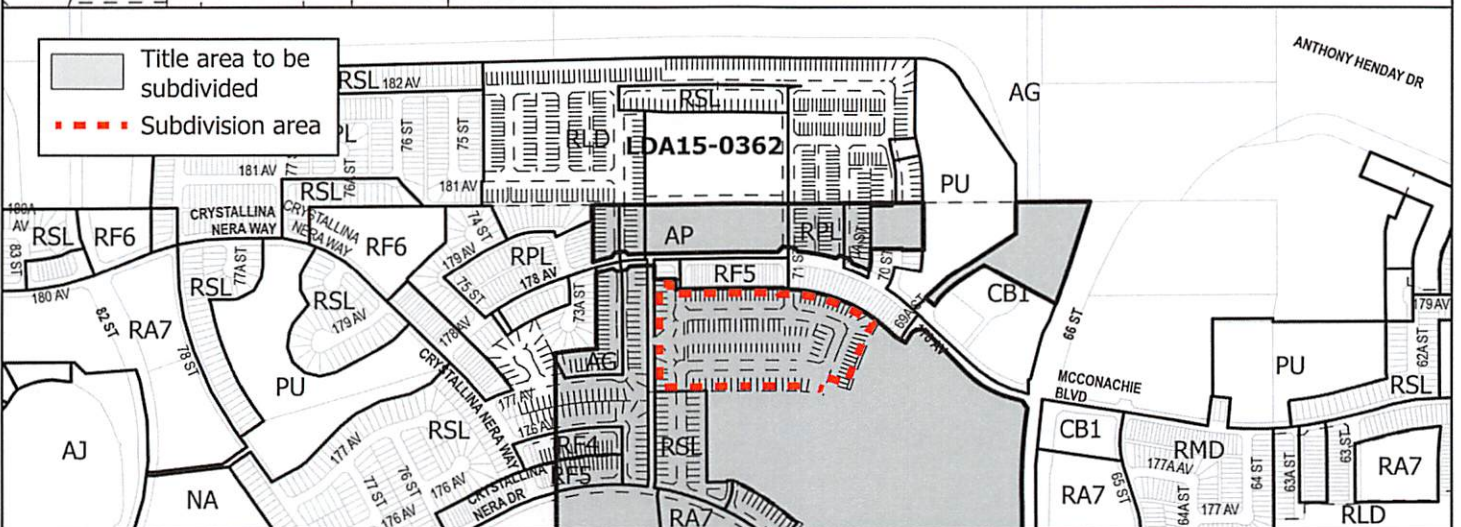
BM/cp/Posse #397188100-001

Enclosure

- Limit of proposed subdivision
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence
- 1.8 m concrete sidewalk
- Temporary 6 m roadway
- 3 m emergency access
- Phasing line



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





Subdivision Authority

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

August 19, 2021

File No. LDA21-0221

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles from Lots 181 & 182, Block 3, Plan NB1, and consolidate Lot 181 with the adjacent Lots 179 & 180, located north of 103 Avenue NW and east of 104 Street NW; **DOWNTOWN**

The Subdivision by Plan is APPROVED on August 19, 2021, subject to the following conditions:

1. that Charter Bylaw 19860 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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.

Municipal Reserve (MR) dedication is not applicable as the site is less than 0.8 ha in area.

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/tv/Posse #394171188-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- In accordance with Transportation's review of the proposed rezoning application (LDA21-0129) and its associated Transportation Impact Assessment (TIA) submission, upon redevelopment of the site, access shall be from the abutting alley only.
- There is an existing access to 104 Street NW. Upon redevelopment, the existing access to 104 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 - 104 Avenue NW. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- An existing water service enters the proposed subdivision approximately 9.45 m north of the south property line of existing Lot 179 off 104 Street NW. An existing sanitary service enters the proposed subdivision approximately 21.53 m north of the south property line of existing Lot 179 off 104 Street NW. An existing set of services (water and sanitary) enter the proposed subdivision approximately 12.19 m north of the south property line of existing Lot 179. 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 an existing 150mm water main located adjacent to the site on 104 Street NW. This existing water main is not of adequate capacity. Upgrades to the water infrastructure on 104 Street NW are proposed under a private Development Servicing Agreement (EAD Joint Venture Downtown Entertainment District – Private Development Servicing Agreement 2).
- 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

LOTS 179 TO 182 , BLOCK 3, PLAN NB1

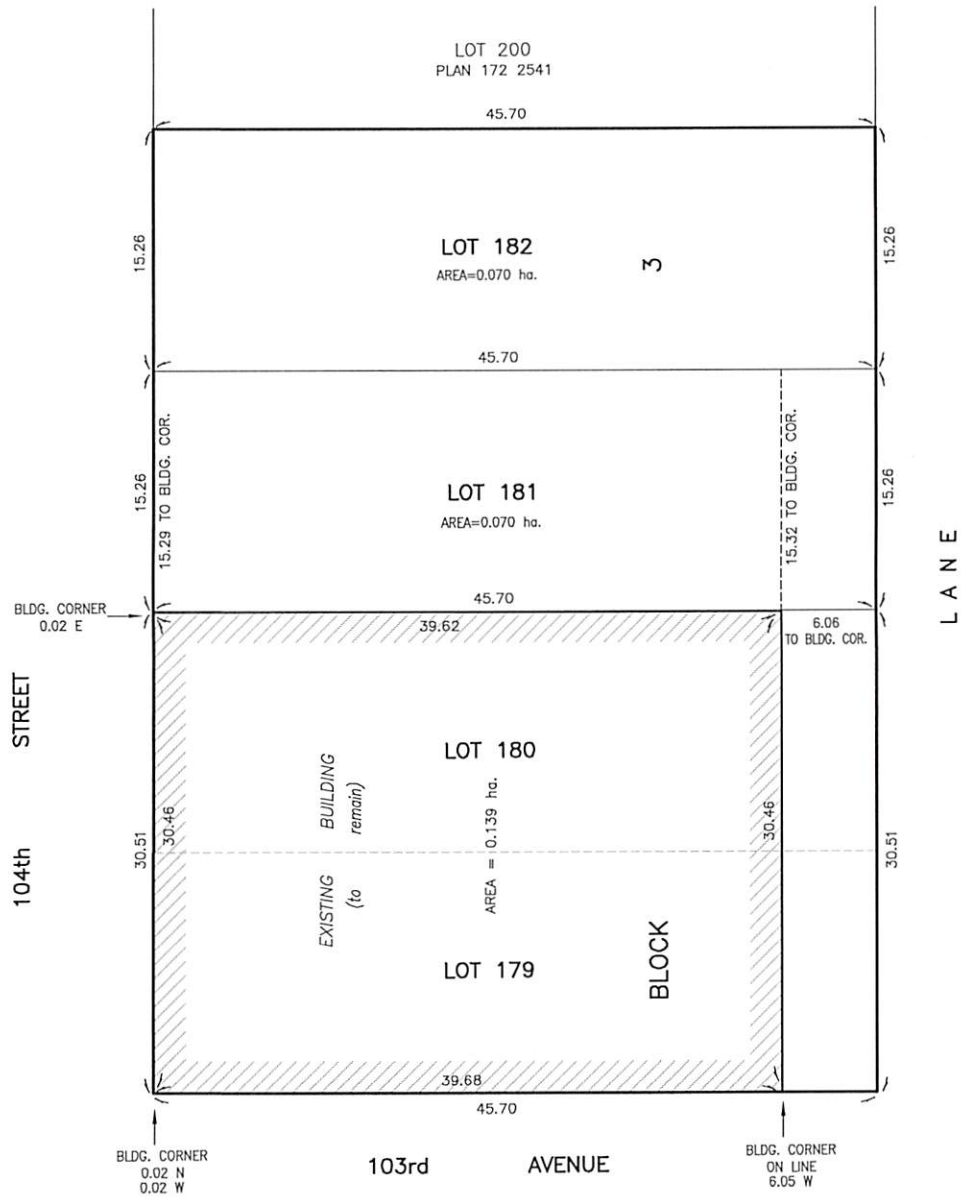
IN THE

S.E.1/4 SEC.5-53-24-4

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: APRIL 12, 2021

REVISED: -

FILE NO. 21S0214

DWG.NO. 21S0214T



Subdivision Authority

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

August 19, 2021

File No. LDA21-0267

Jason Chow
11527 73 Avenue NW
Edmonton, AB T6G 0E2

ATTENTION: Jason Chow

RE: Tentative plan of subdivision to adjust the lot line between Lot 4, Plan 932 2709 and Lot 2B, Block 1, Plan 132 0140, located east of 199 Street NW and north of 111 Avenue NW; **WINTERBURN INDUSTRIAL AREA EAST**

The Subdivision by Plan is **APPROVED** on August 19, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of Drainage Assessments applicable to this subdivision, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); 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.

Municipal Reserves (MR) for Lot 4, Plan 932 2709 and for Lot 2B, Block 1, Plan 132 0140 were addressed by money in place with subdivision application 93-X-049-S.

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/cp/Posse #397579261-001

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

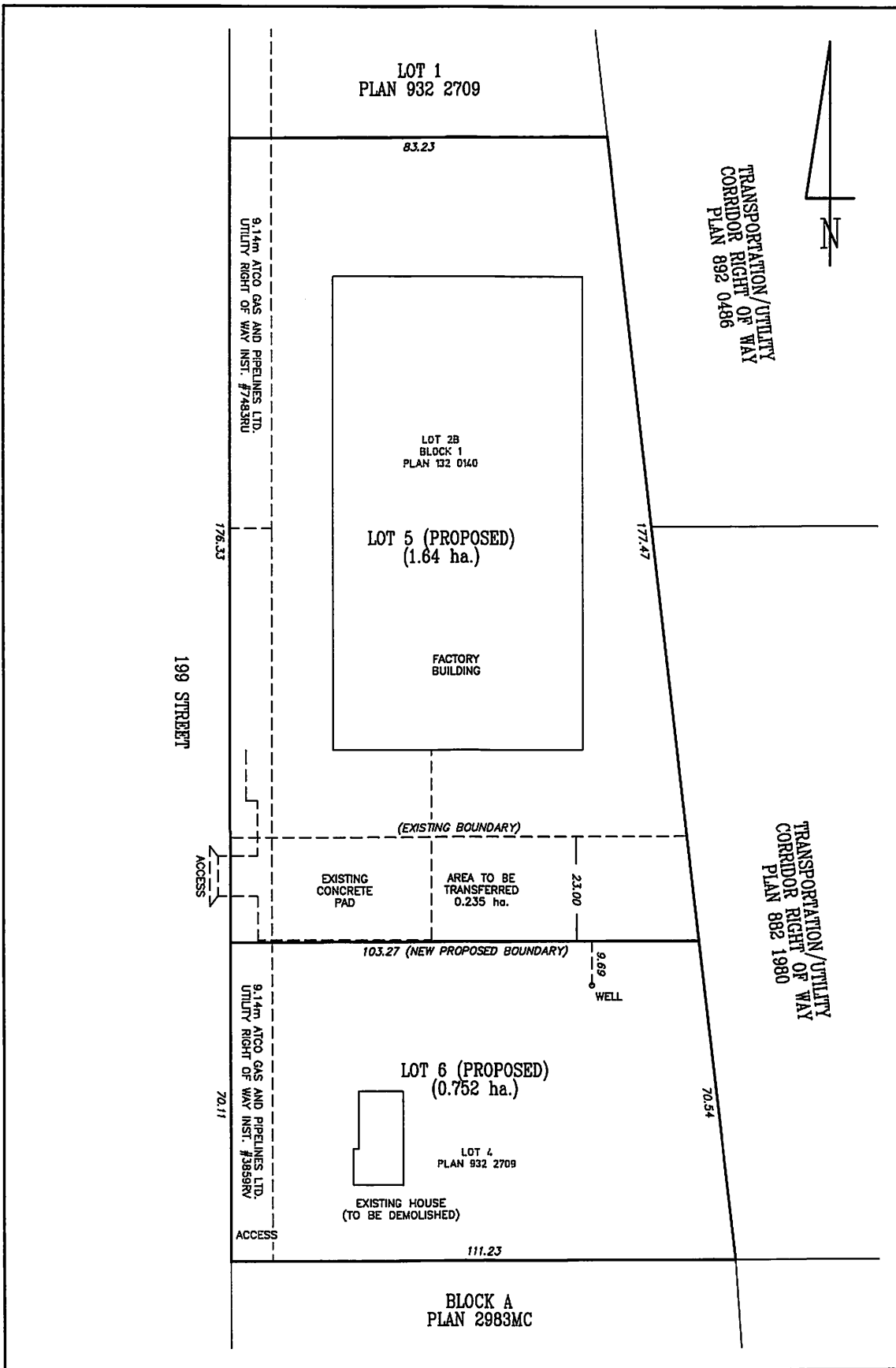
- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards and access upgrading may be required.

Building / Site

- For any new developments or redevelopment, lot grading plans must be submitted to Development Services for approval. The lot grading plan must demonstrate that the lots drain effectively away from any proposed building and does not negatively impact neighbouring properties.
- 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).
- No sanitary or storm sewer services currently exist to either of the proposed lots. Permanent sanitary sewer servicing of the subdivision lots will require the design and construction of a sanitary sewer main extension, from the MH497784 750mm sanitary trunk sewer at 109 Avenue NW, to the proposed subdivision lots.
- There are no water or sewer services to the proposed subdivision lots directly off EPCOR mains. Each proposed lot must be provided with water and sewer service directly off public mains. There is an existing 350mm water main located adjacent to the site on 199 Street NW, which can be utilized to service the proposed site.
- Onsite stormwater management, with drainage to existing ditches, will be required to limit the rate of storm runoff flow from the property to 2.5 L/s/ha as this area eventually drains into Big Lake. Onsite storage volume provisions must be provided on the property to accommodate excess runoff amounts resulting from a 1 in 100 year rainfall event. Appropriate storm water quality measures must also be provided onsite for the treatment of storm runoff prior to discharge into the local ditch system.
- There are no hydrants on 199 Street NW adjacent to the property. In addition, the depth of the site means that on-street fire protection will be unable to provide coverage over the complete site area. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.



TENTATIVE DIAGRAM

THIS DRAWING IS PREPARED FOR:
SPINDLELAND HOLDINGS LTD.

SHOWING PROPOSED
LOT BOUNDARY ADJUSTMENT FOR
LOT 4, PLAN 932 2709 AND
LOT 2B, BLOCK 1, PLAN 132 0140
CITY OF EDMONTON - ALBERTA

NOTES:
1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.

DELTA LAND SURVEYS LTD.
9809-89 AVE, EDMONTON, AB, T6E-2S3
780-945-1386 (TEL) 780-432-1024 (FAX)

SCALE 1:1000 | JOB NO. E0984SPI | MAY 27, 2021.



Subdivision Authority

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

August 19, 2021

File No. LDA21-0344

PALS Geomatics Corp.
10704 176 Street
Edmonton, AB T5S1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5B, Block 49, Plan RN 39B, located north of 109A Avenue NW and west of 126 Street NW;
WESTMOUNT

The Subdivision by Plan is REFUSED on August 19, 2021, for the following reasons:

1. The proposed subdivision does not comply with the minimum development regulation identified in Charter Bylaw 18934(4)(j) of the City of Edmonton Zoning Bylaw 12800. The site is zoned (DC1) Westmount Heritage Area Zone. The minimum side setback identified in the (DC1) Westmount Heritage Area Zone for single detached housing is 1.20 metres. The side setback of proposed Lot 5A, between the existing single detached house (proposed to be retained) and the proposed lot line, is 1.07 metres. It is therefore deficient by 0.13 metres or 10.8%.

Enclosure I is a map of this subdivision refusal.

Please note that the proposed subdivision creates a non-conformance with regard to the deficient side yard setback, and therefore current and future landowners may experience hardship at the development permit application stage.

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. Because the application does not comply with the regulations set out in the Edmonton Zoning Bylaw, 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 not 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

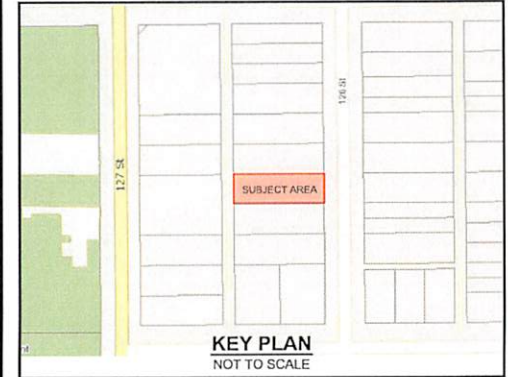
BM/cb/Posse #401846397-001

Enclosure

MICHAEL KRUPA

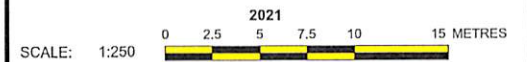
NOTES:

- 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 DC1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS, AND CONTAINS: 0.069 ha.



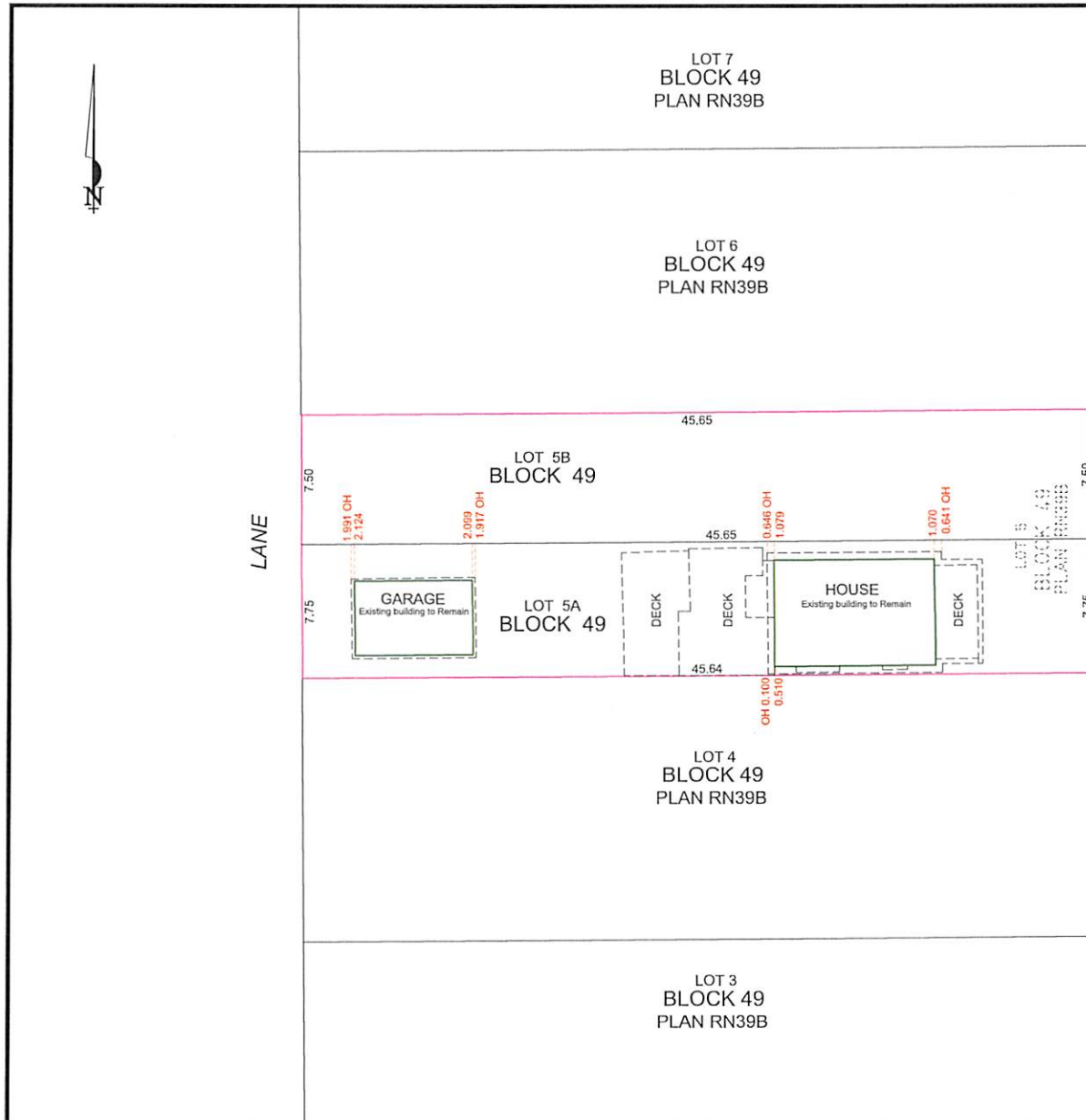
REV. NO.	DATE	ITEM	BY
1	JUNE 22/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

WESTMOUNT
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 5, BLOCK 49, PLAN RN39B
WITHIN THE
S.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - 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.	62100136T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

August 19, 2021

File No. LDA21-0349

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 3, Block 14, Plan 4172 HW, located north of 103 Avenue NW and east of 78 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on August 19, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed southern lot; 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/cb/Posse #402430699-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 78 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 3.0 m south of the north property line of proposed Lot 3B, 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 (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the zoning. There are no hydrants on adjacent 78 Street. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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, BLK.14, PLAN 4172 H.W.

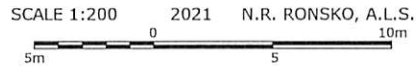
IN THE

RIVER LOT 29, EDMONTON SETTLEMENT

WITHIN THE

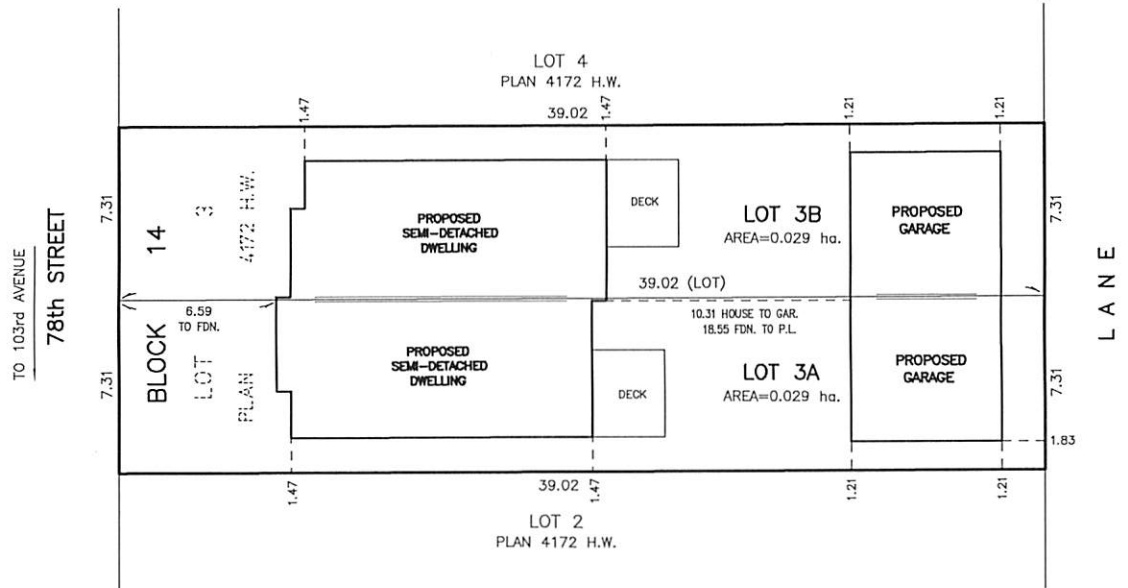
THEO. TWP.53, RGE.24, W.4 M.

EDMONTON, ALBERTA



NOTES:

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



HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	JULY 09, 2021	REVISED:	--
DRAWING	21S0491T	FILE NO.	21S0491



Subdivision Authority

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

August 19, 2021

File No. LDA21-0356

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33 and the west half of Lot 32, Block 2, Plan 5765Q, located north of 75 Avenue NW and east of 108 Street NW; **QUEEN ALEXANDRA**

The Subdivision by Plan is APPROVED on August 19, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed eastern lot;
2. 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
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/ak/Posse #402890211-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

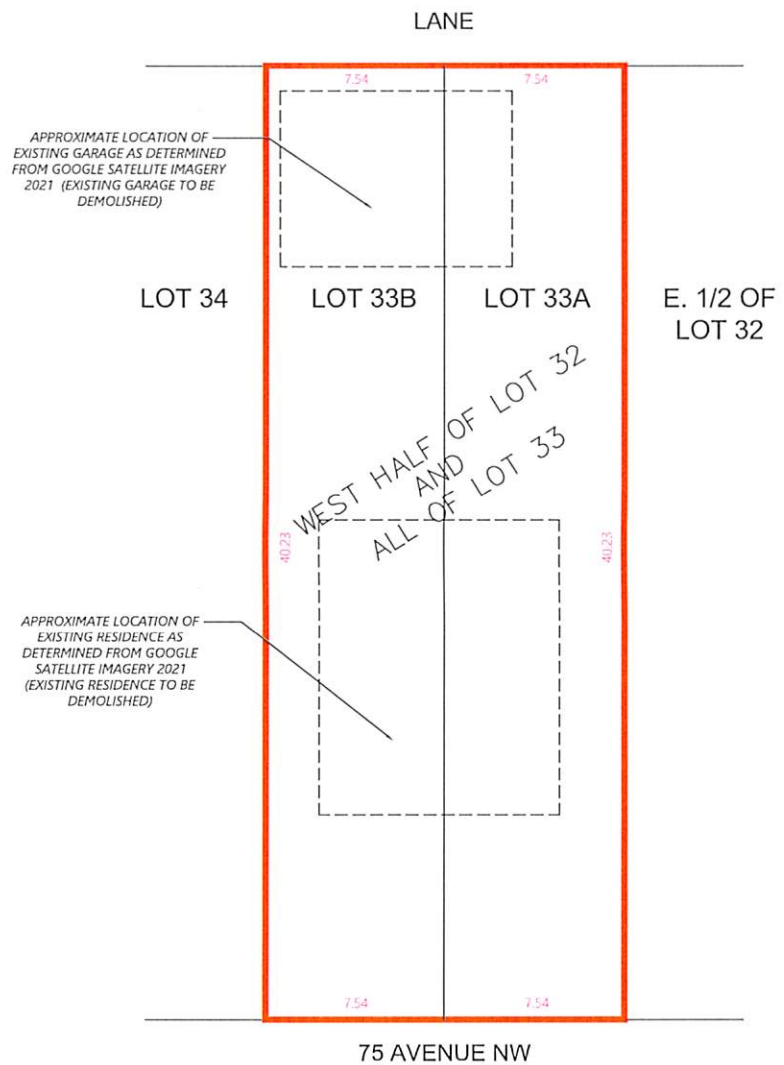
- There are existing boulevard trees adjacent to the site on 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in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

Building / Site

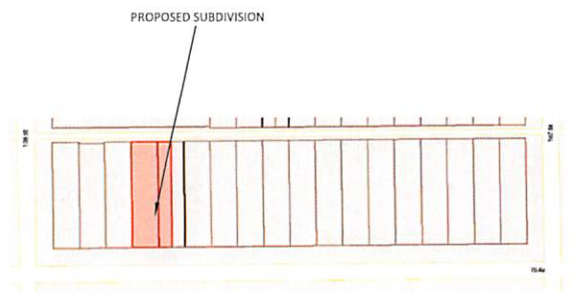
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.35 m east of the west property line of Lot 33 off 75 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 33 AND W. 1/2 OF LOT 32 BLOCK 2, PLAN 5765Q
 WITHIN
 (N.W. 1/4 SEC.20, TWP.52, RGE. 24 - W. 4th MER.)
 QUEEN ALEXANDRA
 EDMONTON, ALBERTA
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.061 ha



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

Job # : SA21- 934	Drawn by: DHP	Checked by: AA
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