

Thursday, October 29, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 43

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the October 29, 2020 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the October 22, 2020 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA20-0247 367705226-001	Tentative plan of subdivision to create 16 single detached residential lots, from a portion of roadway to be closed and the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; KESWICK
2.	LDA14-0018 148242744-001	REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots, one (1) Public Utility Lot, one (1) Environmental Reserve lot, and one (1) Municipal Reserve lot, from Lot 1, Block 3, Plan 112 5402 and Lot 1, Block 2, Plan 112 5401, located north of 23 Avenue NW and east of Winterburn Road NW; EDGEMONT
3.	LDA20-0181 365670091-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 2, Block 14, Plan 102 4976, located south of 129 Avenue NW and east of Fort Road NW; KENNEDALE INDUSTRIAL
4.	LDA20-0224 366731421-001	Tentative plan of subdivision to create one (1) additional multi-unit housing lot (MHL) from a portion of Lot 17 and Lots 18-23, Block 68, Plan 4636AB, located south of 122 Avenue NW and east of 54 Street NW; NEWTON
5.	LDA20-0256 370239372-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 239 HW, located north of 56 Avenue NW and east of 107 Street NW; PLEASANTVIEW
6.	LDA20-0281 370024569-001	Tentative plan of subdivision to subdivide Lot 5, Block 46, Plan 902 2896 and to consolidate with Lot 6, Block 46, Plan 902 2896, located north of 20 Avenue NW and east of 42 Street NW; DALY GROVE
7.	LDA20-0283 373028892-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot A, Plan 4270 NY, located south of Stony Plain Road NW and east of Lewis Green Drive NW; STEWART GREENS



Subdivision Authority

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

October 29, 2020

File No. LDA20-0247

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 16 single detached residential lots, from a portion of roadway to be closed and the SW 21-51-25-W4M located south of Keeping Way SW and west of Knox Place SW; **KESWICK**

I The Subdivision by Plan is APPROVED on October 29, 2020, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.076 ha by a Deferred Reserve Caveat registered against the (legal of the lot the DRC is to be registered against) pursuant to Section 669 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 register temporary public access easements for the road right of way greenway as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA20-0237 to close 184 Street SW shall be approved prior to the endorsement of Phase 2 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 (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 construct/reconstruct the accesses to all private residences that are directly impacted by the construction of this development and associated road closure conditions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a temporary 6 m gravel surface roadway connection, prior to the endorsement of Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will serve as an interim connection for 184 Street SW and must be paved within 2 years of registration of Phase 2 (or when required by Subdivision and Development Coordination);
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the road right of way greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Keeping Way SW, including pedestrian connectivity, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner constructs sanitary and storm sewer main extensions, within Keeping Way SW with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings include grading plans for 184 Street SW to the satisfaction of Subdivision and Development Coordination;
13. that the owner remove the existing road structure of 184 Street SW, regrade and restore the road closure area, to the satisfaction of Subdivision & Development Coordination.
14. 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
15. that the owner is responsible for the landscape design and construction within the road right of way greenway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA17-0565. The DRC will be discharged and a new one shall be registered on title that includes the road closure area. The road closure area is subject to change when precise surveys are submitted.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #367705226-001

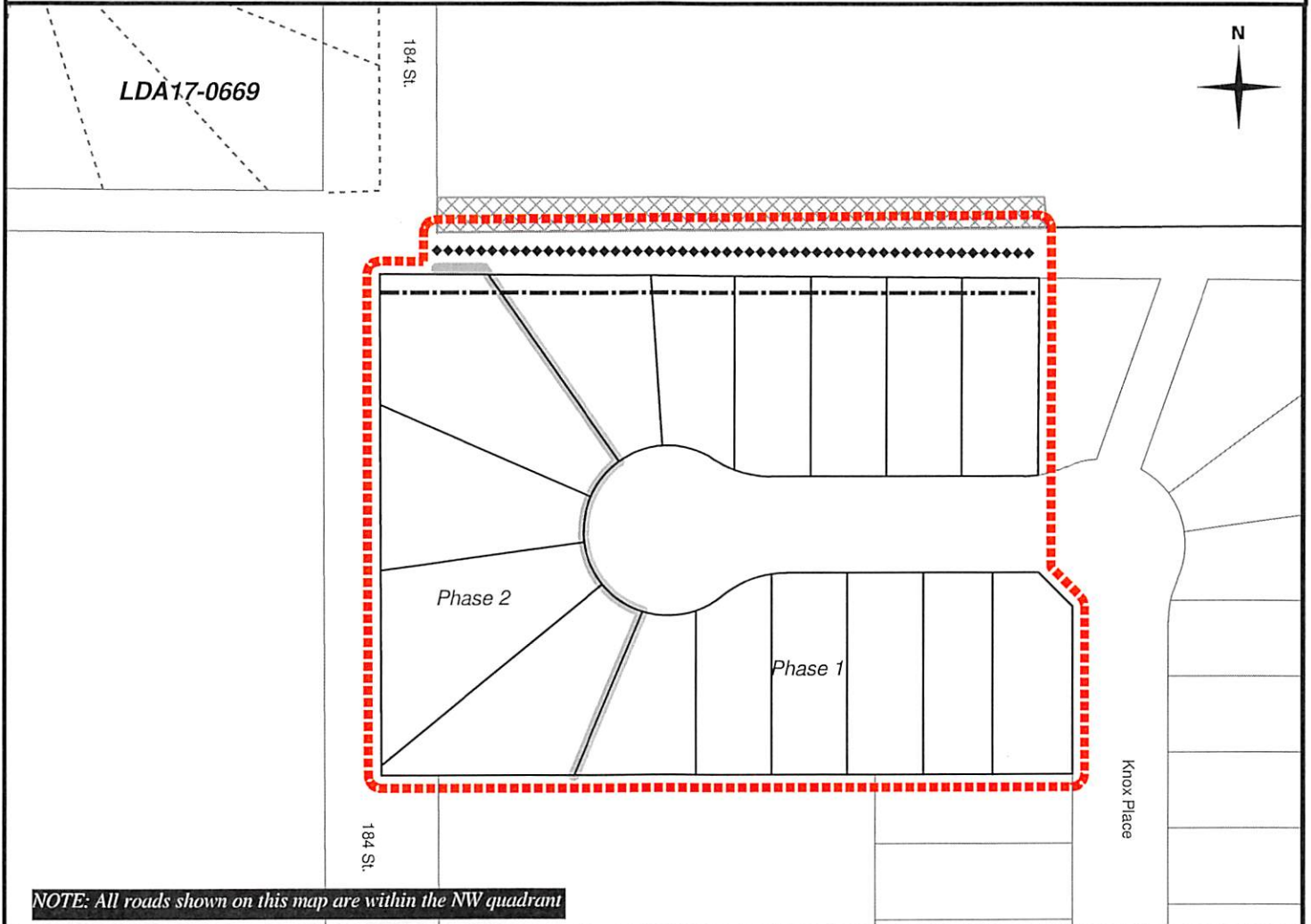
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

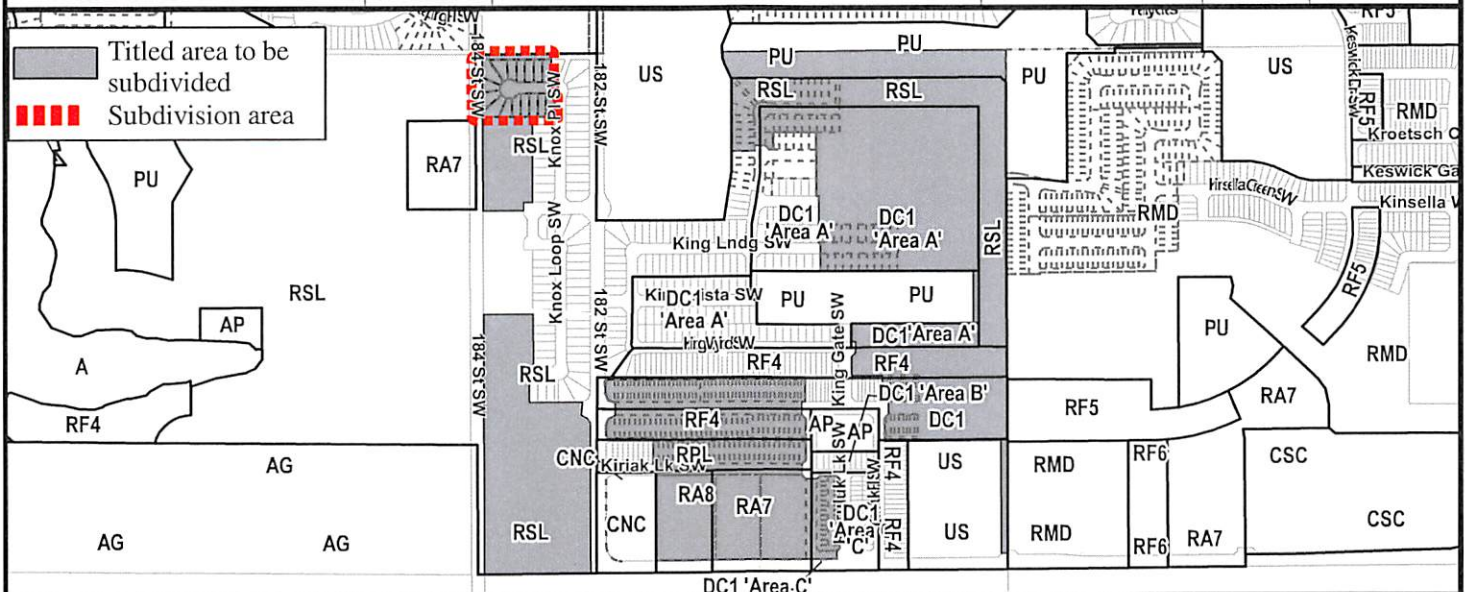
October 29, 2020

LDA20-0247

- Limit of proposed subdivision
- Phasing line
- 1.2 m uniform fence
- 3 m hard surface shared use path
- Temporary public access easement






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






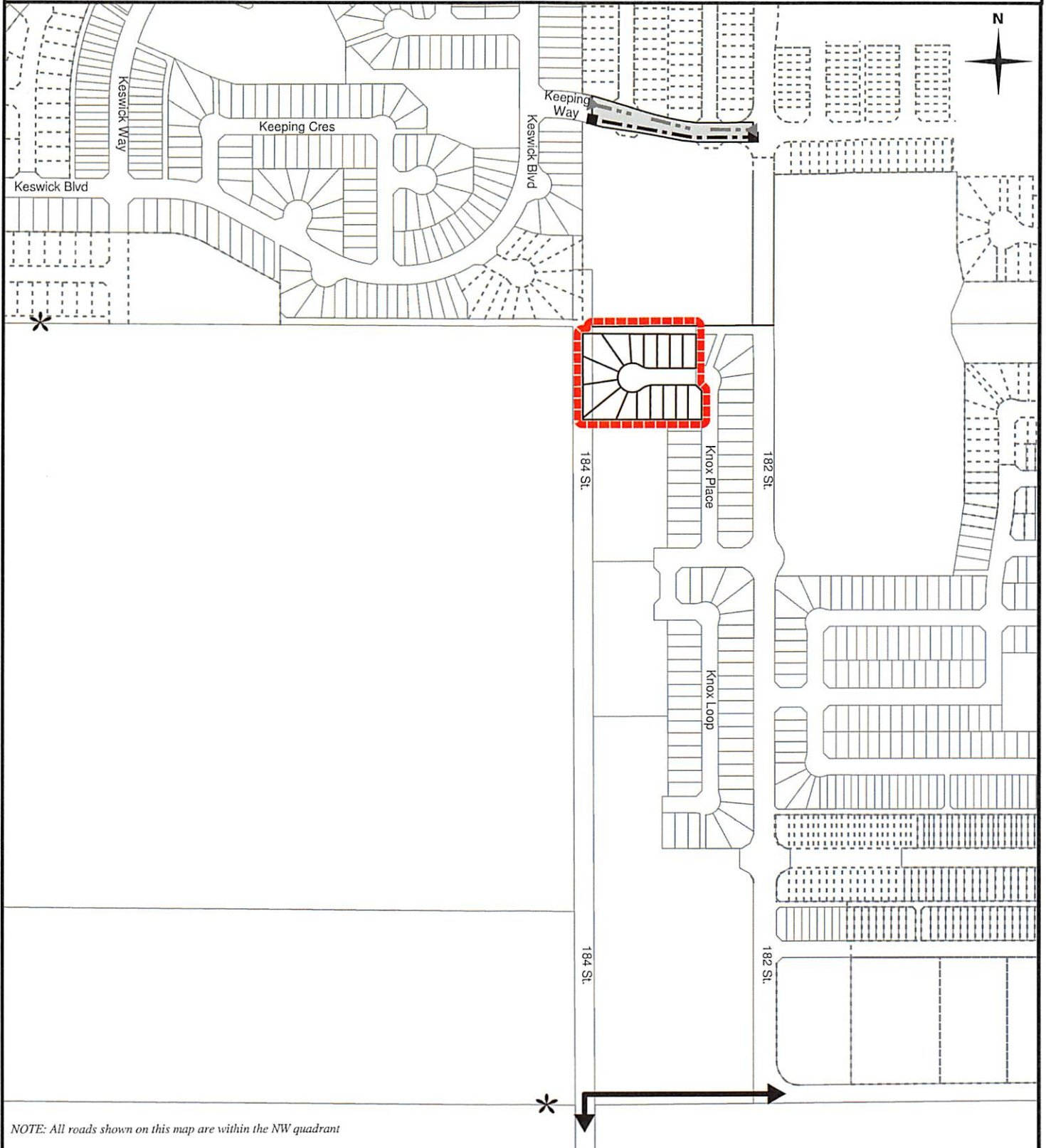
SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2020

LDA20-0247

-  Limit of proposed subdivision
-  Maintain private access
-  Sanitary sewer extension

-  Construct Keeping Way SW
-  Temporary 6 m roadway
-  Storm sewer extension



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

October 29, 2020

File No. LDA14-0018

Stantec Consulting Ltd.
400 - 10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots, one (1) Public Utility Lot, one (1) Environmental Reserve lot, and one (1) Municipal Reserve lot, from Lot 1, Block 3, Plan 112 5402 and Lot 1, Block 2, Plan 112 5401, located north of 23 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

LDA14-0018 subdivision was conditionally approved on February 18, 2016. This is the first revision of this file. The number of single detached residential lots has increased from 44 to 61 lots and a Public Utility Lot has been included to facilitate a dry pond.

I The Subdivision by Plan is APPROVED on October 29, 2020, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 12.61 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.47 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate, clear and level 215 Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate the local road as road right-of-way through the AltaLink right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register public access easement for the 3 m shared use path through the AltaLink right-of-way, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;

8. that the owner register an easement for the emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
9. that the owner register an easement for the watermain extension as shown on the "Conditions of Approval" map, Enclosure I. EPCOR Water Services Inc. and EPCOR Drainage Services shall be a party to the easement;
10. that the approved subdivisions LDA12-0439 be registered prior to or concurrent with this application for the logical extension of roadway connections and water main extension;
11. that Charter Bylaw 19455 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
12. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical reports, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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 walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

7. that the owner provide a Letter of Consent from AltaLink confirming that the proposed crossings for the local road, emergency access and shared use paths through the powerline right-of-way are acceptable, prior to the approval of the engineering drawings;
8. that the owner construct a 3 m hard surface shared use path, within the AltaLink right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m concrete emergency access with T-bollards and widening as required to accommodate the wheels of fire truck, within the AltaLink right-of-way, to the satisfaction of Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis will be required at the engineering drawing review stage;
10. that the owner construct the 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;
11. that the owner constructs a 1.8 m concrete sidewalk with lighting, within the park site and Stormwater Management Facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, and a fence in accordance with Zoning Bylaw No. 12800 within the walkways, 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 concrete emergency access/walkway with lighting, and bollards, and a fence in accordance with Zoning Bylaw No. 12800, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs the 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage, bollards and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner pays for the installation of "no parking" signage on the collector and 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;
17. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

18. that the owner constructs the offsite sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner constructs the offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, the shared use path and emergency access in the AltaLink right-of-way, 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 1, Block 2, Plan 112 5401 was addressed by a 0.483 ha Deferred Reserve Caveat (DRC) with LDA11-0004. MR in the amount of 0.47 ha is being provided by dedication with this subdivision. The existing DRC will be reduced to account for the dedication and the balance will carry forward to Lot 1, Block 3, Plan 112 5402.

MR for Lot 1, Block 3, Plan 112 5402 was addressed by a 2.85 ha Deferred Reserve Caveat (DRC) with LDA11-0004. The DRC will now include the balance owing from Lot 1, Block 3, Plan 112 5402. The DRC will be then reduced to account for the Environmental Reserve dedicated from each of the titled parcels and the arterial roadway being dedicated from Lot 1, Block 3, Plan 112 5402.

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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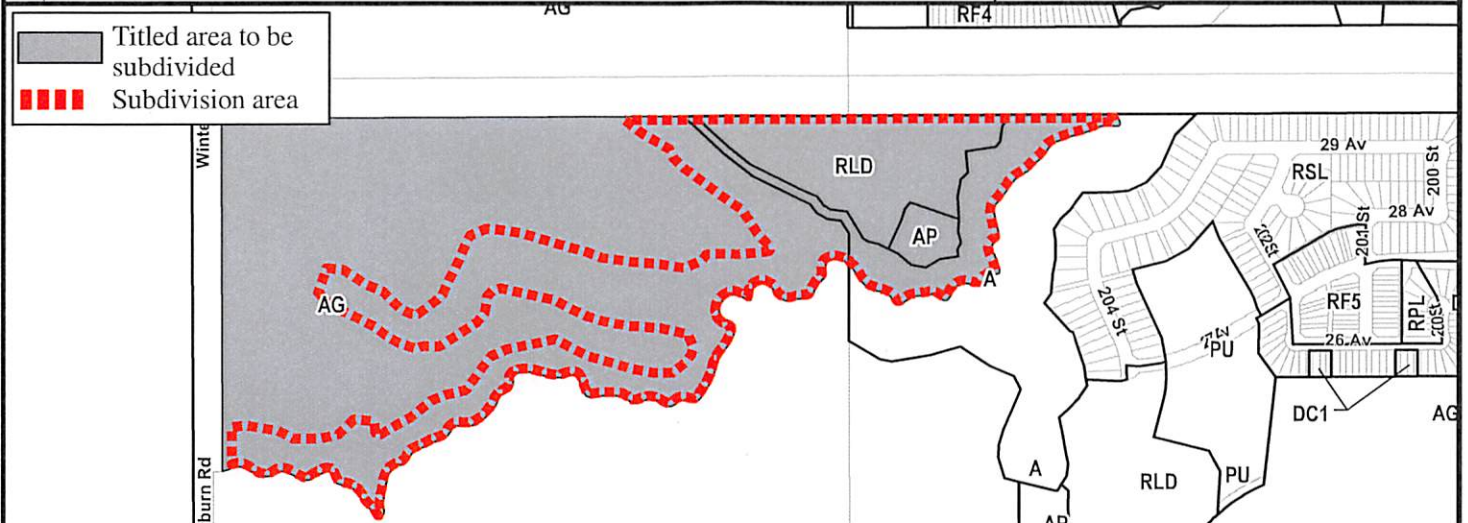
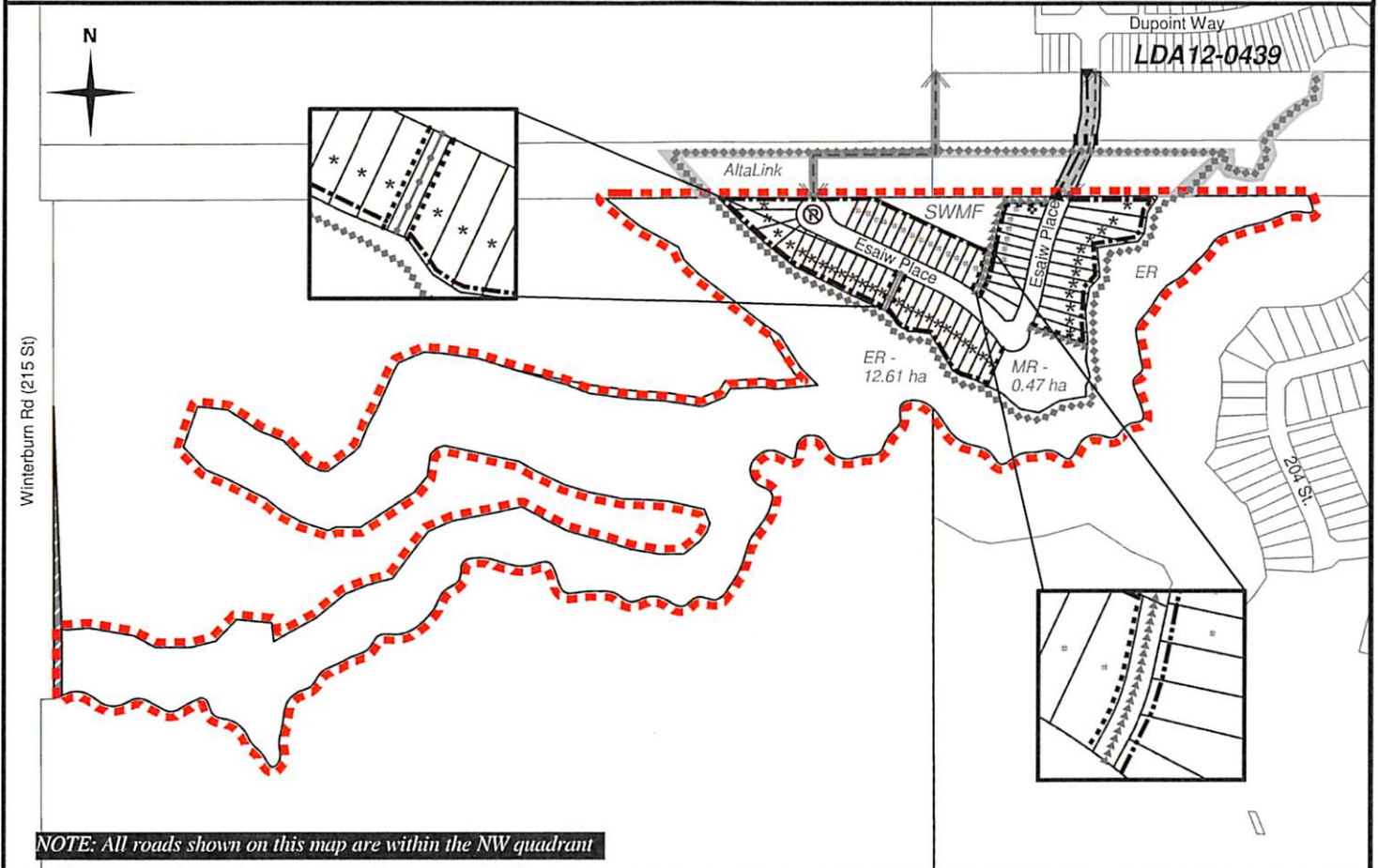
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

October 29, 2020

LDA14-0018

	Limit of proposed subdivision		3 m hard surface shared use path		Sanitary and storm extensions
	Register easement		Zebra marked crosswalk		Watermain extension
	1.8 m concrete sidewalk		No parking signage and caveat		1.8 m uniform screen fence as per Zoning Bylaw
	3m concrete emergency access/walkway		Restrictive covenant re: Top of Bank		1.8 m uniform screen fence
	3m concrete emergency access		Restrictive covenant re: Disturbed Soil		1.2 m uniform fence
	Dedicate as road right of way and construct local roadway		Restrictive covenant re: Freeboard		
	Dedicate as road right of way				





Subdivision Authority

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

October 29, 2020

File No. LDA20-0181

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

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Lot 2, Block 14, Plan 102 4976, located south of 129 Avenue NW and east of Fort Road NW; **KENNEDALE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on October 29, 2020, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$766,751.30 representing 0.580 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide MR in the amount of 1.969 ha by a Deferred Reserve Caveat (DRC) registered against the remnant of Lot 2, Block 14, Plan 102 4976 pursuant to Section 669 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;
4. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the proposed parcel, representing 0.580 ha, is being provided by money in place (\$766,751.30) with this subdivision. Money in place may change depending upon the area of the final plan of survey.

MR for the remnant of Lot 2, Block 14, Plan 102 4976, in the amount of 1.969 ha, is being provided by a DRC with this subdivision. The existing DRC (982 386 843) will be discharged, as that amount is included in the 1.969 ha DRC.

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.

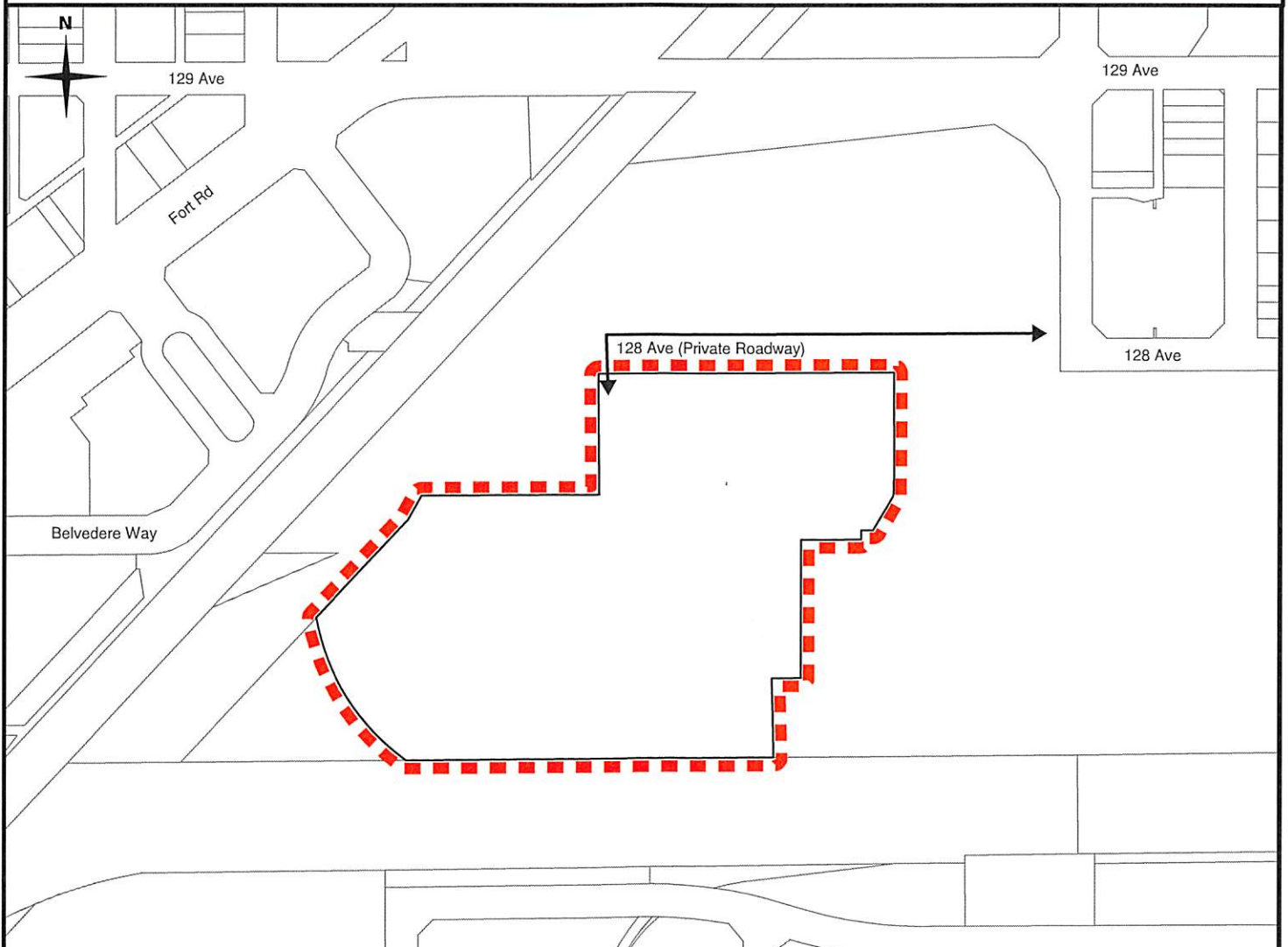
Regards,

Blair McDowell
Subdivision Authority

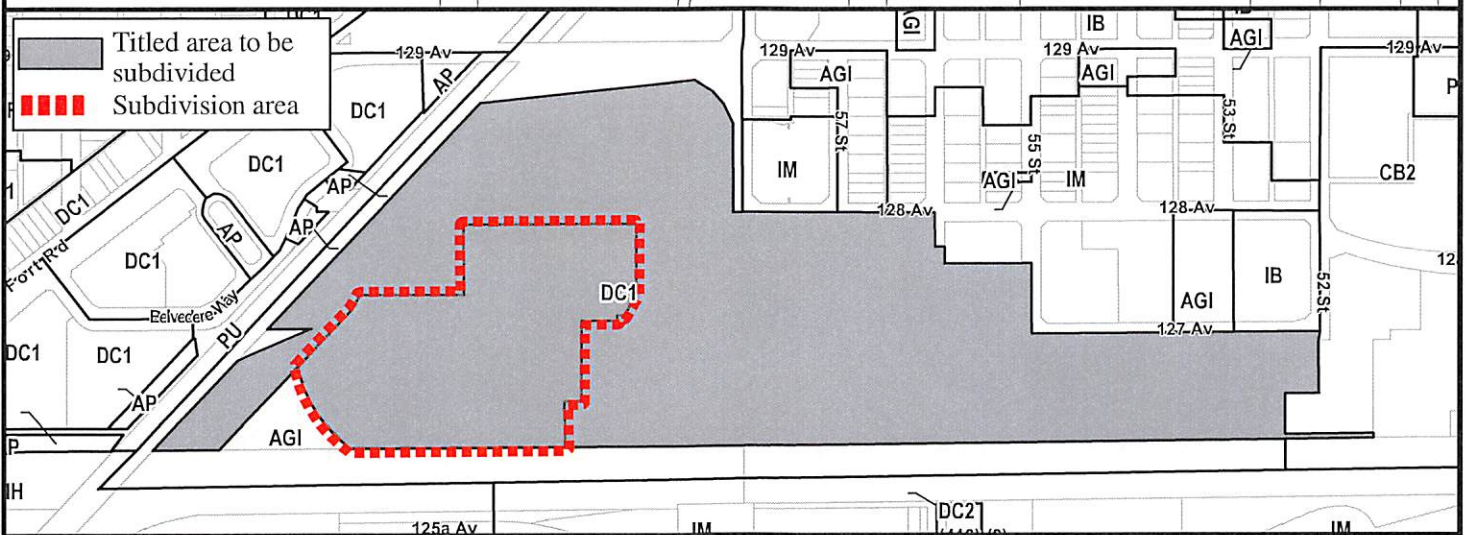
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Enclosure(s)

- Limit of proposed subdivision
- Cross Lot Access Easement



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

October 29, 2020

File No. LDA20-0224

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

ATTENTION: InGi Kim

RE: Tentative plan of subdivision to create one (1) additional multi-unit housing lot (MHL) from a portion of Lot 17 and Lots 18-23, Block 68, Plan 4636AB, located south of 122 Avenue NW and east of 54 Street NW; **NEWTON**

I The Subdivision by Plan is APPROVED on October 29, 2020, 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 a map of the subdivision identifying major conditions 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. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #366731421-001

Enclosure

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOTS 17-23 (INCLUSIVE),
BLK.68, PLAN 4636 A.B.

IN THE
S.E.1/4 SEC.14, TWP.53, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:400 2020 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP

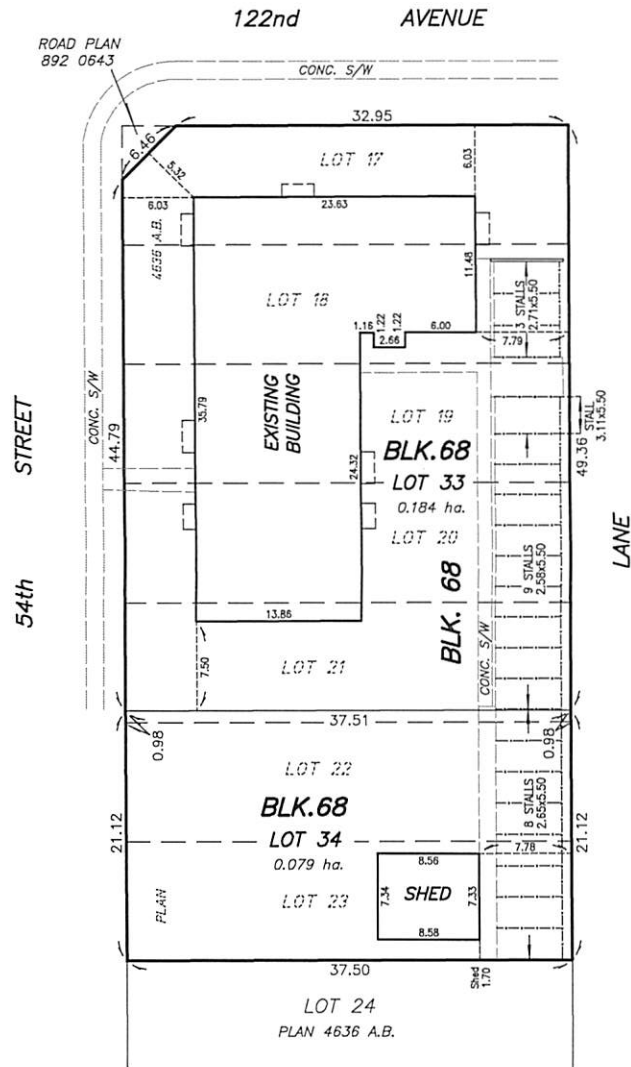
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: July 29, 2020
REVISED: -

FILE NO. 19S077B

DWG.NO. 19S0778T





Subdivision Authority

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

October 29, 2020

File No. LDA20-0256

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 7, Plan 239 HW, located north of 56 Avenue NW and east of 107 Street NW;
PLEASANTVIEW

The Subdivision by Plan is **APPROVED** on **October 29, 2020**, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #370239372-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

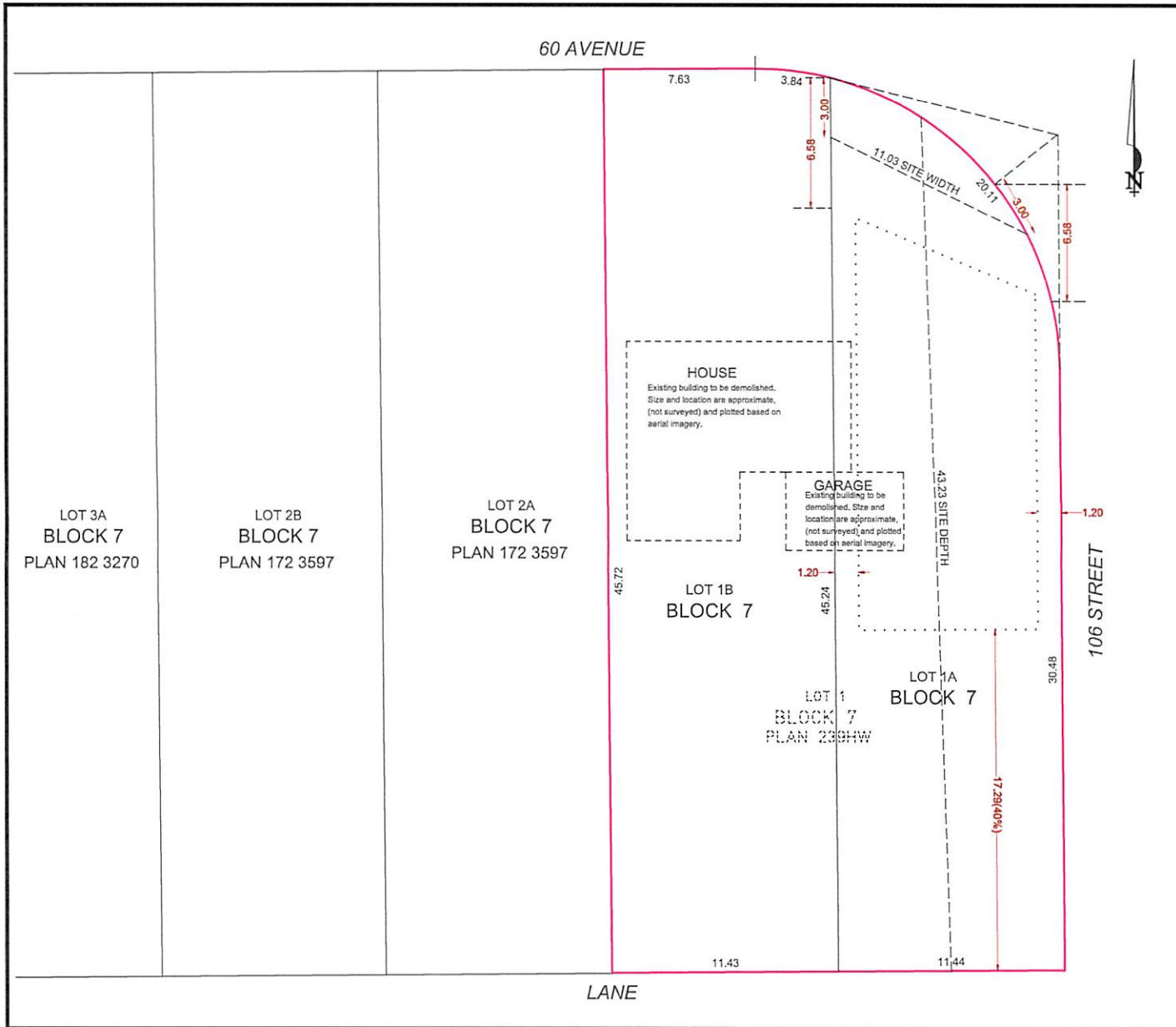
- There are existing boulevard trees adjacent to the site on 60 Avenue NW and 106 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800. No access will be permitted to 106 Street NW as it is part of a designated on street bike route.
- There is an existing access to 106 Street NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 106 Street NW must be removed and curb & gutter constructed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and 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 9.1 m east of the west property line of existing Lot 1 off 60 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



ACE LANGE HOMES

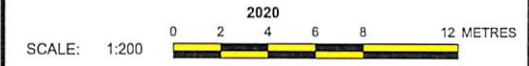
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
 - THE ZONING OF THIS SUBJECT AREA IS R.F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
 - AND CONTAINS: 0.10 ha.



REV. NO.	DATE	ITEM	BY
4	AUG. 26/20	SITE WIDTH	cn
3	AUG. 13/20	POCKET	cn
3	AUG. 6/20	SITE WIDTH AND DEPTH	cn
2	JULY 20/20	NEW LOT SPLIT	cn
1	MAR. 18/19	T-PLAN	cn
		ITEM	BY

REVISIONS

PLEASANTVIEW
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 1, BLOCK 7, PLAN 239HW
 WITHIN THE
 N.W. 1/4 SEC. 17 - TWP. 52 - 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. 819000327 DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

October 29, 2020

File No. LDA20-0281

Varinderpal Singh
4124 20 Avenue NW
Edmonton, AB T6L 6L3

ATTENTION: Varinderpal Singh

RE: Tentative plan of subdivision to subdivide Lot 5, Block 46, Plan 902 2896 and to consolidate with Lot 6, Block 46, Plan 902 2896, located north of 20 Avenue NW and east of 42 Street NW; **DALY GROVE**

The Subdivision by Plan is APPROVED on October 29, 2020, 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. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #370024569-001

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 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

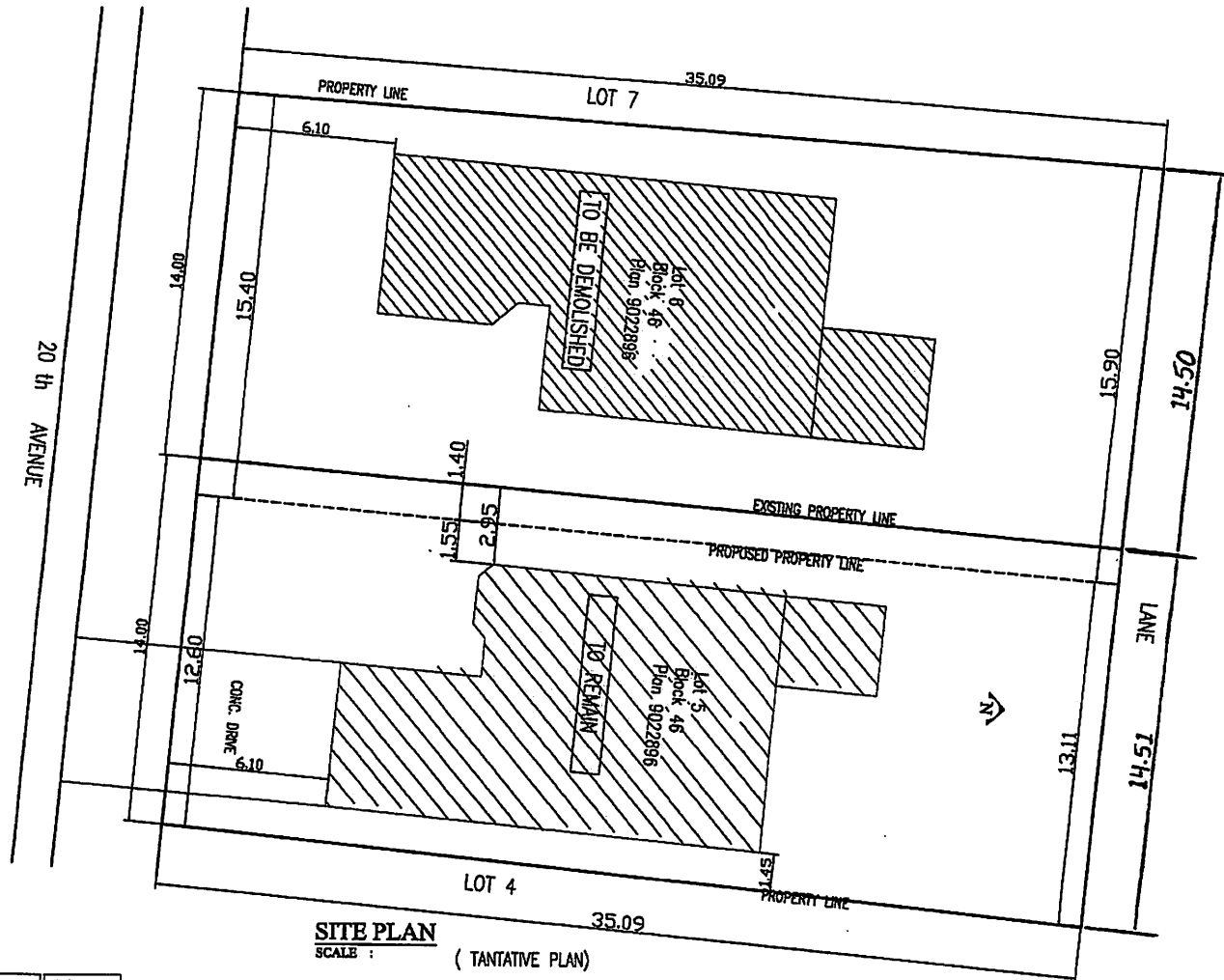
- There are existing boulevard trees adjacent to the site on 20 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

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 0.4 m west of the east property line of Lot 5 off of 20 Avenue. The existing services (water and sanitary) enter the proposed subdivision approximately 6.9 m west of the east property line of Lot 6 off 20 Avenue. 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).



SITE PLAN
SCALE : (TANTATIVE PLAN)

<p>Design Studio-1 <i>for unique homes</i></p> <p>Ph: (780) 951 3628 3231 - 24 Ave. Edmonton, AB.T6T 0C9 designstudio-1@hotmail.com</p>	<p>SITE PLAN for Lot 5 & 6</p>	<p>Scale: As Shown Design by: Date: 8 Sep. 2020</p>
	<p>Lot : 5 Lot : 6 Blk : 45 Plan: 9022896 Address: 4120-20 Ave Edmonton 4124-20 Ave Edmonton</p>	<p>Drawing 1 & 1</p>



Subdivision Authority

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

October 29, 2020

File No. LDA20-0283

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Lot A, Plan 4270 NY, located south of Stony Plain Road NW and east of Lewis Green Drive NW; **STEWART GREENS**

I The Subdivision by Plan is APPROVED on October 29, 2020, subject to the following conditions:

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

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

Municipal Reserve for Lot A, Plan 4270 NY was addressed by dedication with LDA17-0564 and a Deferred Reserve Caveat was discharged in full with LDA14-0037.

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.

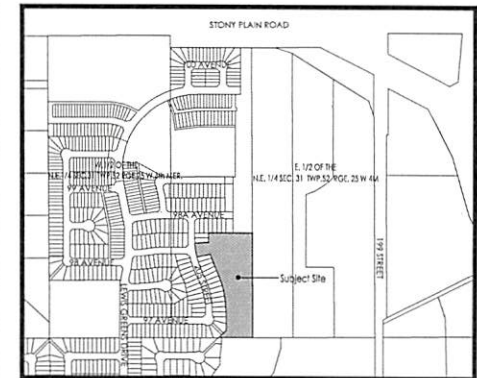
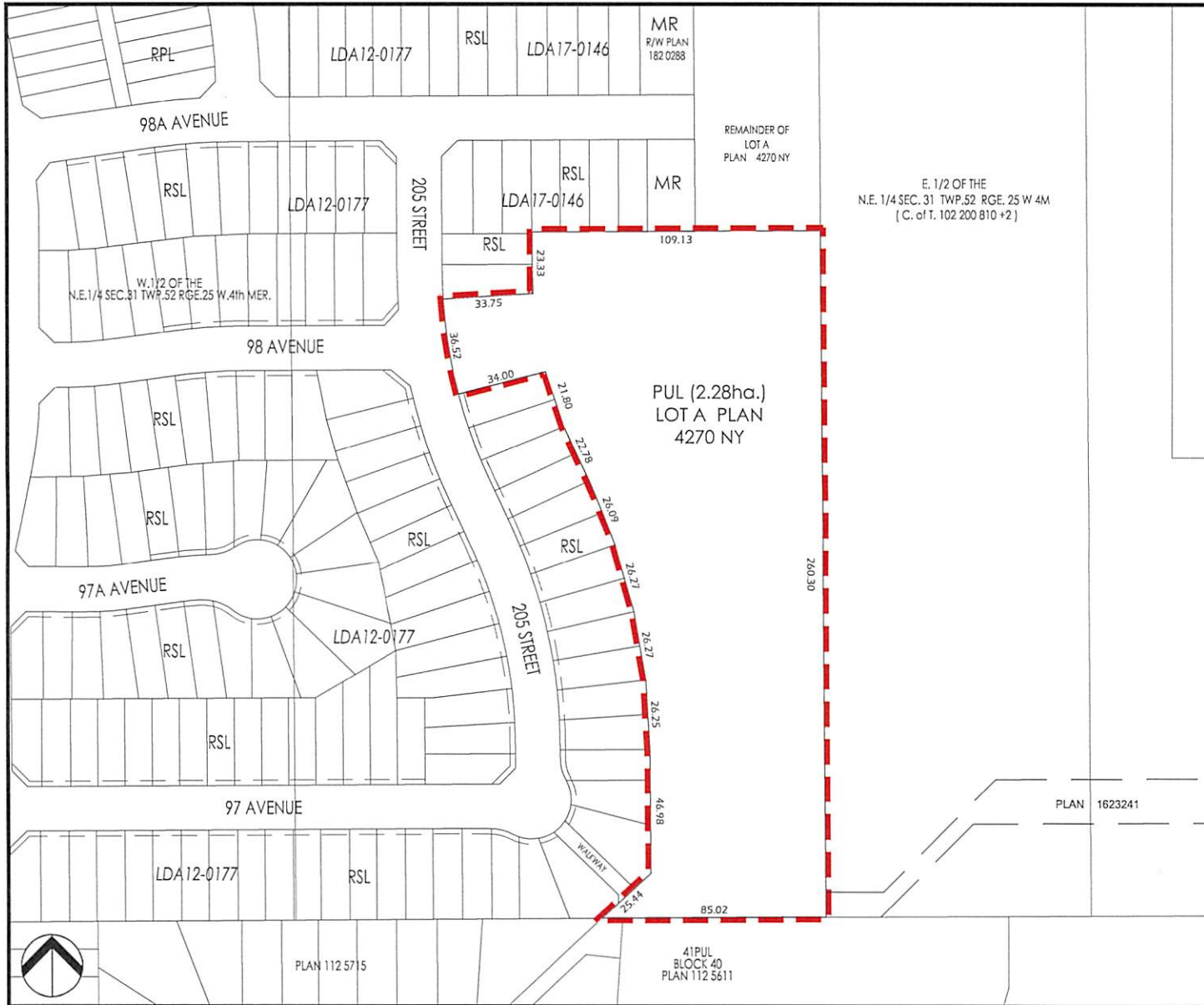
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #373028892-001

Enclosure(s)



KEY PLAN
N.T.S.

STEWART GREENS PUL

STEWART GREENS DEVELOPMENT LIMITED

Tentative Plan Showing Proposed Subdivision of
Lot A Plan 4270NY
S.W. 1/4 Section 31 Township 52 Range 25 W4M
within
EDMONTON, ALBERTA

Area to be subdivided shown thus and contains 1 PUL Lot and is approximately 2.28 hectares .
All dimensions are in metres and decimals thereof.

September 14, 2020



M:\011810\DATA\11200294.dwg
 S:\Projects\11200294\Drawings\Planning\Final\11200294_Plan_11211181_PUL.dwg

Thursday, October 22, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 22, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 15, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA20-0205
367027630-001

Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from, Lot 11, Block 3A, Plan 152 3973, located north of 101 Avenue NW and east of 67 Street NW; **TERRACE HEIGHTS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA20-0241
369933896-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 15, Plan 5069 KS, located north of 87 Avenue NW and west of 137 Street NW; **PARKVIEW**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA20-0265 372023266-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 120, Plan 4590 W and the easterly 3.05 metres of Lot 2, Block 120, Plan 4590 W, located south of 101 Avenue NW and west of 143 Street. GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA20-0273 372025083-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 6, Plan 4014 HW, located north of 88 Avenue NW and west of 76 Street NW; IDYLWYLDE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA20-0274 373546015-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 4, Plan 959 KS, located south of 76 Avenue NW and west of 89 Street NW; AVONMORE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0277 372524184-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 55, Block 13, Plan 4116 HW, located south of 87 Avenue NW and east of 120 Street NW; WINDSOR PARK
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.	