

Thursday, December 19, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 19, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 12, 2019 meeting be adopted.	
3.	OLD BUSINESS	
1.	LDA19-0423 342133729-001	Tentative plan of subdivision to create one (2) residential strata lots from Lot 370, Block 16, Plan 2674 HW, located south of 111 Avenue NW and east of 117 Street NW; QUEEN MARY PARK
4.	NEW BUSINESS	
1.	LDA17-0689 269100933-001	Tentative plan of subdivision to create 41 single detached residential lots, 32 semi-detached residential lots and one (1) Public Utility lot, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW; DESROCHERS
2.	LDA18-0496 288109456-001	Tentative plan of subdivision to create 78 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots, from the NE-15-51-25-W4M located south of Glenridding Ravine Road SW and east of 156 Street SW; GLENRIDDING RAVINE
3.	LDA19-0385 340030300-001	Tentative plan of subdivision to create 69 single detached residential lots, 36 row-housing lots, 32 semi-detached residential lots, and 1 municipal reserve Lot from part of the NW 32-51-23-W4M, located south of 23 Avenue and east of 17 Street; ASTER
4.	LDA14-0433 160954571-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; SECORD
5.	LDA15-0247 173017958-001	REVISION of conditionally approved tentative plan of subdivision to create three (3) industrial lots from Lot 2, Block 4, Plan 112 3218, and the NW 2-51-24-W4M located south of Aurum Road NE and west of 33 Street NE; AURUM INDUSTRIAL

6.	LDA19-0440 343361522-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 10, Plan 618 KS, located south of 132 Avenue NW and east of 101 Street NW; LAUDERDALE
7.	LDA19-0467 344109528-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 12, Plan 942 2111, located north of 9 Avenue NW and west of 113 Street NW; TWIN BROOKS
8.	LDA19-0479 344675891-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 3 & 4, Block 10, Plan 1497 AE, located north of 129 Avenue NW and east of 70 Street NW; BALWIN
9.	LDA19-0495 343372750-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 24, Plan 1916 HW, located north of 115 Avenue NW and east of 122 Street NW; INGLEWOOD
10.	LDA19-0509 346140366-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 22, Plan 4011 RS, located south of 47 Avenue NW and west of 143 Street NW; BROOKSIDE
11.	LDA19-0510 345899911-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 12, Plan 6773 MC, located north of 40 Avenue NW and west of 124 Street NW; ASPEN GARDENS
12.	LDA19-0517 346453354-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 10, Plan 3511 HW, located south of 73 Avenue NW and west of 116 Street NW; BELGRAVIA
13.	LDA19-0521 346450391-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 15, Plan 5112 HW, located north of 93 Avenue NW and west of 83 Street NW; HOLYROOD
14.	LDA19-0522 346672460-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 7, Plan 4014 HW, located south of 88 Avenue NW and west of 77 Street NW; IDYLWYLDE
15.	LDA19-0523 346708744-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 20, Plan 6773 MC, located north of 41 Avenue NW and east of 121 Street NW; ASPEN GARDENS
16.	LDA19-0528 347088216-001	Tentative plan of subdivision to adjust a property boundary of Lots 6 and 7, Block 25, Plan 2107 HW, located south of 62 Avenue NW and west of 106 Street NW; ALLENDALE
5.	OTHER BUSINESS	



Subdivision Authority

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

December 19, 2019

File No. LDA19-0423

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (2) residential strata lots from Lot 370, Block 16, Plan 2674 HW, located south of 111 Avenue NW and east of 117 Street NW; **QUEEN MARY PARK**

The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner apply for a Change of Use permit prior to endorsement of the final plan. Change of Use permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW;
2. that the owner shall provide an Easements, Covenants and Restrictions Agreement, which shall include but is not limited to, easements for shared utilities such as water, sewer and power; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #342133729-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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.

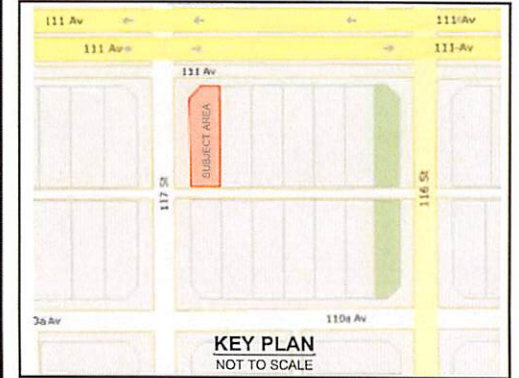
Servicing

- 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 9.75 m east of the west property line of Lot 370B off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

WENDY STALKER

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 DC2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.067 ha.



REV. NO.	DATE	ITEM	BY
3	DEC. 9/19	STRATA SPACE	CN
2	NOV. 21/19	LOT LINE	CN
1	SEPT. 26/19	T-PLAN	CN

REVISIONS

QUEEN MARY PARK

TENTATIVE PLAN SHOWING PROPOSED
STRATA SPACE SUBDIVISION
OF

LOT 370, BLOCK 16, PLAN 2674HW

EDMONTON - ALBERTA



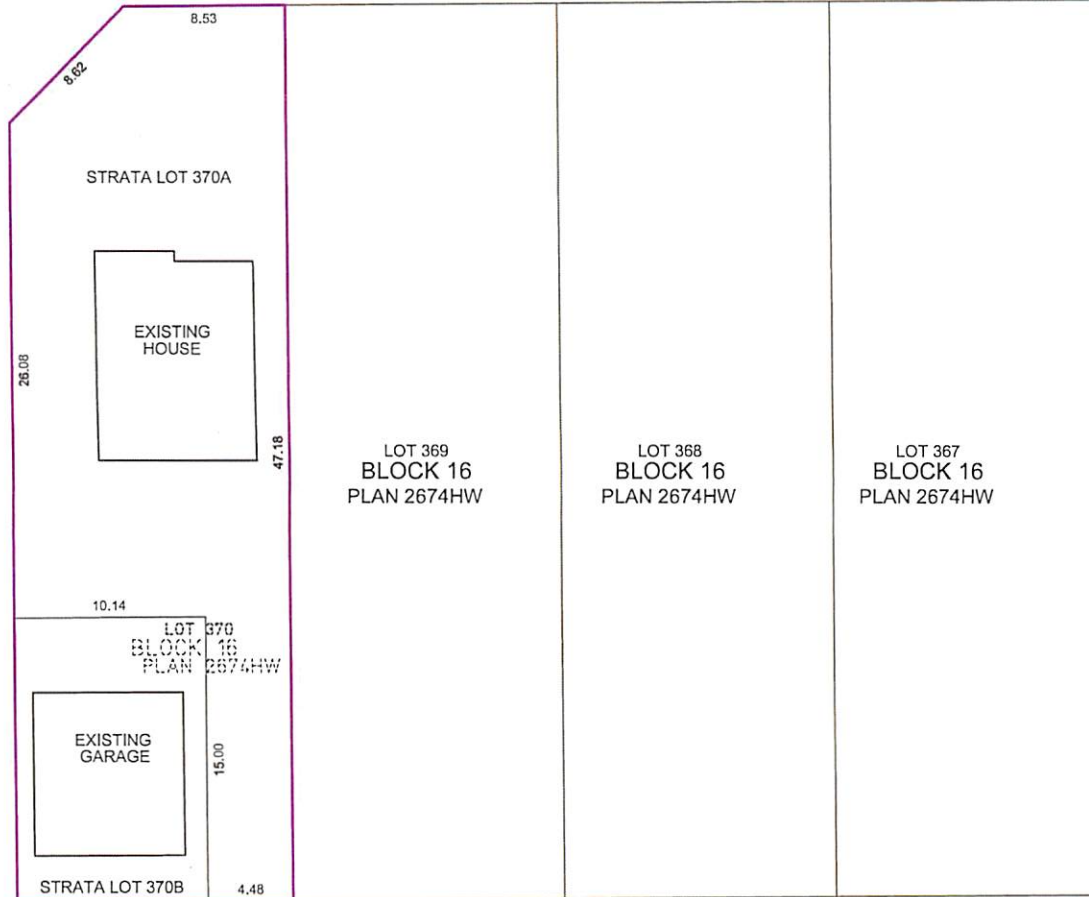
Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 61900106T DRAFTED BY: CN CHECKED BY: DS

111 AVENUE NW

117 STREET NW

LANE





Subdivision Authority

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

December 19, 2019

File No. LDA17-0689

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 41 single detached residential lots, 32 semi-detached residential lots and one (1) Public Utility lot, from Lot 1, Plan 982 4939 and the SE 13-51-25-W4M located north of 41 Avenue SW and west of James Mowatt Trail SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$228,228.00 representing 0.336 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear and level a Public Utility lot (PUL) to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the future Light Rail Transit (LRT) line adjacent to James Mowatt Trail SW, or that the owner enter into an agreement with the City of Edmonton for a land swap of closed road right-of-way in the Heritage Valley area for an area of land amounting to 50% of the Public Utility Lot (PUL) land value, and clear and level a Public Utility lot (PUL) to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the future Light Rail Transit (LRT) line adjacent to James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level James Mowatt Trail SW to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for James Mowatt Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the PUL LRT lot and 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto the PUL LRT lot and 41 Ave SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the Public Utility lot, walkway, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 982 4939 in the amount of \$228,228.00, representing 0.336 ha, is being provided by money in place with this subdivision.

The existing Deferred Reserve Caveat registered on the SE 13-51-25-W4M is to be carried forward on 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,

Blair McDowell
Subdivision Authority

BM/mb/Posse #269100933-001

Enclosure



Subdivision Authority

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

December 19, 2019

File No. LDA18-0496

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 78 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots, from the NE-15-51-25-W4M located south of Glenridding Ravine Road SW and east of 156 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.30 hectare (ha), 0.71 ha and 3.83 ha lots pursuant to Section 664(1.1)(a) and (c) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.30 ha and 1.64 ha lots 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the lot identified be withheld from registration until the temporary shared use path connection is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the dedication of 28 Avenue SW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that subject to Condition I(7) above, the owner clear and level 28 Avenue SW as required for road right of way dedication, with the exception of the portion through Environmental Reserve, to the satisfaction of Subdivision and Development Coordination;
9. that the owner dedicate additional road rights of way with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the approved subdivision LDA19-0524 be registered prior to or concurrent with this application;
11. 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 J.R. Paine & Associates Ltd. geotechnical report (File No. 2412-424), as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner register a temporary public access easement, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I(3) 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 construct the alley to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, 3 metre (m) shared use path, lighting,

landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure II. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

9. that the owner constructs two (2) lanes of Ellerslie Road SW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs Glenridding Ravine Drive SW to an approved Complete Streets design and cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The construction of Glenridding Ravine Drive SW in Phase 2 must tie into the development to the west to complete the collector roadway;
11. that the owner constructs a temporary 6 m gravel surface roadway connection, with Phases 1 and 2, 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);
12. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 1, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
13. that the owner constructs a 3 m shared use path across Whitemud Creek within the 28 Avenue SW road right of way. The bridge structure must be designed to accommodate the maintenance and operational needs of the City of Edmonton and EPCOR Water Services Inc., to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path, with bollards within both MR lots, and with lighting within the 1.64 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m asphalt shared use path with "Shared Use" signage within the Top of Bank walkway, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A temporary 3 m shared use path connection must be constructed between the Top of Bank walkway through the withheld residential lot to 158 Street SW, with Phase 2;

16. that the owner constructs a 3 m concrete emergency access with lighting and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for emergency vehicles must be included in the submission of engineering drawings;
17. that the owner pays for the installation of "no parking" signage on the collector 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;
18. that the owner constructs underground utilities including storm sewer main extensions, with Phases 1 and 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
20. that the engineering drawings include grading plans for 28 Avenue SW, east of Glenridding Ravine Drive SW, to the satisfaction of Subdivision and Development Coordination;
21. that the engineering drawings include grading plans for the 1.64 ha MR lot, to the satisfaction of Subdivision and Development Coordination;
22. that the owner provides full site servicing for the 1.64 ha MR lot including 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
23. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs;
24. that the owner constructs a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner constructs all fences wholly on privately-owned land and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
26. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

ER for the NE-15-51-25-W4M in the amount of 0.30 ha, 0.71 ha and 3.83 ha lots is being provided by dedication with this subdivision.

MR for the NE-15-51-25-W4M in the amount of 0.30 ha and 1.64 ha lots is being provided by dedication with this subdivision. Subsequent to MR, ER and arterial road dedication the existing Deferred Reserve

Caveat (DRC) for the NE-15-51-25-W4M will be reduced accordingly, with the balance to 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.

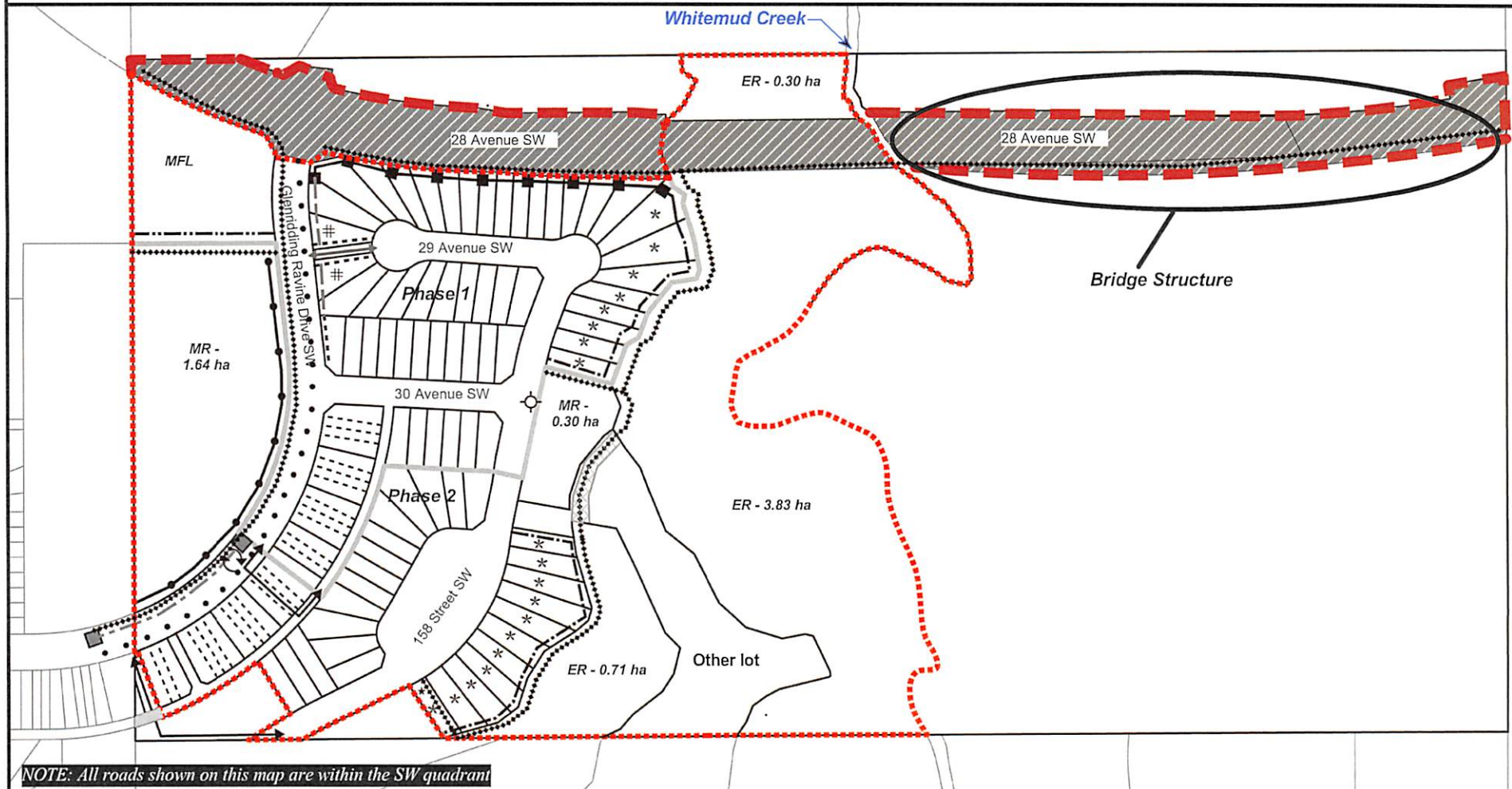
Regards,

Blair McDowell
Subdivision Authority

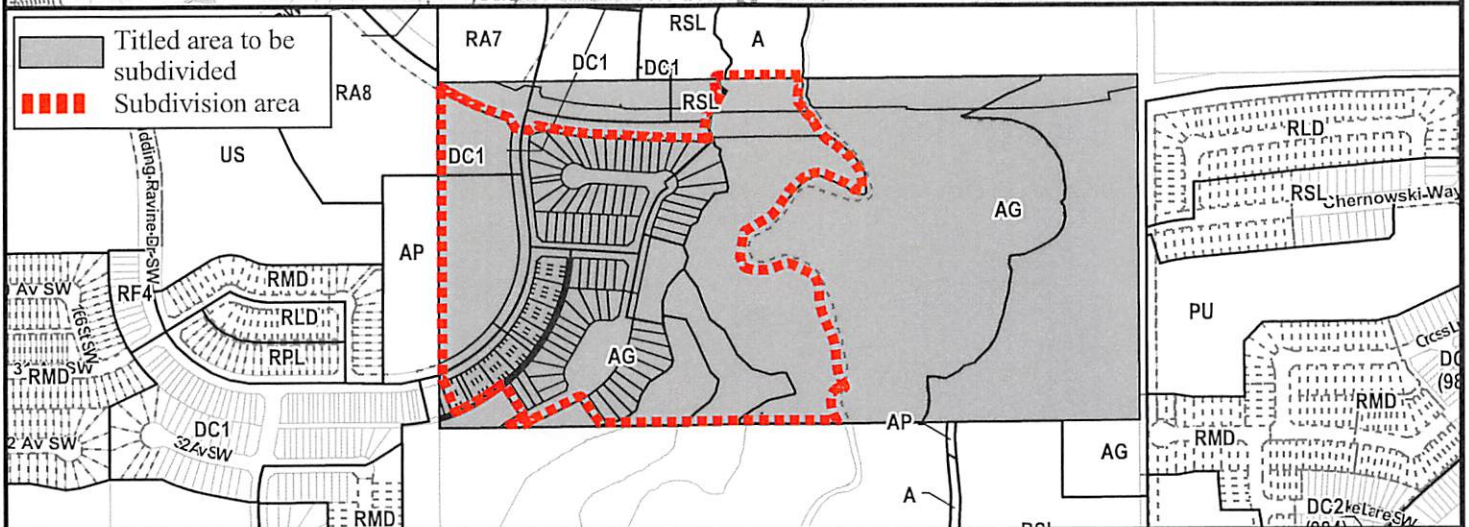
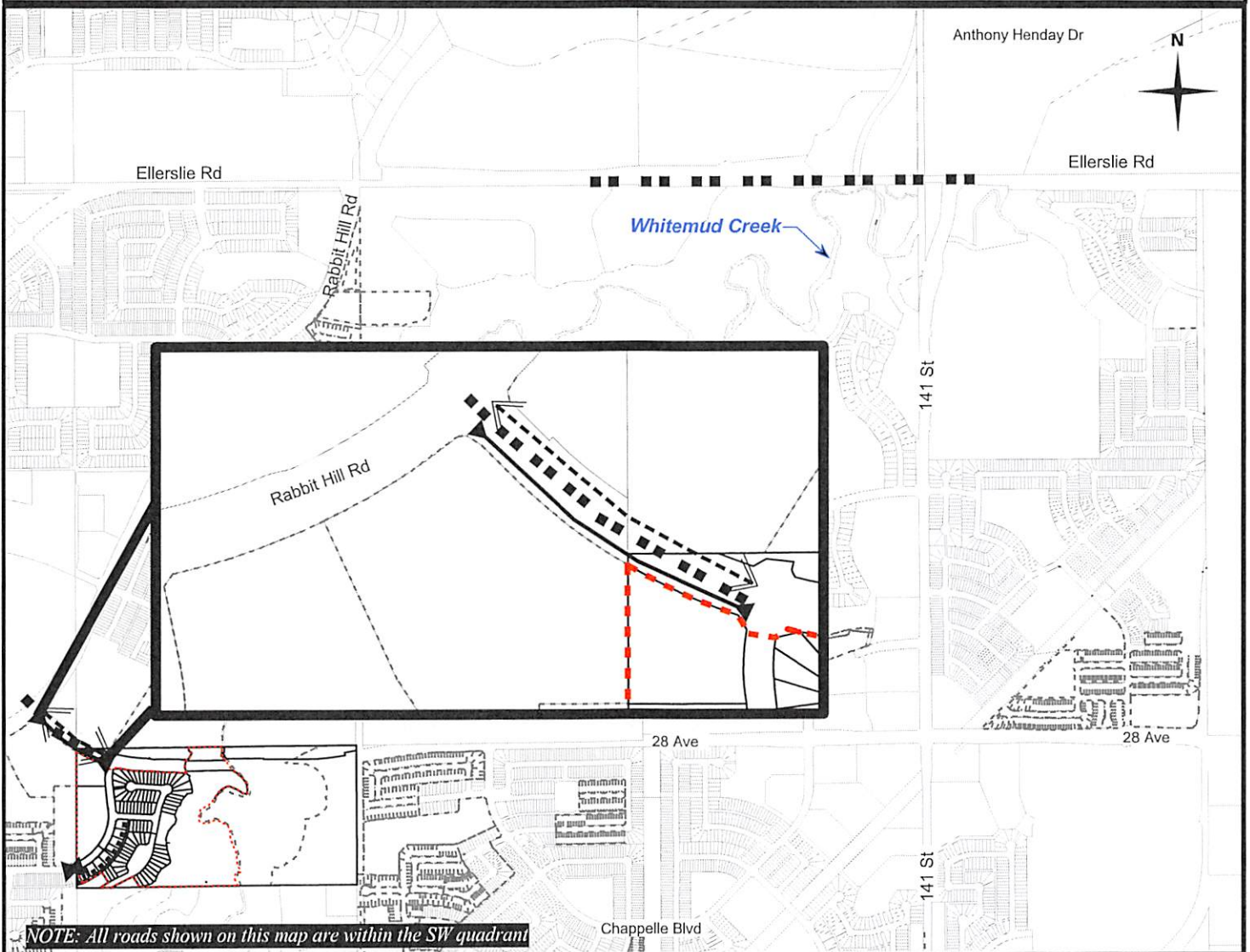
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Enclosures

- | | | | | | |
|--|----------------------------------|---|---|---|---|
|  | Limit of proposed subdivision |  | Temporary 12 m radius turnaround |  | 1.8 m uniform fence |
|  | Amend subdivision boundary |  | Storm sewer extension |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | Phasing line |  | Restrictive covenant re: Top of Bank |  | 1.8 m uniform screen fence |
|  | Dedicate as road right of way |  | Withhold lot from registration |  | 1.2 m uniform fence |
|  | 3 m concrete emergency access |  | Abandoned well site |  | Post and rail fence |
|  | Temporary 6 m roadway |  | Restrictive covenant re: Disturbed Soil |  | Noise attenuation fence |
|  | 3 m hard surface shared use path |  | Dedicate as road right of way and construct alley |  | Construct to a complete street design and cross-section |
|  | Temporary public access easement | | | | |



- Limit of proposed subdivision
- Watermain extension
- Sanitary sewer extension
- Construct two lanes to an arterial roadway standard





Subdivision Authority

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

December 19, 2019

File No. LDA19-0385

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

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 69 single detached residential lots, 36 row-housing lots, 32 semi-detached residential lots, and 1 municipal reserve Lot from part of the NW 32-51-23-W4M, located south of 23 Avenue and east of 17 Street; **ASTER**

I The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate Municipal Reserve (MR) as a 0.505 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner provide MR in the amount of 3.150 ha by a Deferred Reserve Caveat (DRC) registered against the east half of NW 32-51-23 W4M pursuant to Section 669 of the Municipal Government Act;
5. that the owner register temporary public access easements for a 6 m temporary roadway and temporary alley turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right-of-way on the south side of Aster Boulevard, should it be deemed necessary through the review of engineering drawings and the submission of an updated Complete Streets Cross Section, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA19-0038 and LDA19-0187 be registered prior to or concurrent with this application, to provide the logical roadway and utility connections;
8. that LDA19-0459 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lot flanking 17 Street, 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(1) 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 Complete Streets Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct Aster Boulevard 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;
8. that the owner construct a temporary 6 m wide gravel surface roadway connection, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a temporary gravel surface alley turnaround, as shown on the "Conditions of Approval" map, Enclosure I. This temporary turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
10. that the owner pay for the installation of traffic signals at the intersection of 17 Street and Aster Boulevard, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signals design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the discretion and direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
11. that the owner construct curb ramps and pedestrian crossings to the 17 Street/Aster Boulevard intersection including a 1.8m sidewalk to the north curb ramp and a 3m hard surface shared use path to the south curb ramp, as per City of Edmonton Complete Streets Design and Construction Standards, 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, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1 m berm and a 1.8 m noise attenuation fence, within residential property lines for all lots flanking 17 Street, as shown on Enclosure I;
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;
15. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies;
16. that the owner construct the ultimate Storm Water Management Facility (SWMF) 610A to the satisfaction of Subdivision and Development Coordination; and
17. that a Final Acceptance Certificate (FAC) for sanitary and storm sewers will not be issued until such time that the downstream permanent sanitary and storm sewer systems are completed and operational, to the satisfaction of Subdivision.

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

There is an existing DRC for 3.240 Ha on the west half of NW 32-51-23 W4M. The DRC will be reduced to account for the dedication of the 0.505 Ha park site and will carry forward on title.

LDA19-0038 will provide MR for a closed portion of roadway by a DRC in the amount of 0.053. This amount will be transferred to the east half of the NW 32-51-23-W4M with this file.

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/cw/Posse #340030300-001

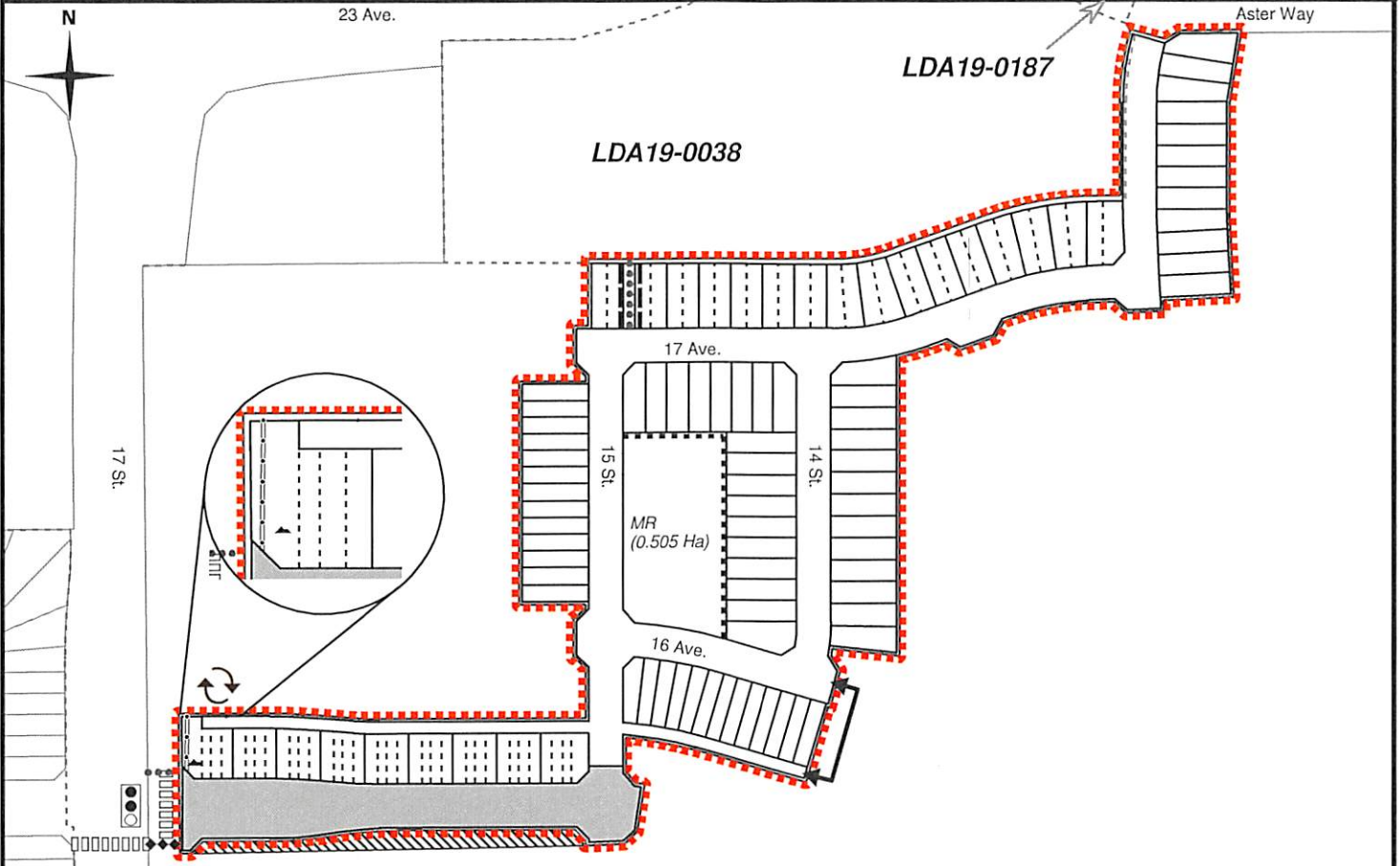
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

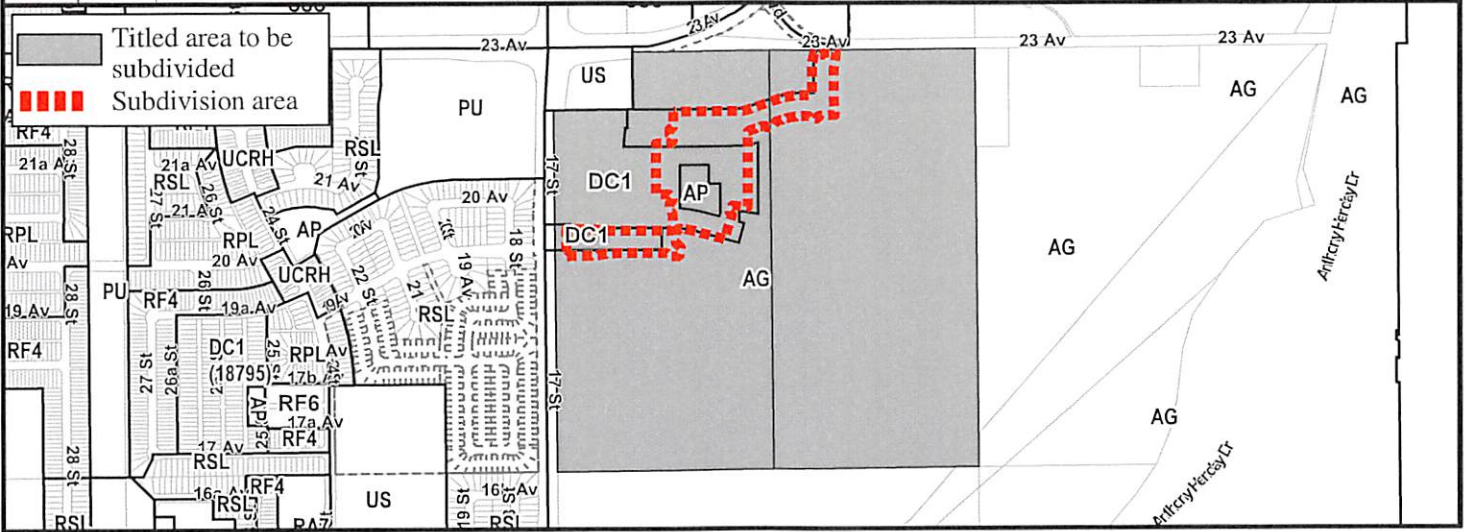
Dec. 19, 2019

LDA19-0385

- | | | | |
|---|---|---|--|
|  | Limit of proposed subdivision |  | Restrictive covenant re: Berm and Fence |
|  | Dedicate as road right of way (if required) |  | Complete streets cross section |
|  | Temporary alley turnaround |  | Traffic signal |
|  | Temporary 6 m roadway |  | Berm and noise attenuation fence |
|  | Pedestrian crossing |  | 1.8 m uniform screen fence as per Zoning Bylaw |
|  | 1.8 m concrete sidewalk |  | 1.8 m uniform fence |
| | |  | 3 m hard surface shared use path |



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

December 19, 2019

File No. LDA14-0433

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) multi-unit housing lot (MHL), from the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; **SECORD**

LDA14-0433 was conditionally approved on September 3, 2015. This is the first change request. The applicant adjusted the boundary of the multi-unit housing lot to account for the removal of the Public Utility Lot and a change to the intersection of 92 Avenue NW and Secord Boulevard NW.

I The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the approved subdivision LDA19-0104 be approved and registered prior to or concurrent with this application for local roadway connections;
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; and
4. 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:

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 an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots adjacent to 92 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for SW 36-52-26-W4M was addressed by Deferred Reserve Caveat (DRC). 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

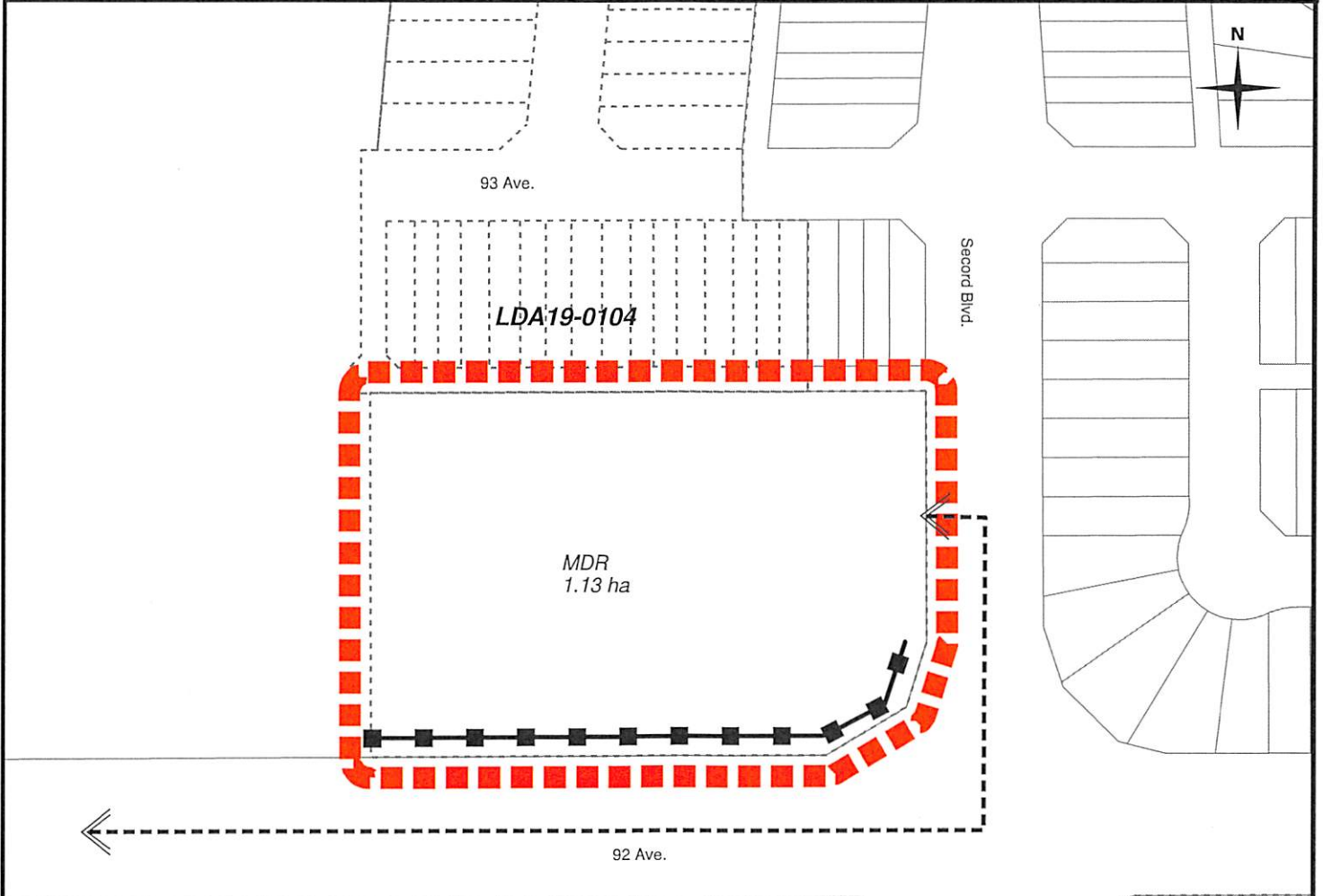
BM/sm/Posse #160954571-001

Enclosure(s)

■■■■ Limit of proposed subdivision

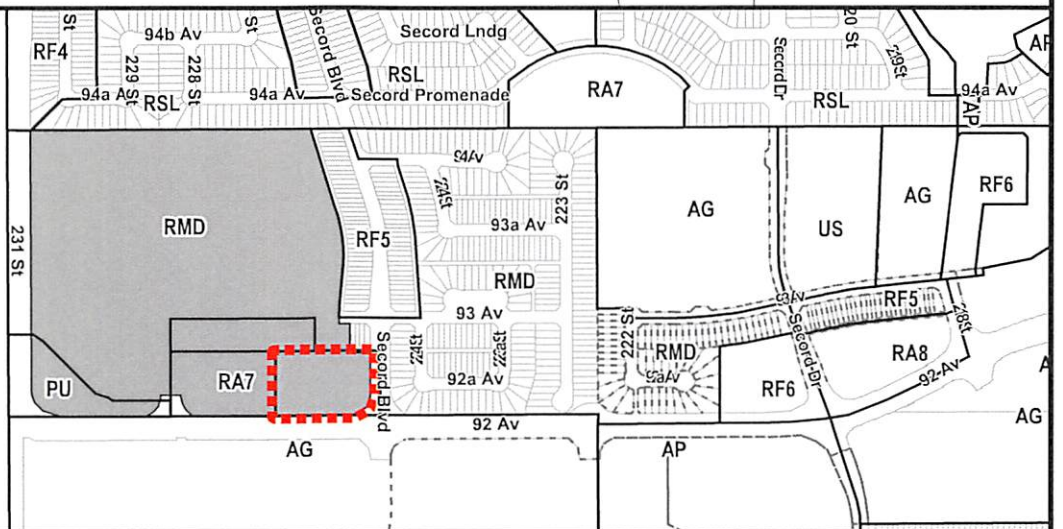
■-■-■- Noise attenuation fence

←- - - -> Watermain extension



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

■ Titled area to be subdivided
■■■■ Subdivision area





Subdivision Authority

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

December 19, 2019

File No. LDA15-0247

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

ATTENTION: Victoria Pham

RE: REVISION of conditionally approved tentative plan of subdivision to create three (3) industrial lots from Lot 2, Block 4, Plan 112 3218, and the NW 2-51-24-W4M located south of Aurum Road NE and west of 33 Street NE; **AURUM INDUSTRIAL**

Prior to this application, the subject parcel was subdivided into two industrial lots by LDA15-0038. Subsequent to that approval, LDA15-0247 created three lots from the proposed north lot. This revision closes LDA15-0038, and now creates three industrial lots from the entire title area.

I The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. 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;
2. that the owner constructs a paved 17 m radius transit turnaround to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner construct a 9 m private roadway within an 11 m easement to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner pays for the installation of "no parking" signage on the private roadway 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; 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.

Municipal Reserves were previously addressed with LDA08-0027.

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.

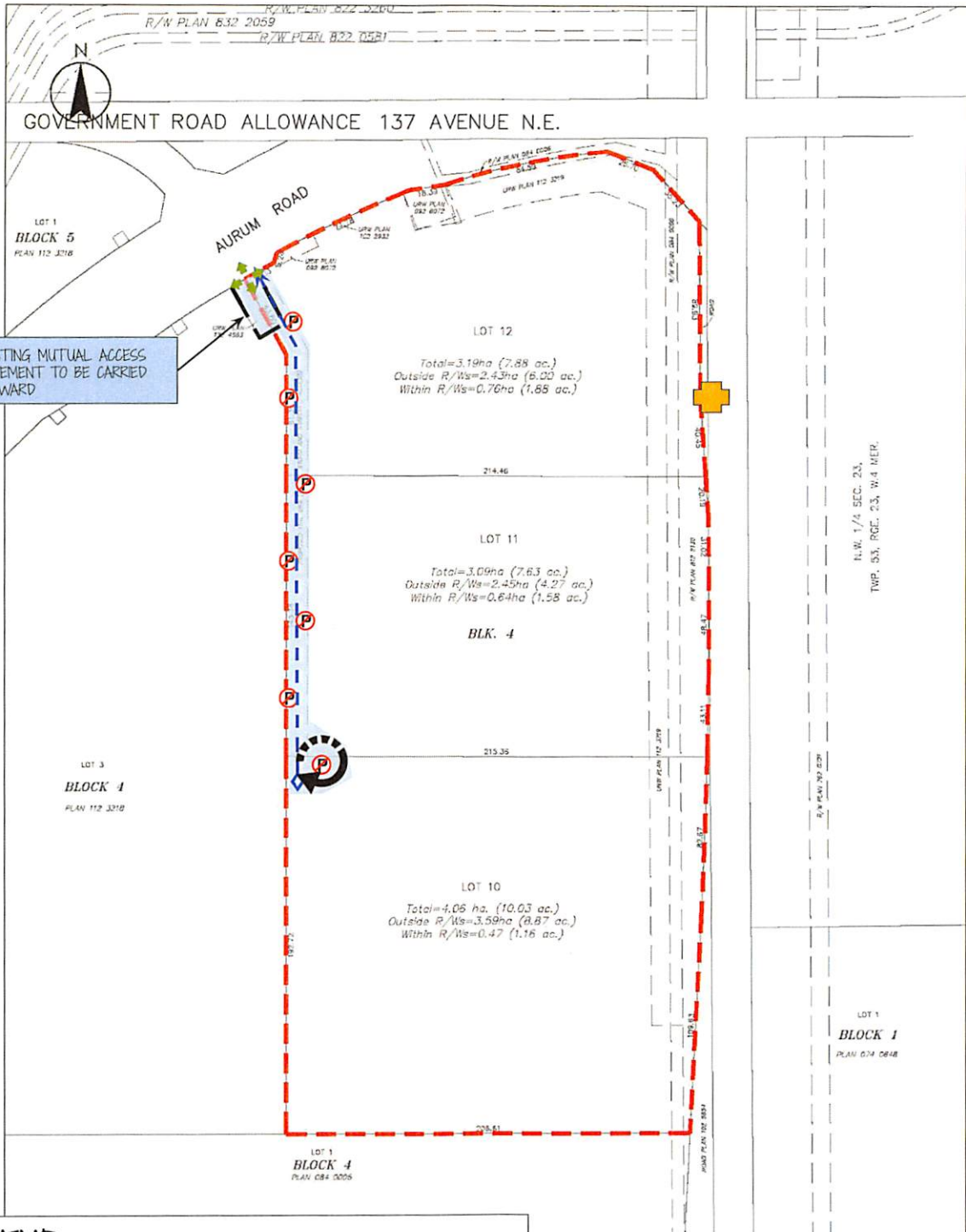
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority




BM/kr/Posse #173017958-001

Enclosure



EXISTING MUTUAL ACCESS EASEMENT TO BE CARRIED FORWARD

LEGEND

-  CONSTRUCT 9 M WIDE PRIVATE ROADWAY ON AN 11 M EASEMENT + 17 M RADIUS TURNAROUND
-  REGISTER CROSS LOT ACCESS EASEMENT
-  EXISTING ALL-DIRECTIONAL MUTUAL ACCESS
-  INSTALL "NO PARKING" SIGNAGE ON BOTH SIDES OF THE 9M PRIVATE ROADWAY
-  ACCESS REMOVAL REQ'D WITH SITE DEVELOPMENT

Client/Project FOCUS EQUITIES ALBERTA INC. PLAN SHOWING PROPOSED SUBDIVISION OF PORTION OF LOT 2, BLOCK 4 PLAN 112 3218. Edmonton, AB	Title TENTATIVE PLAN OF SUBDIVISION AURUM ENERGY PARK	ENCLOSURE 1



Subdivision Authority

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

December 19, 2019

File No. LDA19-0440

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 10, Plan 618 KS, located south of 132 Avenue NW and east of 101 Street NW; **LAUDERDALE**

The Subdivision by Plan is APPROVED on December 19, 2019, 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #343361522-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 101 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 water service enters the proposed subdivision approximately 5.5 m south of the north property line of Lot 16 off of the lane. The existing sanitary service enters the proposed subdivision approximately 42.8 m south of manhole# 278101 and is assumed straight in off 101 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

101 STREET NW



LOT 15
BLOCK 10
PLAN 618KS

LOT 16A
BLOCK 10

LOT 16
BLOCK 10
PLAN 618KS

LOT 16B
BLOCK 10

LOT 17
BLOCK 10
PLAN 1232MC

46.48

46.48

46.48

9.53

9.53

9.53

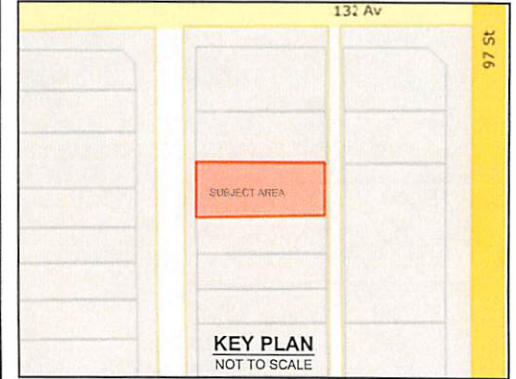
9.53

LANE

RYAN NARAYAN

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 R4.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 0.889 ha.



REV. NO.	DATE	ITEM	BY
1	OCT. 8/19	T-PLAN	CN

REVISIONS

LAUDERDALE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

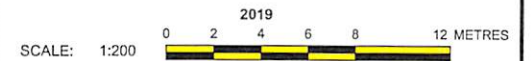
OF

LOT 16, BLOCK 10, PLAN 618KS

WITHIN THE

S.E. 1/4 SEC. 20 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
 Email: edmonton@palsgeomatics.com
 1070-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61900135T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

December 19, 2019

File No. LDA19-0467

Omega Finishing Solutions Inc.
13607 102 Avenue NW
Edmonton, AB T5N 0N9

ATTENTION: Tony Mahey

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 12, Plan 942 2111, located north of 9 Avenue NW and west of 113 Street NW; **TWIN BROOKS**

The Subdivision by Plan is REFUSED on December 19, 2019 for the following reasons:

1. The proposed subdivision does not align with the intent of the City of Edmonton's Municipal Development Plan (MDP), The Way We Grow. This strategic growth plan supports redevelopment and residential infill that are both safe and sensitive to a community's character. For example, MDP Policy 5.2.1.1 directs development to fit with the existing and planned neighbourhood context. It is required to respect the scale, form, massing, style and materials of the neighbourhood.
2. The proposed east Lot's size is uncharacteristically small when compared to most surrounding properties. For example, Site Depths in this vicinity average 37.0 metres. Additionally, the ten residential Lots immediately west of the subject Site yield an average Site Area of 629.8 square metres. The proposed east Lot has a Site Depth of approximately 30.0 metres and a Site Area of 455.0 square metres, rendering it considerably deficient when compared with other properties in the area.
3. When the minimum setbacks identified in Section 110.4 of the City of Edmonton Zoning Bylaw 12800 are applied to the proposed east Lot, its building envelope limits development to a size that is out of scale and inconsistent with surrounding properties.

The minimum Front Setback identified in the (RF1) Single Detached Residential Zone for Single Detached Housing is 4.5 metres. The minimum Rear Setback for Single Detached Housing is 7.5 metres in the RF1 Zone. This setback may decrease to 4.5 metres, depending on the development's design and orientation, but these details are not confirmed until the Development Permit stage.

The minimum Side Setback identified in the (RF1) Single Detached Residential Zone for Single Detached Housing is 1.2 metres. This setback may increase up to 4.5 metres along the proposed east Lot's south edge (9 Street NW), depending on design details established at the subsequent Development Permit stage. Additionally, a utility right-of-way is registered on title for Lot 1, Block

12, Plan 942 2111. It prevents development within approximately 2.0 metres of the proposed Lot's north edge, which abuts a Public Utility Lot.

4. Due to the absence of a Lane, the applicant proposes Site access to the east Lot off of 9 Avenue NW. This vehicular access will interrupt an existing sidewalk and may require boulevard tree relocation. The Twin Brooks neighbourhood was designed so that no driveways front onto 9 Avenue NW, in order to accommodate the collector roadway's traffic volumes. The east Lot's proposed access is situated along a curved portion of 9 Avenue NW that is in close proximity to the 113 Street NW intersection and a crosswalk. Introducing an access at this location creates concerns about appropriate visibility and safety for the property's vehicles, approaching drivers, pedestrians, and cyclists.

Enclosure I is a tentative plan of the proposed subdivision.

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.

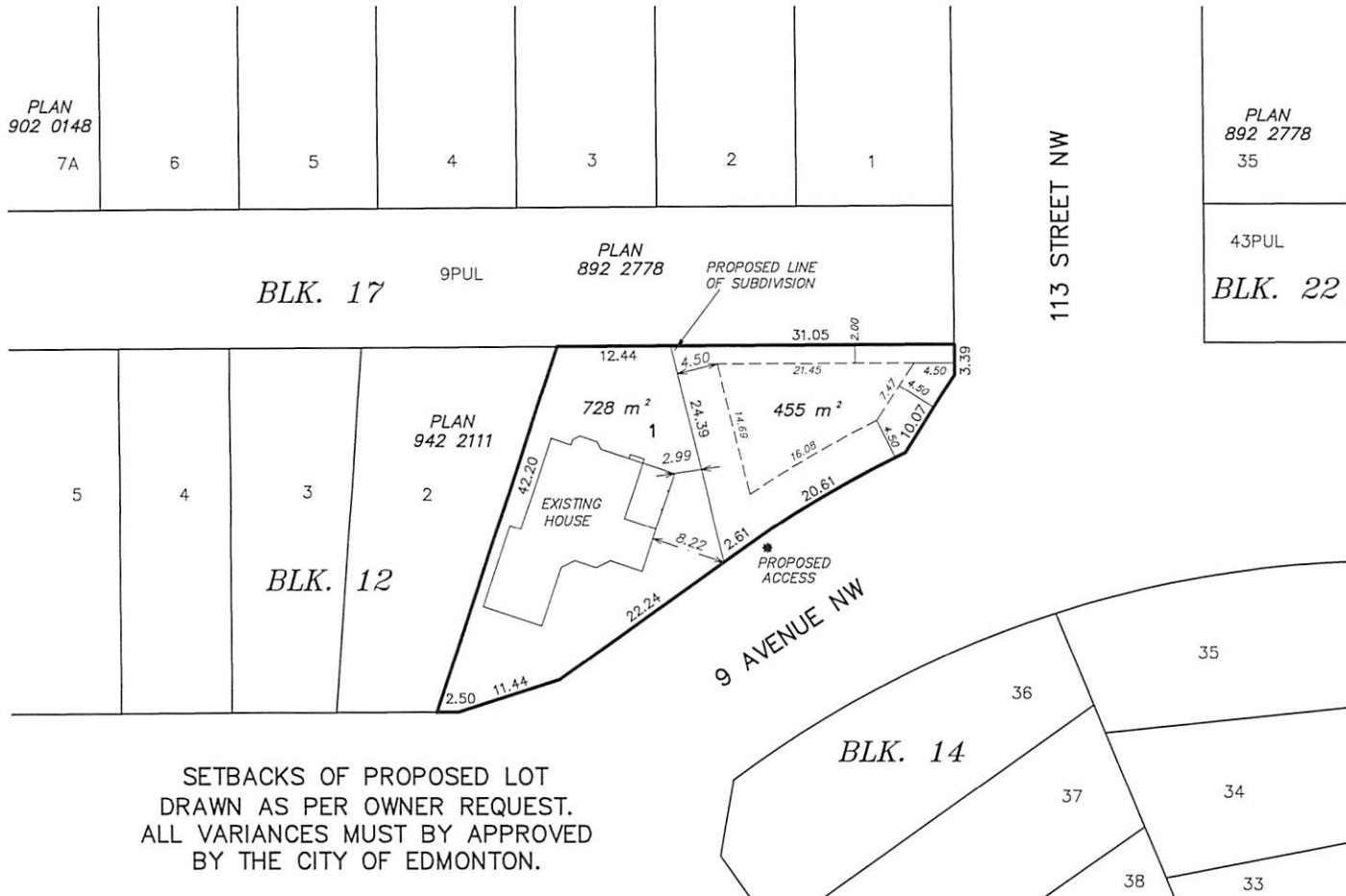
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #344109528-001

Enclosure



SETBACKS OF PROPOSED LOT
DRAWN AS PER OWNER REQUEST.
ALL VARIANCES MUST BY APPROVED
BY THE CITY OF EDMONTON.



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

Copyright Reserved

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

Client

BERNADETTE & ANIL FERNANDO

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
LOT 1, BLK 12 PLAN 942 2111
WITHIN
N.E 1/4 SEC 30, TWP. 51, RGE. 24, W.4 MER.
AND
S.E 1/4 SEC 31, TWP. 51, RGE. 24, W.4 MER.

TWIN BROOKS

SCALE 1 : 500
NOVEMBER 2018
REV JANUARY 10, 2019
REV MARCH 21, 2019
REV JULY 31, 2019

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.118 Hectares, including 1 residential lot.



Subdivision Authority

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

December 19, 2019

File No. LDA19-0479

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 Lots 3 & 4, Block 10, Plan 1497 AE, located north of 129 Avenue NW and east of 70 Street NW; **BALWIN**

The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #344675891-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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).
- 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 3 & 4, BLOCK 10, PLAN 1497 A.E.

IN THE

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

EDMONTON ALBERTA



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



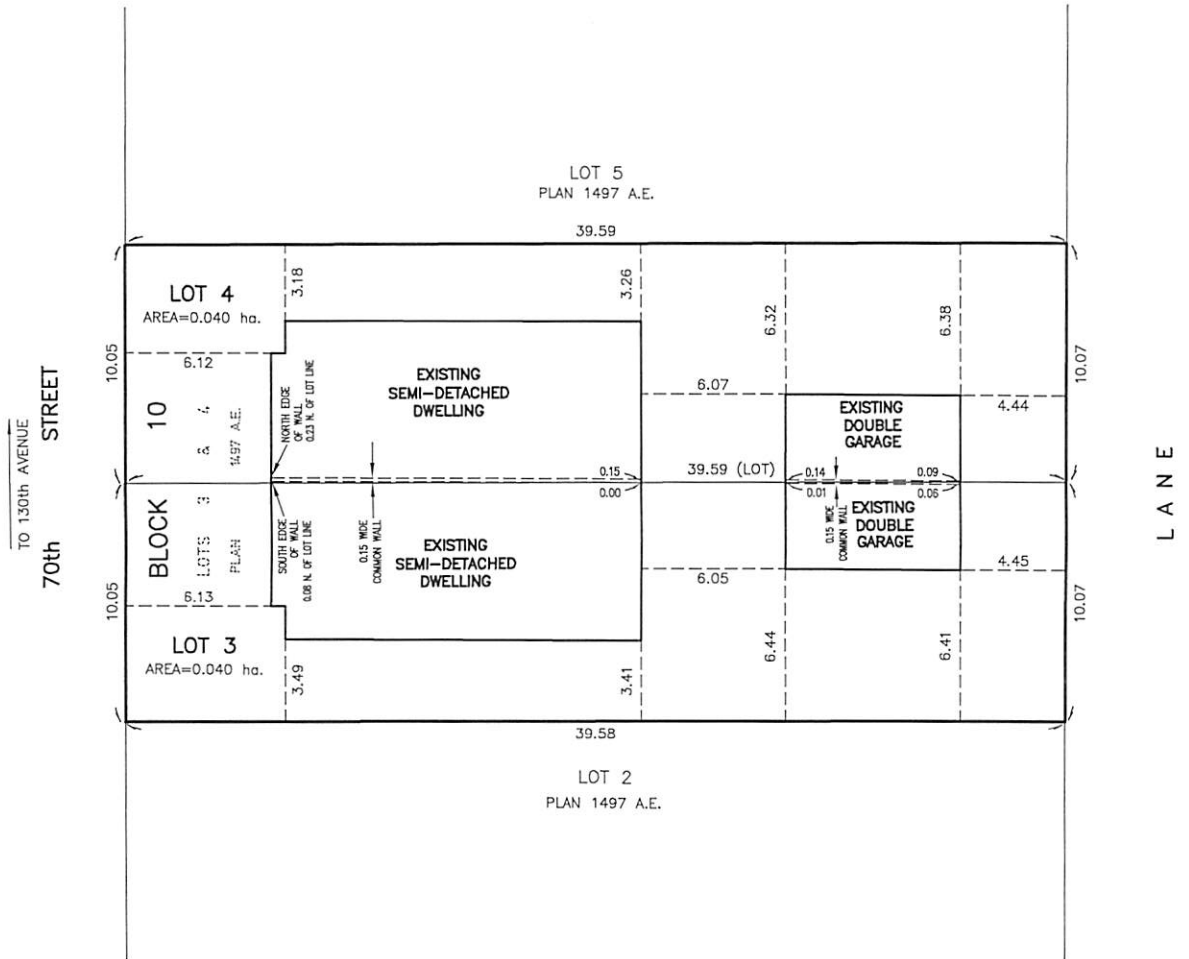
DRAWN BY: E.S.D.

CALC'D. BY: A.L.S.

DATE: SEPTEMBER 09, 2019
 REVISED: SEPTEMBER 25, 2019

FILE NO. 19S0575

DWG.NO. 19S0575T





Subdivision Authority

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

December 19, 2019

File No. LDA19-0495

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4, Block 24, Plan 1916 HW, located north of 115 Avenue NW and east of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on December 19, 2019, 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 Lot 4B; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #343372750-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 122 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.
- The Inglewood neighbourhood is on the Neighbourhood Renewal Program and this specific site construction was completed in the 2019 construction season. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

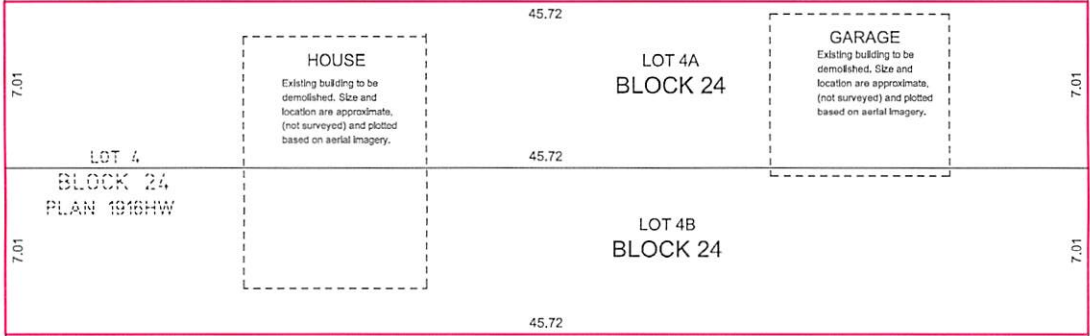
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m south of the north property line of existing Lot 4 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).



122 STREET NW

LOT 3
BLOCK 24
PLAN 1916HW



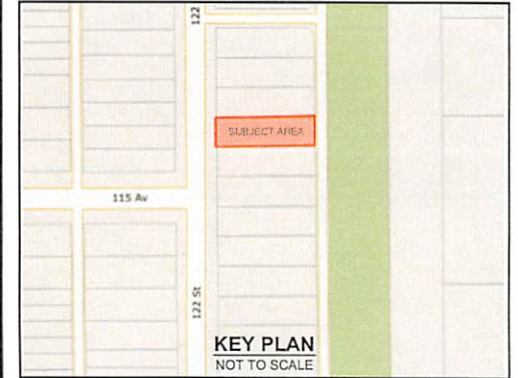
LANE

LOT 5
BLOCK 24
PLAN 1916HW

ACCENT INFILLS

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.064 ha.



REV. NO.	DATE	ITEM	BY
1	SEPT. 17/19	T-PLAN	CN
REVISIONS			

INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

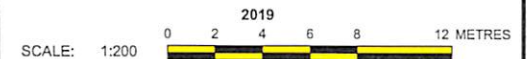
OF

LOT 4, BLOCK 24, PLAN 1916HW

WITHIN THE

W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 61900131T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

December 19, 2019

File No. LDA19-0509

Dualita Architecture
3400 - 10180 101 Street NW
Edmonton, AB T5J 3S4

ATTENTION: Armando Hernandez

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 22, Plan 4011 RS, located south of 47 Avenue NW and west of 143 Street NW;
BROOKSIDE

The Subdivision by Plan is **APPROVED** on December 19, 2019, subject to the following conditions:

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

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

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

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

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #346140366-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 9.45 m west of the east property line of Lot 19 off the lane. The existing storm service enters the proposed subdivision approximately 8.1 m west of the east property line of Lot 19 off 47 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).

14331- 47 AV NW
LOT 19
BLOCK 22
PLAN 4011RS
AREA: 722.28 M2

TENTATIVE SUBDIVISION PLAN
November 6, 2019



LOT SUBDIVISION





Subdivision Authority

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

December 19, 2019

File No. LDA19-0510

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 12, Plan 6773 MC, located north of 40 Avenue NW and west of 124 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is **APPROVED** on December 19, 2019, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #345899911-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 40 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).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- There is an existing access to 40 Avenue NW. Upon redevelopment of proposed Lot 9A, the existing residential access to 40 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.1 m west of the east property line of existing Lot 9 off of the lane. The existing storm service enters the proposed subdivision approximately 7.3 m east of the west property line of existing Lot 9 off 40 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

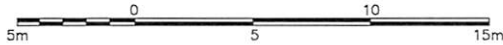
LOT 9, BLOCK 12, PLAN 6773 M.C.

IN THE
N.W.1/4 & W.1/2 SEC.7-52-24-4

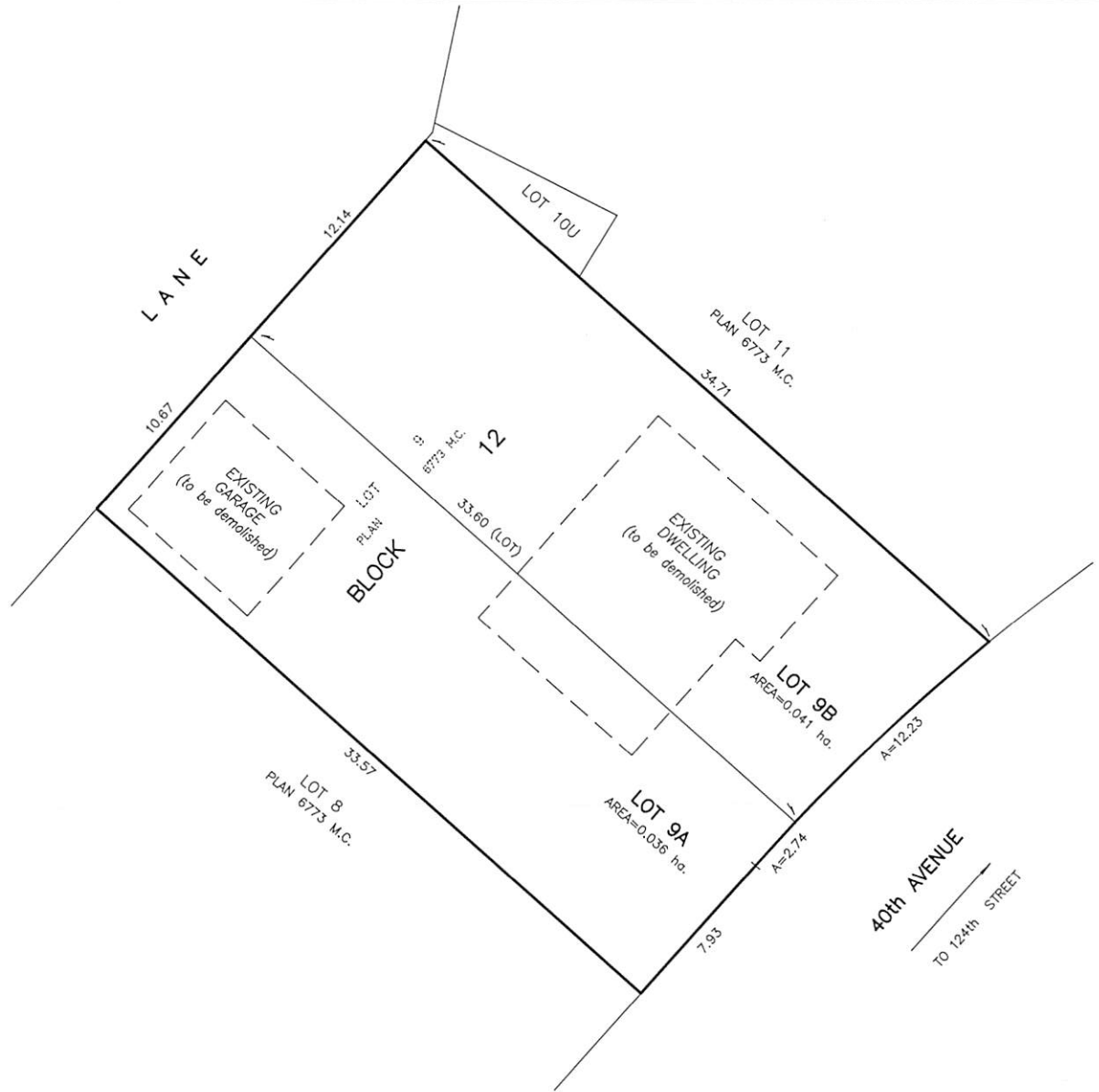
AND
N.1/2 & S.E.1/4 SEC.12-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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



HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: NOVEMBER 04, 2019
REVISED: -

FILE NO. 19S0731

DWG.NO. 19S0731T

40th AVENUE
TO 124th STREET



Subdivision Authority

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

December 19, 2019

File No. LDA19-0517

Yolanda Lew
403 - 10055 118 Street NW
Edmonton, AB T5K 0C1

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 10, Plan 3511 HW, located south of 73 Avenue NW and west of 116 Street NW;
BELGRAVIA

The Subdivision by Plan is **APPROVED** on December 19, 2019, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #346453354-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 73 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).
- 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 5.9 m west of the east property line of existing Lot 23 off 73 Avenue NW. The existing storm service enters the proposed subdivision approximately 9.6 m west of the east property line of existing Lot 23 off 73 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



Scale: 1:1000

November 1, 2018

Legend

----- SUBDIVISION BOUNDARY
Total Area 743m²

BELGRAVIA
Tentative Plan of Subdivision
Lot 23, Block 10, Plan 3511HW



Note: All dimensions and areas shown herein to be confirmed by legal survey prior to registration.



Subdivision Authority

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

December 19, 2019

File No. LDA19-0521

Bernhard Jess
401 - 8503 108 Street NW
Edmonton, AB T6E 6J9

ATTENTION: Bernhard Jess

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 15, Plan 5112 HW, located north of 93 Avenue NW and west of 83 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following condition:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #346450391-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 83 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.

Building / Site

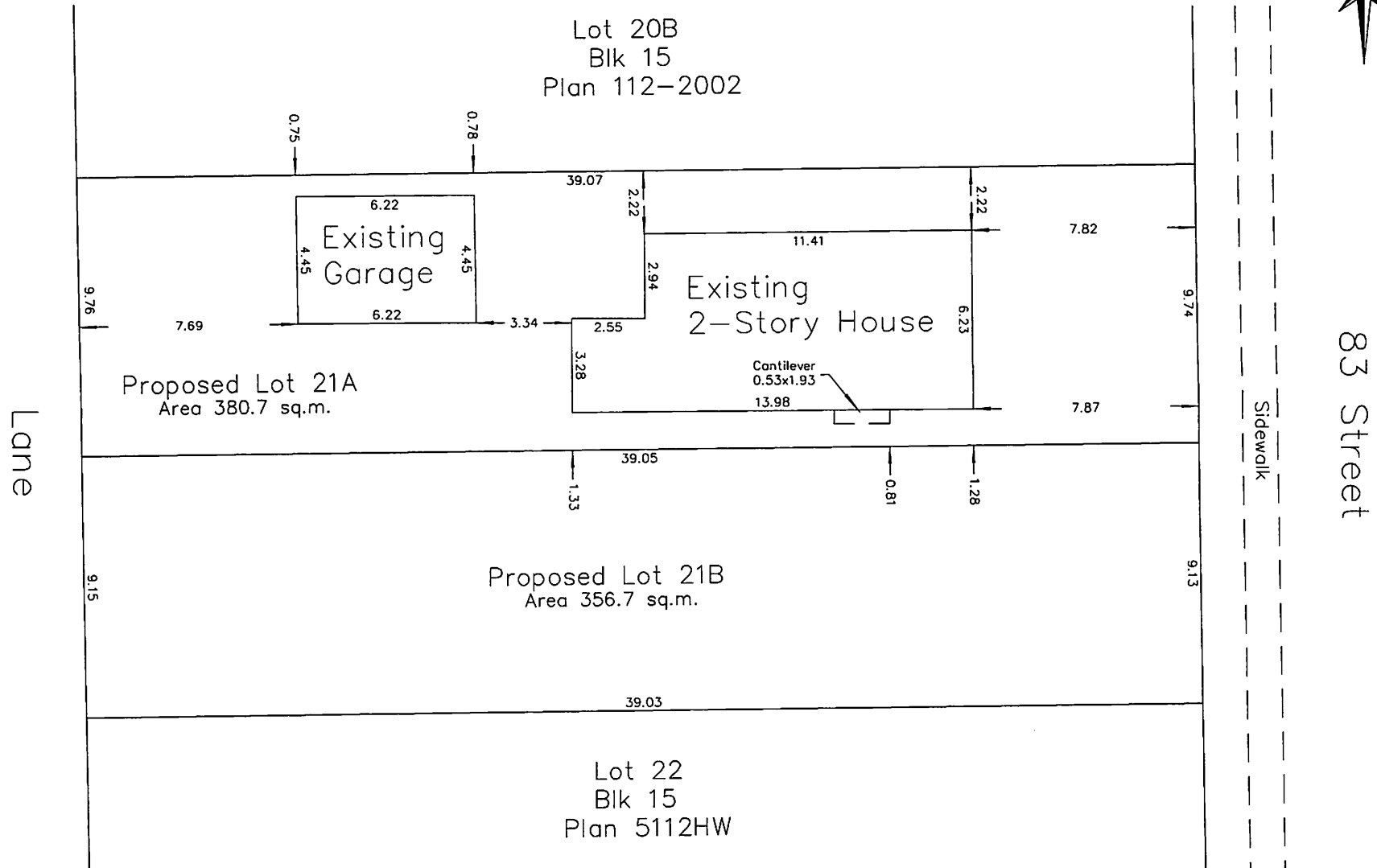
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 4.1 m south of the north property line of Lot 21 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

Plan Showing Proposed Subdivision

Lot 21, Block 15, Plan 5112HW
9324-83 Street



Client: Helena Probek

Neighbourhood: Holyrood

Zoning: RF1

Bernhard Jess ALS, CLS, P.Eng. © 2019

401, 8503-108 Street, Edmonton, AB, T6E 6J9

780-413-6448

bjess@bernhardjessALS.ca

Scale 1:200

File: 1938 Planning App.dwg



Subdivision Authority

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

December 19, 2019

File No. LDA19-0522

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 7, Plan 4014 HW, located south of 88 Avenue NW and west of 77 Street NW;
IDYLLWYLDE

The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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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/cs/Posse #346672460-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 77 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- There is an existing access to 77 Street NW. Upon redevelopment of proposed Lot 21B, the existing residential access to 77 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.44 m east of the west property line of Lot 21 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.
- 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

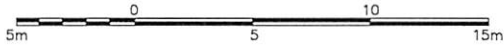
LOT 21, BLOCK 7, PLAN 4014 H.W.

IN THE

N.E.1/4 SEC.27-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

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

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

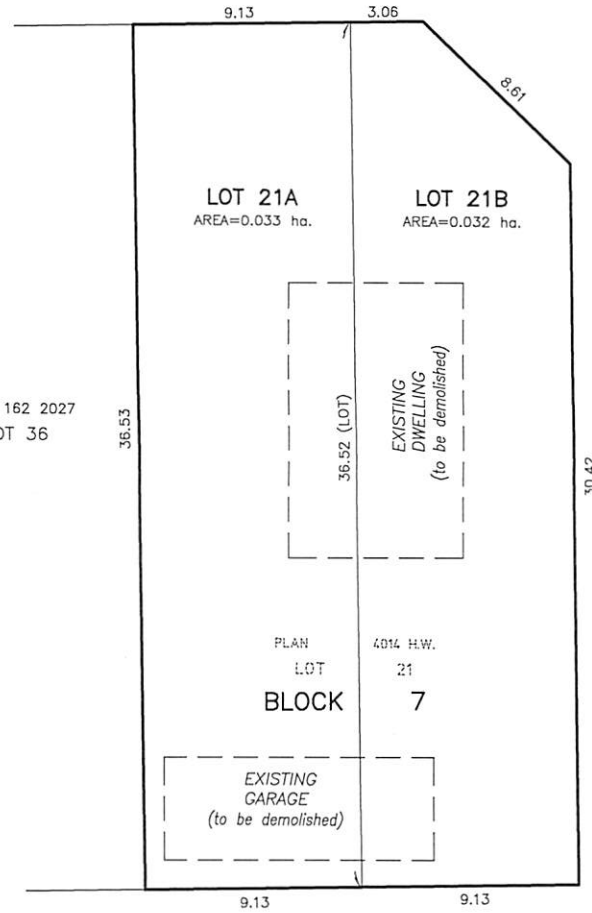
CALC'D BY: -

DATE: NOVEMBER 13, 2019
REVISED: -

FILE NO. 19S0771

DWG.NO. 19S0771T

88th AVENUE



77th STREET

LANE



Subdivision Authority

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

December 19, 2019

File No. LDA19-0523

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 20, Plan 6773 MC, located north of 41 Avenue NW and east of 121 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #346708744-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 121 Street NW and 41 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).
- 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 9.5 m north of the south property line of Lot 35 off of the lane. The existing storm service enters the proposed subdivision approximately 9.6 m north of the south property line of Lot 35 off 121 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 35, BLOCK 20, PLAN 6773 M.C.

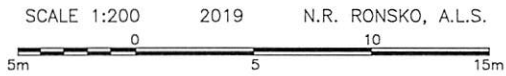
IN THE

N.W.1/4 & W.1/2 SEC.7, TWP.52, RGE.24, W.4 M.

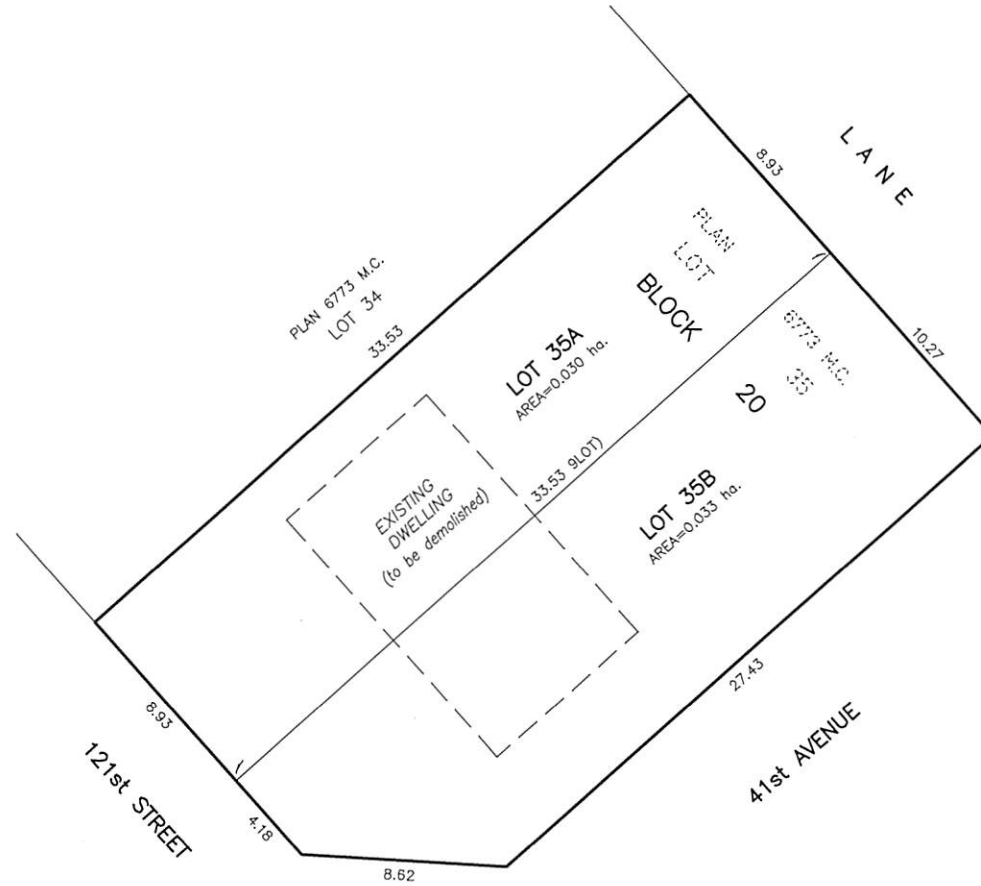
ALSO IN THE

N.1/2 & S.E.1/4 SEC.12, TWP.52, RGE.25, W.4 M.

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, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: NOVEMBER 07, 2019
 REVISED: -

FILE NO. 19S0749

DWG.NO. 19S0749T



Subdivision Authority

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

December 19, 2019

File No. LDA19-0528

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

ATTENTION: Daniel Snow

RE: Tentative plan of subdivision to adjust a property boundary of Lots 6 and 7, Block 25, Plan 2107 HW, located south of 62 Avenue NW and west of 106 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on December 19, 2019, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage on Lot 7, Block 25, Plan 2107 HW, prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #347088216-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$673.00 - 2019 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

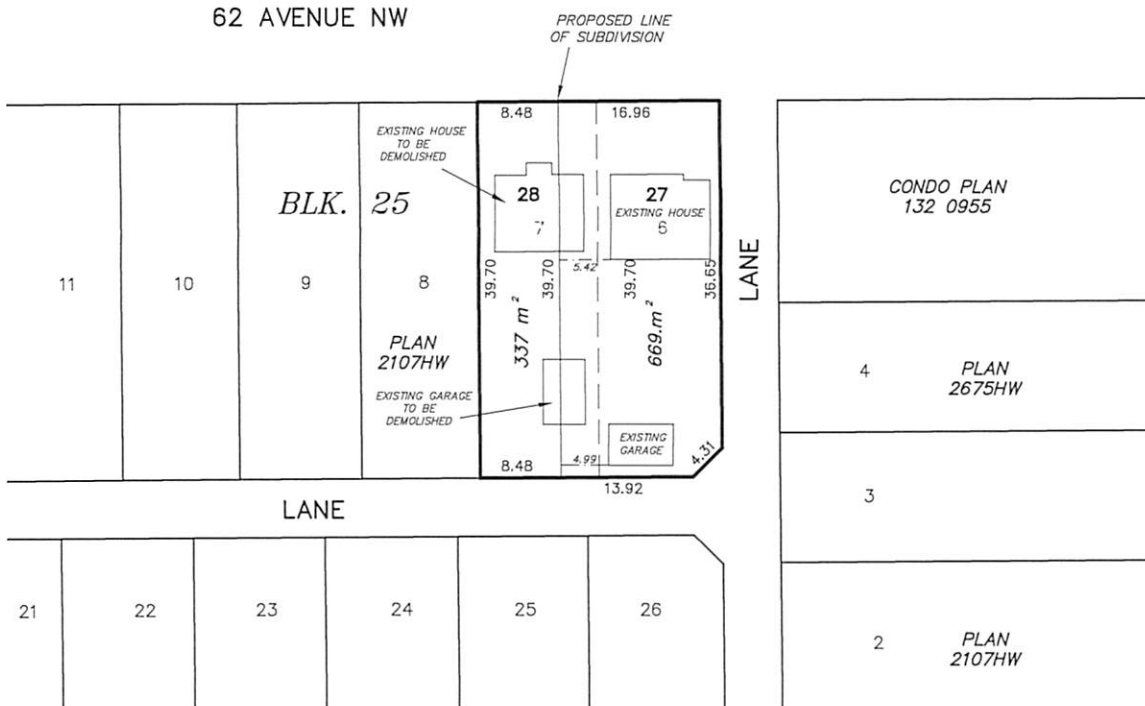
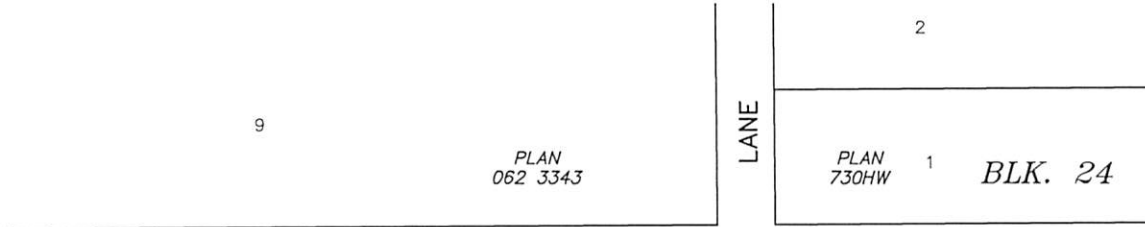
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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

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- There is a deficiency in on-street fire flows adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



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

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
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Client
HAYNES HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
 LOTS 6&7, BLK 25, PLAN 2107HW
 WITHIN
 S.W. 1/4 SEC. 20, TWP. 52, RGE. 24, W.4 MER.

ALLENDALE

SCALE 1 : 500
OCTOBER 2019

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.10Hectares, including 2 residential lots.

Thursday, December 12, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 49

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the December 12, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the December 5, 2019 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0324 326352456-001	Tentative plan of subdivision to create one (1) natural area lot and one (1) other lot from, Lot 1, Block 4, Plan 822 1702 located south of 44 Avenue NW and east of Winterburn Road NW; EDGEMONT
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA19-0492 344828375-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 4, Plan 3775 HW, located north of 69 Avenue NW and east of 95 Street NW; HAZELDEAN
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA19-0494 344963171-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 70, Block 1, Plan 2955 MC, located north of 55 Avenue NW and west of 114 Street NW; LENDRUM PLACE

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA19-0503 345100861-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2A, Block 1, Plan 112 3902, located north of Jasper Avenue NW and east of 78 Street NW; CROMDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA19-0513 346131770-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 13, Plan 794 HW, located north of 107 Avenue NW and east of 155 Street NW; HIGH PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA19-0515 345902038-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22, Block 12, Plan 4116 HW, located south of 83 Avenue NW and west of 117 Street NW; WINDSOR PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA19-0516 346211730-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 1, Plan 5874 HW, located north of 97 Avenue NW and west of 163 Street NW; GLENWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA19-0524 346560605-001	Tentative plan of subdivision to create (one) 1 block shell parcel to facilitate future residential development and dedication of reserve lots from the NE-15-51-25-W4M located south of Glenridding Ravine Road SW and east of 156 Street SW; GLENRIDGING RAVINE	
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.		