

Thursday, February 08, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 08, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 01, 2024 meeting be adopted as amended.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA23-0297
481411140-001 Tentative plan of subdivision to create 92 residential lots, one (1) Public Utility lot, and one (1) Non-Credit Municipal Reserve lot, from Lot A, Block 1, Plan 212 2223, Lot C, Block 1, Plan 222 2597 and the SE 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA23-0164
461166650-003 Tentative plan of subdivision to create 29 residential lots, two (2) multi-unit housing lots, three (3) Environmental Reserve lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from a portion of roadway to be closed and the NE 15-51-25-W4M, located south of 28 Avenue SW and west of Chappelle Boulevard SW; **CHAPPELLE**

MOVED Blair McDowell
That the application for subdivision be as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA19-0444 342826477-001	REVISION of conditionally approved tentative plan of subdivision to create 109 residential lots, and one (1) Public Utility lot, from Lot 2, Block 1, Plan 1822720 located south of 35 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
4.	LDA22-0473 443914800-001	REVISION of conditionally approved tentative plan of subdivision to create 170 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0253 476047368-001	REVISION of conditionally approved tentative plan of subdivision to create 78 residential lots from Lot 4, Block 1, Plan 212 2367, located south of 178 Avenue NW and west of 66 Street NW; CRYSTALLINA NERA EAST
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA23-0375 493516236-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 33-34, Block B, Plan 1345AJ, located north of 92 Avenue NW and east of 93 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0013 496074456-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 4, Plan RN60, located north of 112 Avenue NW and west of 127 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0014 496147308-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 120, Plan 4590W, located south of 101 Avenue NW and west of 143 Street NW; GROVENOR
MOVED		Blair McDowell

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA24-0015 496223717-001	Tentative plan of subdivision to shift the lot line northward between Lot 12A, Block 14, Plan 192 0823 and Lot 12B, Block 14, Plan 192 0823, located south of 107 Avenue NW and west of 154 Street NW; CANORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.	



Subdivision Authority

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

February 8, 2024

File No. LDA23-0297

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 92 residential lots, one (1) Public Utility lot, and one (1) Non-Credit Municipal Reserve lot, from Lot A, Block 1, Plan 212 2223, Lot C, Block 1, Plan 222 2597 and the SE 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on February 8, 2024, subject to the following conditions:

1. that the owner dedicate the Non-Credit Municipal Reserve (MR) as a 0.09 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 2.820 ha by a Deferred Reserve Caveat registered against the SE 5-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner 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 Charter Bylaw 20778 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Maskêkosihk Trail, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facilities (SWMFs) as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner maintain the temporary 4 m secondary emergency access conditioned in LDA22-0560, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I. The shared use path is to be constructed to a residential alley standard roadway to allow for service vehicle access to the proposed SWMF;

12. that the owner dedicates the ultimate stormwater management facility (SWMF) as Public Utility Lot (PUL) to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provides an interim storm system, to be implemented to the satisfaction of the City of Edmonton and EPCOR Drainage, prior to the construction of the North Saskatchewan River Outfall and interconnecting pipe system;
14. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskêkosihk Trail, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, non credit Municipal Reserve Lot, and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

The 0.09 ha non credit MR parcel contains an abandoned well and will function as passive open space.

Municipal Reserve (MR) for Lot A, Block 1, Plan 212 2223 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0567. The DRC will carry forward on the remainder of the title.

MR for Lot C, Block 1, Plan 222 2597 was addressed by DRC with LDA21-0601. The DRC will carry forward on the remainder of the title.

MR for the SE 5-52-25-W4M in the amount of 2.820 ha is being provided by a DRC with this subdivision. This accounts for the arterial road dedication and AltaLink Corridor.

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/jv/Posse #481411140-001

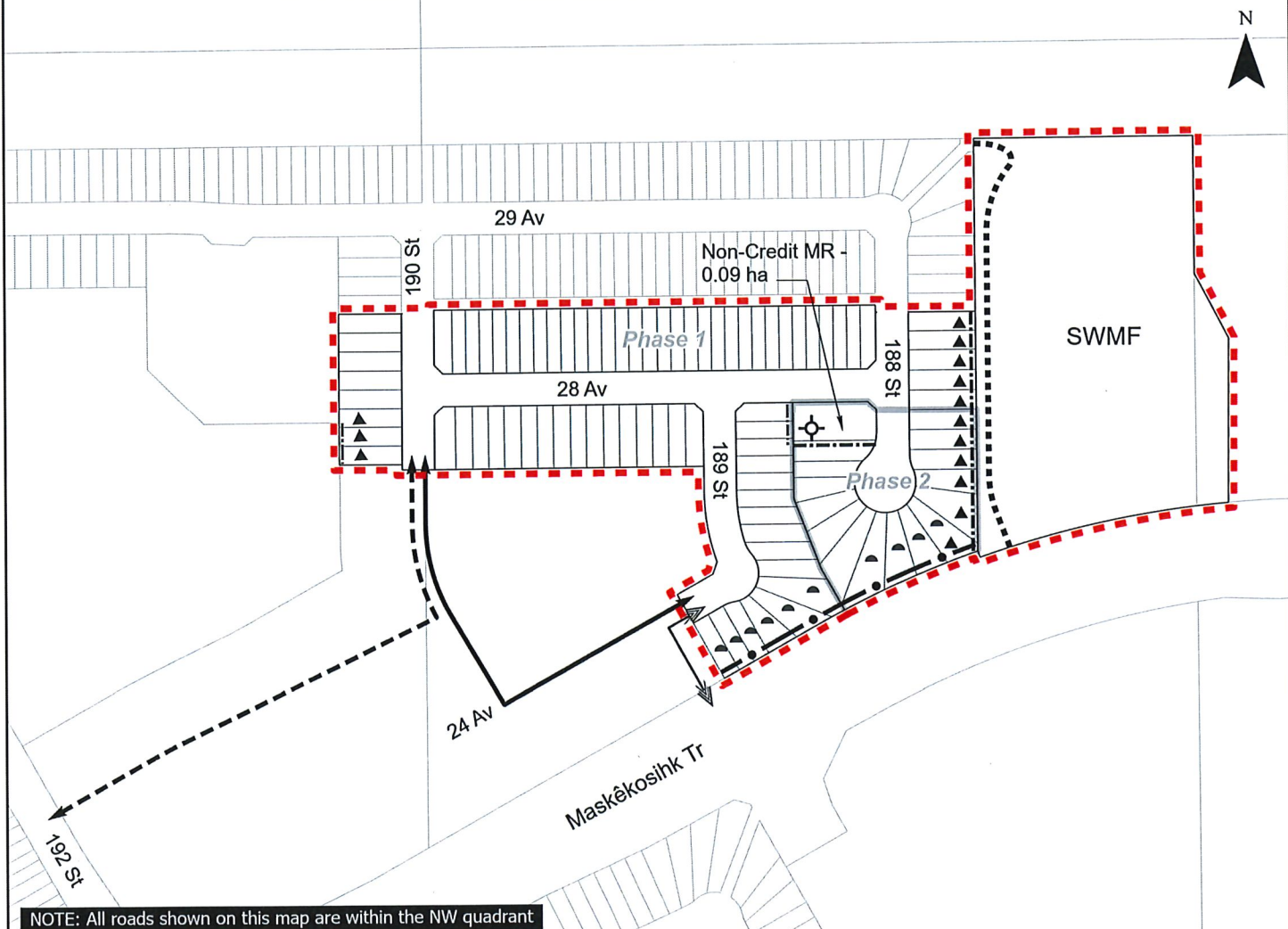
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

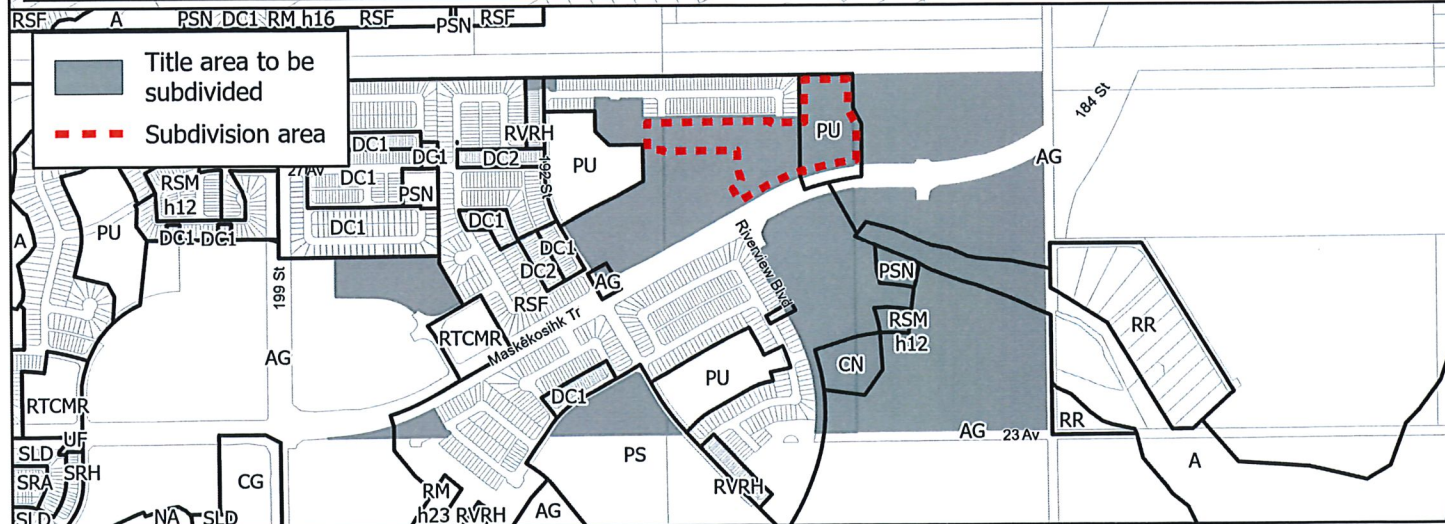
February 8, 2024

LDA23-0297

- - - - Limit of proposed subdivision
- Phasing Line
- 1.2 m uniform fence
- Berm and noise attenuation fence
- 3 m shared use path
- Temporary 4 m emergency access
- Temporary 6 m roadway
- Watermain extension
- ▲ Restrictive covenant re: Berm and fence
- ▲ Restrictive covenant re: Freeboard
- ⊙ Abandoned well site



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

February 8, 2023

File No. LDA23-0164

Arcadis IBI Group
300 - 10120 103 Avenue NW
Edmonton, AB T5J 3R6

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create 29 residential lots, two (2) multi-unit housing lots, three (3) Environmental Reserve lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from a portion of roadway to be closed and the NE 15-51-25-W4M, located south of 28 Avenue SW and west of Chappelle Boulevard SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on February 8, 2023, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 6.830 hectare (ha), 0.595 ha, and 0.258 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.18 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of MR in the amount of \$44,712.75 representing 0.077 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of Arterial Roadway Assessments applicable to Phase 3 of this subdivision;
6. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed multi-unit housing lot within Phase 3, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
7. 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;
8. that the owner register a temporary public access easement for a temporary 12 metre (m) turnaround, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a temporary emergency access easement for a temporary 4 m emergency access roadway, as shown on the "Conditions of Approval" map, Enclosure I;
 10. that the property lines of the residential lots be modified, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for oil well service vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I;
 11. 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;
 12. that LDA23-0122 to close portions of 156 Street NW shall be approved prior to the endorsement of the plan of survey, as shown on the "Conditions of Approval" map, Enclosure I;
 13. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the J.R. Paine & Associates Ltd. geotechnical report (file no. 2412-424), as shown on the "Conditions of Approval" map, Enclosure I;
 14. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF)/Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
 15. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the south greenway, as shown on the "Conditions of Approval" map, Enclosure I; and
 16. 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 (4) shall contain, among other things, the following conditions:**
1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
 2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
 3. that the owner pay the Drainage Assessments applicable to this subdivision;
 4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
 5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include identification of the abandoned well site within Chernowski Way SW, 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, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct Chernowski Way SW as an enhanced local roadway standard, to maintain two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the enhanced local roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, 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);
12. that the owner construct a temporary 4 m gravel surface roadway to provide private and emergency access to Block E, Plan 982 5711, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The physical closure of this portion of 156 Street Government Road Allowance cannot occur until alternative access to this property is constructed from 28 Avenue SW. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
13. that the owner remove the road structure of the existing 156 Street SW roadway and remediate the road closure area, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I;
14. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, at the shared use path crossings on Chernowski Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct traffic calming measures such as curb ramps, a two-stage crossing, a raised crossing, or curb extensions, at the shared use path crossings on Chernowski Way SW, to

the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner construct a 3 m asphalt shared use path within the ER lot, including "Shared Use" signage and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 3 m asphalt shared use path within the PUL, with a connection to the existing shared use path to the east, including lighting and bollards, to a residential alley standard roadway, to allow for service vehicle access to the SWMF, as shown on Enclosure I;
18. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway and the MR lot, with connections to the adjacent top of bank shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a temporary 3 m hard surface shared use path, with lighting and bollards, along the south side of the 28 Avenue SW road right of way, with a connection to the existing shared use path from Craig Landing SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner abandons any unused interim storm infrastructure, as part of the ultimate SWMF construction, to the satisfaction of Subdivision and Development Coordination;
23. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the PUL, the Reserve lots, road rights of way, walkway, and greenways 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 the NE 15-51-25-W4M was addressed by registration of a 0.459 ha Deferred Reserve Caveat (DRC 222 166 311) on title with LDA18-0496 and registration of second a DRC (222 108 888) in the amount of 0.520 ha on title with LDA20-0313. The two DRCs total 0.979 ha. An additional 0.046 ha will be owing upon approval of LDA23-0122 to close portions of 156 Street NW, resulting in a total of 1.025 ha owing for the titled area.

ER in the amount of 7.683 ha is being dedicated as three lots with this subdivision, thereby reducing the amount owing by 0.768 ha. Additionally, MR in the amount of 0.18 ha is being provided by dedication with this subdivision. The remaining 0.077 ha is being provided by money in place with this subdivision, in the amount of \$44,712.75. Money in place may change, dependent upon the final plan of survey.

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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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 #461166650-003

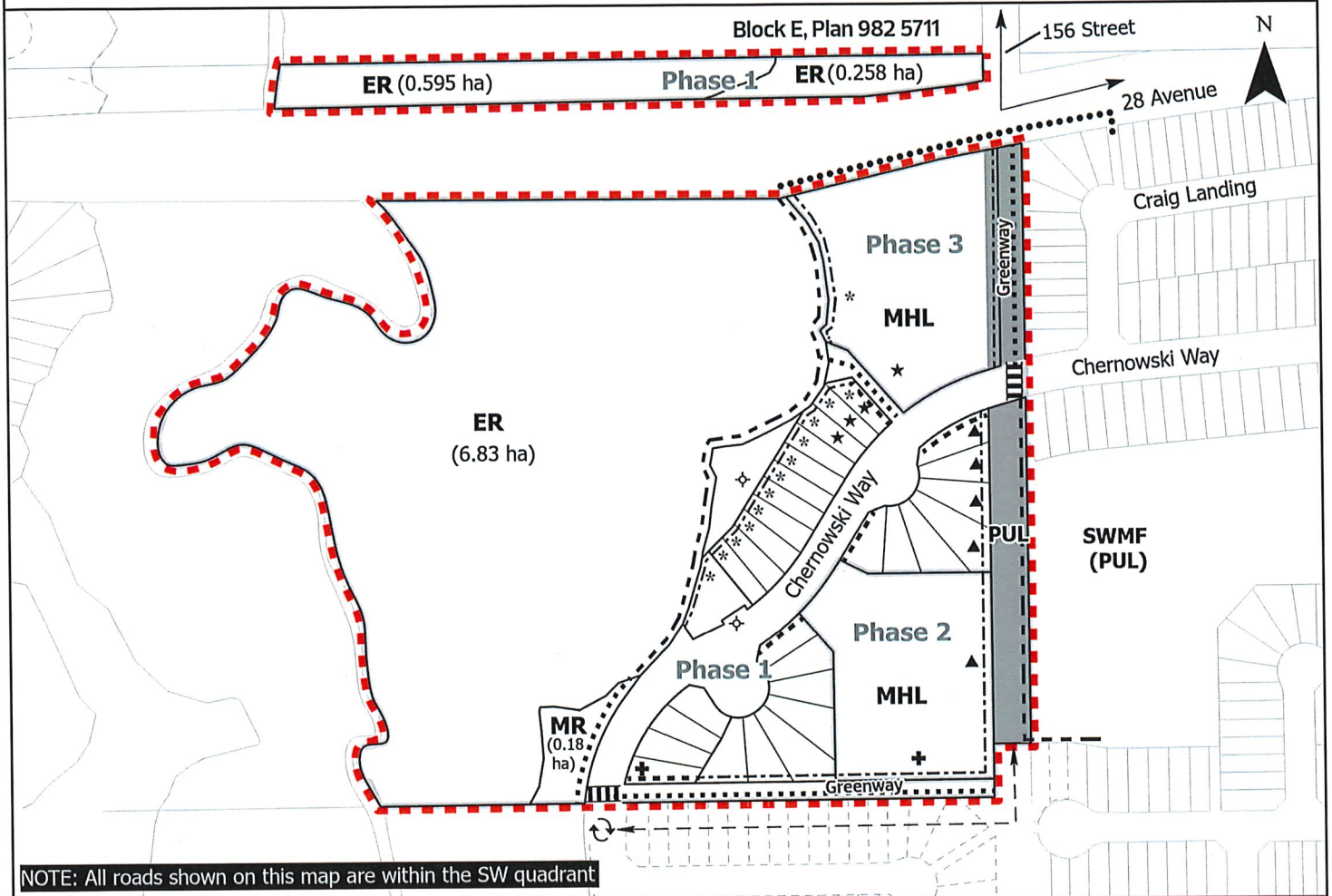
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

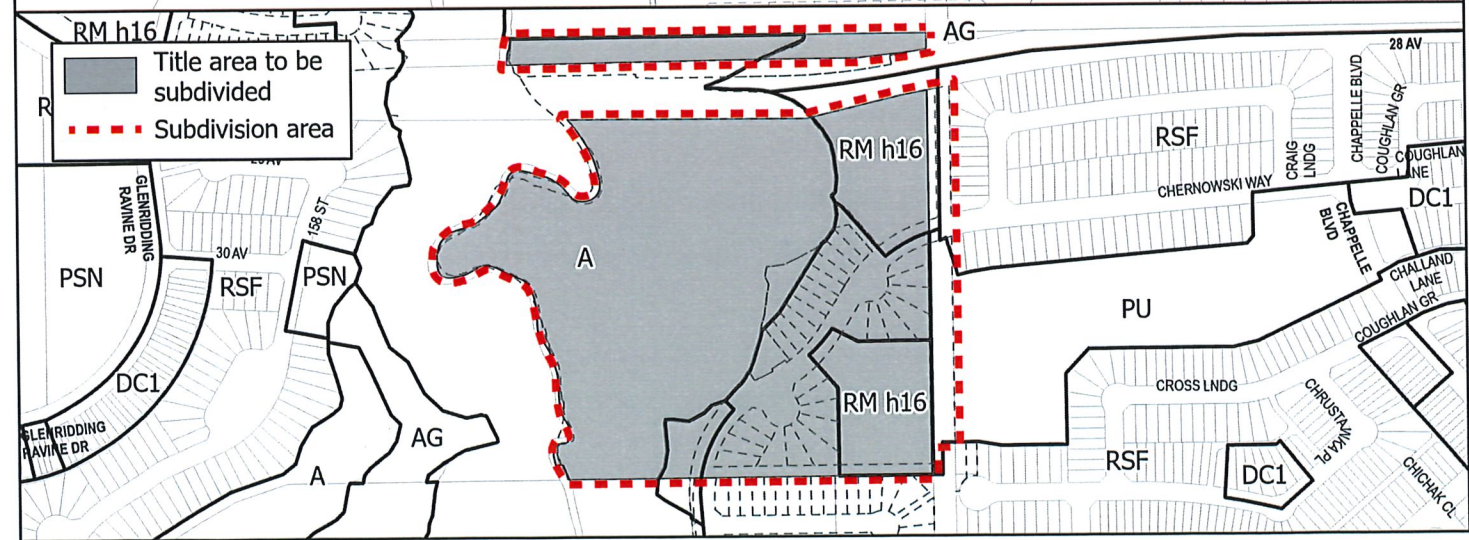
February 8, 2024

LDA23-0164

- - - - Limit of proposed subdivision
- Temporary 12 m radius turnaround; register easement
- Temporary 4m Emergency Access; register easement
- ★ Modify property lines if necessary
- Phasing Line
- Road closure area; remove road structure and remediate
- ✱ Restrictive Covenant re: Top of Bank
- ▲ Restrictive Covenant re: Freeboard
- ✚ Restrictive Covenant re: Disturbed soil
- ⊕ Abandoned well site
- Temporary 4m access
- Zebra marked crosswalk; Traffic calming measures
- - - 3m asphalt shared use path
- ⋯ 3m Hard surface shared use path
- ⋯⋯ Temporary 3m hard surface shared use path
- - - 1.2 m Uniform fence
- ⋯⋯ 1.8m Uniform fence as per Zoning Bylaw



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





Subdivision Authority

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

February 8, 2024

File No. LDA19-0444

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 109 residential lots, and one (1) Public Utility lot, from Lot 2, Block 1, Plan 1822720 located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

This subdivision was originally approved on July 23, 2020. The first Change Request (Sept 29, 2022) reconfigured the lotting and removed the majority of the north-south and east-west lanes between Erlanger Road and Erlanger Drive. This second Change Request application swaps the phasing and amends the phasing boundary to include a portion of alley and Erlinger Way within Phase 1.

I The Subdivision by Plan is APPROVED on February 8, 2024, 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 road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for one of the two following options, both of which are further detailed in Clause II (8), and as shown on the "Conditions of Approval" map, Enclosure I:
 - a. 215 Street NW/Winterburn Road NW, for the parcels legally described as Lot A, Plan 3301 MC, Lot R, Block 1, Plan 5822 RS, SW-7-52-25-W4M, and Lot 5, Block 4, Plan 202 0602, or;
 - b. Lessard Road NW, for the parcels legally described as the west and east half of SW-7-52-25-W4M;
4. that subject to Clause I (3), the owner clear and level 215 Street NW/Winterburn Road NW or Lessard Road NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;

5. that the lot identified be withheld from registration until the flanking roadway is constructed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) 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 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 provides access via the first two upgraded lanes of Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include one of two options:
 - a. that the owner construct the first two lanes of Winterburn Road (215 Street) NW from approximately 400 m north of Edgemont Boulevard (35 Avenue) NW to 62 Avenue NW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Winterburn Road (215 Street) NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination; or
 - b. that the owner construct the first two lanes of Winterburn Road (215 Street) NW from approximately 400 m north of Edgemont Boulevard (35 Avenue) NW to Lessard Road NW, and the first two lanes of Lessard Road NW from Winterburn Road (215 Street) NW to 202 Street NW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional

improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Lessard Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

8. that the owner designs the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination;
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 and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0394. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #342826477-001

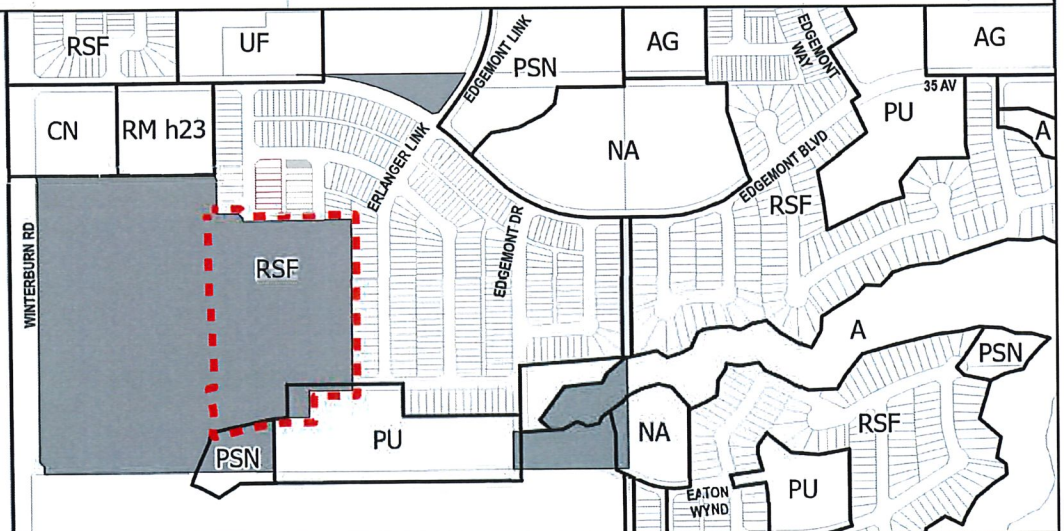
Enclosures

- Limit of Proposed Subdivision
- 1.2 m Uniform Fence
- ★ Withhold Lots from Registration
- ▲ Restrictive Covenant re: Freeboard

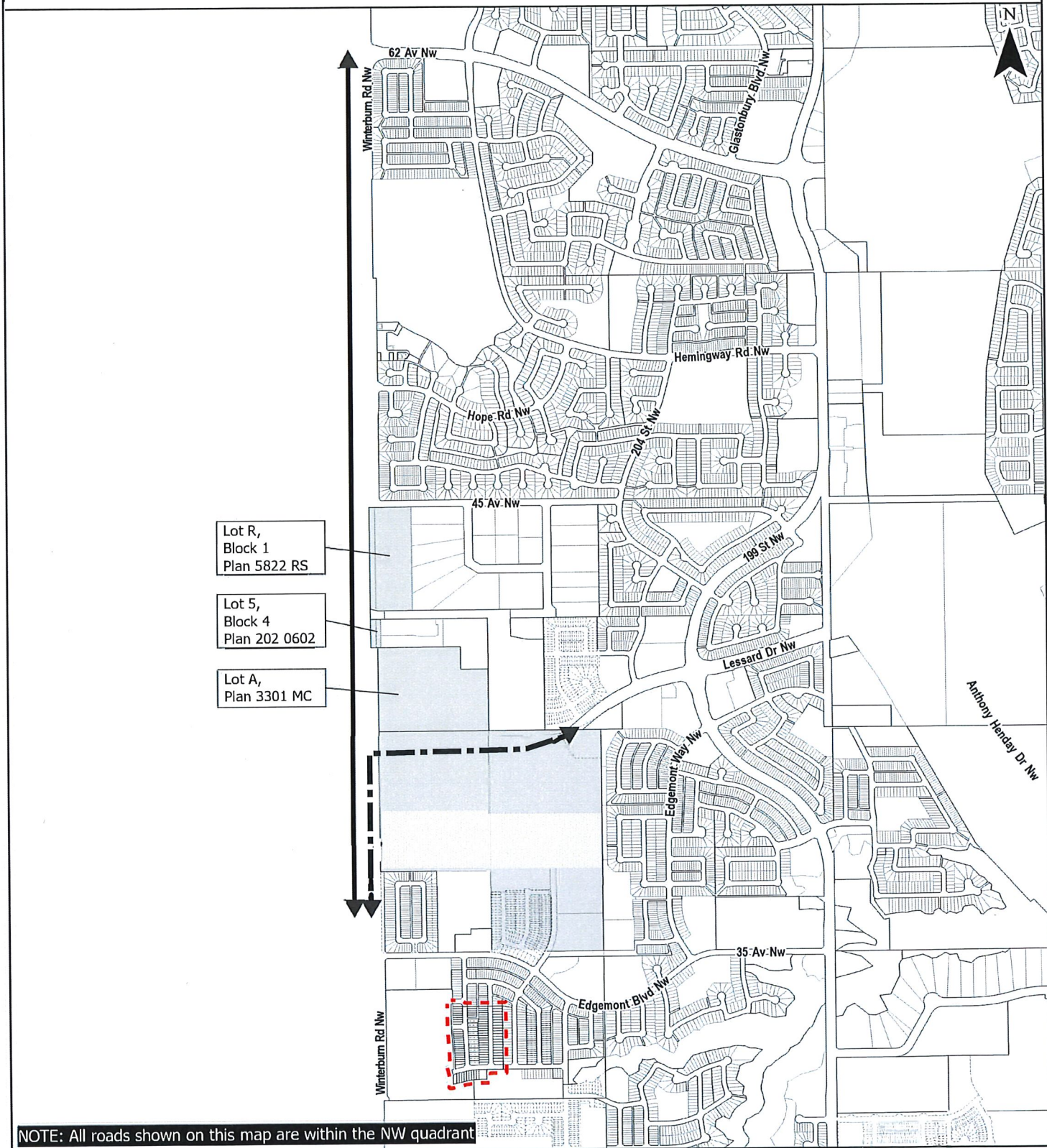


NOTE: All roads shown on this map are within the NW quadrant

- Title area to be subdivided
- Subdivision area



- Limit of Proposed Subdivision
- ↔ Option A: Construct first two lanes to an arterial roadway standard
- ↔ Option B: Construct first two lanes to an arterial roadway standard



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

February 8, 2024

File No. LDA22-0473

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 170 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; **KINGLET GARDENS**

This subdivision was originally approved on April 6, 2023. The first Change Request (August 10, 2023) adjusted the lotting of the single detached residential lots along Warbler Loop to accommodate a 6m drainage easement, and added the ER lot to the application boundary. This second Change Request adjusts the lotting along Kinglet Drive to allow for one additional residential lot, and slightly shifts the subdivision boundary along Oriole Crescent and Oriole Way.

I The Subdivision by Plan is APPROVED on February 8, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 9.734 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.490 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that a Technical Memorandum for Big Lake Area is approved to the satisfaction of Subdivision and Development Coordination and Planning Coordination, prior to endorsement of this subdivision;
6. that the owner register a temporary public access easement for the 7 m temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure II;

7. that Charter Bylaw 20699 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross section, including a 3 m shared use path within Kinglet Drive NW and the north/south collector roadway. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner construct appropriate traffic calming measures such as but not limited to a zebra marked crosswalk with pedestrian signage, curb ramps, a two-stage crossing, a raised crossing or

curb extensions at the shared use path crossings on Kinglet Drive NW collector, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

11. that the owner construct a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) and Municipal Reserve (MR) site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m asphalt surface shared use path with "Shared Use" signage, within the top of bank, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; Ecological routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
13. that the owner construct a 3 m hard surface shared use path, with lighting and T bollards within the emergency access walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 7 m paved roadway connection from Kinglet Drive NW to 231 Street NW, including lighting, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of a pedestrian overhead flasher/signal, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the signal installation will be at the direction of Transportation Operations. If the signal is not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signal at that time to fulfill this obligation;
16. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid block crossing on Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This may include modifications to the existing guardrail. Specific details will be reviewed and finalized through the engineering drawing review and approval process;
17. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct the ultimate storm outfall to the satisfaction of Subdivision and Development Coordination;

19. that the engineering drawings include a wildlife crossing in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
20. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies. Ecological planting considerations in these areas will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information).

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

Municipal Reserves (MR) for the NE-13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA22-0407. The 1.090 ha DRC will be transferred to the NW-13-53-26-W4M with this application.

MR for the NW-13-53-26-W4M was addressed by DRC with LDA21-0115. The DRC will be adjusted to accommodate the ER and MR dedication with this subdivision, and DRC transfer from the NE-13-53-26-W4M. The 3.769 ha DRC balance will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #443914800-001

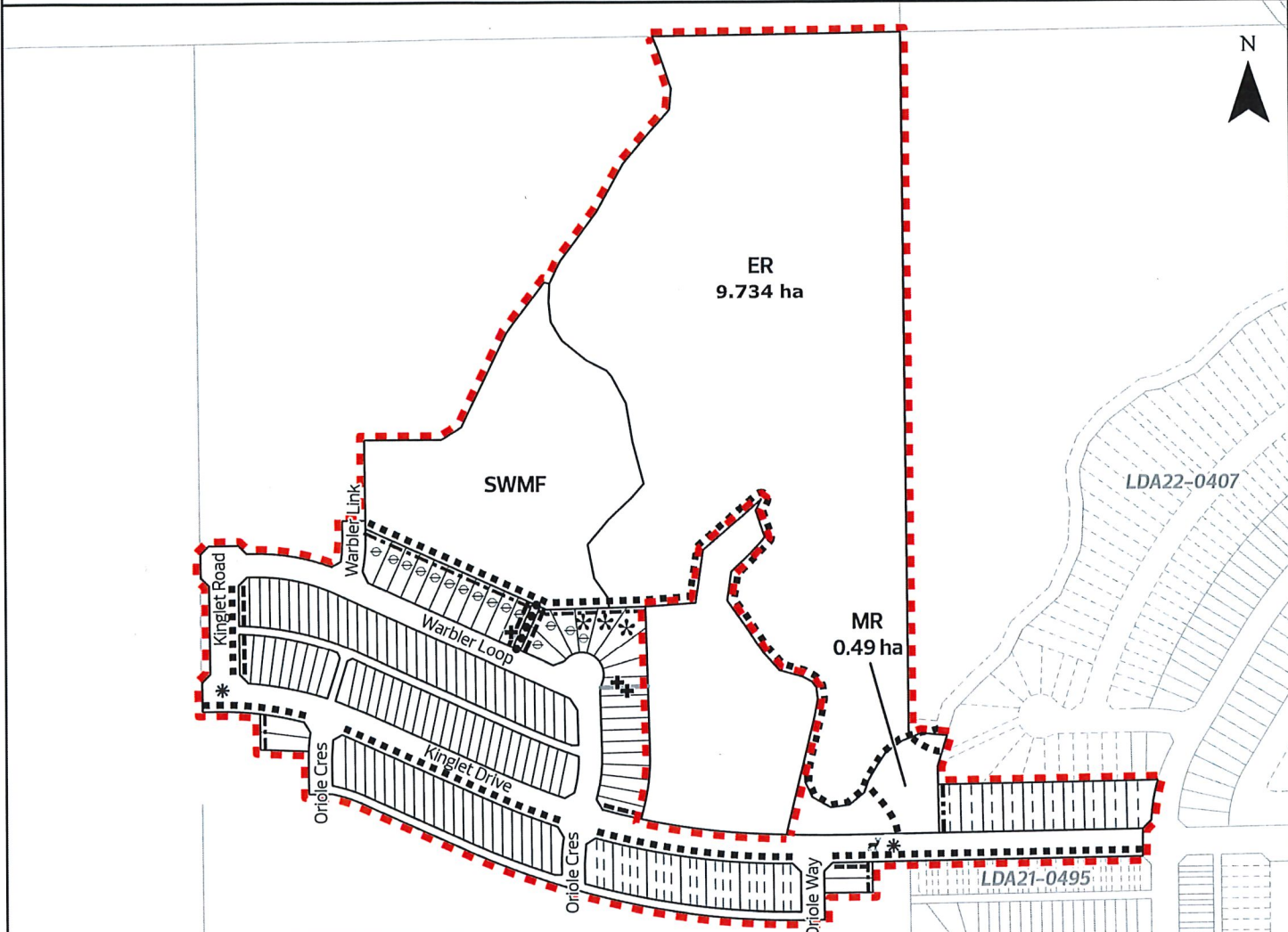
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

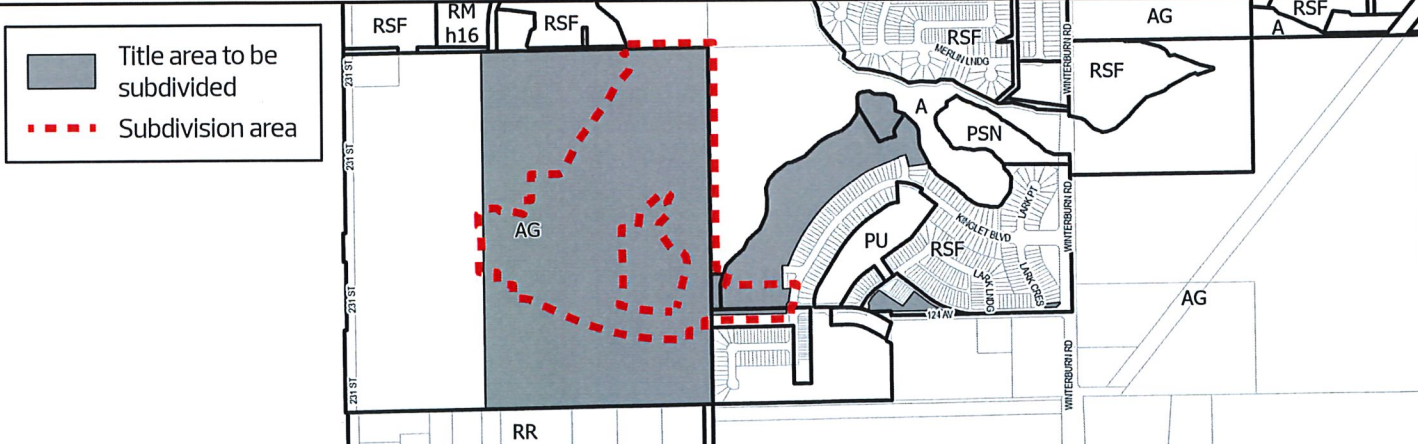
February 8, 2024

LDA22-0473

- | | |
|---|--|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision - - - 1.2 m uniform fence - · - · - 1.8 m uniform screen fence - - - - 1.8 m uniform fence as per Zoning Bylaw ■ ■ ■ ■ ■ 3 m shared use path ● ● ● ● ● 3 m emergency access sidewalk | <ul style="list-style-type: none"> — Utility easement * Traffic calming measures 🐾 Wildlife crossing * Restrictive covenant re: Top of Bank + Restrictive covenant re: Disturbed soil ⊖ Restrictive covenant re: Freeboard |
|---|--|



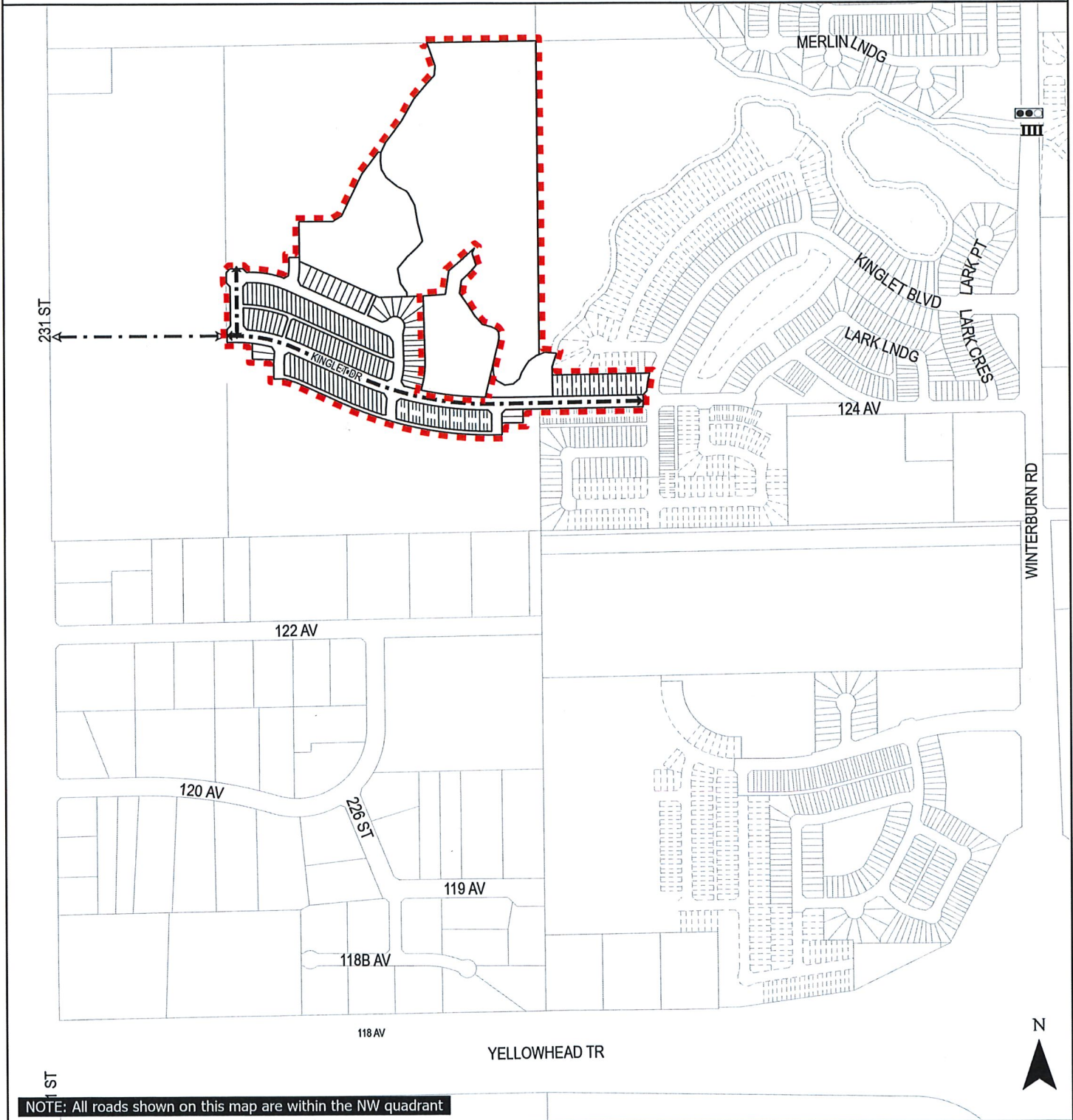
NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

February 8, 2024 LDA22-0473

- ■ ■ ■ ■ Limit of proposed subdivision
- ← · · · → Temporary 7 m roadway; Register easement
- ← · · · · · → Construct to a complete streets design; Dedicate additional road right of way (if deemed necessary)
- ▤▤▤▤▤▤▤ Zebra marked crosswalk
- Ⓜ Pedestrian Signal



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

February 8, 2024

File No. LDA23-0253

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

ATTENTION: Justin Jurincic

RE: REVISION of conditionally approved tentative plan of subdivision to create 78 residential lots from Lot 4, Block 1, Plan 212 2367, located south of 178 Avenue NW and west of 66 Street NW;
CRYSTALLINA NERA EAST

This subdivision was originally approved on November 9, 2023. This Change Request revises the lot type in Phase 2 by reducing the single detached residential lots by 25 and increasing the row housing lots by 30, resulting in 5 additional residential lots. There are no changes proposed within Phase 1.

I The Subdivision by Plan is APPROVED on February 8, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivisions LDA21-0256 be registered prior to or concurrent with this application to provide logical roadway extensions;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 66 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the residential lot adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the proposed Public Utility lot be dedicated as road right of way 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 The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner constructs curb extensions on the east leg at the intersection of 69A Street NW and 176A Avenue NW to provide a consistent roadway and eliminate the transition through the intersection. Details of the curb extension including the length and radius will be finalized through the engineering drawing review and approval process;
9. that the owner construct the second two lanes of 66 Street NW to an arterial roadway standard, from 167 Avenue NW to tie into the existing 4 lane section of 66 Street NW, south of 178 Avenue NW, to an approved Concept Plan, including channelization, accesses, intersections, turn bays, bus stop & amenities pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, 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 pay for the installation of traffic signals at the intersection of 82 Street NW and Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure II. 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 City Operations. If traffic signals are not deemed warranted by City 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 fulfil this obligation;

11. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standard. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure interim functionality of the alley/local roadway intersections, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
12. that the owner construct a 1.8 m concrete sidewalk within the north/south walkway, with a connection to the adjacent concrete sidewalk on the south side of 178 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I, including lighting and bollards, to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a 1.0 m berm centred on the property line, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000), and a 1.8 m noise attenuation fence wholly within private property lines, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), or a combination thereof, to conform to the submitted Noise Study for all lots backing onto 66 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a bus stop and amenities pad;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 4, Block 1, Plan 212 2367 was addressed by land dedication with LDA08-0136 and by DRC with LDA16-0553. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

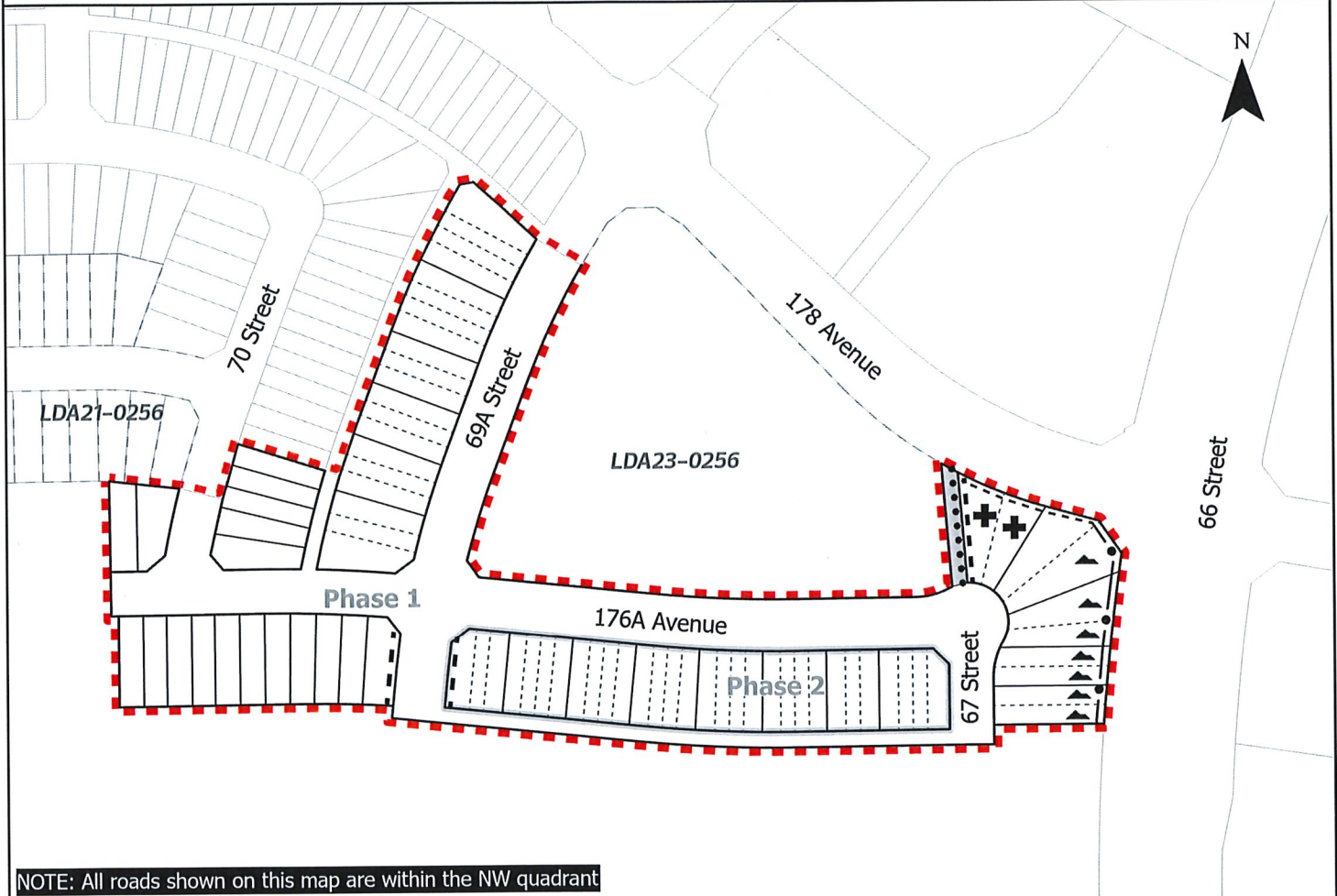
A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

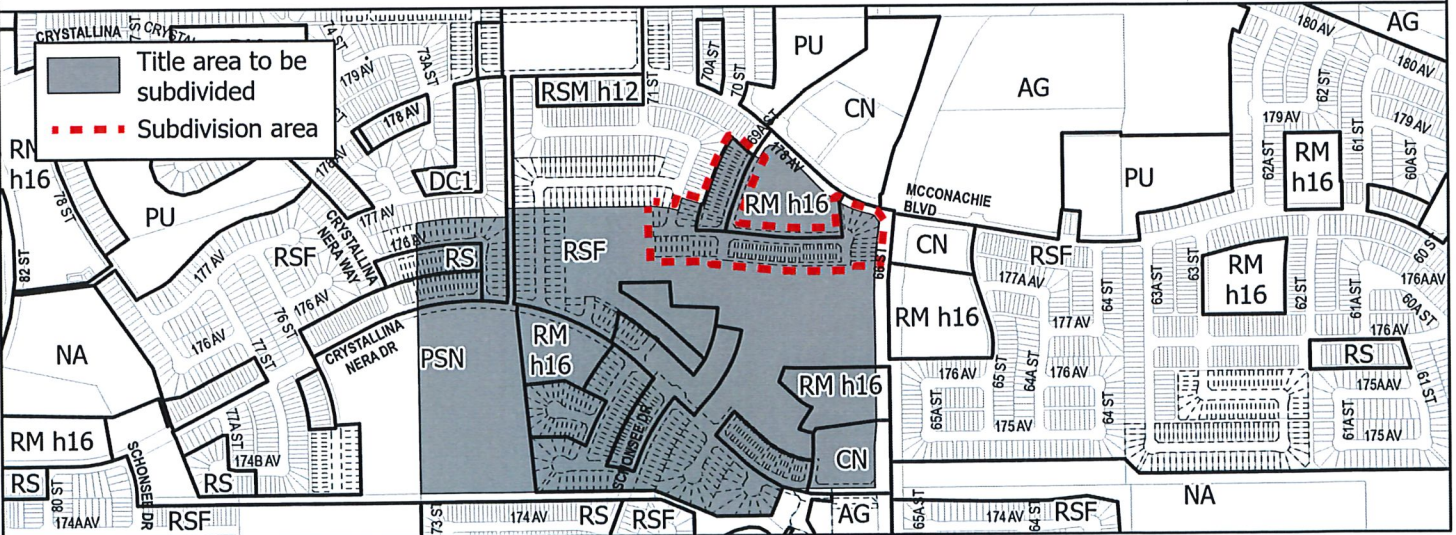
BM/tv/Posse #476047368-001

Enclosures

- - - - Limit of proposed subdivision
- - - - Construct 1m Berm and Noise Attenuation Fence
- - - - Construct 1.8m Fence as per Zoning Bylaw
- Construct 1.8m Concrete Sidewalk
- - - - Construct 1.8m Uniform Fence
- Register as road right of way
- - - - Phasing Line
- ▲ Restrictive Covenant: berm and fence
- + Restrictive Covenant: Disturbed soil



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

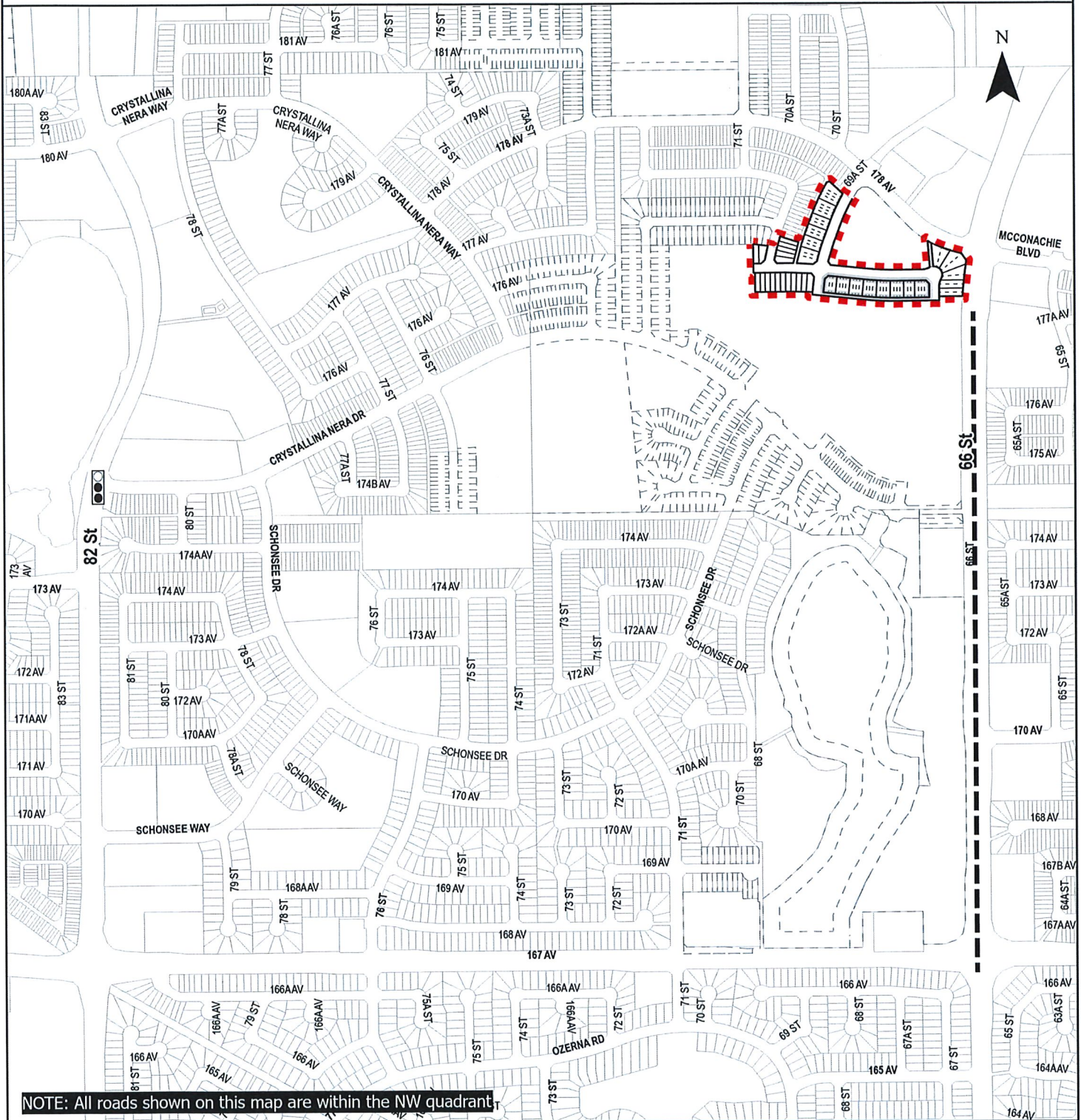


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 8, 2024

LDA23-0253

- Limit of proposed subdivision
- - - Construct 66 Street to a 4 lane arterial roadway standard
- 🚦 Traffic Signal



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

February 8, 2024

File No. LDA23-0375

Pinetree Homes Ltd.
9211 93 Street
Edmonton, AB T6C 3T5

ATTENTION: Navreet Brar

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 33-34, Block B, Plan 1345AJ, located north of 92 Avenue NW and east of 93 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on February 8, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #493516236-001

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 (\$715.00 - 2024 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with the Zoning Bylaw #20001.
- There are existing concrete stairs and wooden handrail that encroach into the 93 Street NW right-of-way that must be removed, or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements;

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m north of the south property line of Lot 34 off 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).



Legal Description for 9311 93 street NW
(Lot 33, Block B, Plan 1345 AJ)
(Lot 34, Block B, plan 1345 AJ)

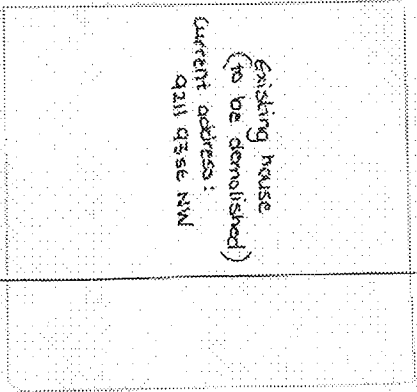
Adjacent property: 9214 93 street
(Lot 35, Block 2, Plan 172,1273)

40.2m

10.05m

Sidewalk

93 street



Garage
(to be
demolished)

Existing house
(to be demolished)
Current address:
9311 93st NW

Back Alley
10.05m

10.05m

10.05m

40.2m

Adjacent property: 9203 93 street
(Lot 31 & 32, Block B, Plan 1345 AJ)



Subdivision Authority

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

February 15, 2024

File No. LDA24-0013

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 4, Plan RN60, located north of 112 Avenue NW and west of 127 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED February 15, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/mc/Posse #496074456-001

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 (\$715.00 - 2024 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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.

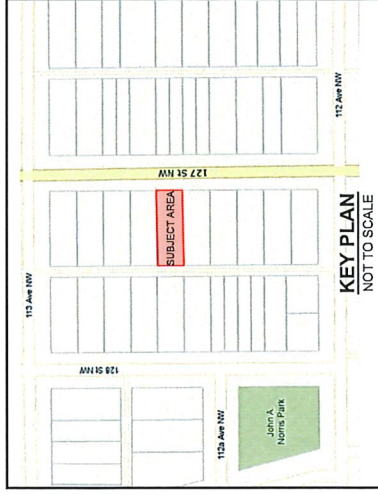
Servicing

- 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 5.5 m north of the south property line of Lot 6 off 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).

ADIRIKA DEVELOPMENTS INC.

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.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS..... AND CONTAINS: 0.065 7ha



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	JAN. 4/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

INGLEWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

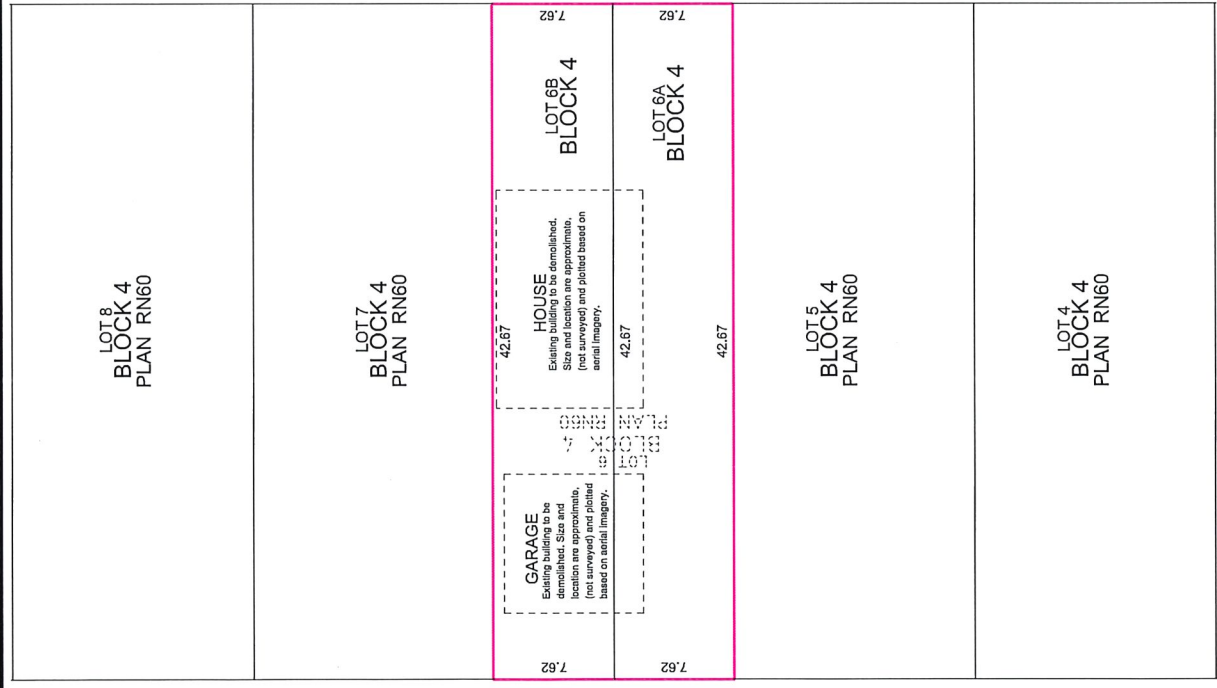
OF
LOT 6, BLOCK 4, PLAN RN60
WITHIN THE
S.E. 1/4 SEC. 12 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:300
0 3 6 9 12 18 METRES
2024

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: admin@palsgeomatics.com
10704-178 Street NW, Edmonton, Alberta T5E 1G7

FILE NO. 62400200T DRAFTED BY: CN CHECKED BY: DS



127 STREET NW

LOT 8
BLOCK 4
PLAN RN60

LOT 7
BLOCK 4
PLAN RN60

LOT 6B
BLOCK 4

LOT 6A
BLOCK 4

LOT 5
BLOCK 4
PLAN RN60

LOT 4
BLOCK 4
PLAN RN60

LANE





Subdivision Authority

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

February 8, 2024

File No. LDA24-0014

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 120, Plan 4590W, located south of 101 Avenue NW and west of 143 Street NW; **GROVENOR**

The Subdivision by Plan is APPROVED on February 8, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/mc/Posse #496147308-001

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 (\$715.00 - 2024 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 east of the west property line of Lot 4 off 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).

TIMBER HAUS DEVELOPMENTS

NOTES:

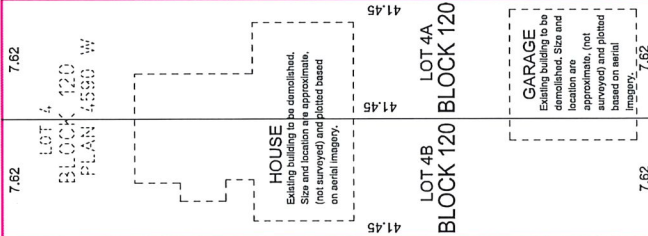
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- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
- THE ZONING OF THIS SUBJECT AREA IS RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.063 Ha.

101 AVENUE



Remainder Of
LOT 2
BLOCK 120
PLAN 4590 W

LOT 3
BLOCK 120
PLAN 4590 W



LOT 5
BLOCK 120
PLAN 4590 W

LOT 6
BLOCK 120
PLAN 4590 W

LOT 4B
BLOCK 120
PLAN 4590 W

LOT 4A
BLOCK 120
PLAN 4590 W

HOUSE
Existing building to be demolished. Size and location are approximate. (Not surveyed and plotted based on aerial imagery).

GARAGE
Existing building to be demolished. Size and location are approximate. (Not surveyed and plotted based on aerial imagery).

LANE

REV. NO.	DATE	ITEM	BY
1	JAN. 8/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GROVENOR TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 4, BLOCK 120, PLAN 4590 W
WITHIN THE

N.E. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:300
0 3 6 9 12 18 METRES
2024

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5E 1J7

FILE NO. 824001500T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

February 8, 2024

File No. LDA24-0015

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to shift the lot line northward between Lot 12A, Block 14, Plan 192 0823 and Lot 12B, Block 14, Plan 192 0823, located south of 107 Avenue NW and west of 154 Street NW; **CANORA**

The Subdivision by Plan is APPROVED on February 8, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell
Subdivision Authority

BM/mc/Posse #496223717-001

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 (\$715.00 - 2024 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 that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 6.46 m north of the south property line of Lot 12C off 154 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 12. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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).

CK DEVELOPMENTS

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 RFS.
 -PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.0977ha.



LOT 12A
BLOCK 14
PLAN 965 0823

LOT 12B
BLOCK 14
PLAN 965 0823

LOT 12C
BLOCK 14
PLAN 965 0823

LOT 13
BLOCK 14
PLAN 965 AH

LOT 12D
BLOCK 14
PLAN 912 0669

LOT 12E
BLOCK 14
PLAN 002 0231

154 STREET

107 AVENUE

LANE

11.50

10.15

9.59

2.89

43.20

45.09

45.09

45.09

45.09

45.09

10.15

9.59

2.89

REV. NO.	DATE	ITEM	BY
0	JAN. 5/24	ORIGINAL PLAN COMPLETED	CH

REVISIONS

CANORA
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOTS 12A AND 12B, BLOCK 14, PLAN 192 0823
 WITHIN THE
 N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4th MER.
EDMONTON - ALBERTA

SCALE: 1:200
 0 2 4 6 8 12 METRES
 2024

Phone: (780) 455-3177 Fax: (780) 451-3047
 Email: edmonton@palsgeomatics.com
 10704-176 Street NW, Edmonton, Alberta T5S 1C7

Pals Geomatics
 FILE NO. 6180008112 DRAFTED BY: CN CHECKED BY: **