

Thursday, February 17, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the February 17, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 10, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA21-0492 409241852-001	Tentative plan of subdivision to create 45 single detached residential lots and one (1) Environment Reserve (ER) lot from Block C, Plan 892 2649 and Block D, Plan 892 2649, located north of 28th Avenue SW and east of Rabbit Hill Road SW; GLENRIDGING RAVINE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA22-0024 418680913-001	Tentative plan of subdivision to create 14 single detached residential lots from the SE 36-52-26-W4M located north of 92 Avenue NW and east of Secord Boulevard NW; SECORD	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED

3.	LDA21-0414 406339145-001	Tentative plan of subdivision to create one (1) other lot from SE 20-51-25-W4M, located south of Ellerslie Road SW and west of 182 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0477 408261013-001	Tentative plan of subdivision to create 55 bare land condominium units from Lot 41, Block 10, Plan 212 2718, located west of MacTaggart Drive NW and south of May Crescent NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0576 416450640-001	Tentative plan of subdivision to create one (1) other lot from Lot 202, Block A, Plan 222 0183, located north of 23 Avenue NW and west of 199 Street NW; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0010 418833216-001	Tentative plan of subdivision to create one single detached residential lot and separate titles for a semi-detached dwelling from Lots 2- 4, Block 7, Plan 1000 AJ, located north of 112 Avenue NW and east of 51 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0018 418113903-001	Tentative plan of subdivision to create one (1) additional strata lot from existing Strata Lot 1, Block 16, Plan 212 1333, located south of Hiller Road SW and east of Keswick Drive SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA22-0021 419776827-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 22, Plan 3875P, located north of 108 Avenue NW and east of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA22-0038 419797385-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 57, Plan 1990 AJ, located south of 99 Avenue NW and west of 150 Street NW; WEST JASPER PLACE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

February 17, 2022

File No. LDA21-0492

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 45 single detached residential lots and one (1) Environment Reserve (ER) lot from Block C, Plan 892 2649 and Block D, Plan 892 2649, located north of 28th Avenue SW and east of Rabbit Hill Road SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on February 17, 2022, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 3.63 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 subdivision boundary be amended to exclude portions of road right-of-way that have already been registered, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Public Utility easement for the outfall structure and pipeline within the Environmental Reserve (ER) lot;
6. that the owner register a temporary public access easement for a temporary 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivision LDA19-0321 be registered prior to or concurrent with this application to allow for logical sequencing;
8. that LDA21-0549 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the 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 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 Hoggan Engineering and Testing Ltd. geotechnical report (File No. 6004-21), as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
8. that the owner construct Glenridding Ravine Road SW to an approved Complete Streets design and cross-section, to include a 2.5 m concrete sidewalk from the west subdivision boundary to the east property line of the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
9. that the owner pays for the installation of "no parking" signage on Glenridding Ravine Road SW 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;
10. that the owner constructs a 3 m asphalt surface shared use path with "Shared Use" signage and landscaping, within the Top of Bank setback area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs a 3 m hard surface shared use path 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;
12. that the owner construct a temporary 3 m hard surface shared use path connection to an existing Shared Use Path within 28th Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
13. that the owner installs a fire hydrant, to the satisfaction of EPCOR Water Services Inc.;
14. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Environmental Reserve lot, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Block D, Plan 892 2649 was addressed by DRC with LDA15-0522. The existing DRC will be reduced by 0.363 ha to account for ER dedication and will carry forward on the remainder of the title.

Municipal Reserve for Block C, Plan 892 2649 was addressed by DRC with LDA18-0635. The existing 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/tv/Posse #409241852-001

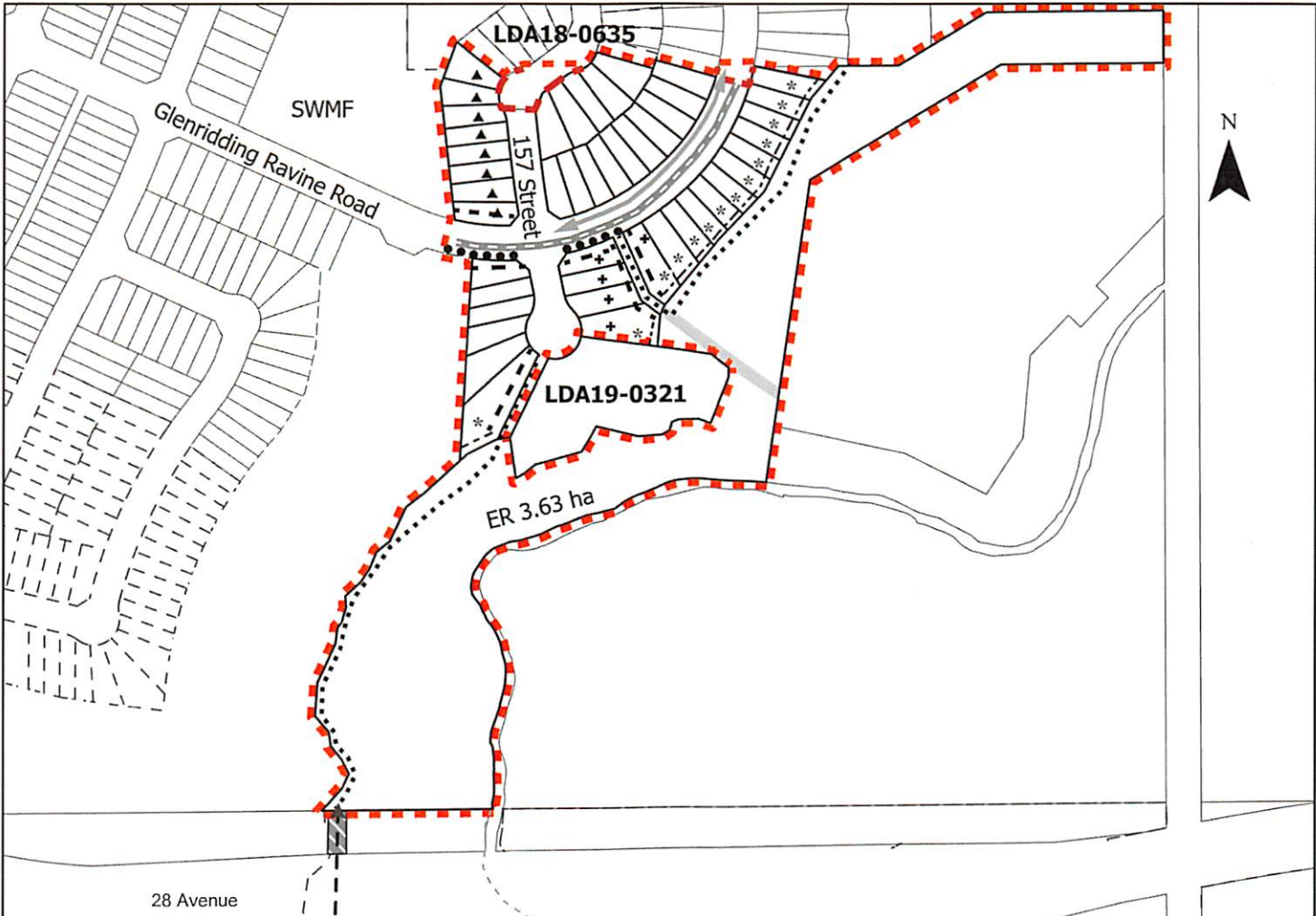
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

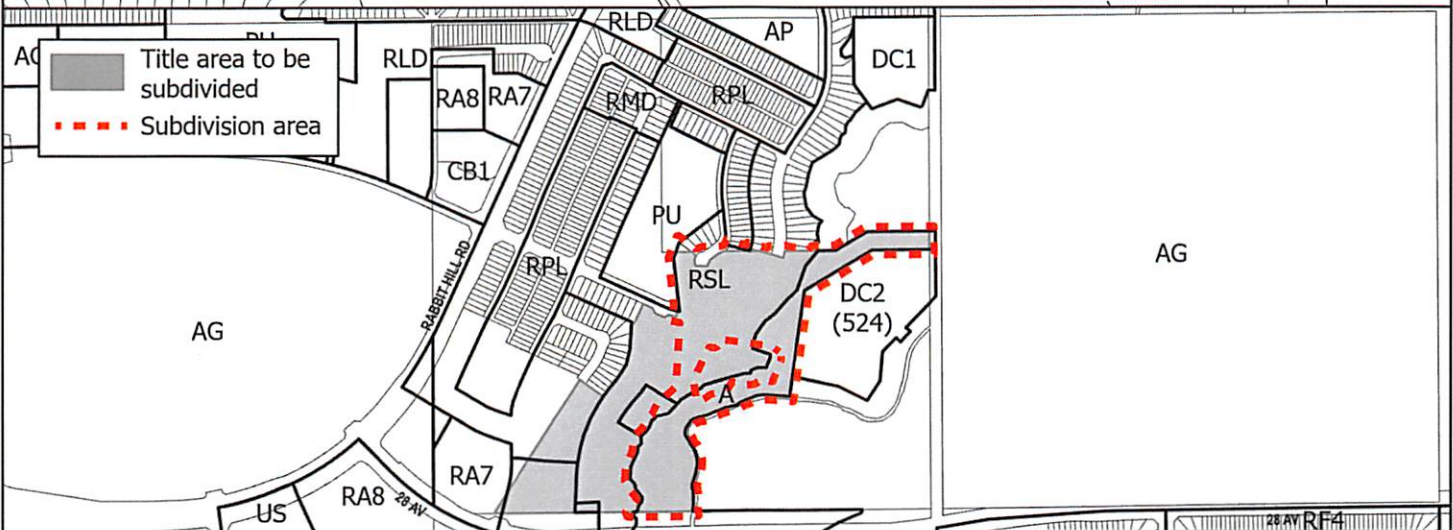
February 17, 2022

LDA21-0492

<ul style="list-style-type: none"> --- Limit of proposed subdivision - - - Amend Subdivision Boundary 3m Hard surface shared use path - - - 1.2 m Uniform Screen Fence - - - 1.8m Uniform Fence - Zoning bylaw 	<ul style="list-style-type: none"> * Restrictive Covenant re:Top of Bank + Restrictive Covenant re:disturbed soil ▲ Restrictive covenant re:Freeboard ●●● 2.5m Concrete Sidewalk Register Easement for outfall structure and pipeline 	<ul style="list-style-type: none"> Register temporary public access easement Temporary 3m Hard surface shared use path No parking signage Construct to an approved complete streets design and cross-section
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NOTE: All roads shown on this map are within the SW quadrant

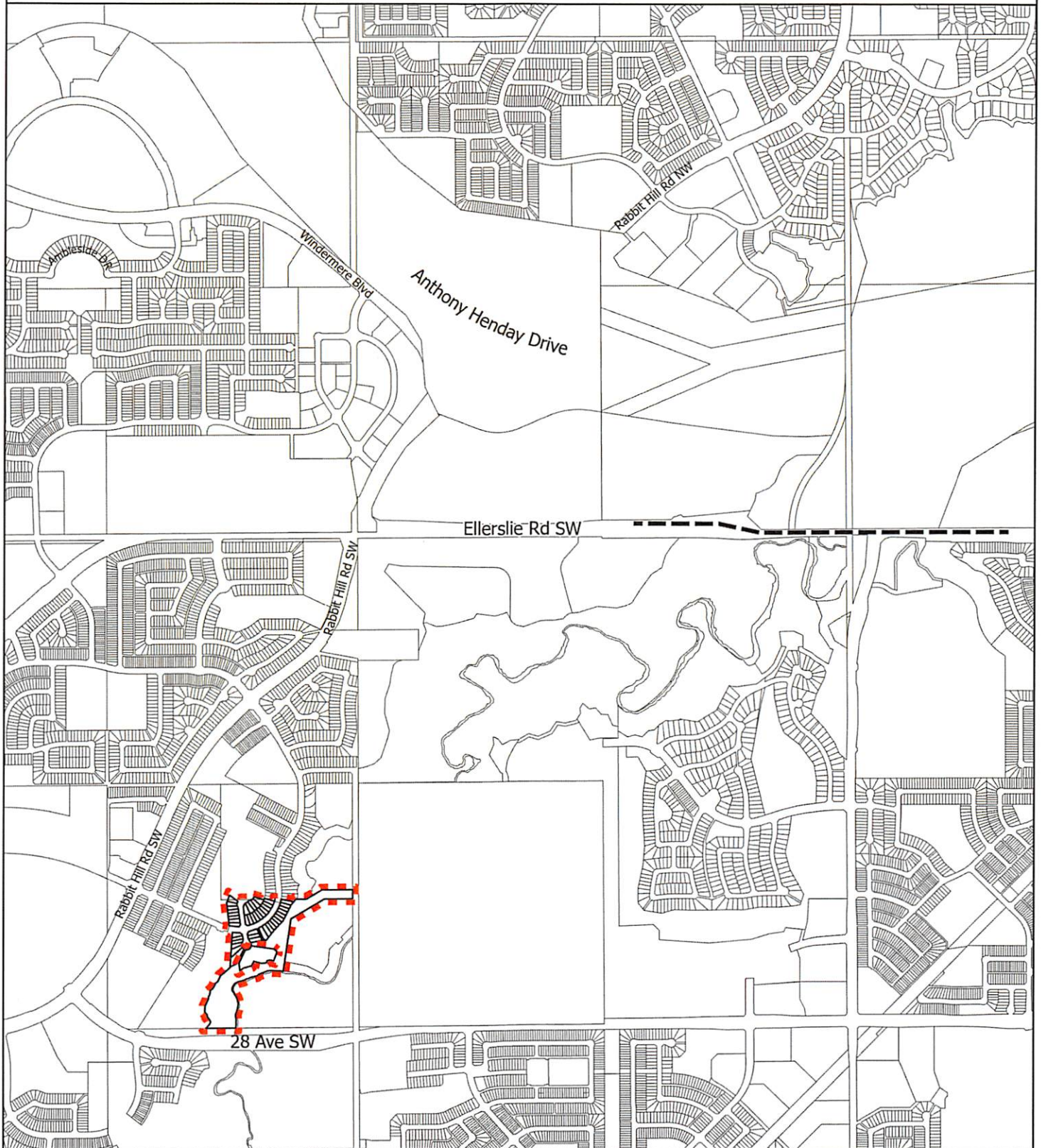


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 17, 2022

LDA21-0492

- ■ ■ ■ Limit of proposed subdivision
- — — Construct two lanes to urban arterial roadway standard





Subdivision Authority

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

February 17, 2022

File No. LDA22-0024

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 14 single detached residential lots from the SE 36-52-26-W4M located north of 92 Avenue NW and east of Secord Boulevard NW; **SECORD**

I The Subdivision by Plan is APPROVED on February 17, 2022, 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 LDA22-0016 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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 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; and
7. that the owner is responsible for the landscape design and construction within the 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.

Municipal Reserves (MR) for the SE 36-52-26-W4M were addressed by dedication with LDA18-0451.

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,

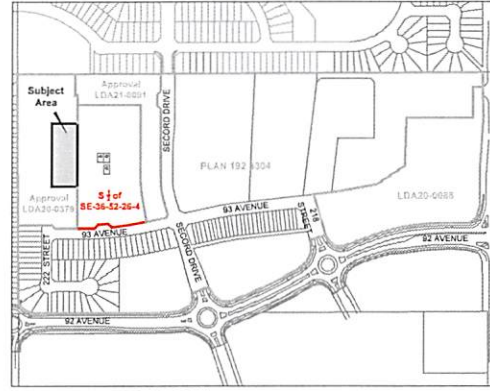


Blair McDowell
Subdivision Authority

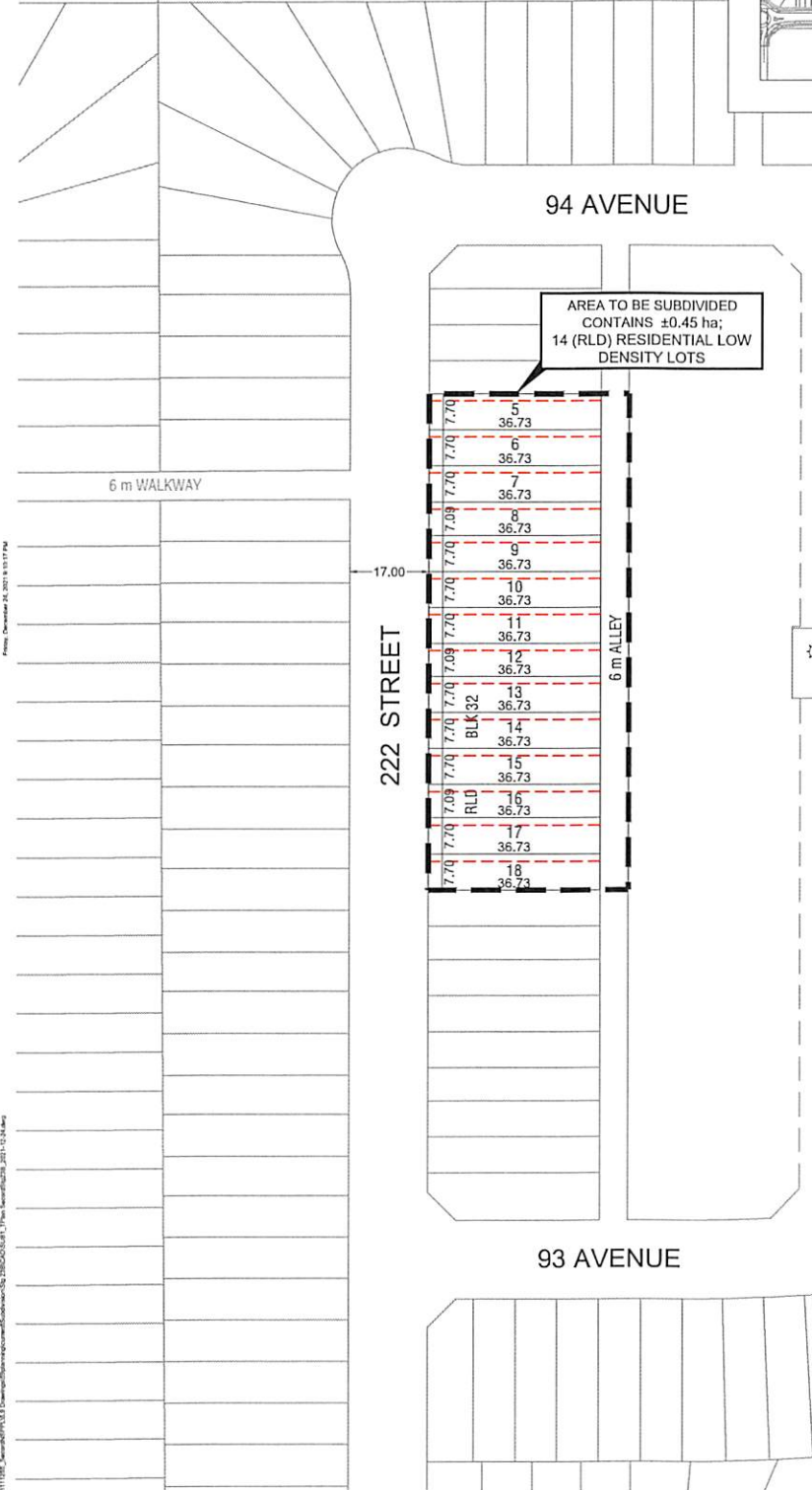
BM/jv/Posse #418680913-001

Enclosure(s)

DRAFT



CONTEXT PLAN



LAND USE SUMMARY	
GROSS HECTARES	32.40 ha
SE 36-52-26-4	32.40 ha
EXCEPTING THEREOUT TOTAL	23.94 ha
EXCEPTING THERE OUT (TITLE)	22.54 ha
Excepting Thereout Total SE 36-52-26-4	22.54 ha
EXCEPTING THEREOUT (SUBMITTED)	1.40 ha
Subdivision Approval LDA21-0091	1.40 ha
GROSS DEVELOPABLE AREA	8.46 ha
PROPOSED APPLICATION	0.45 ha
RESIDENTIAL	0.39 ha
14 (RLD) Residential Low Density	0.39 ha
CIRCULATION	0.06 ha
Alley (6 m)	0.06 ha
REMNANT	8.01 ha

Legend

--- Zero Lot Maintenance Easement

* FROM TITLE SEARCHES DATED NOVEMBER 4, 2020
ALL AREAS AND DIMENSIONS HAVE BEEN ROUNDED
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO
CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

NO	DATE	DESCRIPTION	BY	APPROV
4	-	-	-	-
3	-	-	-	-
2	-	-	-	-
1	24 DECEMBER 2021	SUBDIVISION SUBMITTED TO CITY OF EDMONTON	GG	GG

Plan: December 24, 2021 8:10:17 PM

4111292_1_Survey/Title/3-D/Drawings/2021/2021-12-24/2021-12-24.dwg



IBI GROUP PROFESSIONAL SERVICES (CANADA) INC
300 – 10830 Jasper Avenue
Edmonton AB T5J 2B3 Canada
tel 780 428 4000 fax 780 426 3256
ibigroup.com

CITY OF EDMONTON

Proposed Subdivision Application Part of S1/2 of SE 36-52-26-4

Secord - Stage 23B

DATE: December 24, 2021
DESIGNED BY: MR/GS
DRAWN BY: MR/GS
CHECKED BY: CCB/SS
SCALE: 1:1000
JOB NUMBER: 126689





Subdivision Authority

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

February 17, 2022

File No. LDA21-0414

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) other lot from SE 20-51-25-W4M, located south of Ellerslie Road SW and west of 182 Street SW; **KESWICK**

The Subdivision by Plan is APPROVED on February 17, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 4.86 ha by a Deferred Reserve Caveat registered proportionately against the proposed and the remnant lot pursuant to Section 669 of the Municipal Government Act;
2. that the owner register an easement for cross lot access to 184 Street SW, or alternatively, submit redline revisions for LDA18-0604 to include removal of the jersey barriers, addition of signage, and construction of the private access to connect to Keswick Way, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for the newly created lot and for the remnant lot SE-¼-20-51-25-W4M is being provided by a DRC with this subdivision. With future dedication of the Environmental Reserve, the MR requirement will be reduced accordingly.

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 #406339145-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

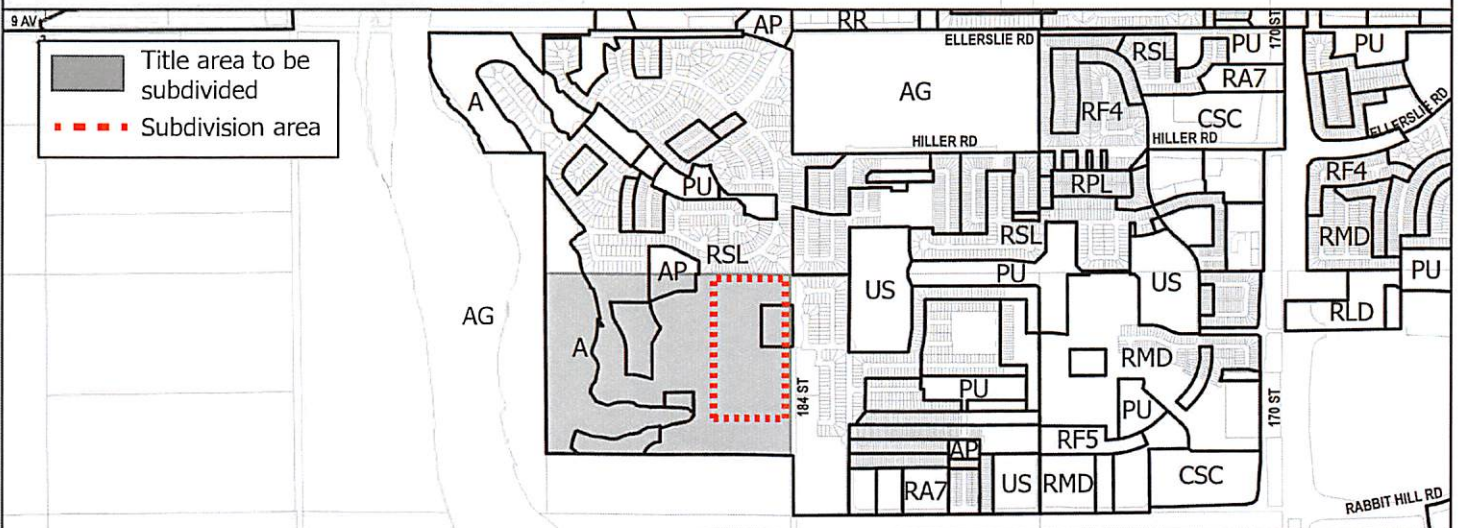
February 17, 2022

LDA21-0414

- ■ ■ ■ Limit of proposed subdivision
- Existing Access
- Cross Lot Access Easement
- Construction of private access



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 17, 2022

File No. LDA21-0477

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create 55 bare land condominium units from Lot 41, Block 10, Plan 212 2718, located west of MacTaggart Drive NW and south of May Crescent NW; **MAGRATH HEIGHTS**

The Subdivision by Bare Land Condominium is APPROVED on February 17, 2022, subject to the following condition:

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

Municipal Reserve for Lot 41, Block 10, Plan 212 2718 was addressed by money in place with LDA16-0232. A Top of Bank Restrictive Covenant was registered with LDA18-0061.

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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/jv/Posse #408261013-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

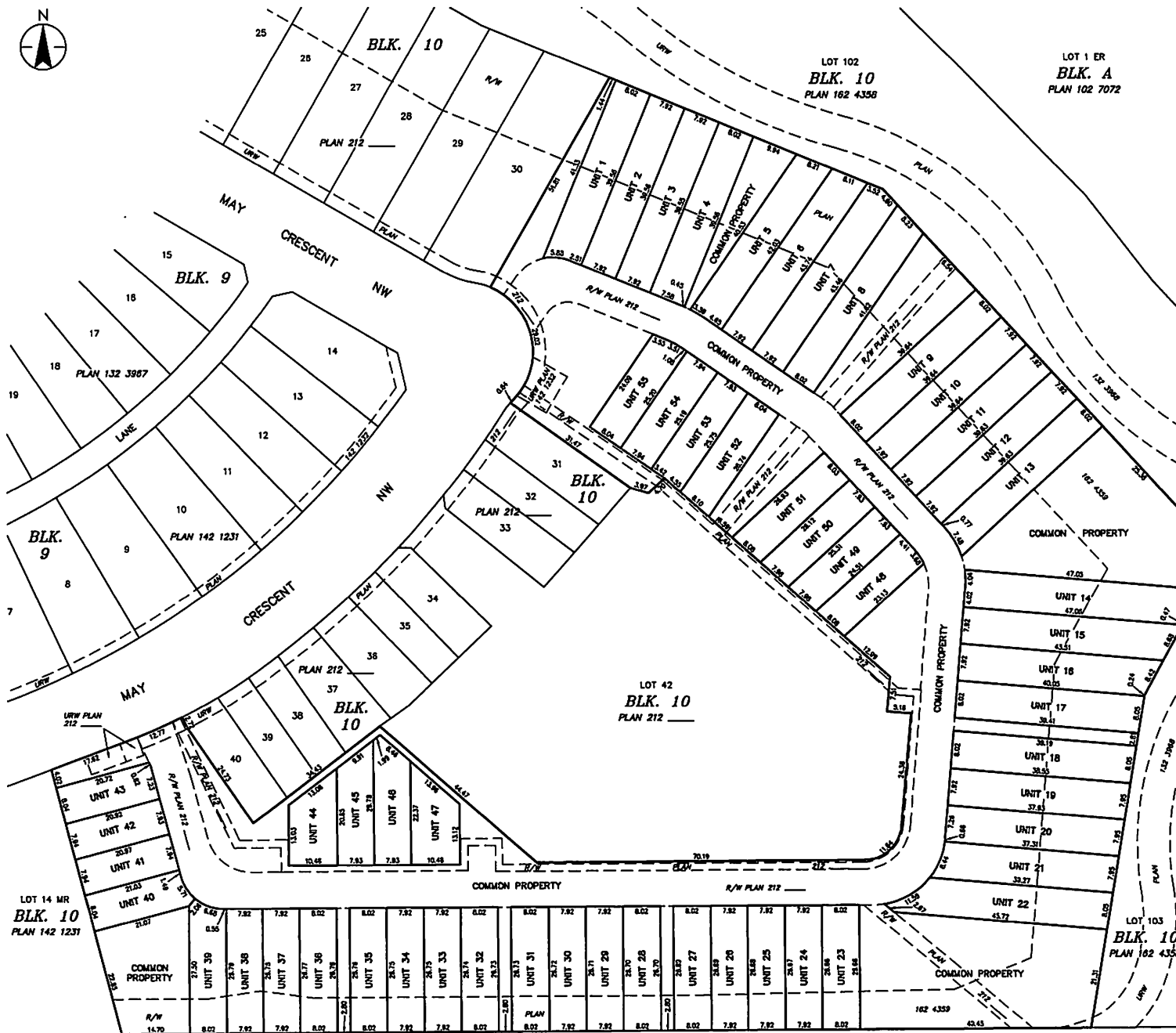
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$38,500.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



Copyright Reserved
 The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing. Any error or omission shall be reported to Stantec Geomatics Ltd. without delay.
 The Copyright 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
 LANDMARK SOUTH EKOS
 COMMUNITIES INC.
 TENTATIVE PLAN SHOWING
 PROPOSED BARELAND
 CONDOMINIUM
 OF
 LOT 41, BLOCK 10, PLAN 212
 WITHIN THE
 S.E. 1/4 SEC. 36, TWP. 51, RGE. 25, W.4 MER.

SOUTH EKOS

SCALE 1:500
 AUGUST, 2021

NOTES

- All distances are expressed in metres and decimal thereof.
- Areas referred to are bounded Plus _____ Containing 2.27 Hectares.

S. 1/2 L.S.D. 2, SEC. 36,
 TWP. 51, RGE. 25, W.4 MER.



Subdivision Authority

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

February 17, 2022

File No. LDA21-0576

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

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create one (1) other lot from Lot 202, Block A, Plan 222 0183, located north of 23 Avenue NW and west of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on February 17, 2022, subject to the following conditions:

1. that the approved subdivision LDA21-0489 be registered prior to or concurrent with this application for the payment of cash in lieu of Municipal Reserve (MR) owing; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

MR for Lot 202, Block A, Plan 222 0183 was addressed by Deferred Reserve Caveat (DRC) with LDA20-0400. 2.865 ha of the DRC will be paid out as cash in lieu with LDA21-0489. The balance of the DRC, in the amount of 1.155 ha, will be transferred to the proposed new lot by DRC.

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

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

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

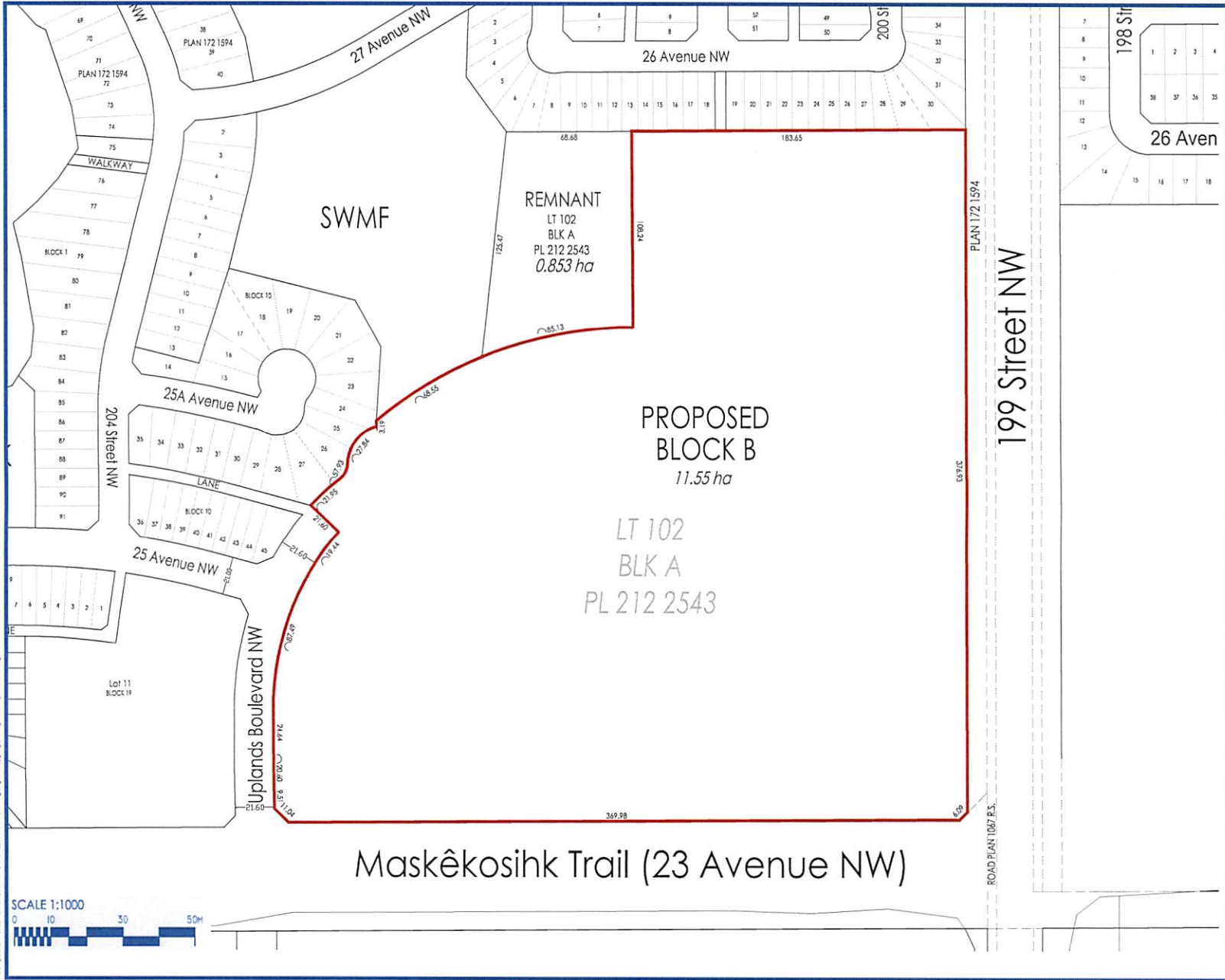
Regards,

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

Blair McDowell
Subdivision Authority

BM/jv/Posse 416450640-001

Enclosure(s)



LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
"LOT 102, BLOCK A, PLAN 212 2543"

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. —
CONTAINING 1 BLOCK SHELL PARCEL & APPROXIMATELY 11.55 ha.


TENTATIVE PLAN
 THE UPLANDS - BLOCKSHELL
 EDMONTON - ALBERTA
 December 1, 2021


Project: LT 102 BLK A Uplands - Blockshell - 23 Avenue NW
 Date: 2021-11-15
 File: Uplands_Blockshell_Plan_212_2543.dwg



Subdivision Authority

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

February 17, 2022

File No. LDA22-0010

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one single detached residential lot and separate titles for a semi-detached dwelling from Lots 2- 4, Block 7, Plan 1000 AJ, located north of 112 Avenue NW and east of 51 Street NW; **HIGHLANDS**

The Subdivision by Plan is APPROVED on February 17, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage on Lot 4, Block 7, Plan 1000 AJ 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 an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/db/Posse #418833216-001

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 (\$700.00 - 2022 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 51 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 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 5.00 m and 11.58 m north of the south property line of Lot 2-3 off of the lane. The third set of existing services (water and sanitary) enter the proposed subdivision approximately 6.10 m north of south property line of 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).

TENTATIVE PLAN

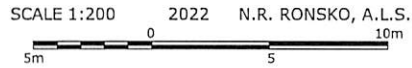
SHOWING SUBDIVISION OF

LOTS 2, 3, & 4, BLK.7, PLAN 1000 A.J.

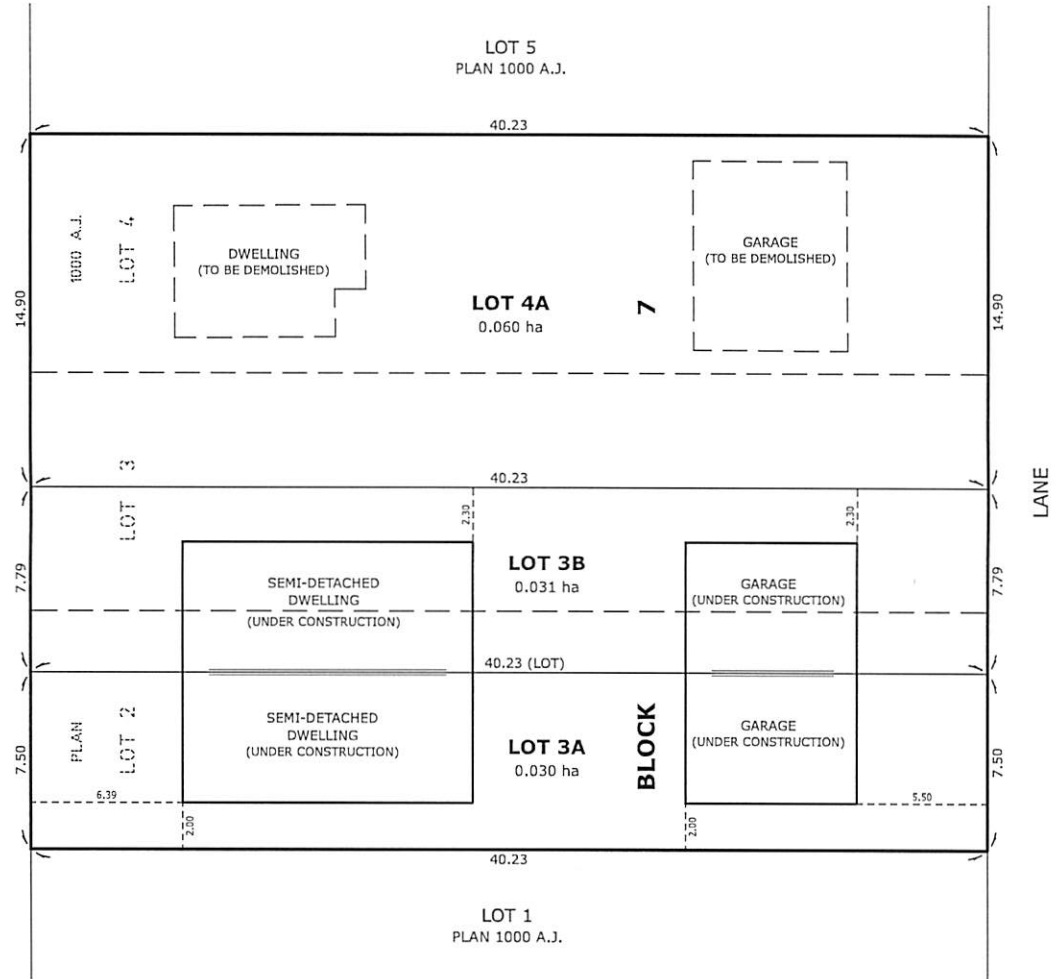
IN

RIVER LOT 34, EDMONTON SETTLEMENT THEO. TWP.53 RGE.24 W.4 M.

EDMONTON, ALBERTA



to 112th AVENUE
51st STREET



NOTES:

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



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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JAN. 10, 2022	REVISED:	--
DRAWING	21S1028T	FILE NO.	21S1028



Subdivision Authority

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

February 17, 2022

File No. LDA22-0018

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) additional strata lot from existing Strata Lot 1, Block 16, Plan 212 1333, located south of Hiller Road SW and east of Keswick Drive SW; **KESWICK**

The Subdivision by Plan is APPROVED on February 17, 2022, subject to the following conditions:

1. that the owner prepare the necessary plans and documentation to carry forward existing easements, Easements, Covenants and Restrictions (ECR) Agreements, and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is 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,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/tv/Posse #418113903-001

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 (\$2,172.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Transportation

- A blanket cross lot access easement has been registered on title. The cross lot access easement was a condition of approved subdivision LDA17-0221 and must be carried forward to the new lots.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Servicing

- An Easements, Covenants and Restrictions (ECR) Agreement has been registered on title. The ECR was a requirement of approved subdivision LDA19-0279 and must be carried forward to the new lots.
- Due to the size and configuration of the proposed Lots, on-street fire protection is limited to portions of this site directly fronting Keswick Drive SW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage.
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- The owner must register private to private easement and restrictive covenants for multiplexes.



Subdivision Authority

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

February 17, 2022

File No. LDA22-0021

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 17, Block 22, Plan 3875P, located north of 108 Avenue NW and east of 130 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on February 17, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/el/Posse #419776827-001

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 (\$700.00 - 2022 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 Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 130 Street NW. Upon redevelopment of proposed Lot 17, the existing residential access to 130 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.2 m north of the south property line of existing Lot 17 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 water main located within a laneway adjacent to the east property line of Lot 17. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.

- 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

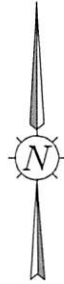
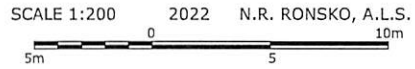
LOT 17, BLK.22, PLAN 3875 P.

IN

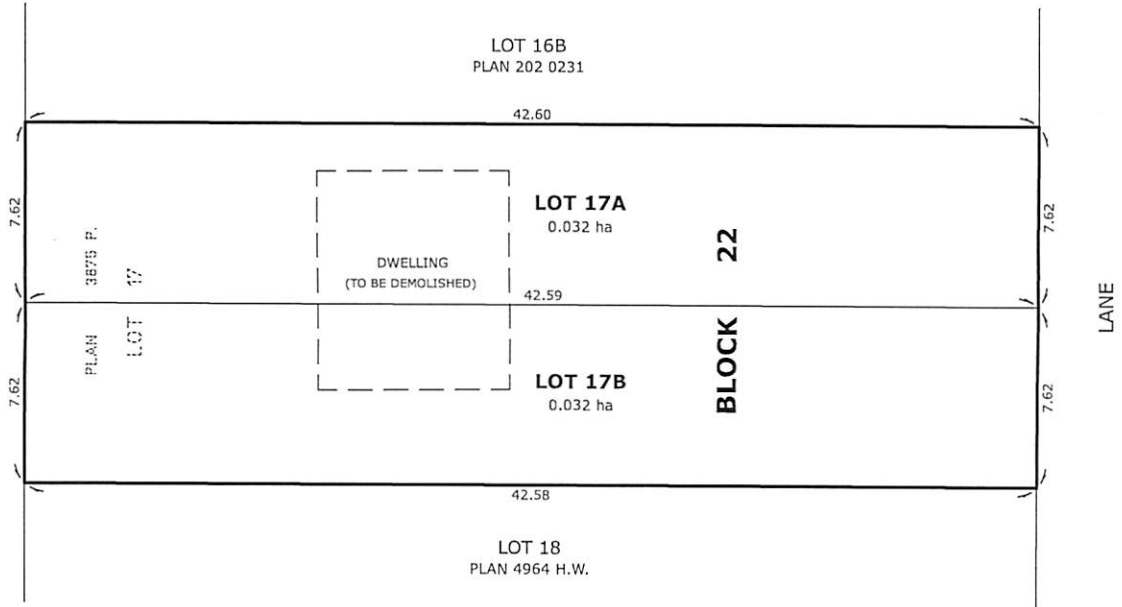
RIVER LOT 2, EDMONTON SETTLEMENT

THEO. TWP.53 RGE.25 W.4 M.

EDMONTON, ALBERTA



to 108th AVENUE
130th STREET



NOTES:

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



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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JAN. 6, 2022	REVISED:	--
DRAWING	21S1037T	FILE NO.	21S1037



Subdivision Authority

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

February 17, 2022

File No. LDA22-0038

Tatiana Kostina
9848 150 Street NW
Edmonton, AB T5P 1N6

ATTENTION: Tatiana Kostina

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 57, Plan 1990 AJ, located south of 99 Avenue NW and west of 150 Street NW;
WEST JASPER PLACE

The Subdivision by Plan is APPROVED on February 17, 2022, 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 an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/el/Posse #419797385-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- 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.
- 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 1.9 m north of the south property line of 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).

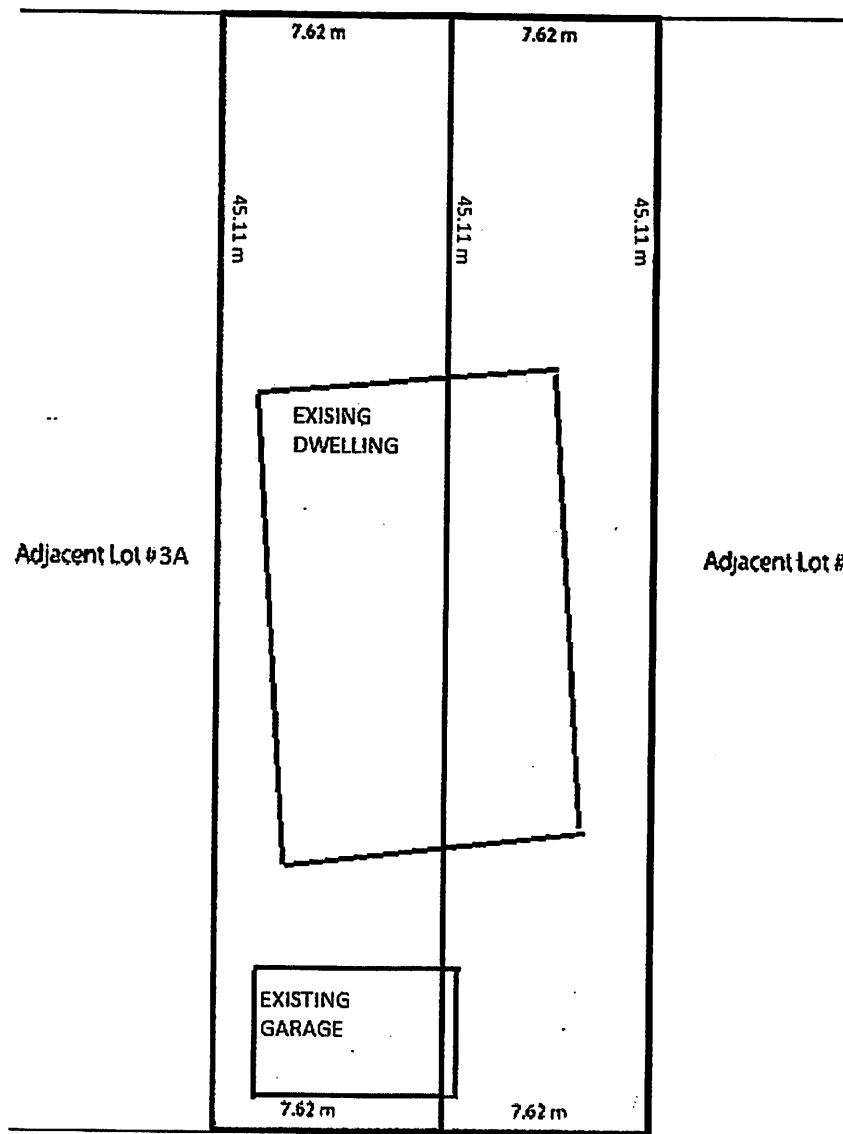
TENTATIVE PLAN OF SUBDIVISION

Legal Description

Lot 4, Block 57, Plan 1990AJ

TO 98 AVENUE NW

150 STREET NW



Adjacent Lot #3A

Adjacent Lot #5

LANE