

Thursday, April 28, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 28, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 21, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0099 418367482-001	Tentative plan of subdivision to create 60 single detached residential lots and 28 semi-detached residential lots from Lot E, Plan 3186 TR located south of 25 Avenue SW and west of Orchards Boulevard SW; THE ORCHARDS AT ELLERSLIE
MOVED	Blair McDowell	
	That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA21-0347 395966603-001	Tentative plan of subdivision to create 64 single-detached residential lots, 54 semi-detached residential lots, and three (3) other lots from Lot 1, Plan 012 1042, and a portion of SE 8-52-23-W4M, located west Anthony Henday Drive and north of 34 Avenue NW; MAPLE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA22-0135 421360538-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 49, Block 28, Plan 1820642, located south of Chappelle Road SW and east of Cartnell Court SW; CHAPPELLE AREA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0136 425086068-001	Tentative plan of subdivision to create one (1) other lot from Lots 2 and 3, Plan 707 RS, located north of Ellerslie Road SW and east of 34 Street SW; DECOTEAU NORTH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0137 425137438-001	Tentative plan of subdivision to create one (1) other lot from Lots 2 and 3, Plan 707 RS, located north of Ellerslie Road SW and east of 34 Street SW; DECOTEAU NORTH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0144 427460399-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 25-26, Block 36, Plan 3553P, located south of 63 Avenue NW and north of Allendale Road NW; ALLENDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0145 427289205-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from part of Lot 32 and east half of Lot 33, Block 5, Plan 5765 Q, located north of 74 Avenue NW and east of 180 Street NW; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA22-0146 427360855-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 3, Plan RN37, located north of 101A Avenue NW and east of 89 Street NW; RIVERDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA22-0154 427867390-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 26, Plan 5229AD, located south of 97 Avenue NW and east of 154 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA22-0157 428117932-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2, Plan 2212HW, located east of Saskatchewan Drive and north of Windsor Road NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA22-0163 428489709-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 29, Plan 290 AB, located north of 128 Avenue NW and west of 124 Street NW; CALDER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

April 28, 2022

File No. LDA21-0347

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 64 single-detached residential lots, 54 semi-detached residential lots, and three (3) other lots from Lot 1, Plan 012 1042, and a portion of SE 8-52-23-W4M, located west Anthony Henday Drive and north of 34 Avenue NW; **MAPLE**

This subdivision was originally approved on January 27, 2022. The number of lots proposed is not being adjusted with this change request, but instead, the local roadway (28 Avenue) and Maple Road intersection are shifting to align with an updated Concept Plan for Maple Road. As a result, lot depths and widths for thirty four (34) single-detached residential lots on both sides of 28 Avenue and west of Maple Road are being adjusted slightly (by less than 2 m). The largest reduction in lot depths along 28 Avenue are being absorbed into the adjacent other (berm) lots. In addition, the berm and noise attenuation fence adjacent to the TUC/Special Study Area is being adjusted with this change request, whereby the berm will be located on the property line and the fence will be located wholly within private lots.

I The Subdivision by Plan is APPROVED on April 28, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,501,206.63 representing 2.893 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;

5. that the owner obtain Ministerial Consent from the Province for the construction of Maple Road, including 34 Avenue intersection upgrades, from the south subdivision boundary to 34 Avenue as shown on Enclosure II;
6. that the subdivision boundary be amended to exclude the portion of Maple Road NW within Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the dedication of the complete local roadway intersection right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivision LDA17-0368 be registered prior to or concurrent with this application, to provide the logical roadway extension and underground utilities; 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 (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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct Maple Road to an arterial roadway standard, from the existing terminus (south of 8 Street/35 Avenue) to the 34 Avenue overpass, including channelization, accesses, intersections, 3 m hard surface shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosures II. Preliminary plans are required to be approved for Maple Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner complete a Transportation Impact Assessment for arterial roadways within the Meadows ARA Basin. This report will help direct priorities for arterial upgrades and network connections moving forward. The report should evaluate 17 Street and 23 Avenue and identify

priorities for widening, network completion, intersection upgrades and other traffic capacity measures that will address traffic growth. This TIA is cost recoverable under the ARA Bylaw;

10. that the owner upgrade the intersection of Maple Road and 34 Avenue to include a left and right turn bay on 34 Avenue, as shown on Enclosure II, as per the required updated Concept Plan that will reflect the new layout of this proposed subdivision;
11. that the owner construct a 1 m berm centered on the property line and 1.8 m noise attenuation fence contained wholly within private property, to be verified by a Noise Impact Assessment, for lots backing onto the TUC / Special Study Area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a combination berm and noise attenuation fence to minimum height of 4.5 m above the top of rail, within residential property lines for all lots backing and along the east side of the CN right-of-way, as shown on Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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


Municipal Reserve (MR) for Lot 1, Plan 012 1042 were previously addressed with LDA17-0368 by registering a 0.975 ha Deferred Reserve Caveat (DRC) on title. The DRC will be fully discharged and provided as money in place with this subdivision. MR for SE ¼ 8-52-23-W4M was previously addressed with LDA14-0357 by registering a 6.142 ha DRC # 182 205 353. This DRC was adjusted with the dedication of 0.371 and 0.862 ha Environmental Reserve (ER) lots and a 0.129 ha MR lot with Phase I of LDA17-0368. A new DRC # 192 176 725 in the amount of 5.89 ha was then registered on title, and was reduced to account for the 2.19 and 1.51 ha MR parcels dedicated with Phases II and III of LDA17-0368. The remaining balance of MR (2.19 ha) will also be provided as money in place with this subdivision. This results in the total of 3.165 ha to be provided as money in place of MR. However, MR calculations for Lot 2, Plan 812 1577, SE ¼ 8-52-23-W4M, and Lot 1, Plan 012 1042 did not account for arterial road dedication (Maple Road). The arterial dedication was determined to be 2.72 ha, resulting in the final MR/money in lieu calculation of 2.893 ha.

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

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/cp/Posse #395966603-001

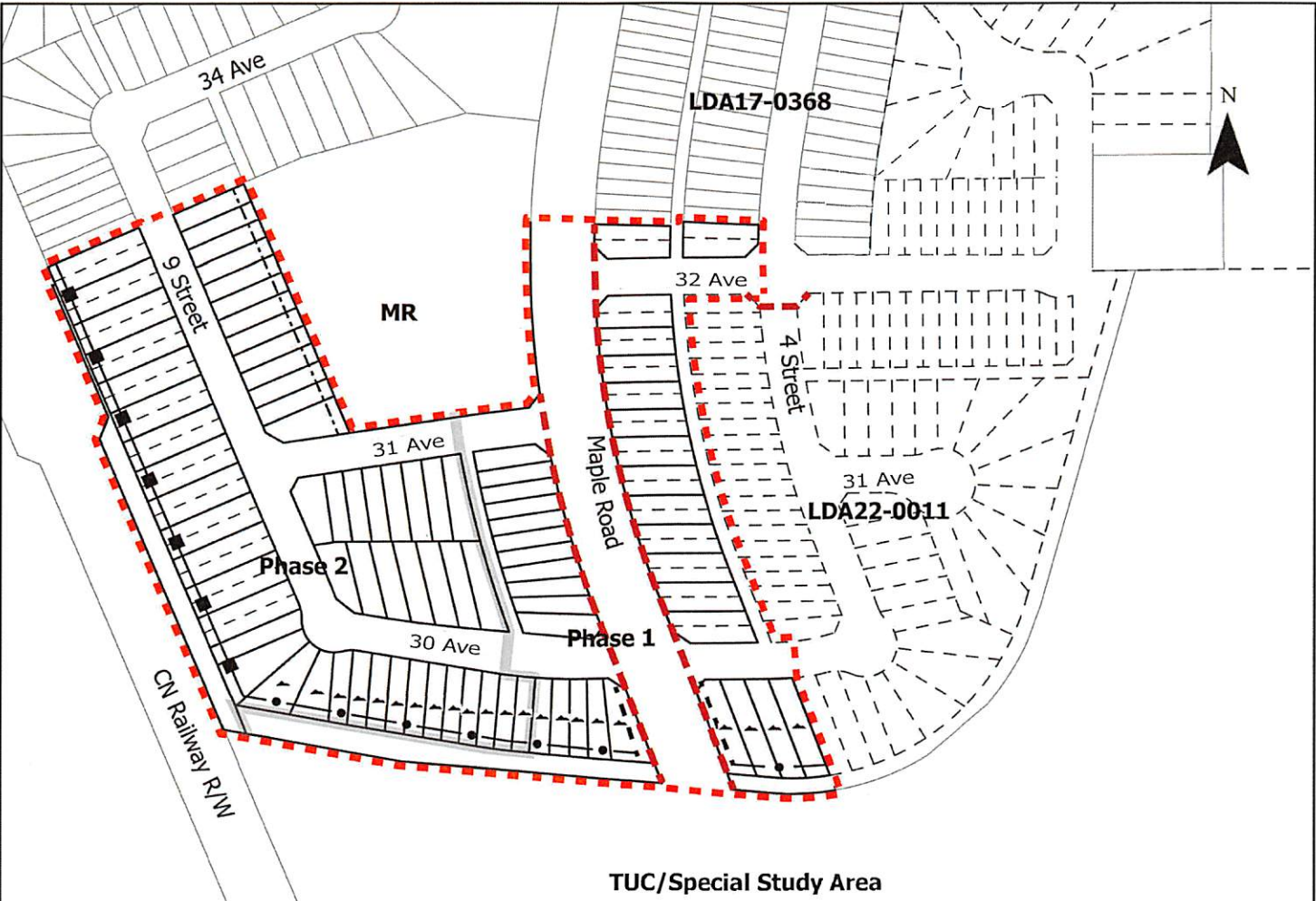
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

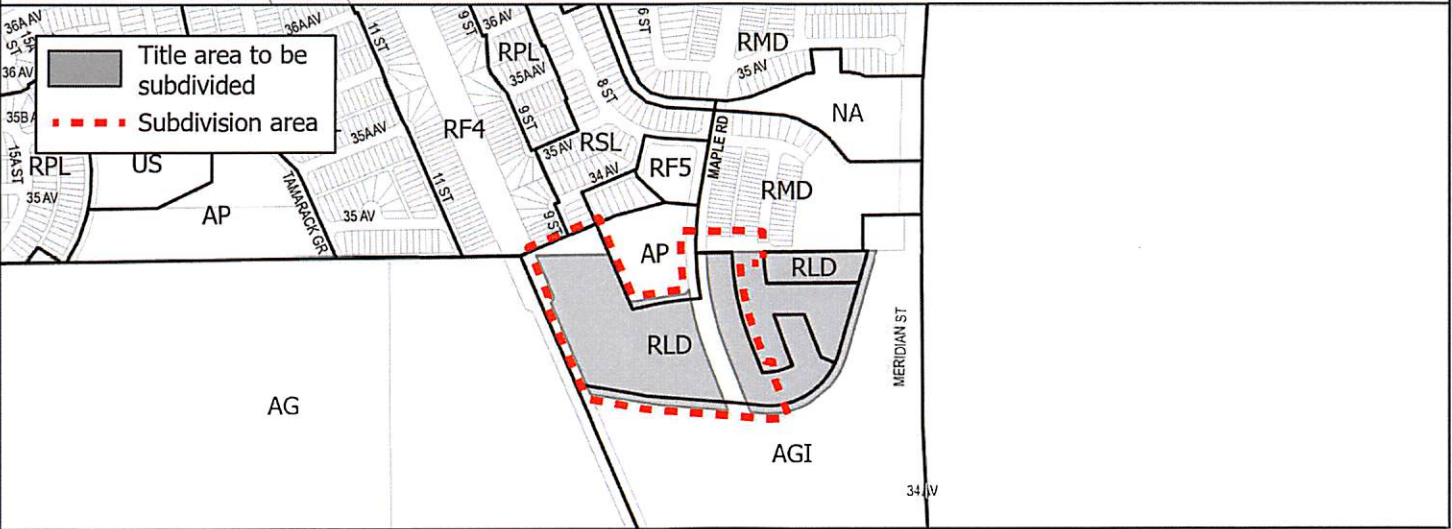
April 28, 2022

LDA21-0347

- Limit of proposed subdivision
- Amend Subdivision Boundary
- Phasing Line
- 4.5m Combination Berm and Noise Attenuation Fence
- 1m Berm and 1.8 Noise Attenuation Fence
- 1.8m Uniform Fence as per zoning bylaw
- 1.2 m Uniform Screen Fence
- ▲ Restrictive Covenant re:berm and fence



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

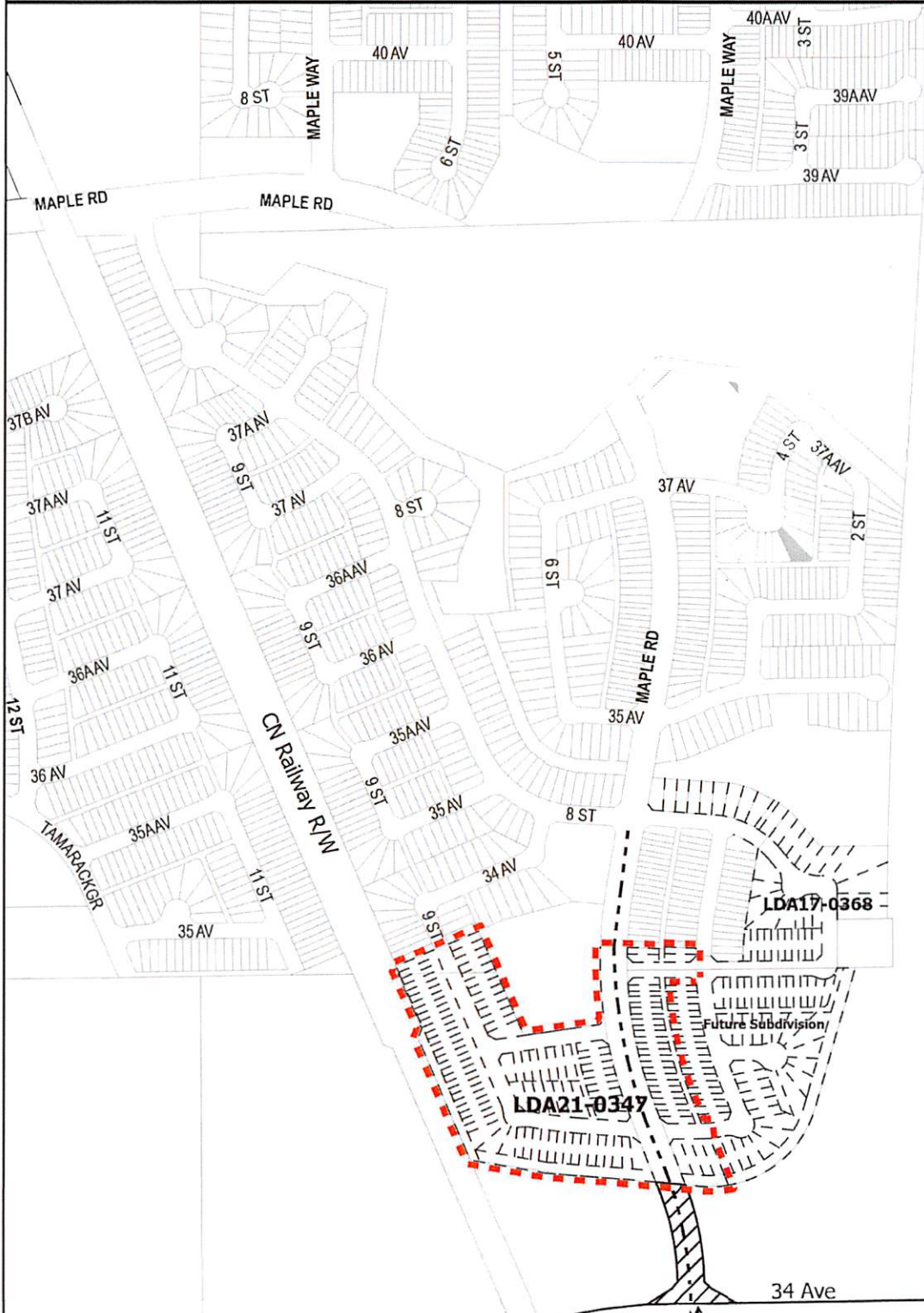


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2022

LDA21-0347

- Limit of proposed subdivision
- Obtain Ministerial Consent for Maple Road construction and upgrades
- Construct left turn / right turn bay
- Construct arterial roadway



Anthony Henday Dr

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

April 28, 2022

File No. LDA22-0135

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 49, Block 28, Plan 1820642, located south of Chappelle Road SW and east of Cartmell Court SW; **CHAPPELLE AREA**

The Subdivision by Phased Condominium is APPROVED on April 28, 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #421360538-001

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 (\$3,095.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

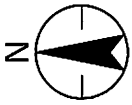
- Access to the Cartmell Court SW and the alley is existing. Any changes to the existing accesses require the review and approval of Subdivision and Development Coordination.
- An existing stop pad is located adjacent to the site on Chappelle Road SW. The bus stop must not be impacted by the proposed development.

Building / Site

- The owner shall ensure the phased 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.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision be submitted to the Subdivision Authority for approval.

Servicing

- The existing water service enters the proposed subdivision approximately 54.8 m south of the north property line of Lot 49 off Cartmell Court SW. The existing sanitary service enters the proposed subdivision approximately 57.2 m south of the north property line of Lot 49 off Cartmell Court SW. The existing storm service enters the proposed subdivision approximately 54.6 m north of the south property line of Lot 49 off Cartmell Court SW.
- There is a water main located within a utility right-of-way adjacent to the south property line of Lot 49. 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. The above-mentioned existing Utility Right-of-Way registered under Instrument 182 044 765 must be maintained for the protection of the water main. Encroachments onto the right-of-ways will not be permitted.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/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).
- Review of the Infill Fire Protection Assessment has determined that upgrades to municipal fire protection infrastructure are not required.
- All municipal services must enter the site through Common Property.



LOT 48
BLK. 28
 PLAN 182 0642

CARTMELL COURT

LOT 47
BLK. 28
 PLAN 182 0642

CHAPPELLE ROAD

UNIT 1
 0.072 ha.

UNIT A
 0.736 ha.

LOT 49
BLOCK 28
 PLAN 182 0642

WALKWAY

COMMON PROPERTY

LANE

PLAN 152 1451

28

28



Stantec Geomatics Ltd.
 10220-103 Avenue NW
 Edmonton, Alberta, Canada
 T5J 0K4
 Tel. 780-917-7000
 www.stantec.com

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Client

LANDMARK COMMUNITIES INC.


TENTATIVE PLAN SHOWING
**PROPOSED PHASED
 CONDOMINIUM DEVELOPMENT**
 OF
 LOT 49, BLOCK 28, PLAN 182 0642
 WITHIN THE
 S.E. 1/4 SEC. 14, TWP. 51, RGE. 25, W.4 MER.

CHAPPELLE

SCALE 1 : 500

JANUARY 2022

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.84 Hectares



Subdivision Authority

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

April 28, 2022

File No. LDA22-0136

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) other lot from Lots 2 and 3, Plan 707 RS, located north of Ellerslie Road SW and east of 34 Street SW; **DECOTEAU NORTH**

The Subdivision by Plan is APPROVED on April 28, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 1.6 ha by a Deferred Reserve Caveat (DRC) registered against the remnant of Lot 3, Plan 707 RS pursuant to Section 669 of the Municipal Government Act; 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 3, Plan 707 RS in the amount of 1.6 ha is being provided by a DRC with this subdivision. MR for Lot 3, Plan 707 RS in the amount of 1.6 ha is also being provided by a DRC with LDA22-0137. Subsequent to the endorsement of this application, or LDA22-0137, whichever comes first, a DRC will be prepared for Lot 3, Plan 707 RS and the MR requirement will be deemed satisfied for both files.

MR for Lot 2, Plan 707 RS was addressed by DRC with LDA21-0542. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/cp/Posse #425086068-001

Enclosure(s)



400-10220 103 Avenue
 Edmonton, AB T5J 0K4
 Tel. 780.917.7000
 www.stantec.com

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Notes
 All distances are expressed in metres and decimals thereof.
 Area to be subdivided outlined thus and contains approximately 4.02 hectares, including 1 block shell parcel.

Revision	By	Date
A	REV	22.03.11
		22.03.01
	YY.MM.DD	

Client/Project
 CANTIRO COMMUNITIES
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF LOTS 2 AND 3,
 PLAN 707RS
 Edmonton, AB

Title
 TENTATIVE PLAN OF SUBDIVISION
 Decoteau North Superpad 5

Project No. 1161 110220
 Scale 1:2000
 March 11, 2022



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ORIGINAL SHEET - ANSI B



Subdivision Authority

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

April 28, 2022

File No. LDA22-0137

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) other lot from Lots 2 and 3, Plan 707 RS, located north of Ellerslie Road SW and east of 34 Street SW; **DECOTEAU NORTH**

The Subdivision by Plan is APPROVED on April 28, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 1.6 ha by a Deferred Reserve Caveat (DRC) registered against the remnant of Lot 3, Plan 707 RS pursuant to Section 669 of the Municipal Government Act; 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 3, Plan 707 RS in the amount of 1.6 ha is being provided by a DRC with this subdivision. MR for Lot 3, Plan 707 RS in the amount of 1.6 ha is also being provided by a DRC with LDA22-0136. Subsequent to the endorsement of this application, or LDA22-0136, whichever comes first, a DRC will be prepared for Lot 3, Plan 707 RS and the MR requirement will be deemed satisfied for both files.

MR for Lot 2, Plan 707 RS was addressed by DRC with LDA21-0542. 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/cp/Posse #425137438-001

Enclosure(s)



400-10220 103 Avenue
Edmonton, AB T5J 0K4
Tel. 780.917.7000
www.stantec.com

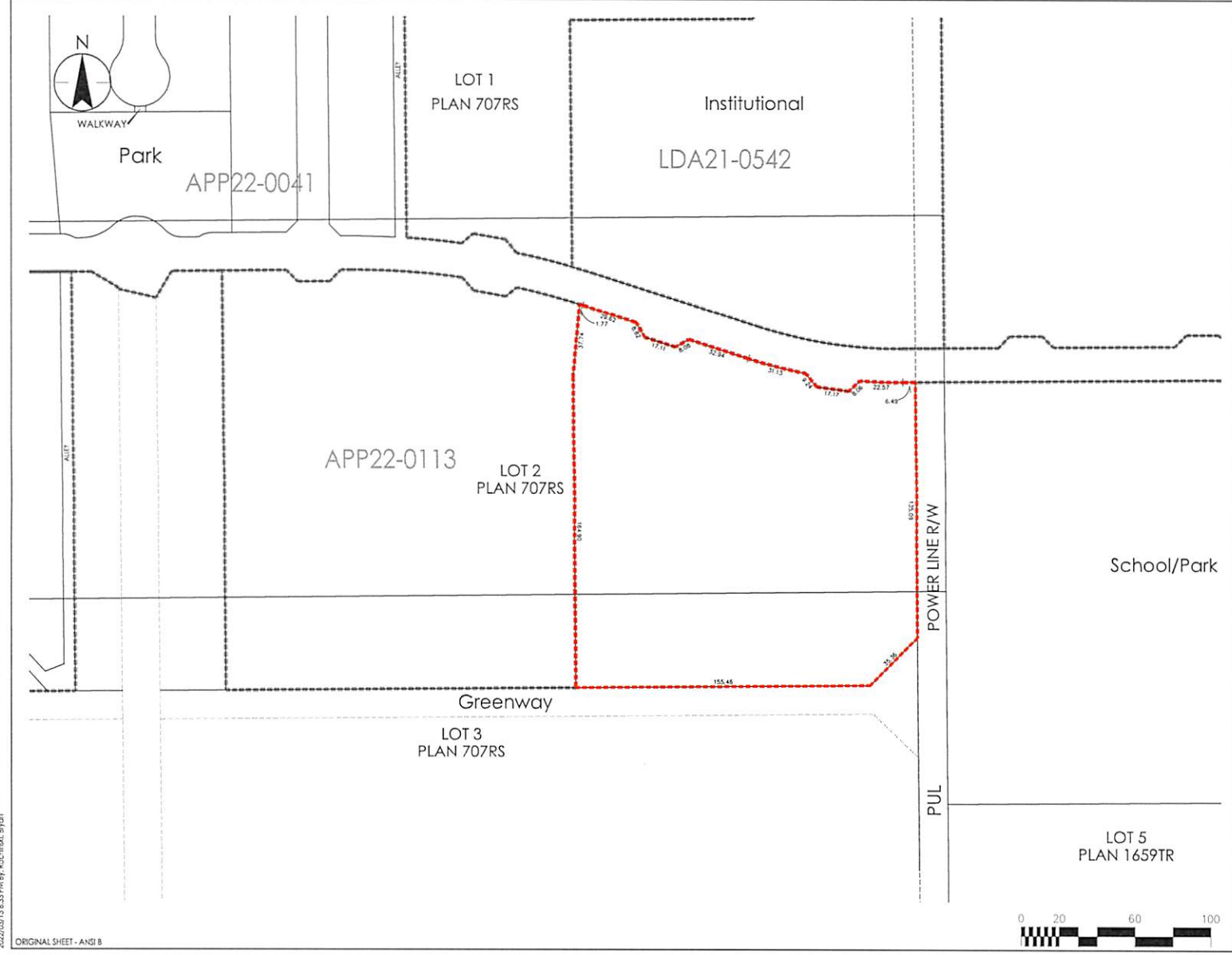
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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus ■■■■ and contains approximately 3.12 hectares, including 1 block shell parcel.



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20220319 9:53:57 AM by: nicola.stantec.com

ORIGINAL SHEET - ANSI B

Revision	By	TTAMM.DD
A		22.03.14
		22.03.01

Client/Project
CANTIRO COMMUNITIES
PLAN SHOWING PROPOSED SUBDIVISION
OF PORTION OF LOTS 2 AND 3,
PLAN 707RS
Edmonton, AB

Title
TENTATIVE PLAN OF SUBDIVISION
Decoteau North Superpad 6

Project No. 1161110220
Scale 1:2000
March 11, 2022



Subdivision Authority

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

April 28, 2022

File No. LDA22-0144

Situate Inc
10526 Suite 202 Jasper Ave
Edmonton, AB T5J 1Z7

ATTENTION: Jeff Booth

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 25-26, Block 36, Plan 3553P, located south of 63 Avenue NW and north of Allendale Road NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on April 28, 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/lz/Posse #427460399-001

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 63 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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.
- The Allendale neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023-2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.74 m east of the west property line of Lot 25 off 63 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- Please note that a future subdivision application to create separate titles for each semi-detached dwelling on proposed Lot 25B will require new and separate water services and will be at the owner/developer's expense.
- There is a water main located within a roadway adjacent to the north property line of Lots 25-26. 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).
 - Please note that this application has been evaluated for municipal fire protection based on a single family residential development. Any other development on these lots will require a re-assessment by EPCOR Water Services Inc. (EWSI) and will trigger the construction of upgrades to meet municipal standards.
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 25B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will 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).

ECHELON SERVICES 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'.
- THE ZONING OF THIS SUBJECT AREA IS RFS3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS: 0.086 ha



REV. NO.	DATE	ITEM	BY
3	MAR. 21/22	LOT SIZES	CN
2	MAR. 16/22	LOT SIZES	CN
1	MAR. 16/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

ALLENDALE

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

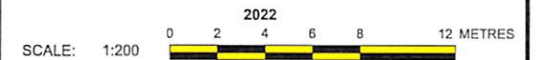
OF

LOT 25 & LOT 26, BLOCK 36, PLAN 3553P

WITHIN THE

S.E. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.

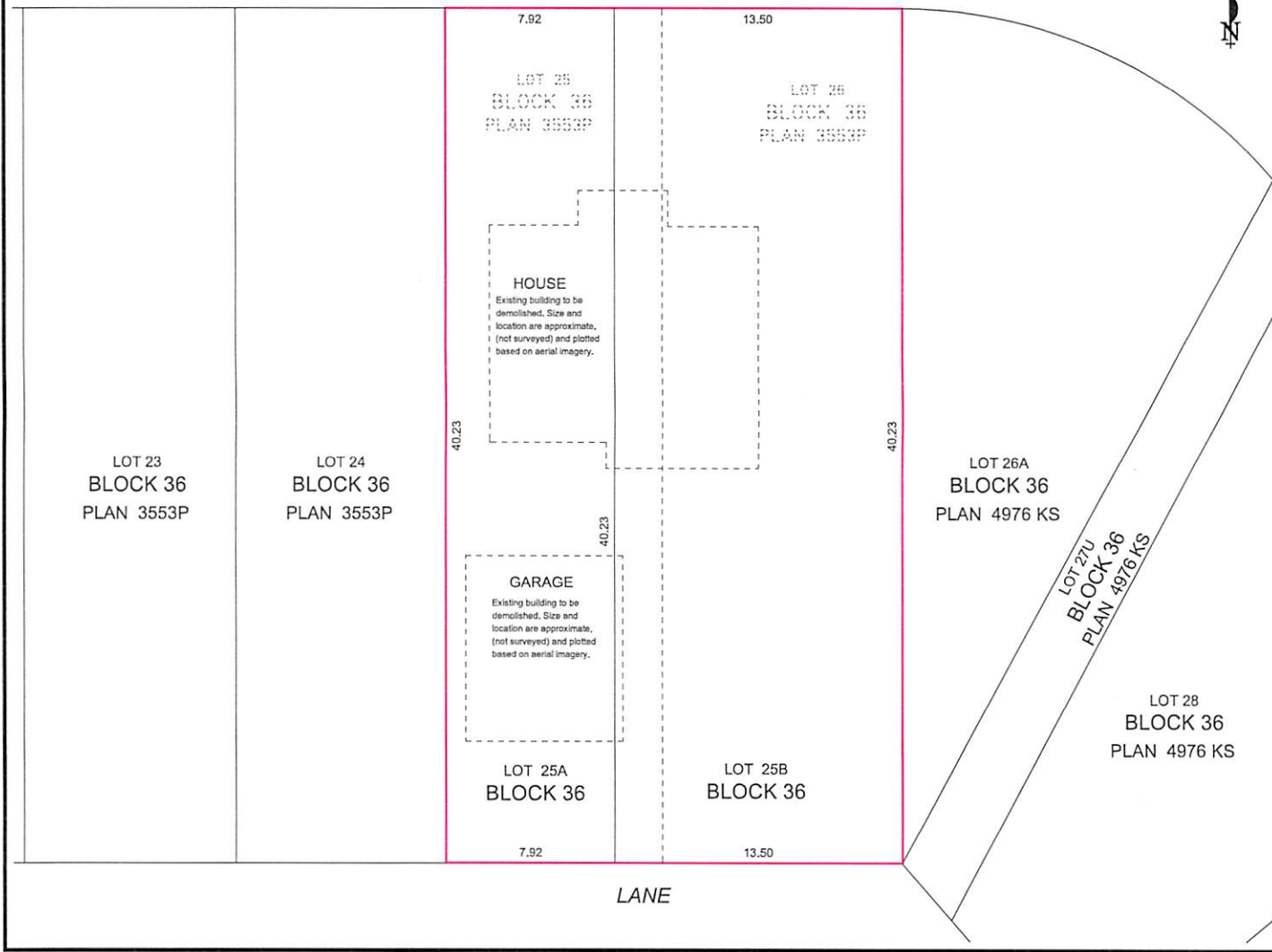
EDMONTON - ALBERTA



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

FILE NO.	62200066T	DRAFTED BY:	CN	CHECKED BY:	DS
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63 AVENUE





Subdivision Authority

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

April 28, 2022

File No. LDA22-0145

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from part of Lot 32 and east half of Lot 33, Block 5, Plan 5765 Q, located north of 74 Avenue NW and east of 108 Street NW; **QUEEN ALEXANDRA**

The Subdivision by Plan is APPROVED on April 28, 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 received comments from adjacent landowners and community members. 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 and the comments from adjacent landowners, 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/db/Posse #427289205-001
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 74 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 3.2 m east of the west property line of Lot 33A off 74 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

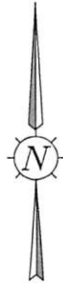
SHOWING SUBDIVISION OF

PART OF LOT 32 AND EAST HALF OF LOT 33, BLOCK 5, PLAN 5765 Q

IN THE

N.W.1/4 SEC.20 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA



NOTES:

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

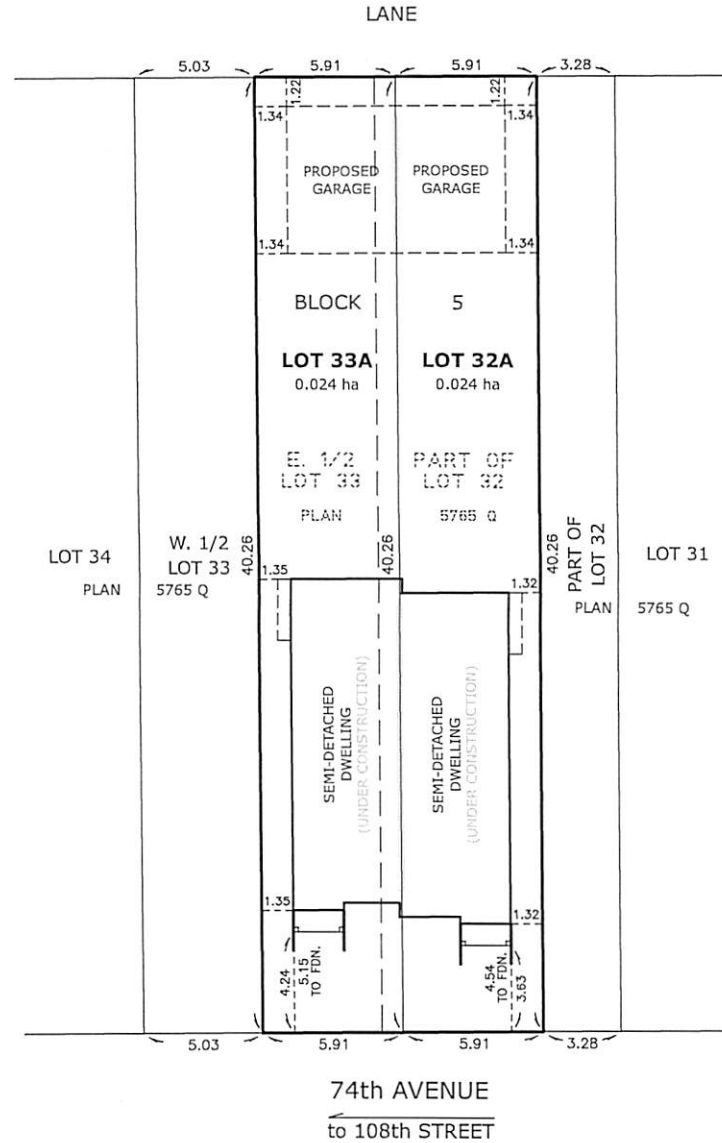


8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY: D.G.C.	DRAWN BY: V.O.T.
DATE: March 17, 2022	REVISED: --
DRAWING: 21C0543T	FILE NO.: 21C0543





Subdivision Authority

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

April 28, 2022

File No. LDA22-0146

HAGEN SURVEYS
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 11, Block 3, Plan RN37, located north of 101A Avenue NW and east of 89 Street NW; **RIVERDALE**

The Subdivision by Plan is APPROVED on April 28, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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 stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell
Subdivision Authority

BM/db/Posse #427360855-001

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 89 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.

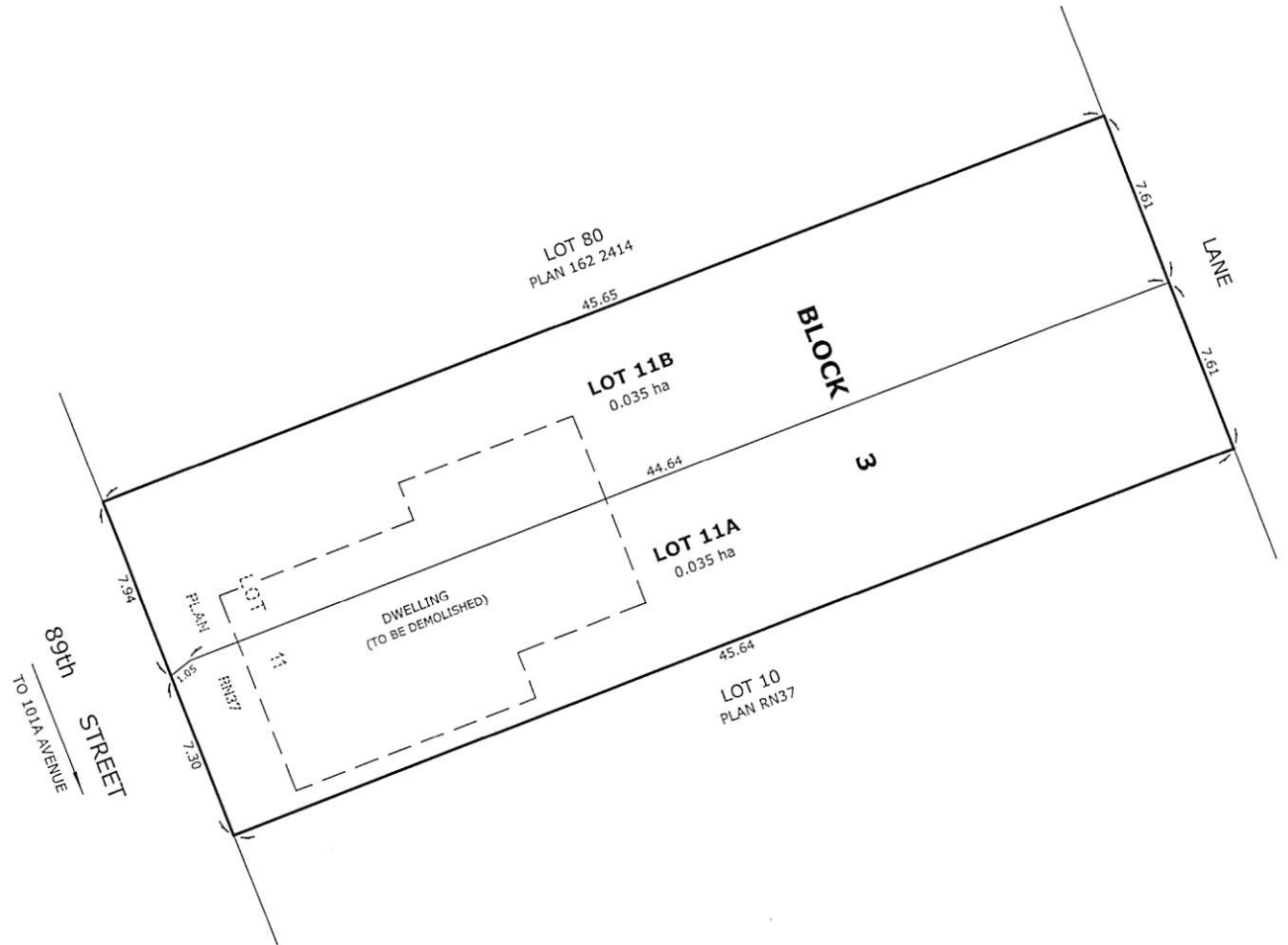
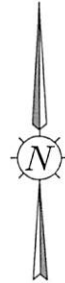
Servicing

- 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 7.8 m north of the south property line of Lot 11 off 89 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.
- 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 11, BLK.3, PLAN RN37 (XXXVII)
 IN
RIVER LOT 20, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.
EDMONTON, ALBERTA

SCALE 1:200 2022 N.R. RONSKO, A.L.S.

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



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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	March 21, 2022	REVISED:	April 22, 2022
DRAWING	2250157T	FILE NO.	2250157



Subdivision Authority

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

April 28, 2022

File No. LDA22-0154

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 26, Plan 5229AD, located south of 97 Avenue NW and east of 154 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is **APPROVED** on April 28, 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 stylized and cursive.

Blair McDowell
Subdivision Authority

BM/db/Posse #427867390-001

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 154 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.
- There is an existing access to 154 Street NW. Upon redevelopment of proposed Lot 18A, the existing residential access to 154 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.

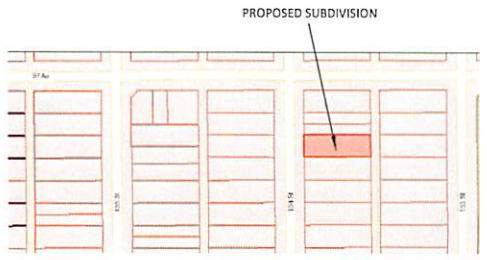
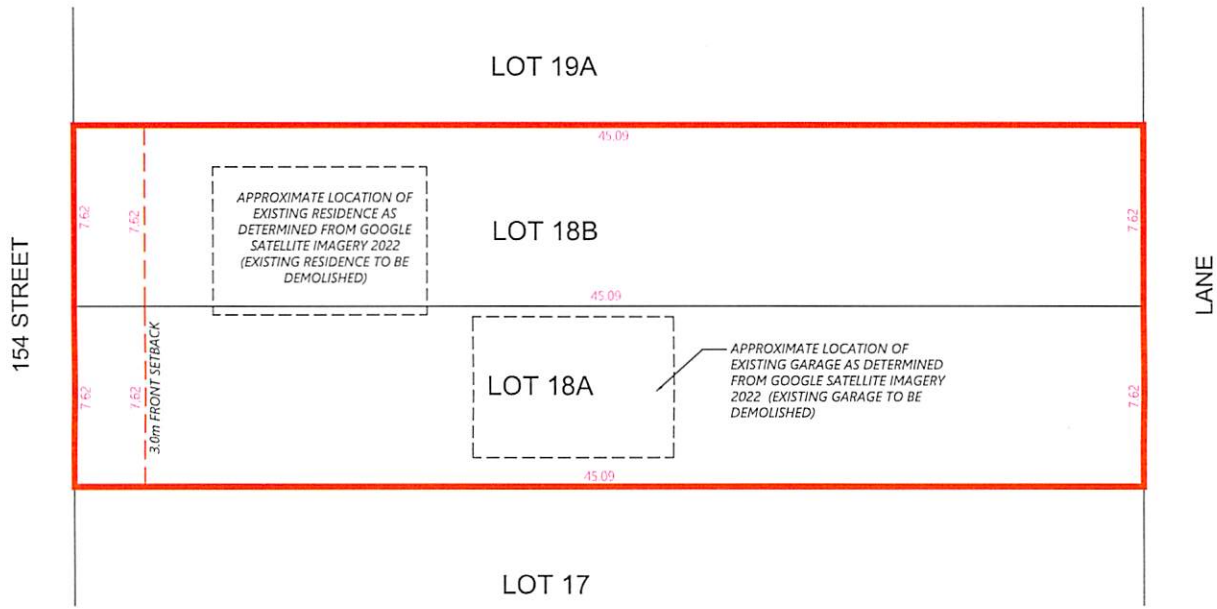
Building / Site

- 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 8.32 m south of the north property line of Lot 18 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.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 18 BLOCK 26, PLAN 5229 AD WITHIN
 (N.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)
 WEST JASPER PLACE
 EDMONTON, ALBERTA
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.069 ha

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

Job # : SA22- 1141	Drawn by: DHP	Checked by: AA	Date: MAR. 25, 2022
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Subdivision Authority

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

April 28, 2022

File No. LDA22-0157

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2, Plan 2212HW, located east of Saskatchewan Drive and north of Windsor Road NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on April 28, 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 blue horizontal line.

Blair McDowell
Subdivision Authority

BM/db/Posse #428117932-001
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

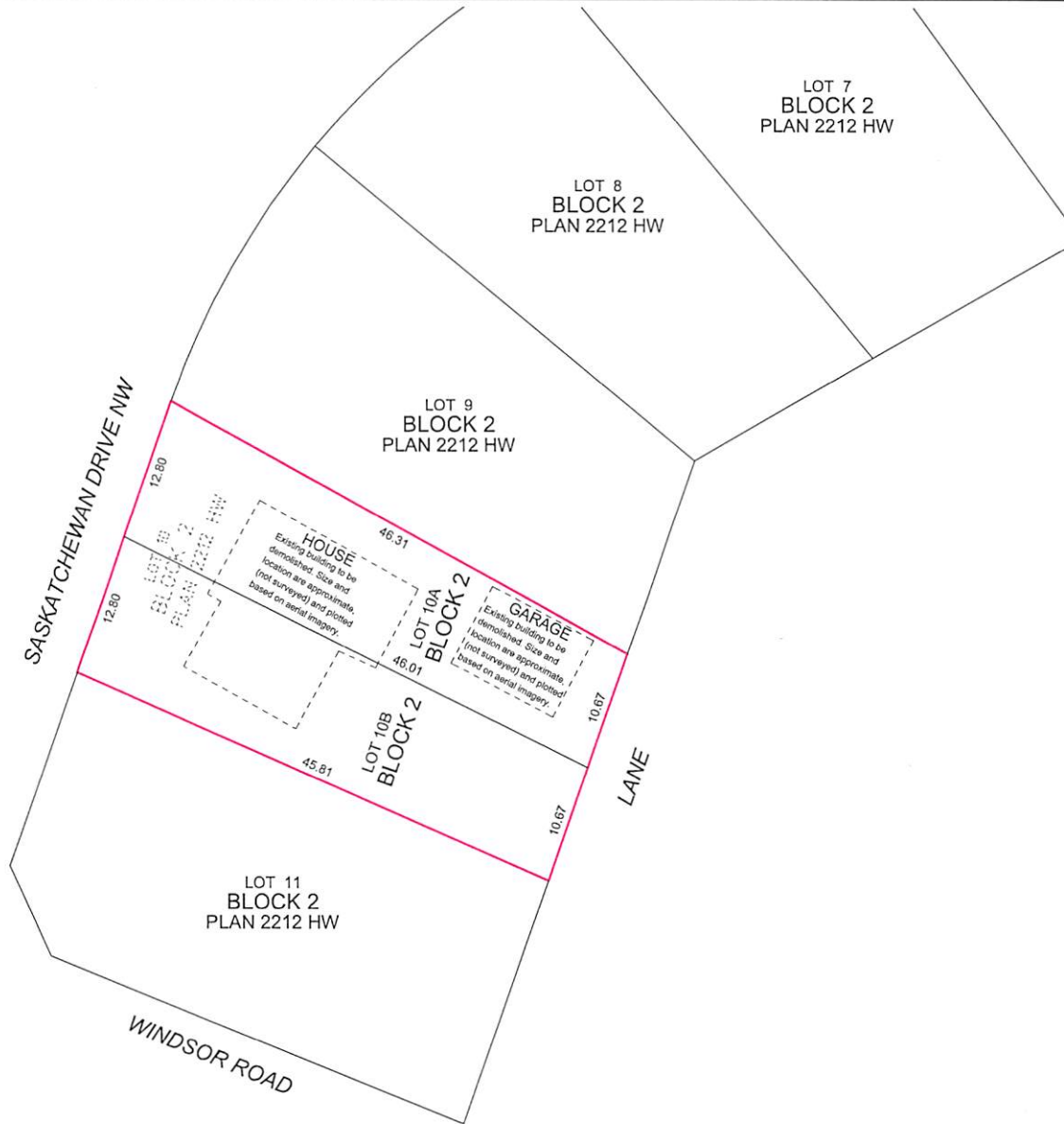
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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.

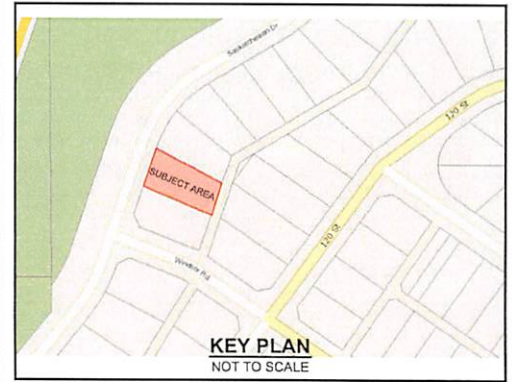
Servicing

- 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 15.4 m north of the south property line of Lot 10 off of the lane. The existing storm service enters the proposed subdivision approximately 10.4 m north of the south property line of Lot 10 off the Saskatchewan Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole that will interfere with access to the proposed Lot 10B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will 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).



ENERGY EFFICIENT HOMES 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'.
 - THE ZONING OF THIS SUBJECT AREA IS R1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.107 ha



REV. NO.	DATE	ITEM	BY
1	MAR. 28/22	ORIGINAL PLAN COMPLETED	CN

WINDSOR PARK
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 10, BLOCK 2, PLAN 2212 HW
 WITHIN THE
 RIVER LOT 3, EDMONTON SETTLEMENT
 (THEO. S.W. 1/4 SEC. 31 - TWP. 52 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA
 2022

SCALE: 1:400

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

FILE NO. 6220093T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

April 28, 2022

File No. LDA22-0163

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 3, Block 29, Plan 290 AB, located north of 128 Avenue NW and west of 124 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on April 28, 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;
2. that the existing concrete stairs that encroach into the 124 Street road right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/db/Posse #428489709-001

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 124 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.
- The Calder neighbourhood is on the Neighbourhood Renewal Program. Details of the project can be found at edmonton.ca/transportation/on_your_streets/calder.

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 12.4 m south of the north property line of Lot 3 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

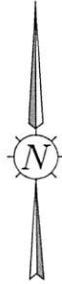
LOT 3, BLK.29, PLAN 290 A.B.

IN THE

S.W.1/4 SEC.19 TWP.53 RGE.24 W.4 M.

EDMONTON, ALBERTA

SCALE 1:200 2022 N.R. RONSKO, A.L.S.
5m 0 5 10m



NOTES:

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



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	March 30, 2022	REVISED:	--
DRAWING	22S0175T	FILE NO.	22S0175

