

Thursday, June 30, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 26

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the June 30, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the June 23, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA22-0162 395518637-003	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot, from Lot 22, Block 42, Plan 772 2150 located north of Hermitage Road and east of Victoria Trail NW; CANON RIDGE
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA22-0091 412183651-001	Tentative plan of subdivision to create 36 single detached residential lots, one (1) Environmental Reserve (ER) lot, one (1) Municipal Reserve (MR) lot, three (3) non-credit Municipal Reserve lots, and one (1) Public Utility lot from Lot 1, Block 1, Plan 222 0161 and Lot 2, Block 1, Plan 182 2466, located south of 172 Avenue NW and west of Meridian Street; MARQUIS and EVERGREEN
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA22-0139 422387698-001	Tentative plan of subdivision to create one (1) Multi-Unit Housing Lot from Lot 2, Block 2, Plan 122 2662, Lot 100, Block 1, Plan 202 0563, Lot A, Block A, Plan 112 4483, and a portion of road closure area, located southwest of 30 Avenue SW and southeast of 119A Street SW; HERITAGE VALLEY TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA22-0158 421913294-001	Tentative plan of subdivision to create 230 single-detached residential lots, 28 row housing lots, 1 Environmental Reserve Lot, and 1 Public Utility Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 3, Plan 707 RS, located east of 34 Street SW and south of Ellerslie Drive SW; DECOTEAU NORTH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0221 431048910-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from the NW and NE 14-51-24-W4M located south of 25 Avenue NW and west of 66 Street SW; MATTSON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0216 431628787-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 47, Block 2, Plan 6252 KS, located south of 78 Avenue NW and east of 154 Street NW; RIO TERRACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0219 431983139-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 9, Plan 2528HW, located north of Strathearn Drive NW and west of 97 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0263 434825876-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 3, Plan 1522AS, located south of 88 Avenue NW and east of 89 Street NW; BONNIE DOON
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA22-0266 434286907-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 9, Plan RN60, located south of 110 Avenue NW and west of 128 Street NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA22-0272 434238238-001	Tentative plan of subdivision to adjust the boundary between Lots 11A and 11B, Block 34, Plan 1922788 located north of Laurier Place NW and east of 139 Street NW; LAURIER HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA22-0274 435352585-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 61, Plan 2061HW, located south of 81 Avenue NW and west of 75 Street NW; KING EDWARD PARK	
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

June 30, 2022

File No. LDA22-0162

Invistec Consulting Ltd.
1700 - 10130 103 Street NW
Edmonton, AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) and one (1) commercial lot, from Lot 22, Block 42, Plan 772 2150 located north of Hermitage Road and east of Victoria Trail NW; **CANON RIDGE**

I The Subdivision by Plan is APPROVED on June 30, 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 LDA22-0161 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner register an access easement as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs an all-directional access and a right-in only access to Victoria Trail NW, including a northbound right turn bay and taper, a southbound left turn bay and taper, modifications to the existing centre median, shared use path, landscaping, utility relocations / modifications, relocation of the existing bus stop & amenities pad, paint line marking modifications, and any channelization and transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. The proposed access locations will be further reviewed through the submission of detailed engineering drawings;
8. that the owner removes the existing post and rail fence on the City's walkway (Lot 19W, Block 42, Plan 772 2150), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The owner is responsible for all restoration of the removed fence and landscaping in the walkway to City of Edmonton standards; and
9. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot 22, Block 42, Plan 7722150 was addressed by dedication with file 75-X-142-S.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/lz/Posse #395518637-003

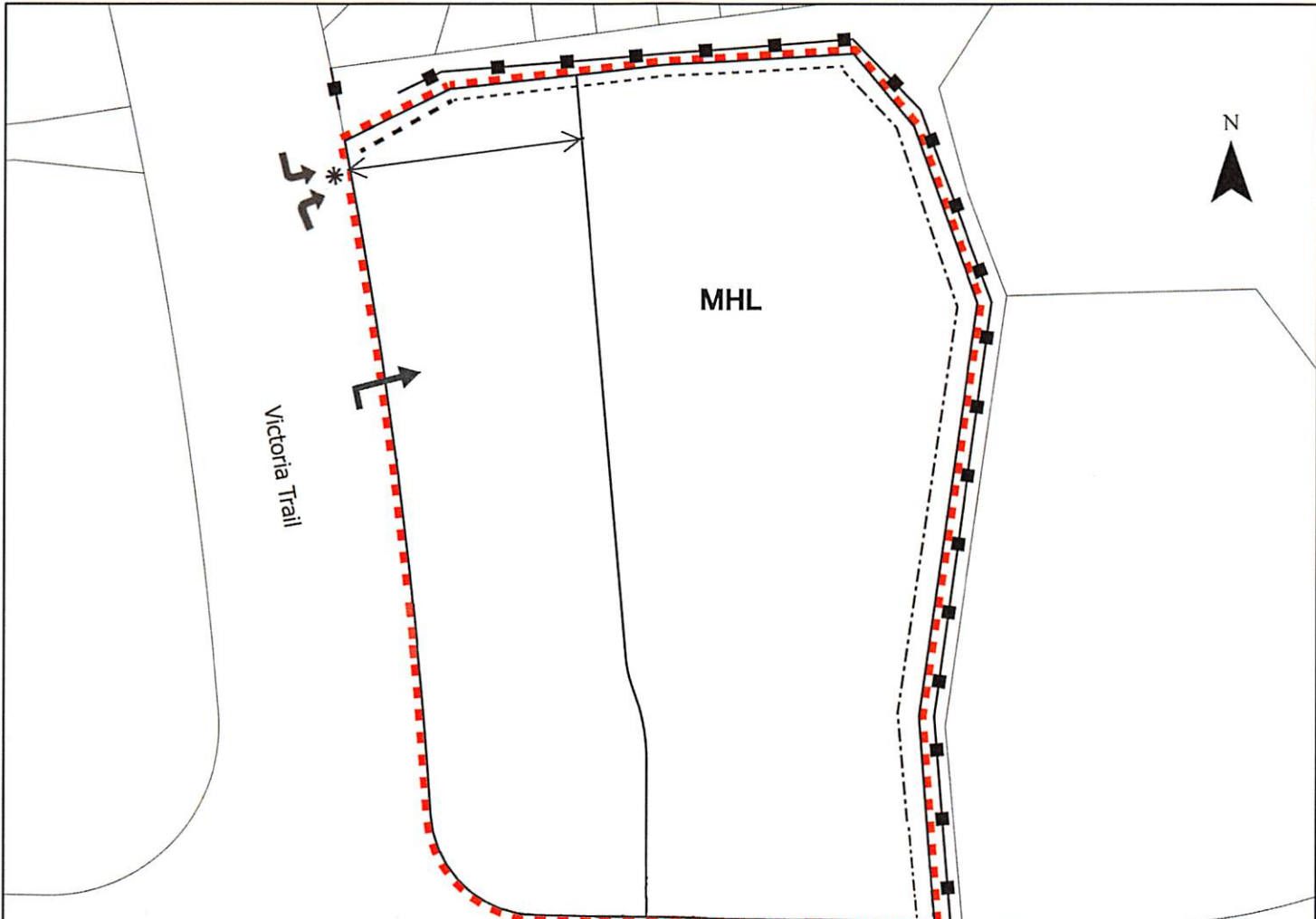
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

June 30, 2022

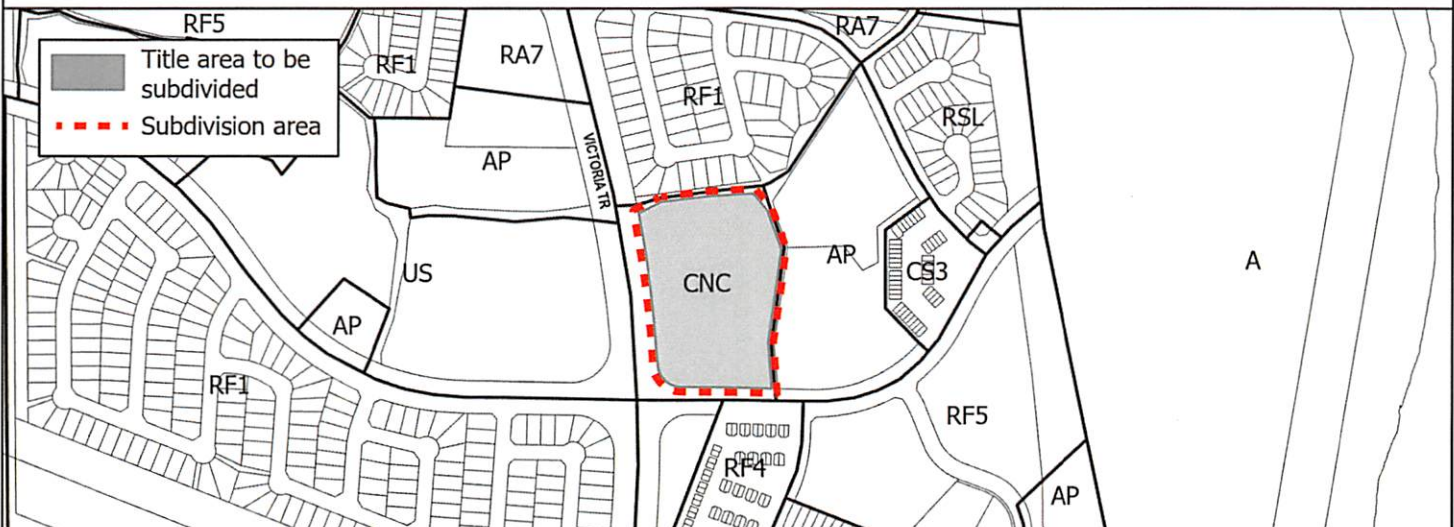
LDA22-0162

- ■ Limit of proposed subdivision
- ■ ■ 1.8m Uniform Fence - Zoning bylaw
- · · 1.8m Uniform Fence
- - - 1.2 m Uniform Screen Fence
- ■ Remove Post and Rail Fence
- * All directional access
- Construct Right in Access
- ↔ Register Access Easement
- ↪ Construct Northbound/Southbound Turn Bay and Taper



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

Hermitage Rd





Subdivision Authority

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

June 30, 2022

File No. LDA22-0091

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 36 single detached residential lots, one (1) Environmental Reserve (ER) lot, one (1) Municipal Reserve (MR) lot, three (3) non-credit Municipal Reserve lots, and one (1) Public Utility lot from Lot 1, Block 1, Plan 222 0161 and Lot 2, Block 1, Plan 182 2466, located south of 172 Avenue NW and west of Meridian Street; **MARQUIS and EVERGREEN**

I The Subdivision by Plan is APPROVED on June 30, 2022, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 12.05 hectare (ha) lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.05 ha lot, and dedicate non-credit Municipal Reserve as 0.02 ha, 0.08 ha and 0.11 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate, clear and level Meridian Street as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" maps, Enclosures I and II;
6. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA22-0150 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the approved subdivision LDA18-0593 be registered prior to or concurrent with this application, for the logical extension of roadway connections and necessary underground utilities;

9. 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 Slope Stability Assessment - Horsehills Creek geotechnical report [Hoggan Engineering & Testing (1980) Ltd. file no. 6065-57], as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, bollards, and landscaping, with Phase 1 within the Public Utility Lot (PUL), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage and landscaping, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage and landscaping, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, with Phase 2 within the walkway, with connections to the adjacent sidewalk and shared use path, to the

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

13. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto the Public Utility Lot (PUL), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, the non-credit MR lots, road rights of way, and walkway 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.

Non-credit MR in the amount of 0.21 ha is being provided with this subdivision, as 0.02 ha, 0.08 ha, and 0.11 ha lots.

ER for Lot 1, Block 1, Plan 222 0161 in the amount of 12.05 ha is being dedicated with this subdivision. MR for this title was previously addressed by registration of a 1.634 ha Deferred Reserve Caveat (DRC) with LDA15-0658. MR in the amount of 0.05 ha is being provided by dedication with this subdivision. Subsequent to reserve dedication, the existing DRC will be reduced accordingly and the balance will transfer to Lot 2, Block 1, Plan 182 2466.

MR for Lot 2, Block 1, Plan 182 2466 was previously addressed by registration of a 1.79 ha DRC on title with LDA16-0606. The existing DRC will be adjusted when the reserves from Lot 1, Block 1, Plan 222 0161 are transferred, and 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,

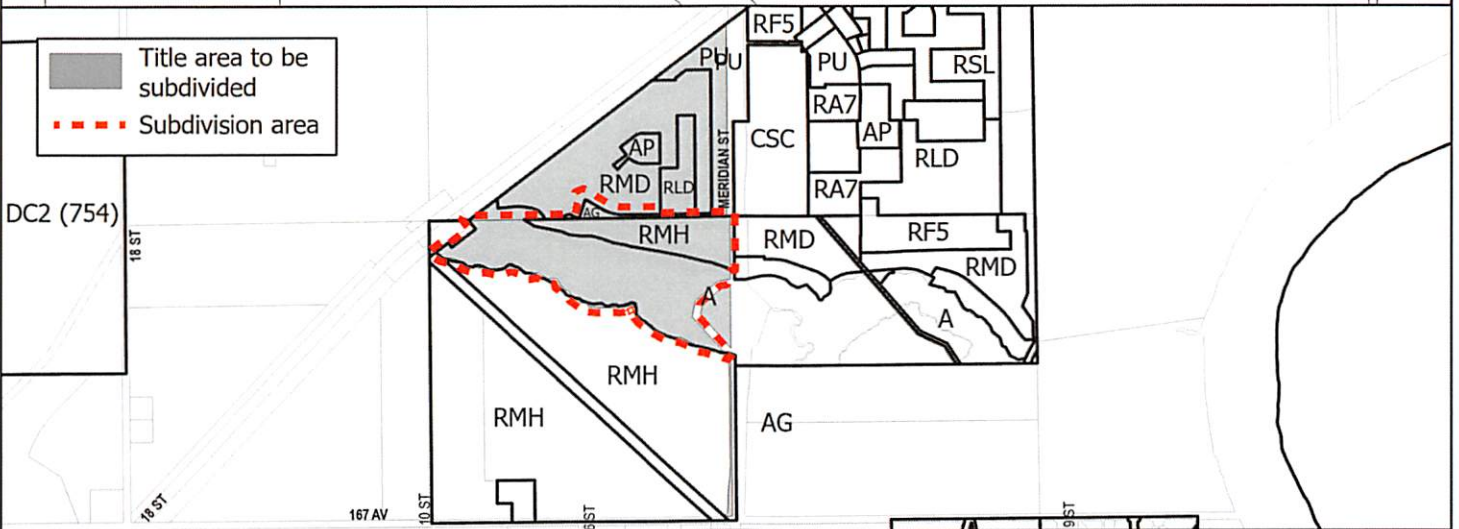
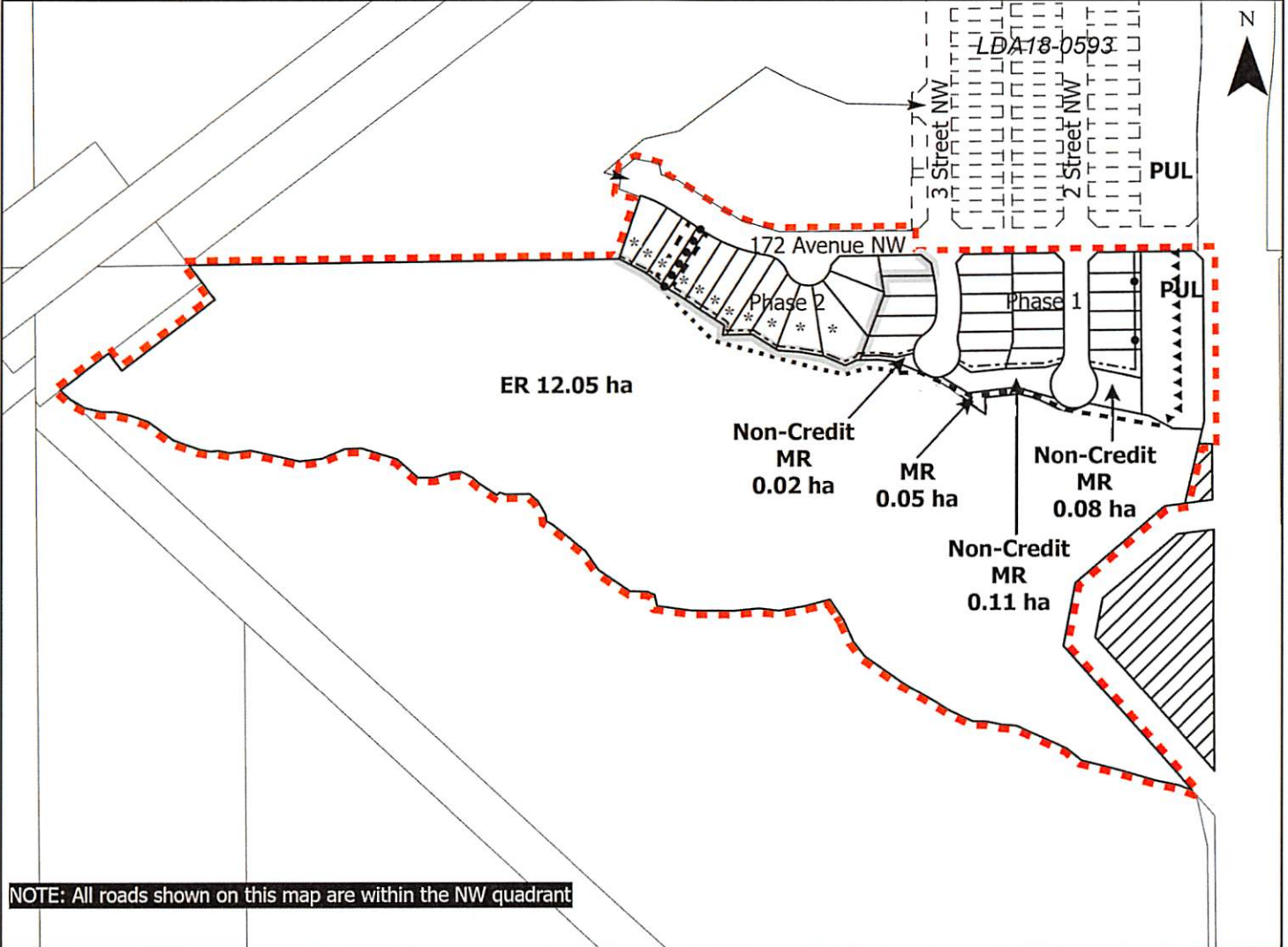


Blair McDowell
Subdivision Authority

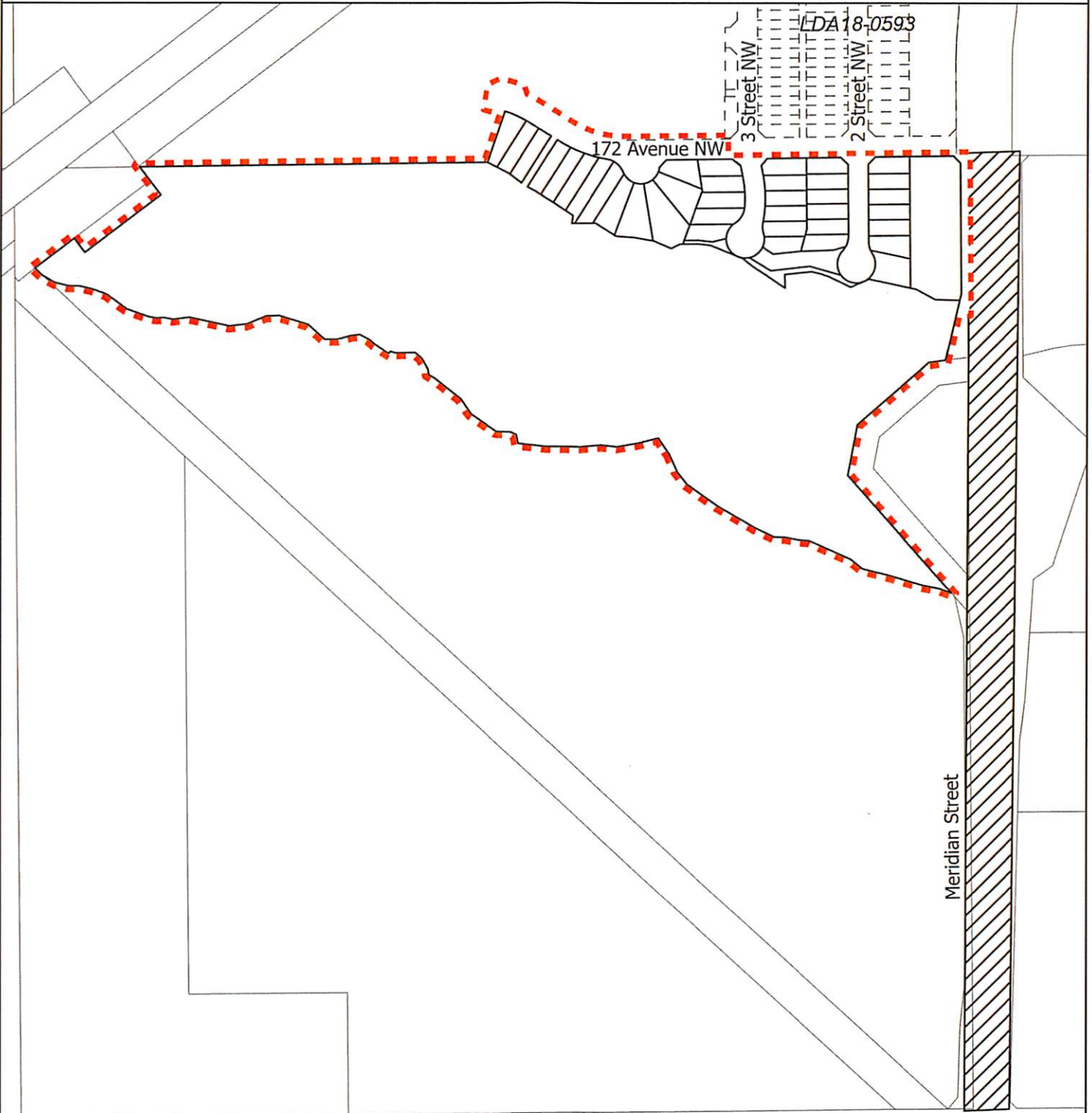
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Enclosures

- Limit of proposed subdivision
- Phasing Line
- * Restrictive Covenant re: Top of Bank
- ←→ Temporary 6m roadway
- ▲▲▲ 3 m hard surface shared use path (PUL)
- 3 m hard surface shared use path (Phase 1)
- 3 m hard surface shared use path (Phase 2)
- 1.8m Concrete Sidewalk
- Noise attenuation fence
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.2 m Uniform Screen Fence
- ▨ Dedicate as road right of way



- Limit of proposed subdivision
- ▨ Dedicate as road right of way



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

June 30, 2022

File No. LDA22-0139

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) Multi-Unit Housing Lot from Lot 2, Block 2, Plan 122 2662, Lot 100, Block 1, Plan 202 0563, Lot A, Block A, Plan 112 4483, and a portion of road closure area, located southwest of 30 Avenue SW and southeast of 119A Street SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on June 30, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$399,511.28 representing 0.688 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 approved subdivision LDA21-0353 be registered prior to or concurrent with this application to provide the logical roadway extension of 119A Street SW; and
5. 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; and
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.

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

Municipal Reserve for Lot 100, Block 1, Plan 202 0563 was previously addressed with LDA12-0352 by transferring the MR to Lot 2, Block 2, Plan 122 2662.

There is an existing DRC on title for Lot 2, Block 2, Plan 122 2662 in the amount of 2.529 ha. Money in place of Municipal Reserve has been requested with LDA22-0141. Subsequent to money in place of MR, the existing DRC for Lot 2, Block 2, Plan 122 2662 will be discharged in full.

MR for the 127 Street SW road closure area (Bylaw 19152) in the amount of 0.099 ha is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

There is an existing DRC on title for Lot A, Block A, Plan 112 4483. Municipal Reserve in the amount of 0.589 ha is being provided by money in place with this subdivision. Subsequent to money in place of MR, the existing DRC for Lot A, Block A, Plan 112 4483 will be discharged in full.

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

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

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

Regards,

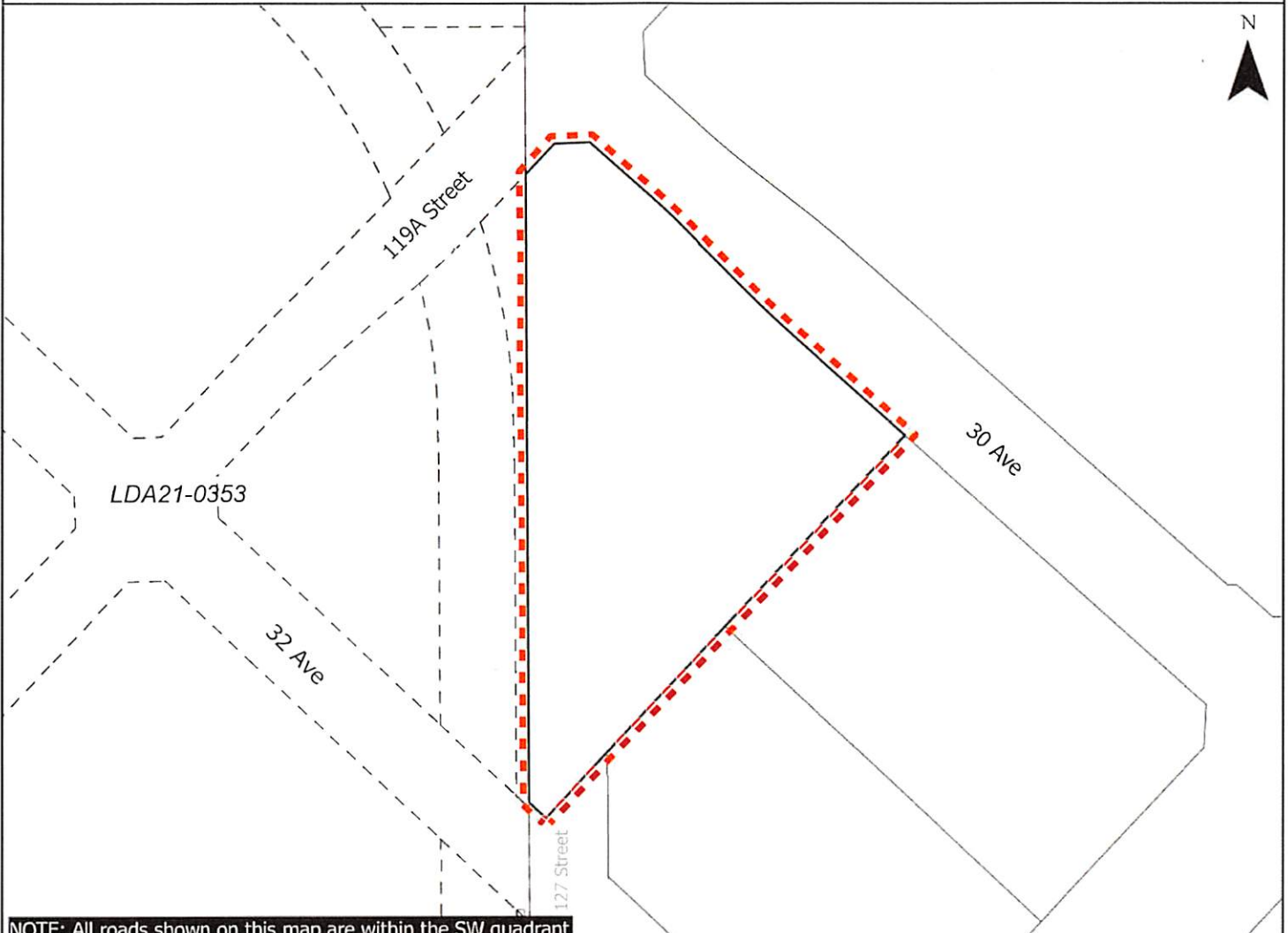


Blair McDowell
Subdivision Authority

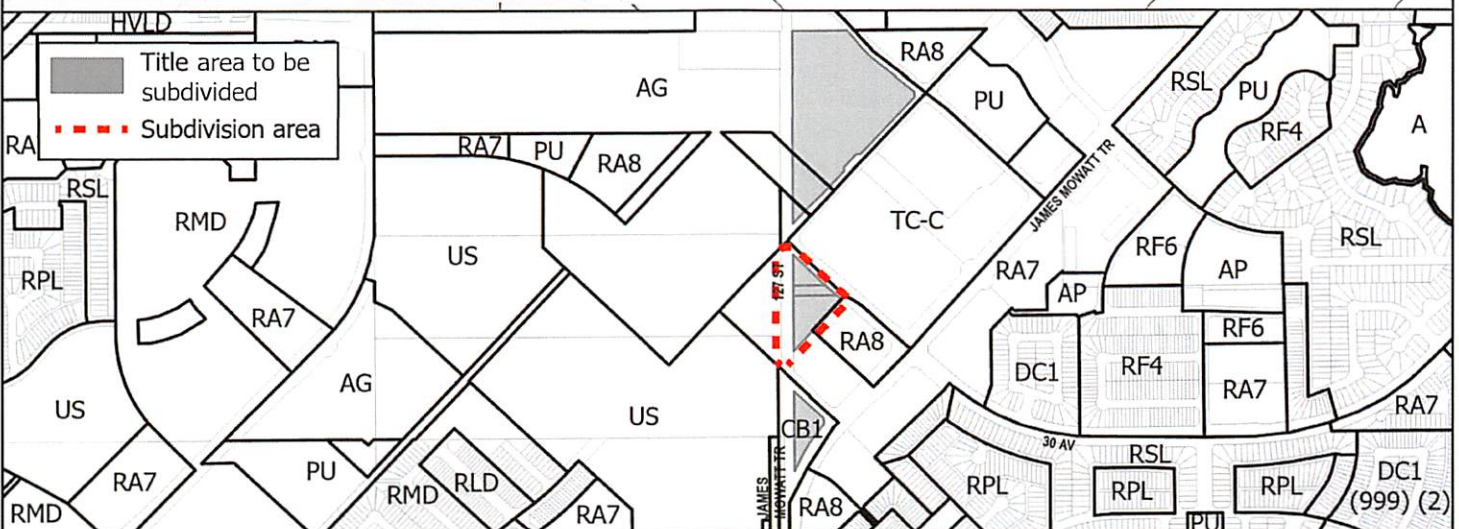
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Enclosure(s)

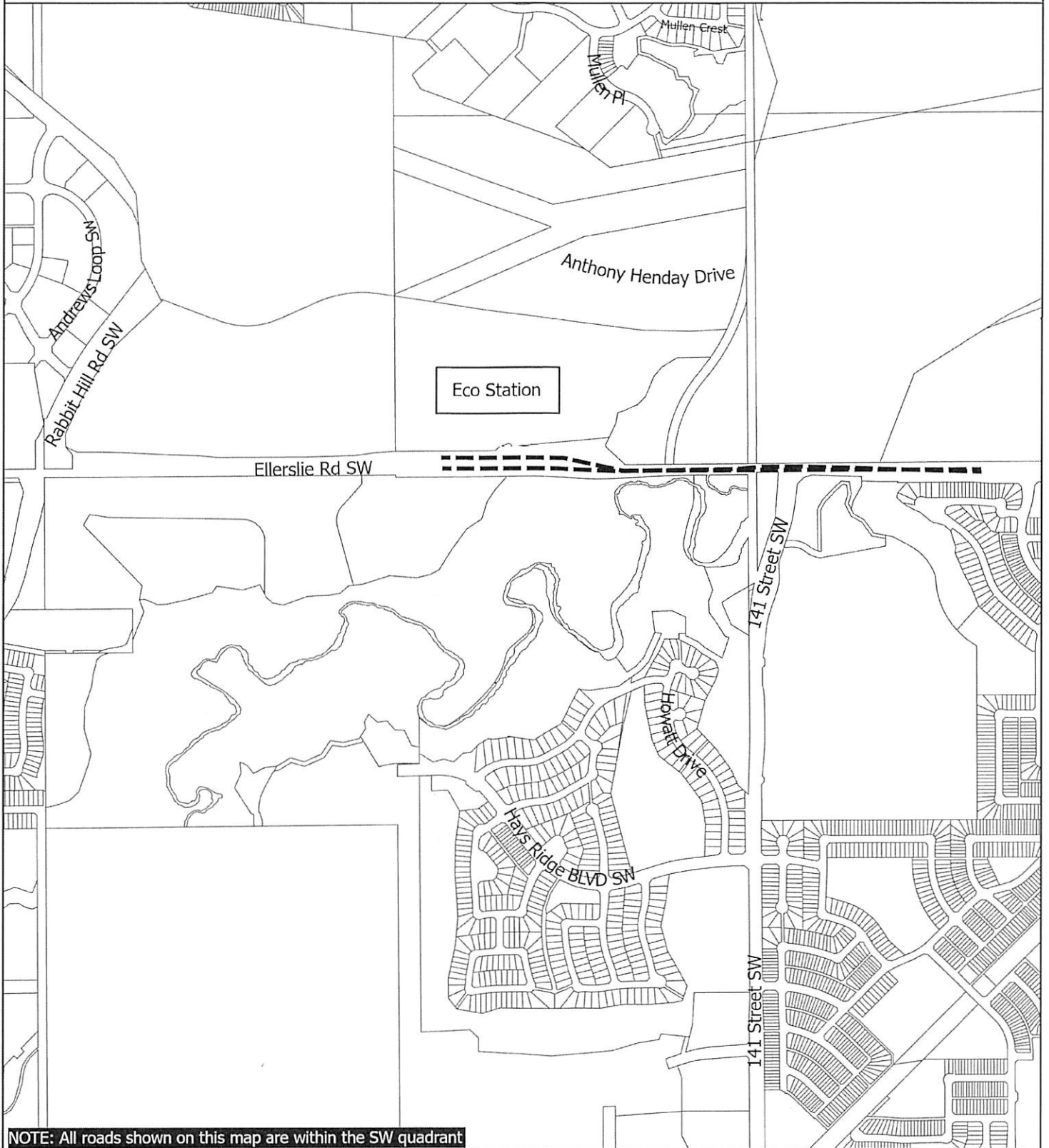
Limit of proposed subdivision line



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



--- Construct first two lanes to an arterial roadway standard



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

June 30, 2022

File No. LDA22-0158

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 230 single-detached residential lots, 28 row housing lots, 1 Environmental Reserve Lot, and 1 Public Utility Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 3, Plan 707 RS, located east of 34 Street SW and south of Ellerslie Drive SW; **DECOTEAU NORTH**

I The Subdivision by Plan is APPROVED on June 30, 2022, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 1.93 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 provide Municipal Reserve (MR) in the amount of 1.390 ha by a Deferred Reserve Caveat registered against Lot 3, Plan 707 RS, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA21-0530, LDA22-0084, LDA21-0617 and LDA21-0616 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. 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;
8. 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;

9. that the owner dedicate road right-of-way for the east-west collector, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. The collector shall have a 1.8m concrete sidewalk on the south side and a 3m shared use path (SUP) on the north side;
10. that the owner dedicate road right-of-way to conform to the approved Concept Plan and to the satisfaction of Subdivision and Development Coordination for 34 Street SW from the entire parent parcel, as shown on Enclosure I;
11. that subject to Condition 10, the owner clear and level 34 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
12. that the property lines of the residential lot, flanking the alley in Phase 5, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination and dedicates the area of ultimate Storm Water Management Facility as Public Utility Lot (PUL);
9. that the owner constructs onsite sanitary and storm sewers within Phase 4 prior to or concurrent with registration of Phases 2, 3 and 5; and constructs onsite sanitary and storm sewers within Phase 3 prior to or concurrent with registration of Phase 2, to the satisfaction of Subdivision and Development Coordination;

10. that the owner constructs offsite sanitary and storm sewers to connect the proposed subdivision to the existing system under Charlesworth Stage 26A and 26B, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct the first two lanes of 34 Street SW to an urban arterial roadway standard, from the east-west collector access (east of Charlesworth Drive SW) to the Anthony Henday Drive, including turn bays, channelization, access, intersection, 3 m shared use paths on both sides of 34 Street SW, lighting, landscaping and any transitional improvements, with Phase 1, as shown on Enclosure I;
12. that the owner close the existing access and associated culvert to 34 Street SW, clear and level, to conform to the approved Concept Plan and to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct the east-west transit collector road to an approved Complete Streets design and cross-section, as shown on Enclosure I, including a 1.8 m concrete sidewalk on the south side and a 3m shared use path (SUP) on the north side. The Complete Streets design and cross-section details for the collector roadway will be further reviewed and finalized through the engineering drawing review and approval process;
14. that all roadway construction shall be to approved cross-sections, to the satisfaction of Subdivision and Development Coordination, designed in consideration of Complete Streets Guidelines, and address emergency access, safety, as well as operational and maintenance considerations. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles and typical commercial truck traffic for all roadways and alleys, as required by Subdivision and Development Coordination;
15. that the north-south alley in Phase 2 serves as a temporary secondary emergency access route until Phase 3 local roads are constructed, as shown on Enclosure I. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
16. that the owner construct a 3 m hard surface shared use path including "Shared Use" signage, lighting, bollards and landscaping, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
17. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways; with a connection to the adjacent shared use path/sidewalk, as shown on Enclosure I;
18. that the owner pay for the installation of "no parking" signage on the collector roadways for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. The owner may also be required to install "no parking" signage on the internal roadways;
19. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, with Phases 1 and Phase 4, as shown on Enclosure I. These turnarounds will be required prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination);
20. that the owner pay for the installation of traffic signals at the intersection of 34 Street SW and the east-west collector, as shown on Enclosure II. The City of Edmonton shall complete the signal design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The

timing of the traffic signals installation will be at the discretion and direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

21. that the owner construct a noise attenuation fence, within residential property lines for all lots backing onto or flanking 34 Street SW, as shown on Enclosure I;
22. that the owner construct bus stops and amenities pads;
23. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Environmental Reserve lot, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 707 RS was addressed by Deferred Reserve Caveat (DRC) (1.60ha) with LDA21-0542. The DRC will carry forward on the remainder of the title. The dedication of the arterial roadway with LDA22-0158 will reduce the DRC accordingly.

MR for Lot 2, Plan 707 RS was addressed by DRC (1.60ha) with LDA21-0542. The DRC will carry forward on the remainder of the title. The dedication of the arterial roadway with LDA22-0158 will reduce the DRC accordingly.

MR for Lot 3, Plan 707 RS was addressed by DRC (1.60ha) with LDA22-0136. The DRC will carry forward on the remainder of the title. ER for Lot 3, Plan 707 RS in the amount of 1.93 ha is being dedicated with this subdivision. The dedication of ER and the arterial roadway with LDA22-0158 will reduce the DRC 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 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/tv/Posse #421913294-001

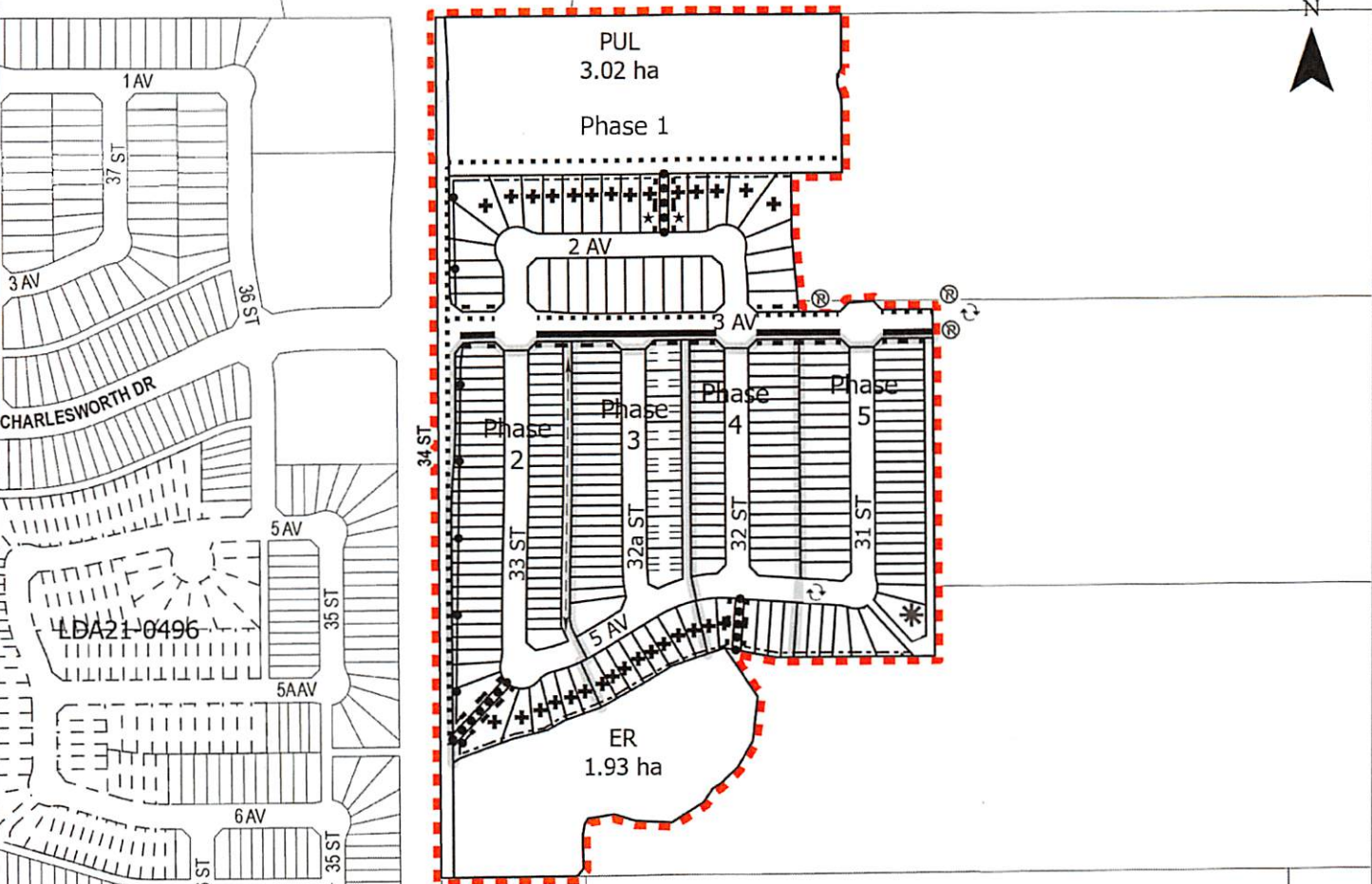
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

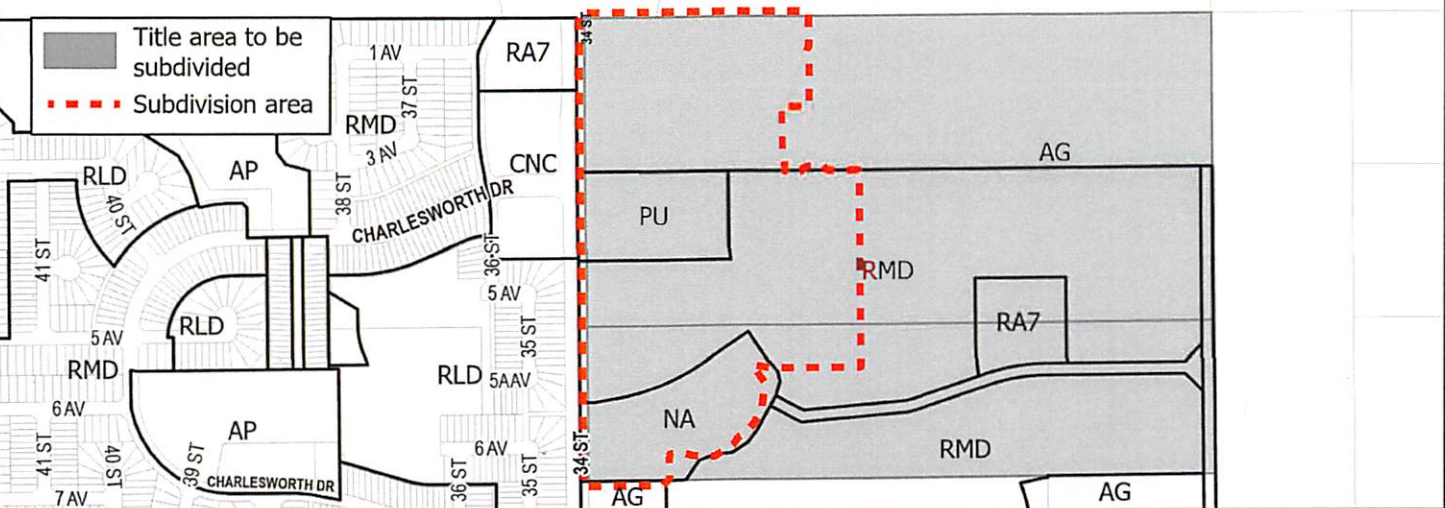
June 30, 2022

LDA22-0158

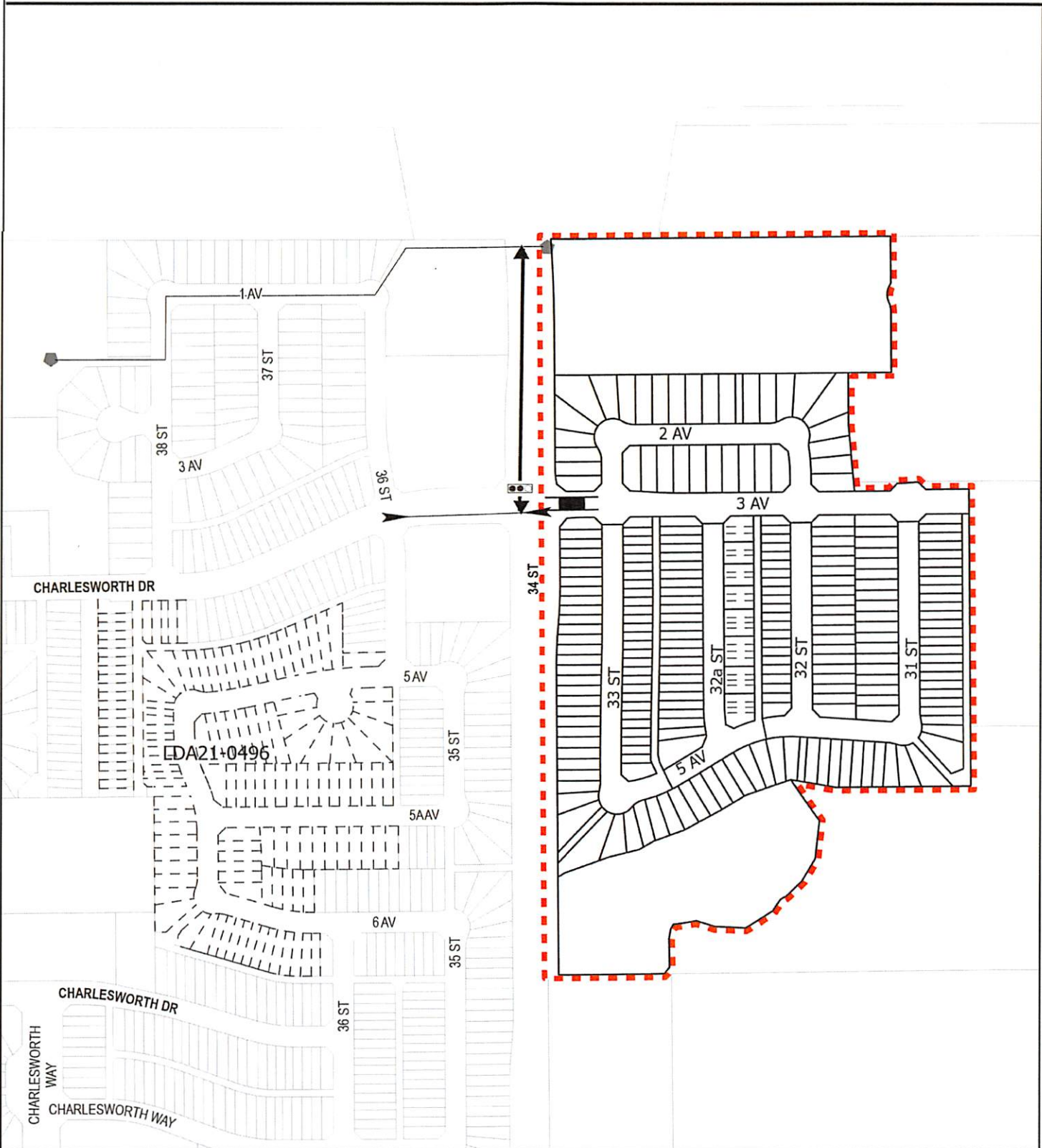
- - - - Limit of proposed subdivision
- Phasing Line
- Construct 1.8m concrete sidewalk with bollards & lighting
- Construct 3m hard surfaced shared use path
- 1.2 m Uniform fence
- 1.8m Uniform fence as per Zoning Bylaw
- 1.8 m Uniform fence
- Construct noise attenuation fence
- Construct 1.8m sidewalk
- Temporary secondary emergency access
- * Modify Property Line
- + Restrictive Covenant re:freeboard
- ↻ Temporary 12 m radius turnaround
- ★ Restrictive Covenant re:disturbed soil
- Ⓜ No parking signage



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



- Limit of proposed subdivision
- Offsite stormwater extension
- Offsite sanitary extension
- Crosswalk
- Upgrade 34 Street to urban arterial standard
- Traffic signal





Subdivision Authority

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

June 30, 2022

File No. LDA22-0221

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from the NW and NE 14-51-24-W4M located south of 25 Avenue NW and west of 66 Street SW; **MATTSON**

I The Subdivision by Plan is APPROVED on June 30, 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 the approved subdivision LDA22-0044 be registered prior to or concurrent with this application, to provide the logical roadway extension and offsite water infrastructure; 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 pay the Fire hall Offsite Levy applicable to this subdivision;

6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the NW 14-51-24-W4M and NE 4-51-24-W4M were previously addressed with LDA22-0044 by registering a 4.083 ha Deferred Reserve Caveat (DRC) on title. The DRC will be reduced accordingly for the arterial road dedication along 25 Avenue SW and 66 Street SW. The DRC will carry forward on title for the future park dedication.

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.

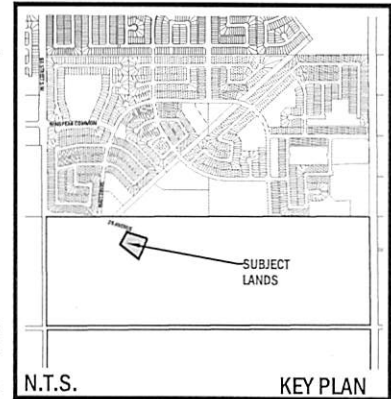
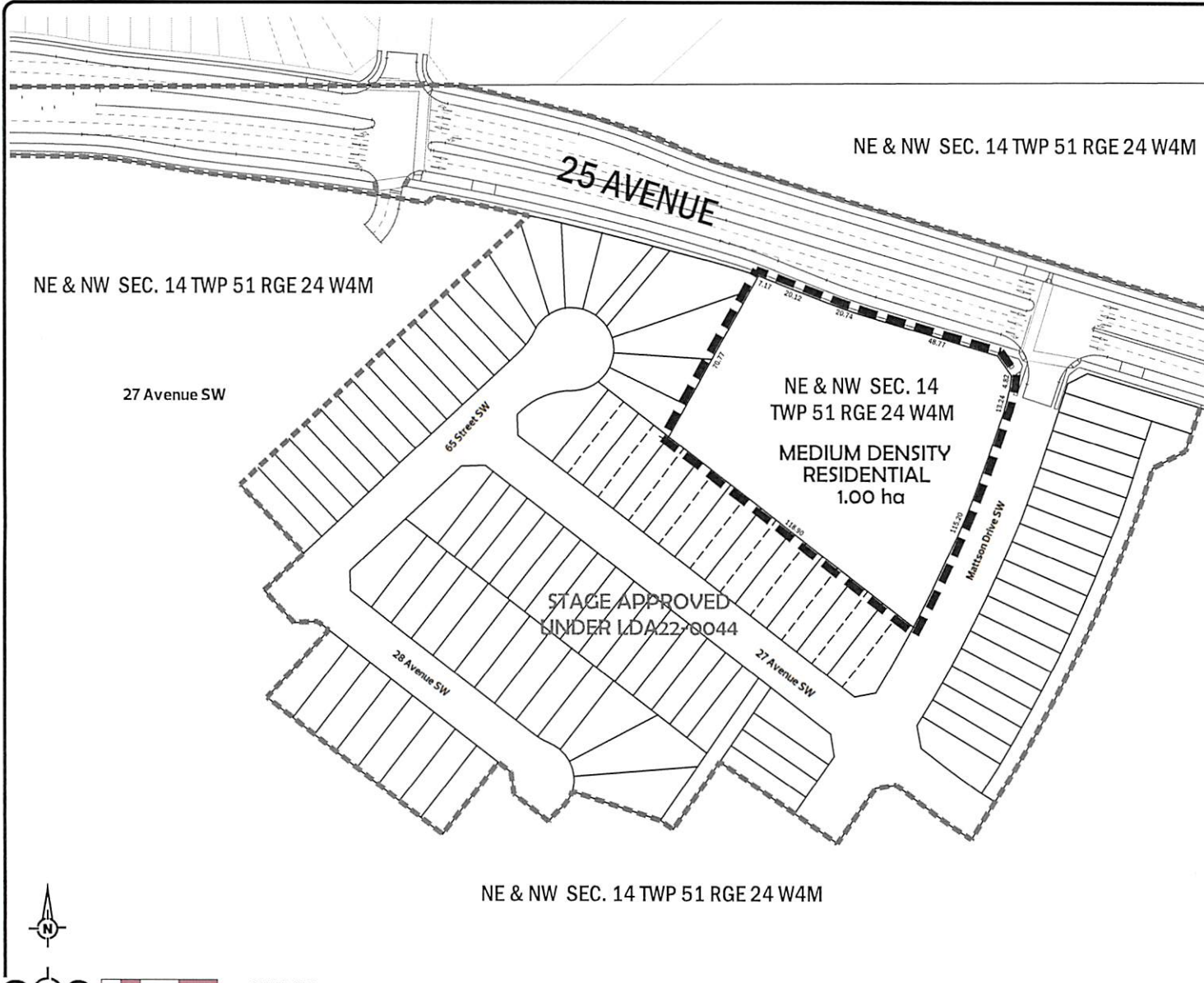
Regards,



Blair McDowell
Subdivision Authority

BM/lz/Posse #431048910-001

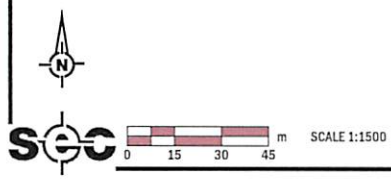
Enclosure(s)



PART OF: N.W. & N.E. 1/4 SEC 31 TWP 52 RGE 25 W4M

- NOTES:**
- SUBDIVISION INCLUDES AREA OUTLINED BY [thick dashed line] AND CONTAINS - 1.00 ha
 - TOTAL MEDIUM DENSITY RESIDENTIAL AREA - 1.00 ha
 - TOTAL NO. OF MEDIUM DENSITY RESID. LOT - 1

SUBDIVISION PLAN
MATTSON NEIGHBOURHOOD
STAGE 2





Subdivision Authority

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

June 30, 2022

File No. LDA22-0216

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 47, Block 2, Plan 6252 KS, located south of 78 Avenue NW and east of 154 Street NW; **RIO TERRACE**

The Subdivision by Plan is APPROVED on June 30, 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 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/ak/Posse #431628787-001

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

- Upon submission of a development permit application, the owner/applicant will be required to ensure that the existing access on 154 Street NW meets current City of Edmonton standards and be advised that access upgrading may be required.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.40 m south of the north property line of Lot 47 off 154 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Records indicate that a single 100mm storm service may also exist in the same trench as the water and sanitary services. If a second 100mm pipe is located, please contact EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444) so the lines can be clearly identified to prevent cross connection of the sanitary system to the storm system.
- 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

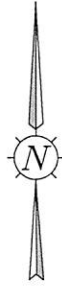
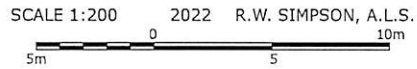
SHOWING SUBDIVISION OF

LOT 47, BLK.2, PLAN 6252 KS

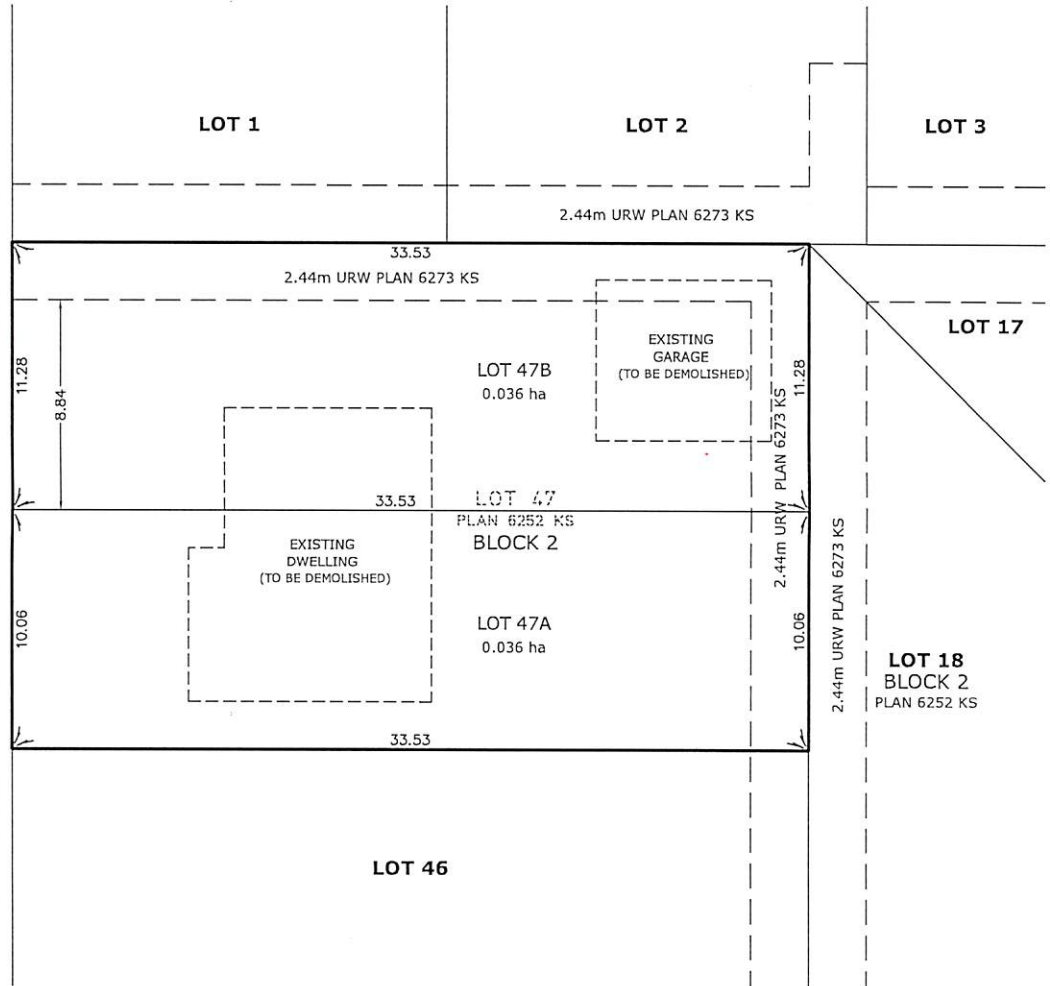
IN THE

N.W.1/4 SEC.23 TWP.52 RGE.25 W. 4M.

EDMONTON, ALBERTA



154th STREET



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:	V.O.T.	DRAWN BY:	V.O.T.
DATE:	April 28, 2022	REVISED:	May 10, 2022
DRAWING	2250272T	FILE NO.	2250272



Subdivision Authority

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

June 30, 2022

File No. LDA22-0219

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 9, Plan 2528HW, located north of Strathearn Drive NW and west of 97 Street NW;
STRATHEARN

The Subdivision by Plan is APPROVED on June 30, 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 the most prominent.

Blair McDowell
Subdivision Authority

BM/db/Posse #431983139-001

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.
- There is an existing access to Strathearn Drive NW. Upon redevelopment of proposed Lot 23A, the existing residential access to Strathearn Drive 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.
- The Strathearn neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for construction 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 the 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.

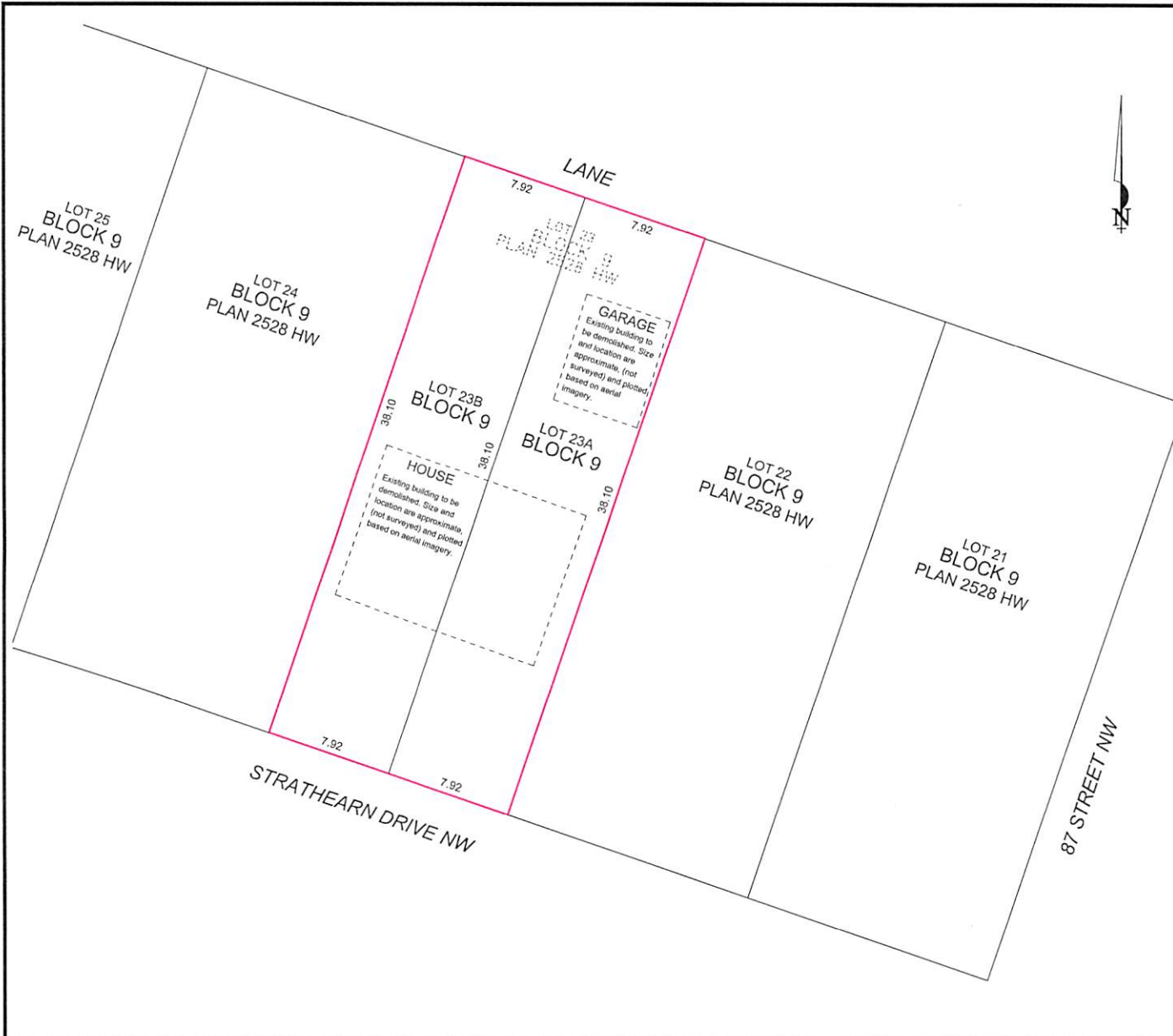
Servicing

- 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).
- There is a water main located within a laneway adjacent to the north property line of Lot 23. 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).

2402806 ALBERTA LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.060 ha



REV. NO.	DATE	ITEM	BY
1	MAY 2/22	ORIGINAL PLAN COMPLETED	CN

STRATHEARN
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOT 23, BLOCK 9, PLAN 2528 HW
 WITHIN THE
 N.W. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

2022

SCALE: 1:250



Subdivision Authority

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

June 30, 2022

File No. LDA22-0263

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 3, Plan 1522AS, located south of 88 Avenue NW and east of 89 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on **June 30, 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 #434825876-001

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.
- There is an existing access/driveway to 89 Street. Upon redevelopment of proposed Lot 20B, the existing residential access to 89 Street must be removed, and the south access flare (to complete the neighbouring access) reconstructed to City standards, as shown on the Enclosure. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2 nd Floor, 10111 – 104 Avenue. 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.

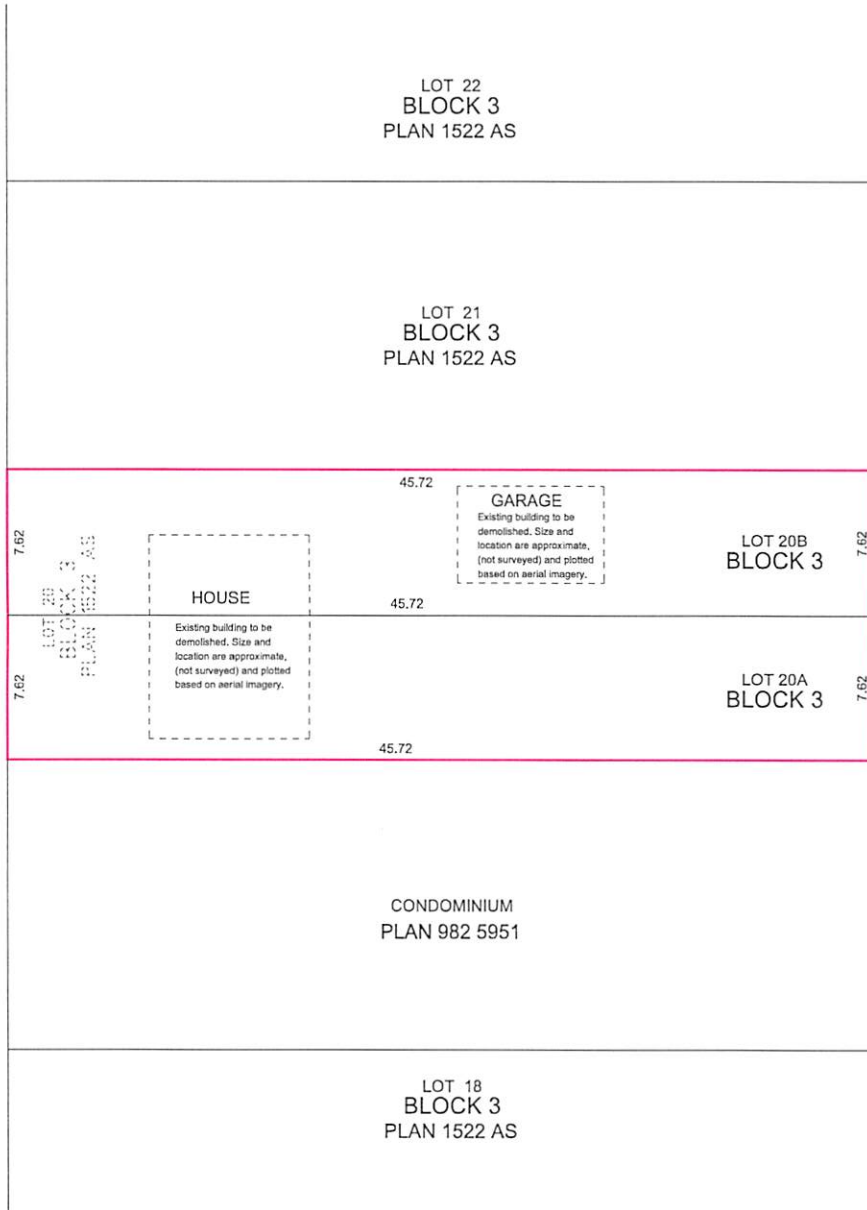
Servicing

- 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 6.52 m north of the south property line of Lot 20 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).



89 STREET

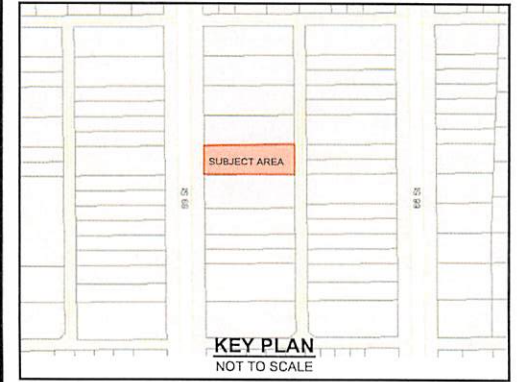


LANE

2402806 ALBERTA LTD.

NOTES:

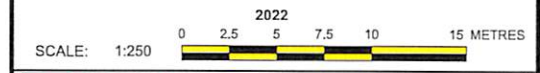
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.069 ha



REV. NO.	DATE	ITEM	BY
1	MAY 25/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BONNIE DOON
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 20, BLOCK 3, PLAN 1522 AS
WITHIN THE
N.W. 1/4 SEC. 27 - 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.	62200173T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

June 30, 2022

File No. LDA22-0266

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 9, Plan RN60, located south of 110 Avenue NW and west of 128 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on June 30, 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", with a stylized flourish at the end.

Blair McDowell
Subdivision Authority

BM/js/Posse #434286907-001

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 128 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

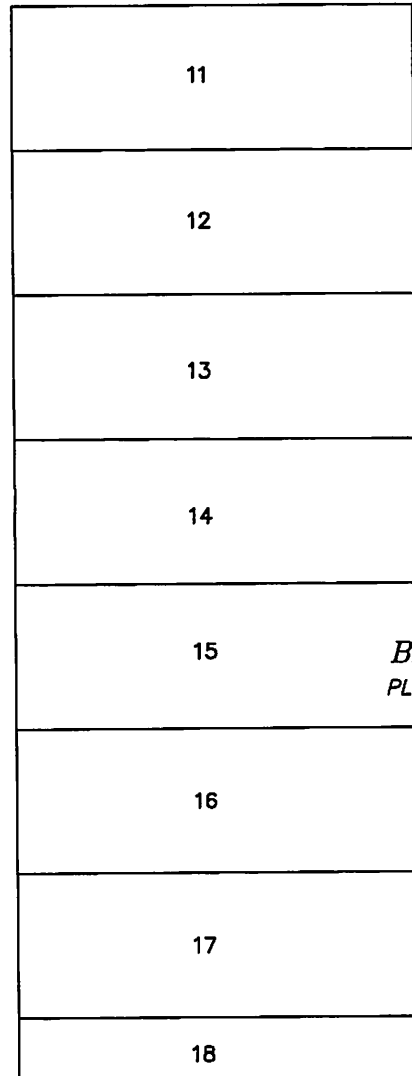
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 2.7 m south of the north property line of Lot 7 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).

Other

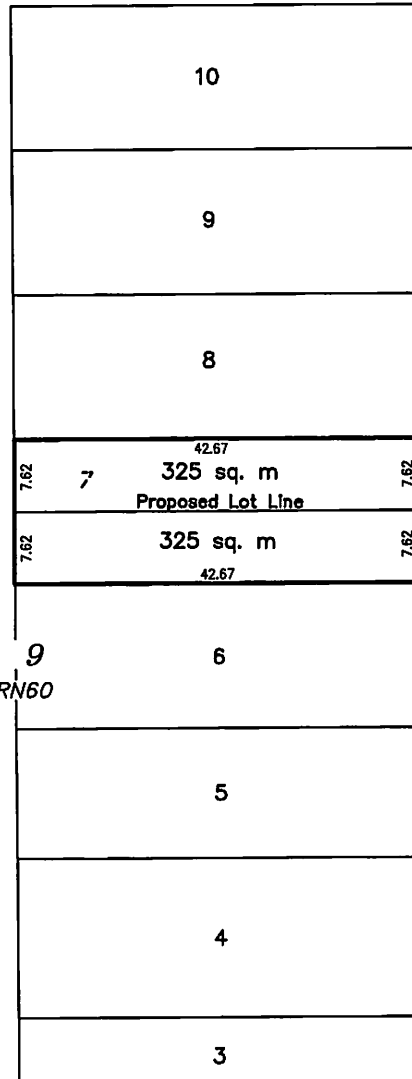
- There is a caveat (re: restrictive covenant) registered on the certificate of title. If the applicant/owner wishes to discharge this caveat, please contact the Law Branch (email jamie.johnson@edmonton.ca)



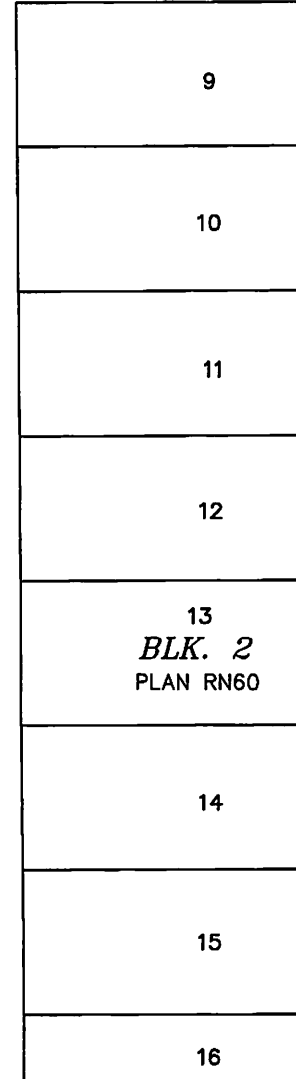
111 AVENUE NW



BLK. 9
PLAN RN60



BLK. 2
PLAN RN60



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

Copyright Reserved

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

Client

ARAV HOMES LTD.

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 7, BLOCK 9, PLAN RN60

WITHIN THE


S. 1/2 SEC. 12, TWP. 53, RGE. 25, W.4 MER.

WESTMOUNT

SCALE 1 : 500

MAY 2022

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.065 Hectares, including 1 residential lot



Subdivision Authority

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

June 30, 2022

File No. LDA22-0272

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to adjust the boundary between Lots 11A and 11B, Block 34, Plan 1922788 located north of Laurier Place NW and east of 139 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on June 30, 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 #434238238-001

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.
- There is an existing access to Laurier Place NW. Upon redevelopment of proposed Lot 6A, the existing residential access to Laurier Place 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.
- The applicant is required to submit a revised Plot Plan and Lot Grading Plan for Development Permit file 379482866-002 for the house at 6B Laurier Place once the subdivision is completed and registered. Revision fees may apply. Please submit the revised plans to rowley.zhou@edmonton.ca for review.

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).
- Two existing services (water and sanitary) enter the proposed subdivision approximately 0.39 m southwest of the northeast property line of existing Lot 11B off of the lane and 2.5m northeast of southwest property line of existing Lot 11A off of the lane . The existing storm service enters the proposed subdivision approximately 24.3m east of the west property line of existing Lot 11B off Laurier Place 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 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.
- 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).

LOT: 11A & 11B BLOCK: 34 PLAN: 192 2788

BUILDER/OWNER: DOUG GLOWICKI c/o ASHTON HOMES

ADDRESS: 6A & 6B LAURIER PLACE SUB: LAURIER HEIGHTS

CONTACT: info@albertageo.com EDMONTON

FILE: E23132 ZONING: RF1 SCALE: 1:250

NOTES:
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:
LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●

CERTIFICATE OF TITLE AREA 0.18
AREA IN PARCEL(S) BEING CREATED 0.18
NUMBER OF PARCEL CREATED 2

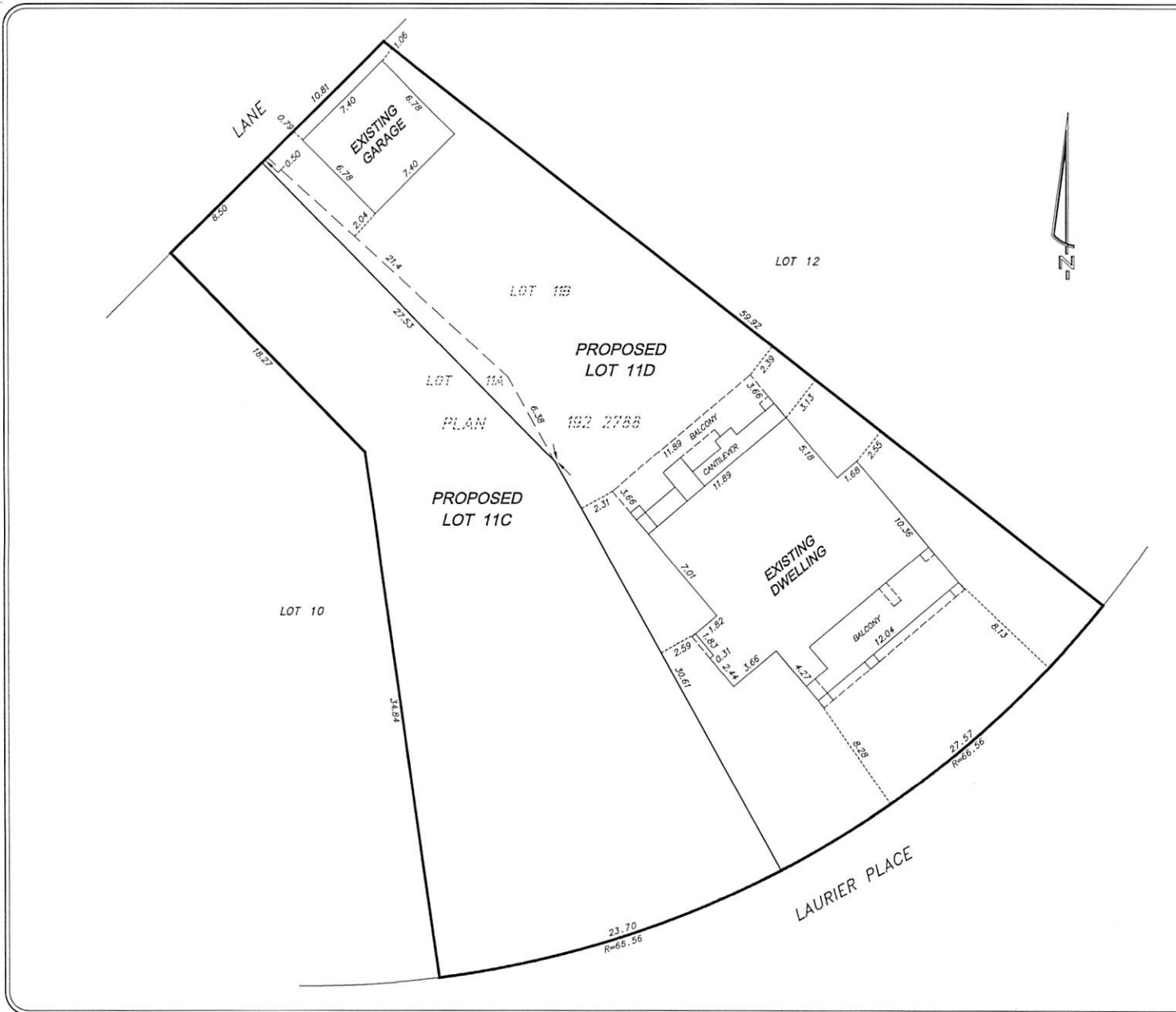


TENTATIVE PLAN SHOWING LOT LINE ADJUSTMENT

6908 ROPER ROAD NW
EDMONTON ALBERTA T6B 3H9
email: abgeo@telus.net
or: info@albertageo.com
website: www.albertageo.com
PH: (780) 437-8033
FAX: (780) 437-8024



FIELD BY: M.G. CHECKED BY: P.S. 2022-05-18





Subdivision Authority

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

June 30, 2022

File No. LDA22-0274

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 Lot 27, Block 61, Plan 2061HW, located south of 81 Avenue NW and west of 75 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on June 30, 2022, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed eastern lot;
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 with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell
Subdivision Authority

BM/lz/Posse #435352585-001

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 81 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 5.2 m east of the west property line of Lot 27 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

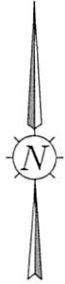
LOT 27, BLK. 61, PLAN 2061 H.W.

IN PART OF

S.E. 1/4 SEC.27 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2022 D.J. HAGEN, A.L.S.



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:	M.W.	DRAWN BY:	M.W.
DATE:	MAY 27, 2022	REVISED:	--
DRAWING	22S0354T	FILE NO.	22S0354

to 75th STREET

81st AVENUE

