

Thursday, August 11, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 11, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 4, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA22-0307
428343137-001

Tentative plan of subdivision to create 62 single detached lots, 21 row housing lots, and 1 Municipal Reserve Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 5, Plan 1659 TR, located east of 34 Street NW and south of Anthony Henday Drive NW; **DECOTEAU NORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA22-0138
425140697-001

Tentative plan of subdivision to create one (1) other lot from Lot 5, Plan 1659 TR, located north of Ellerslie Road SW and east of 34 Street SW; **DECOTEAU NORTH**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA22-0317 437931118-001	Tentative plan to subdivide a portion from Lot 6, Block 13, Plan 3266 HW and consolidate that portion with adjacent Lot 7, Block 13, Plan 3266 HW and Lot 8, Block 13, Plan 5992 HW located south of 118 Avenue NW and west of 34 Street NW; BEVERLY HEIGHTS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA22-0332 438788738-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 31 and 32, Block 51, Plan 1843 KS, located south of Hardisty Drive NW and west of 69 Street NW; CAPILANO	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA22-0352 440392620-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW; GROVENOR	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

August 11, 2022

File No. LDA22-0307

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 62 single detached lots, 21 row housing lots, and 1 Municipal Reserve Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 5, Plan 1659 TR, located east of 34 Street NW and south of Anthony Henday Drive NW; **DECOTEAU NORTH**

I The Subdivision by Plan is APPROVED on August 11, 2022, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 1.23 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 register a Temporary Public Access Easement with Phase 3, for the 12 m temporary turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right-of-way for the roadways and alleys within the subdivision boundary, should it be deemed necessary to accommodate the complete streets design and cross sections, to the satisfaction of Subdivision and Development Coordination;
6. that the approved subdivisions LDA22-0158 be registered prior to or concurrent with this application for the logical extension of roadways and utilities;
7. that LDA21-0530 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. 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;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the Storm Water Management Facility (SWMF) 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 (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. If the Servicing Agreement for this subdivision is the first Servicing Agreement to be signed within the Decoteau ARA Catchment area, this assessment will include a Boundary Condition for the construction of 50 Street SW from the TUC to 22 Avenue SW;
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 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 reviewed and finalized through the engineering drawing review and approval process;
9. 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;
10. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway, with a connection to the adjacent park, as shown on Enclosure I;
11. that the owner pay for installation of "no parking" signage on the collector and internal roadways, as required at the Engineering Drawings review stage, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards and temporary mini-barriers to the satisfaction of Subdivision and Development Coordination, with

Phases 1, 2, and 3, 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);

13. that the owner install all-way stop signs with curb ramps at all corners and crosswalk markings and stop bars for all approaches at the intersection of east-west collector and north-south collector, as shown on Enclosure I;
14. that a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation Utility Corridor (TUC), in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Subdivision and Development Coordination. The owner must construct a berm and/or noise attenuation fence as per the City of Edmonton's Complete Streets Design and Construction Standards Drawing No. 5205, within residential property lines, for all lots adjacent to the TUC, as shown on Enclosure I, to the satisfaction of Subdivision and Development Coordination. Sufficient land to accommodate the berm must be provided within the subject subdivision. The Province has indicated that they would generally not permit noise attenuation berming within the TUC;
15. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lots 1 and 2, Plan 707 RS is being provided, in part, by the dedication of a 1.23 hectare parcel with this subdivision. Subsequent to MR dedication, the existing DRC for each parcel will be reduced accordingly, with the balance to carry forward on the remainder of the titles.

Municipal Reserve (MR) for Lot 5, Plan 1659 TR were previously addressed by registering a Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on title.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. 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 #428343137-001
Enclosure

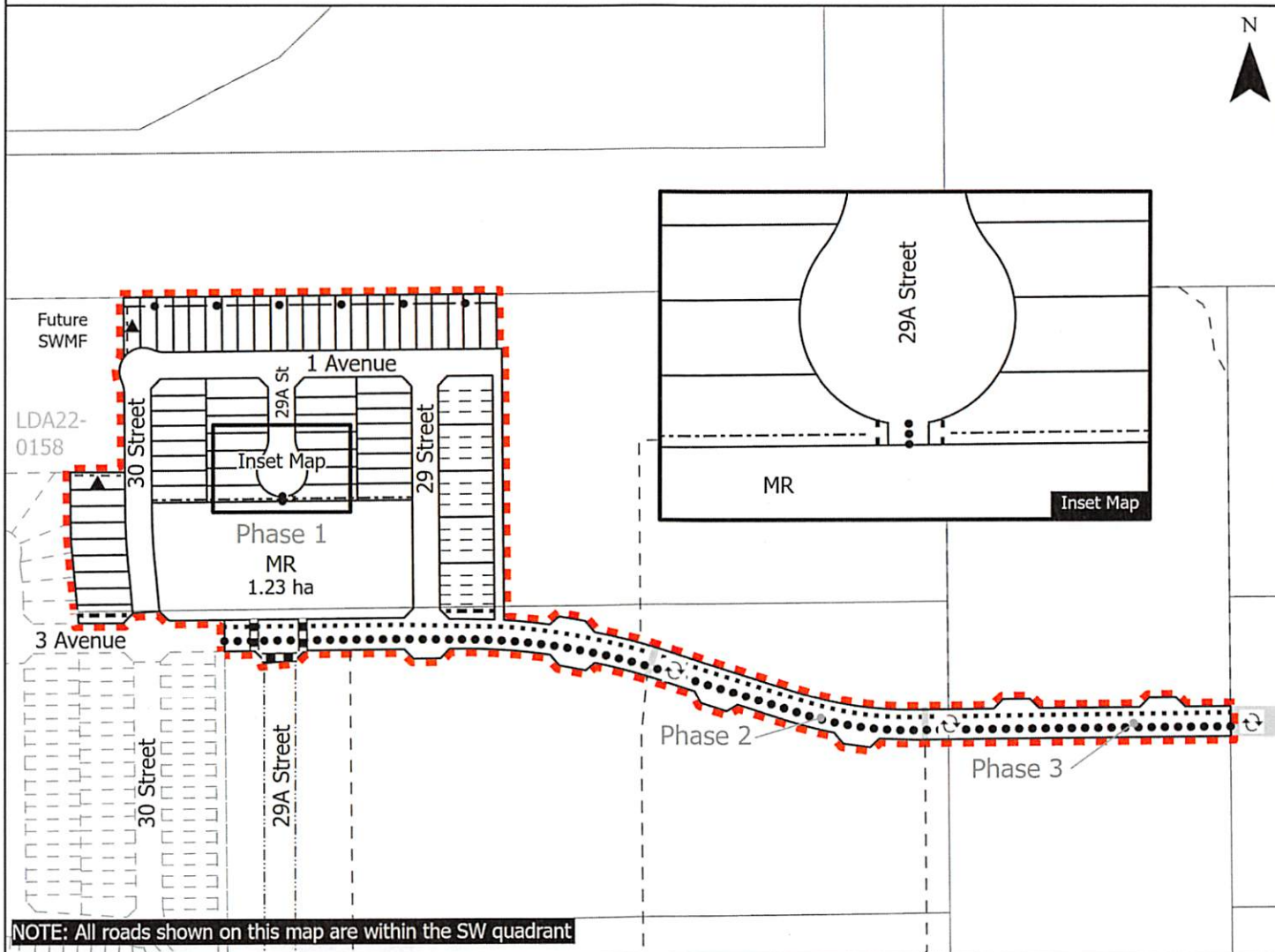
File No. LDA22-0307

SUBDIVISION CONDITIONS OF APPROVAL MAP

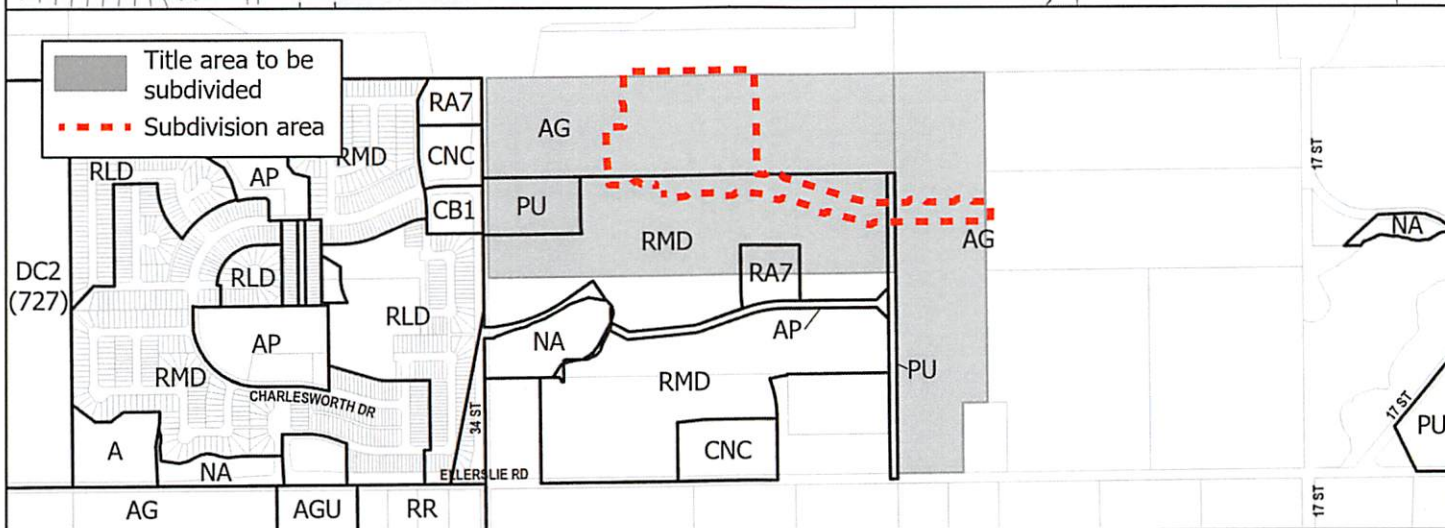
August 11, 2022

LDA22-0307

- Limit of Proposed Subdivision
- Berm and Noise Attenuation Fence
- 1.8m Uniform Screen Fence - Zoning bylaw
- 3m Shared Use Path
- 1.8m Concrete Sidewalk
- 1.2 m Uniform Screen Fence
- Phasing Line
- Register Easement
- ▲ Freeboard Restrictive Covenant
- ⤵ Temporary 12 m Radius Turnaround
- ▬ Zebra Marked Crosswalk



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

August 11, 2022

File No. LDA22-0138

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 Lot 5, Plan 1659 TR, located north of Ellerslie Road SW and east of 34 Street SW; **DECOTEAU NORTH**

The Subdivision by Plan is APPROVED on August 11, 2022, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner register a temporary public access easement as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 "Blair" being the most prominent.

Blair McDowell
Subdivision Authority

BM/cp/Posse #425140697-001

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 4.72 hectares, including 1 block shell parcel.

LEGEND

■■■■ temporary public access easement

B	Revised subdivision boundary.	22.07.01
A	Revised subdivision boundary.	22.03.14
	Original submission.	22.03.01
Revision		By 11.M.M.DD

Client/Project
 CANTIRO COMMUNITIES
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF LOT 5, PLAN 1659TR
 Edmonton, AB
 Title
 TENTATIVE PLAN OF SUBDIVISION
 Decoteau North Superpad 7

Project No. 1161 110220
 July 7, 2022
 Scale 1:2000

ENCLOSURE I



X:\1161\Projects\1161110220\Planning\Subdiv\Subdiv_1\Subdiv_Lot5\subpad_7_07072022.dwg
 2022/07/07 12:17 PM by: rochelle.bryan

ORIGINAL SHEET - ANSI B



Subdivision Authority

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

August 11, 2022

File No. LDA22-0317

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

ATTENTION: Jordan Widmer

RE: Tentative plan to subdivide a portion from Lot 6, Block 13, Plan 3266 HW and consolidate that portion with adjacent Lot 7, Block 13, Plan 3266 HW and and Lot 8, Block 13, Plan 5992 HW located south of 118 Avenue NW and west of 34 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is APPROVED on August 11, 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.

The aggregate area of Lots 6 and 7, Block 13, Plan 3266HW and Lot 8, Block 13, Plan 5992 HW is 0.168ha, which is less than 0.8ha therefore Municipal Reverse (MR) are not required. The subdivision can also be considered as a boundary adjustment and no MR is required.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/ak/Posse #437931118-001

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 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.
- The development officer has provided support for the proposed subdivision, but ideally would like the applicant to propose landscaping upgrades to the existing west side . Furthermore, the proposal could create a potential negative impact to the existing residents due to the existing amenity area being subdivided out from the existing building. The development officer believes these considerations should be contemplated.

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 are two existing services (water and sanitary) that enter the proposed subdivision approximately 2.07 m east of the west property line of Lot 8 off 118 Avenue NW and approximately 2.66 m west of the east property line of Lot 8 off 118 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.
- 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).
- An Infill Fire Protection Assessment (IFPA) was completed due to the deficiency of on-street fire protection and the lack of capacity from existing water mains, as indicated by EPCOR Water. Following the submission, and completed review of the IFPA by Fire Rescue Services (FRS), it was determined that the subject site is reasonably compliant with municipal standards for hydrant spacing and fire flows, provided the Required Fire Flow of future developments does not exceed 216 L/s. Development Permit applications which exceed this Required Fire Flow will be required to apply the upgrades as indicated by EPCOR Water.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOTS 6 & 7, BLK.13, PLAN 3266 H.W.

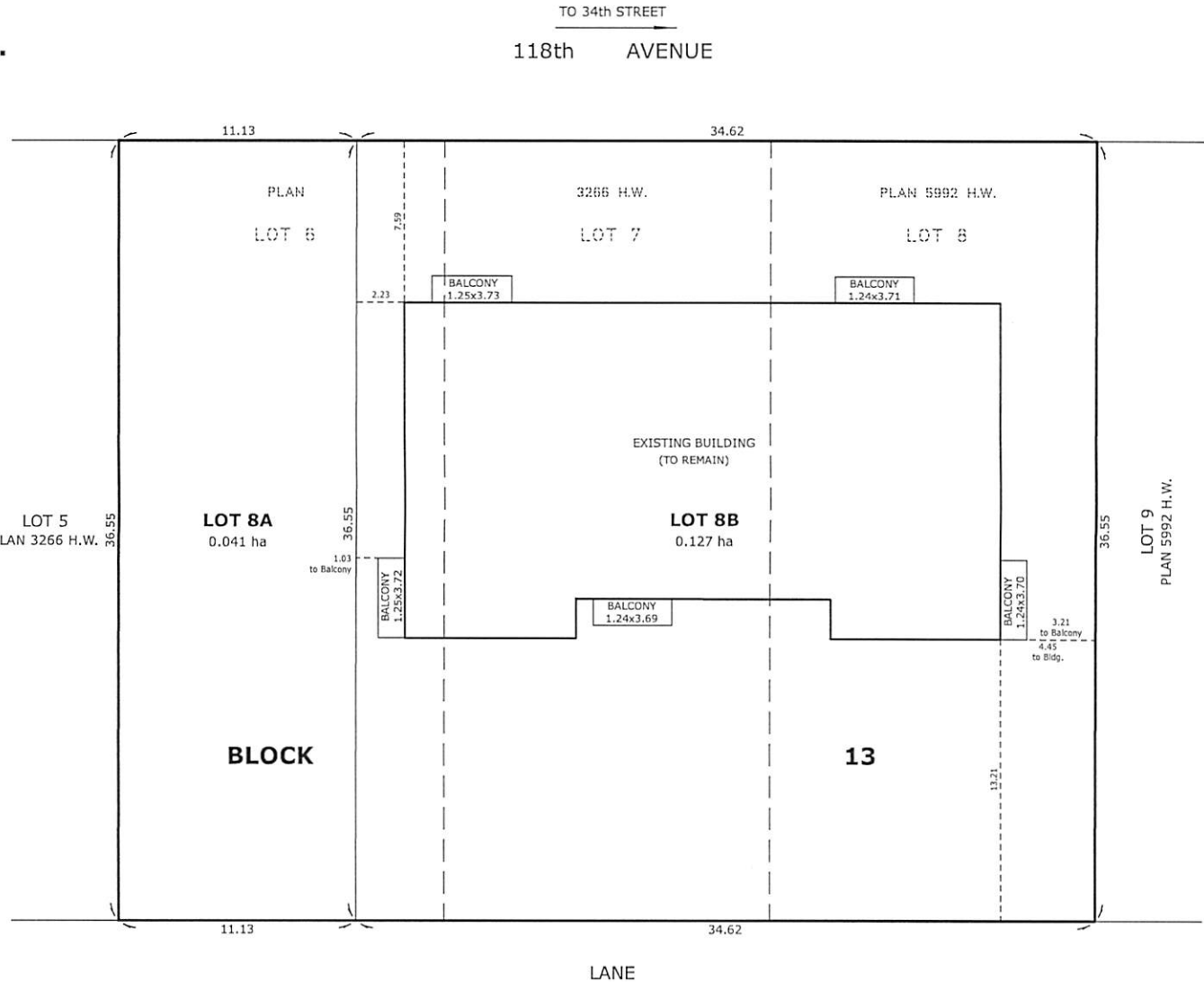
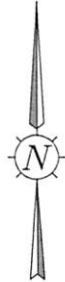
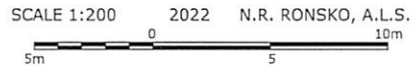
AND

LOT 8, BLK.13, PLAN 5992 H.W.

IN

**RIVER LOT 40, EDMONTON SETTLEMENT
 THEO. TWP.53 RGE.24 W.4 M.**

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:	J.V.	DRAWN BY:	J.V.
DATE:	JUNE 20, 2022	REVISED:	--
DRAWING	22S0507T	FILE NO.	22S0507



Subdivision Authority

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

August 11, 2022

File No. LDA22-0332

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 Lots 31 and 32, Block 51, Plan 1843 KS, located south of Hardisty Drive NW and west of 69 Street NW;
CAPILANO

The Subdivision by Plan is APPROVED on August 11, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage, for both titled lots, 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 #438788738-001

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

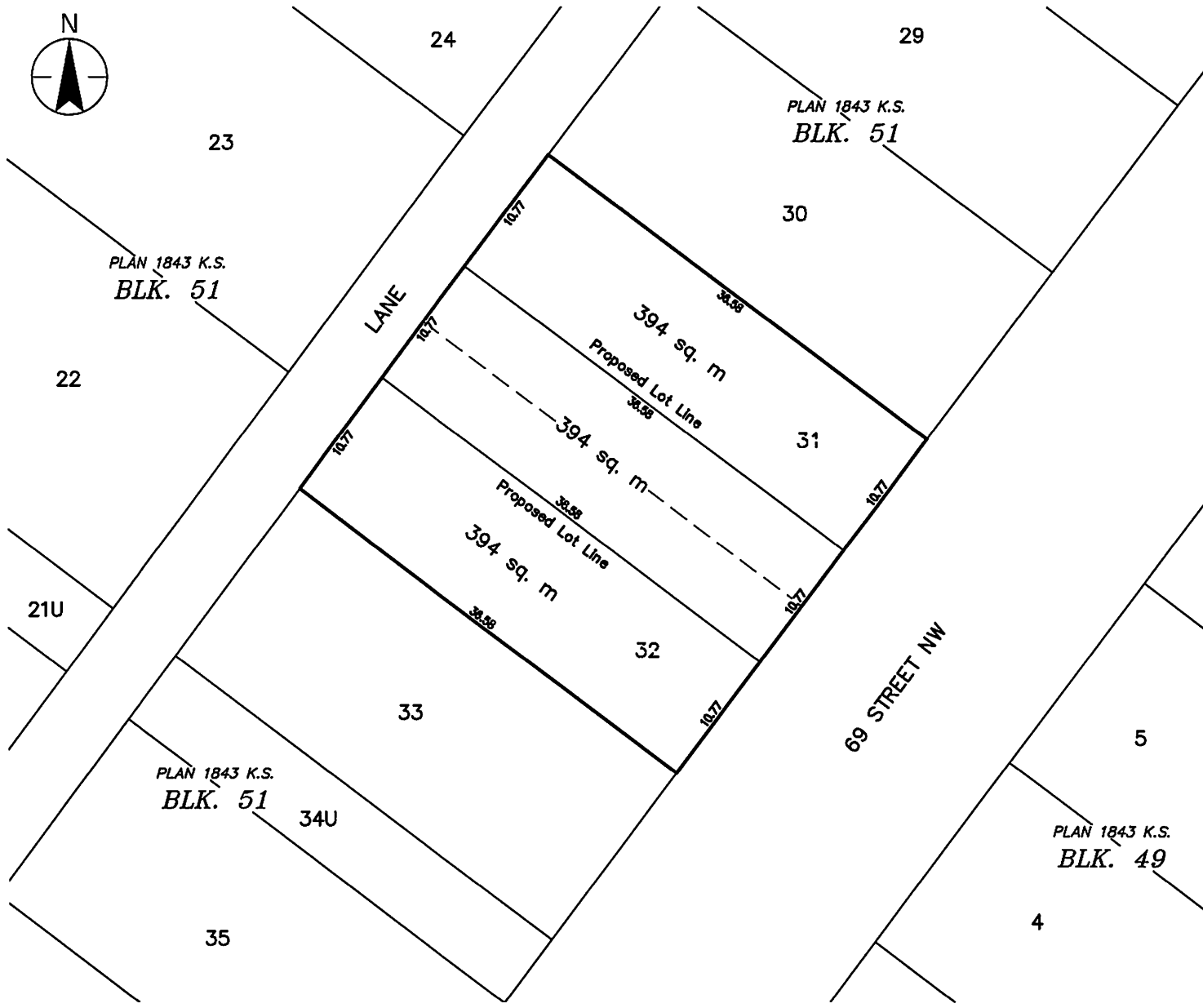
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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), for the southern proposed lot, enter the proposed subdivision approximately 7.7 m north of the south property line of Lot 32 off of the lane. The existing storm service enters the proposed subdivision approximately 7.9 m north of the south property line of Lot 32 off 69 Street. The existing services (water and sanitary), for the northern proposed lot, enter the proposed subdivision approximately 4.88 m south of the north wall of the existing dwelling off of the lane. The existing storm service enters the proposed subdivision approximately 8.05 m south of the north property line of Lot 31 off 69 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.
- The service locations (water and sanitary) entering the proposed north lot were originally measured and recorded off the wall of the house and must be confirmed onsite.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



PLAN 1843 K.S.
BLK. 51

PLAN 1843 K.S.
BLK. 51

PLAN 1843 K.S.
BLK. 51

PLAN 1843 K.S.
BLK. 49



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

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

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION
OF
LOTS 31 AND 32, BLOCK 51, PLAN 1843 K.S.
WITHIN THE
N.E. 1/4 SEC. 2, TWP. 53, RGE. 24, W.4 MER.

CAPILANO

SCALE 1 : 300
JUNE 2022

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.118 Hectares



Subdivision Authority

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

August 11, 2022

File No. LDA22-0352

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 26, Block 3A, Plan 4278V, located north of 104 Avenue NW and east of 144 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on August 11, 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.

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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,

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

Blair McDowell
Subdivision Authority

BM/db/Posse #440392620-001

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 144 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 144 Street NW. Upon redevelopment of proposed Lot 26B, the existing residential access to 144 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

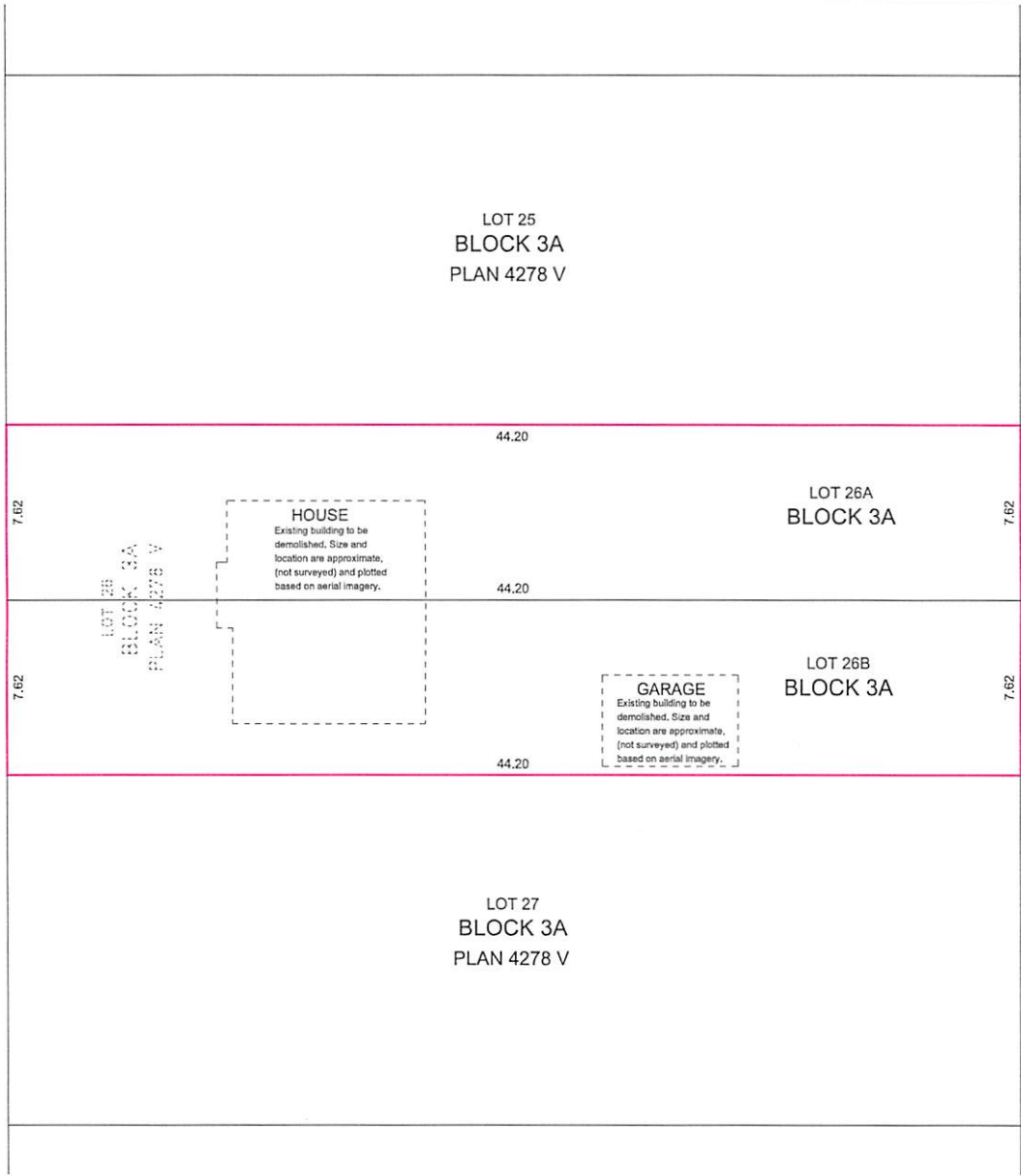
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.16 m north of the south property line of Lot 26 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).



144 STREET



LANE

JORDAN FOOKS

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-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.067 ha



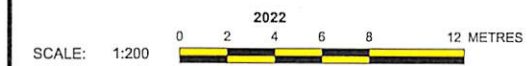
REV. NO.	DATE	ITEM	BY
1	JULY 12/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GROVENOR
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 26, BLOCK 3A, PLAN 4278 V
WITHIN THE
S.E. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - 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.	62200219T	DRAFTED BY:	CN	CHECKED BY:	DS
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