

Thursday, November 21, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the November 21, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the November 14, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0263
509412014-001 Tentative plan of subdivision to create one (1) commercial lot from the SW-18-53-25-W4M located east of Winterburn Road NW and north of Yellowhead Trail NW; **PINTAIL LANDING**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA24-0346
525834407-001 Tentative plan of subdivision to create 119 residential lots from Lot 1, Block A, Plan 232 0512 located south of 16 Avenue NW and east of Street NW; **ASTER**

MOVED Blair McDowell
That the application for subdivision be Tabled.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA13-0272
136097308-001 REVISION of conditionally approved tentative plan of subdivision to create 87 residential lots from Lot 4, Block 1, Plan 212 2367, located south of 178 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA EAST**

MOVED Blair McDowell

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0274 519413833-001	Tentative plan of subdivision to create two (2) residential lots from Lots 1-4, Block 5, Plan 8119 AH, located north of 118 Avenue NW and east of 47 Street NW; BEACON HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0286 515111296-001	Tentative plan of subdivision to create two (2) other lots from Lot A, Block 1, Plan 182 1095, Lot 2, Block 2, Plan 062 5035, Lot 1, Block 1, Plan 052 1074 and the SW 15-51-24-W4M located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0369 529312022-001	Tentative plan of subdivision to adjust the boundary between Lot 1, Block F, Plan 4773 HW and Lot 4MR, Block F, Plan 152 4598 located south of 95 Avenue NW and east of 89 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0399 532983115-001	Tentative plan of subdivision to create fifty-eight (58) bare land condominium units from Lot 15, Block 1, Plan 152 5658, located south of Merlin Landing NW and west of Winterburn Road NW; HAWKS RIDGE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0409 535508436-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 36, Block 1, Plan 467 KS, located north of 105 Avenue NW and west of 162 Street NW; BRITANNIA YOUNGSTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA24-0417 536067833-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30A, Block 46, Plan 3614 RS, located north of 101 Avenue NW and west of 82 Street NW; FOREST HEIGHTS
MOVED		Blair McDowell

	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA13-0272

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

ATTENTION: Kyla Oatway

RE: REVISION of conditionally approved tentative plan of subdivision to create 87 residential lots from Lot 4, Block 1, Plan 212 2367, located south of 178 Avenue NW and west of 66 Street NW;
CRYSTALLINA NERA EAST

The subdivision was initially approved on April 10, 2014. The first Change Request was approved on October 13, 2022. It reconfigured the type and number of lots, with an overall net decrease of 30 residential lots and one multi-unit lot. Additionally, the radii of the cul-de-sacs off of Crystallina Nera Drive were updated to 2022 standards. This second change request allows for phasing and removes a portion of road that has been registered.

I The Subdivision by Plan is APPROVED on November 21, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
7. that the owner construct 66 Street NW to a 4 lane arterial roadway standard to an approved Concept Plan, from Crystallina Nera Drive NW to tie into the existing 4 lane section south of 178 Avenue NW/McConachie Boulevard NW, including channelization, accesses, intersections, turn bays, bus stop and amenity pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct Crystallina Nera Drive NW to an approved complete street design and cross section. Crystallina Nera Drive NW will be constructed to a 14.5 m collector roadway, including one west-bound lane and two east-bound lanes, as per the TIA, and will transition to an 11.5 m collector standard west of 67 Street NW, as shown on the "Conditions of Approval" map, Enclosure I, including the intersection / access construction at the south leg of 67 Street NW and construction of a 3 m shared use path. The design and cross-section details for the collector roadway will be reviewed and finalised through the engineering drawing review and approval process;
9. that the owner construct Schonsee Drive NW to a collector roadway standard, to an approved Complete Streets cross-section, from the existing terminus at the south subdivision boundary to Crystallina Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct 67 Street NW to an approved Complete Streets cross-section, to ensure that two driving lanes are maintained at all times to accommodate higher volumes of traffic, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pays for the installation of "no parking" signage on Crystallina Nera Drive NW from 66 Street NW to 67 Street NW, as per the Crystallina Nera East NSP TIA, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner construct a 3 m hard-surface shared use path, within the Municipal Reserve parcels legally described as Plan 1320859, Block C, Lots 4A and 3MR, north of the existing wetland, including "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The 3 m shared use path will replace the existing granular trail. Details of this requirement will be reviewed and finalised through the engineering drawing and approval process;
13. that the owner provide a zebra marked crosswalk and pedestrian signage at the mid-block crossing on Schonsee Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals at the intersection of 66 Street NW and Crystallina Nera Drive NW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
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 road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 4, Block 1, Plan 212 2367 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0553. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

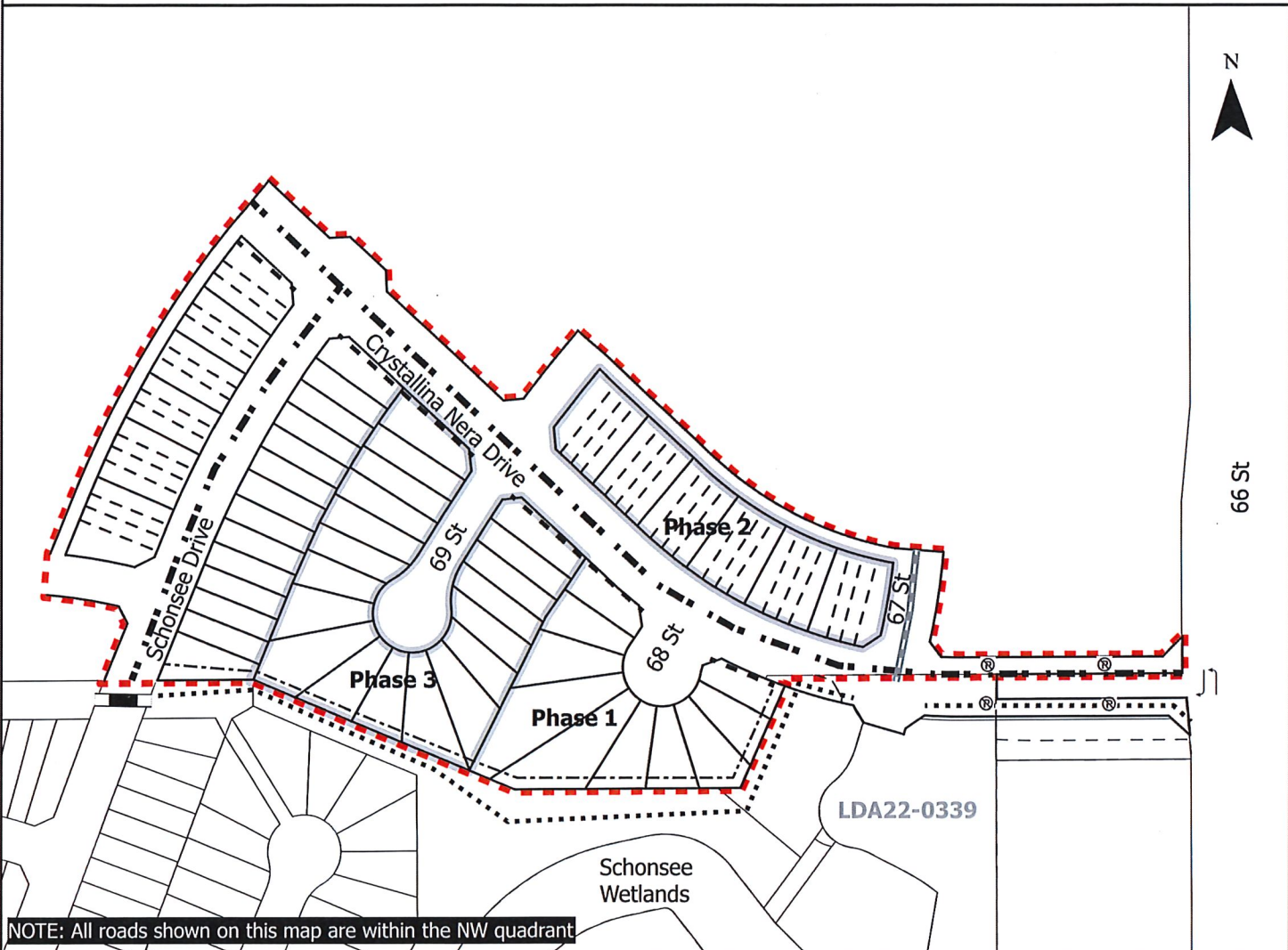
BM/tv/Posse #136097308-001

Enclosures

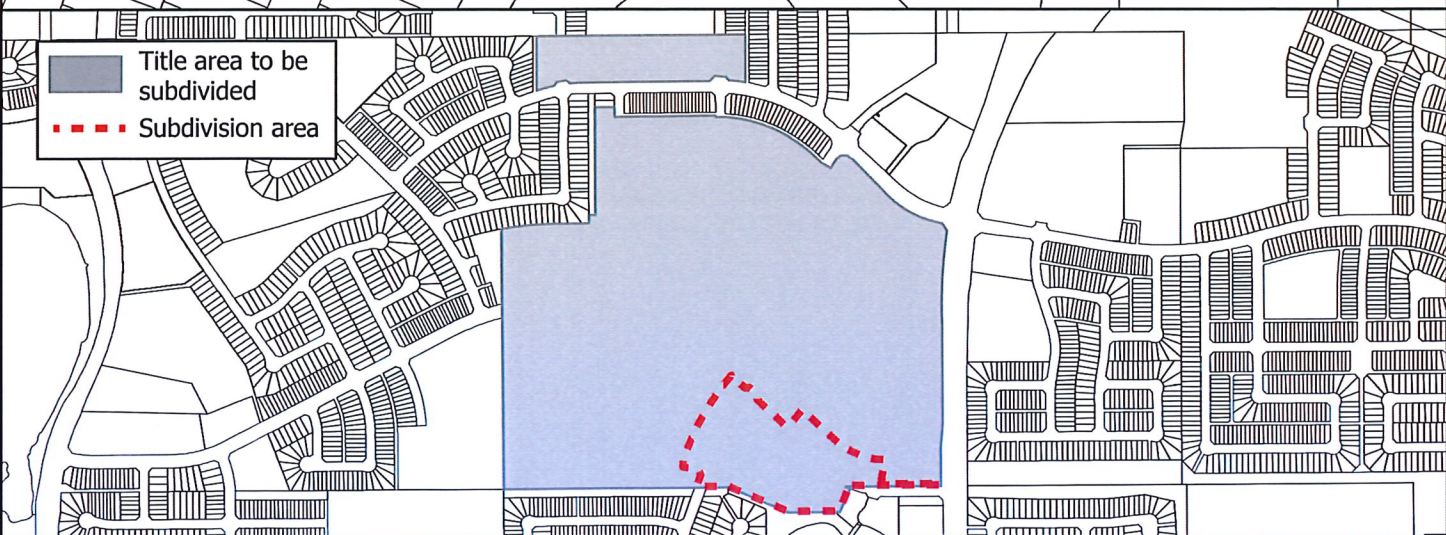
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 21, 2024 LDA13-0272

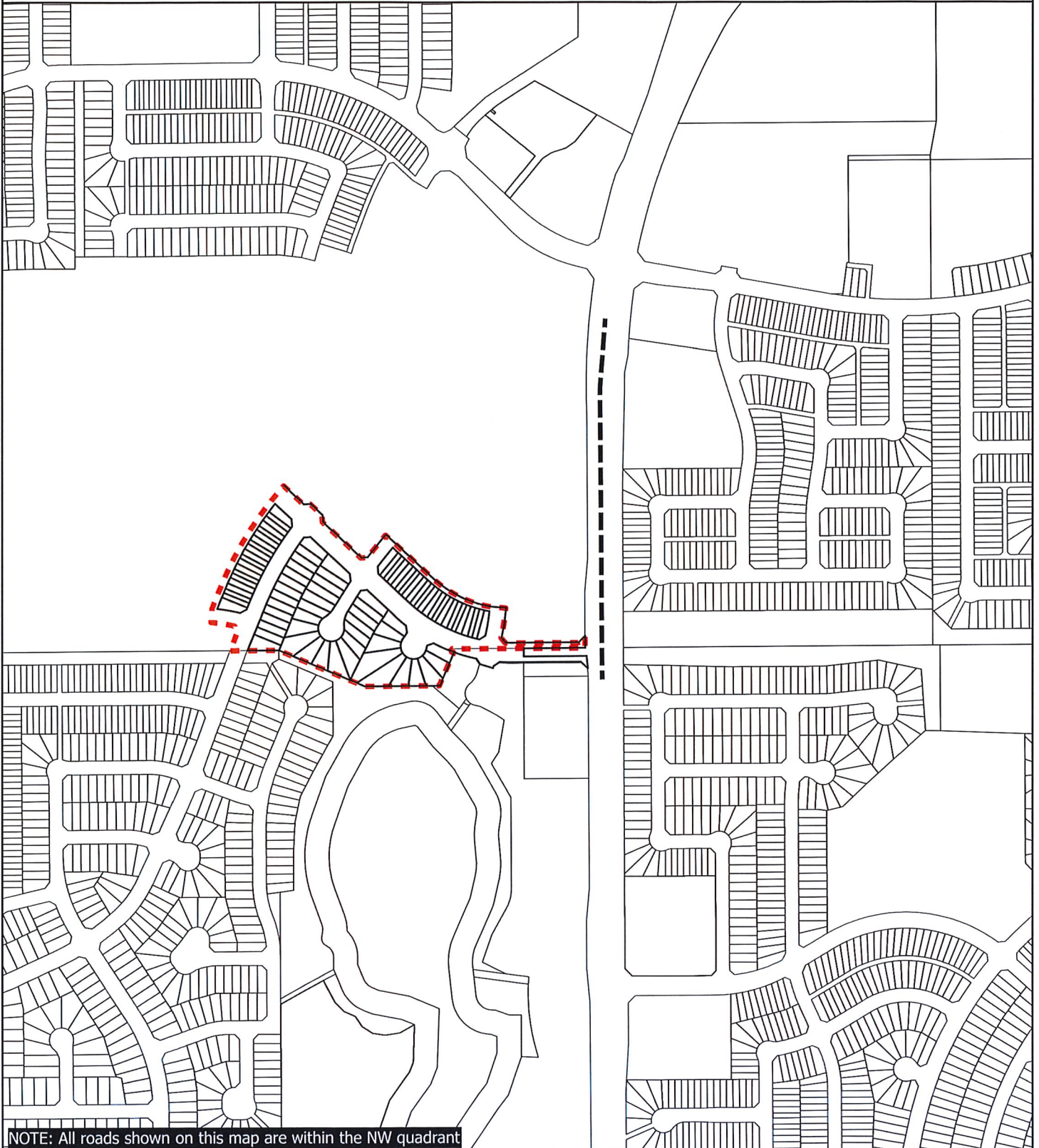
- ■ ■ Limit of proposed subdivision
- ■ ■ 1.8m Uniform Fence - Zoning bylaw
- 1.2 m Uniform Screen Fence
- 3m Hard surface shared use path
- Phasing line
- ■ ■ Construct collector roadway
- Construct to complete streets standard
- Ⓢ No Parking Signage
- }] Turn bay
- Ⓢ Traffic Signal
- ▬ Zebra Marked Crosswalk



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



--- Construct to an arterial roadway standard



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



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA24-0274

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create two (2) residential lots from Lots 1-4, Block 5, Plan 8119 AH, located north of 118 Avenue NW and east of 47 Street NW; **BEACON HEIGHTS**

I The Subdivision by Plan is APPROVED on November 21, 2024, 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;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1B, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. 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;
2. 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;
3. that the owner upgrade the residential alley to a 6 m commercial standard, in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Details for the roadways will be determined through the engineering drawing review and approval process; and

4. that the owner construct an offsite storm sewer extension, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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/kr/Posse #519413833-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.40 RM - Medium Scale Residential Zone of Zoning Bylaw 20001.
- **The City's Infill Infrastructure Fund might be of assistance with the alley improvements required under Subdivision Authority condition II(3).** This funding helps cover the cost of shared public infrastructure upgrades. Eligible housing development projects can receive funds that cover up to 100% of eligible off-site infrastructure costs, from a minimum of \$100,000 up to a maximum of \$4 million per application. Allocation is occurring on a first-come, first-served basis until July 9, 2026, or until all funding is dispensed. For information about this program, please refer to the City of Edmonton's website at edmonton.ca and search "Infill Infrastructure Fund" or contact InfillInfrastructureFund@edmonton.ca.

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 10.6 m east of the west property line of proposed Lot 1A, 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.

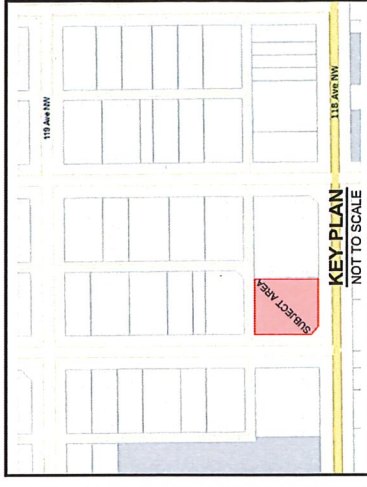
- The owner may choose to utilize Low Impact Development (LID) facilities to reduce this site's stormwater runoff. LID is a stormwater management approach incorporating plants, engineered soils, and natural processes to capture runoff close to its source. **If LID facilities are appropriately implemented on site, then an offsite storm service extension will not be required and Subdivision Authority condition II(4) can be considered met.** For more information regarding LID, please contact EPCOR at lidoutreach@epcor.com.
- 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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).

November 14, 2024

SUBDIVISION CONDITIONS OF APPROVAL MAP

PLEX DEVELOPMENTS 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 RM1N1L.
 - ALL DISTANCES SHOWN OUTLINED TRUS, AND CONTAINS 0.1257m



REV. NO.	DATE	ITEM	BY
1	JULY 2024	ORIGINAL PLAN COMPLETED	CN

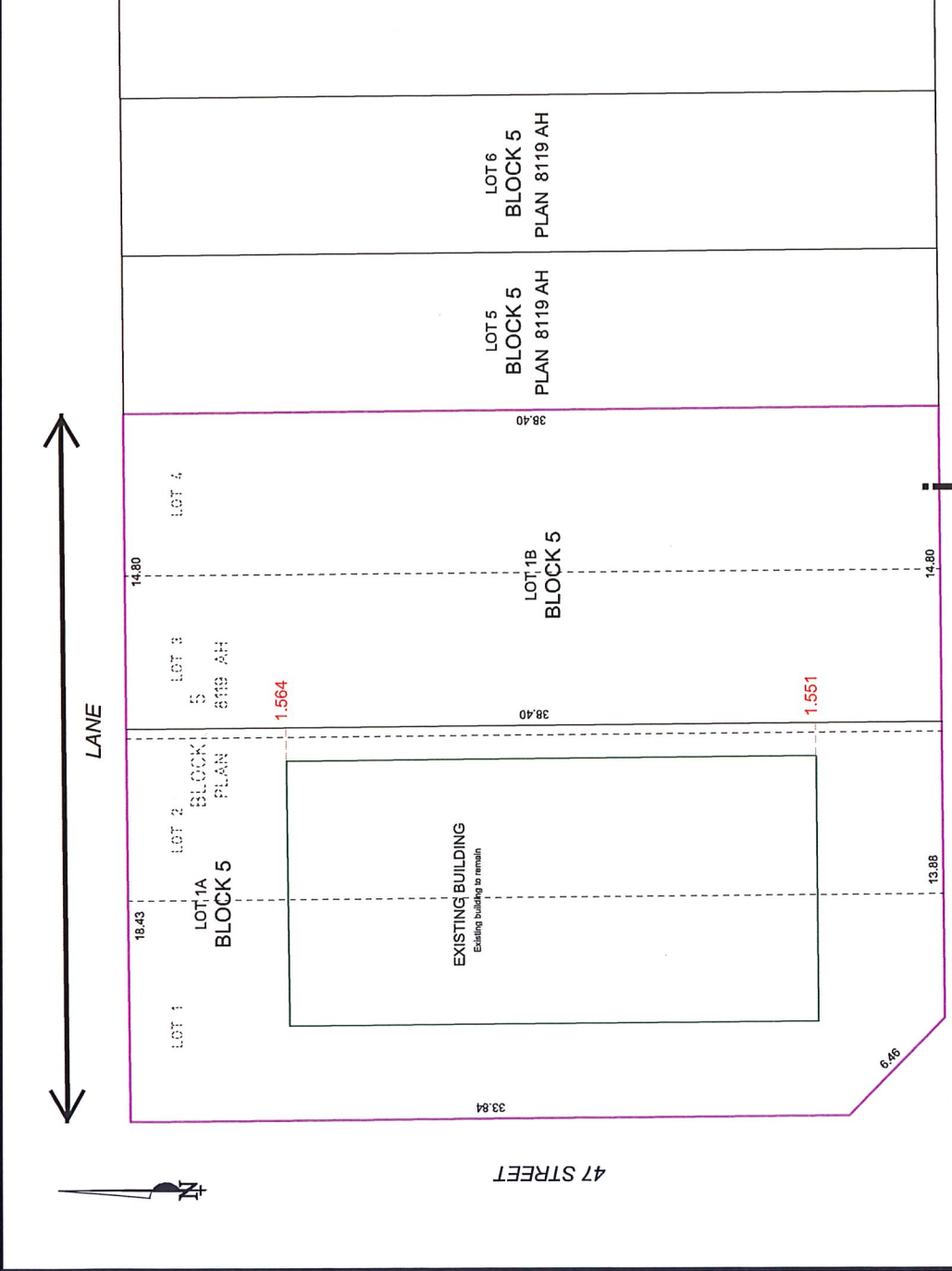
BEACON HEIGHTS
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
 LOTS 1-4, BLOCK 5, PLAN 8119 AH
 WITHIN THE
 S.W. 1/4 SEC. 24 - TWP. 53 - RGE. 13 - W. 4TH MER.
EDMONTON - ALBERTA

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

Pals Geomatics
 Phone: (780) 455-1177 Fax: (780) 451-2047
 Email: sales@palsgeomatics.com
 117034-7th Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 6040159007 DRAFTED BY: CN CHECKED BY: DS



Legend

Storm Sewer Extension

Upgrade Alley to 6m Commercial Standard



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA24-0286

Scheffer Andrew Ltd.
310 - 4803 87 Street NW
Edmonton, AB T6E 0V3

ATTENTION: Amie Stewart

RE: Tentative plan of subdivision to create two (2) other lots from Lot A, Block 1, Plan 182 1095, Lot 2, Block 2, Plan 062 5035, Lot 1, Block 1, Plan 052 1074 and the SW 15-51-24-W4M located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on November 21, 2024, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.09 ha by a Deferred Reserve Caveat registered against the remnant of Lot 2, Block 2, Plan 062 5035 pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 12.136 ha by a Deferred Reserve Caveat registered against the proposed Block 1 pursuant to Section 669 of the Municipal Government Act;
3. that the owner provide MR in the amount of 1.924 ha by a Deferred Reserve Caveat registered against the proposed Block 2 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed Blocks 1 and 2 a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Arterial Dedication Agreement required in Clause I (6) requires that upon further subdivision that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner dedicate, clear and level 41 Avenue SW 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" map, Enclosure I;

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

Existing DRCs from the SW-15-51-24-W4M, Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095 and the MR taken from Lot 1, Block 1, Plan 052 1074, equal a total DRC amount of 14.15 ha; two new DRCs will be placed on the proposed lot and on the remnant parcel for pending subdivision registration.

MR for Lot 2, Block 2, Plan 062 5035 was addressed by Deferred Reserve Caveat (DRC) (062 381 307) from SUB/06-0082. A new DRC will be placed on the remnant of Lot 2, Block 2, Plan 062 5035 to account for the MR dedication through LDA22-0390.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC (242 081 722) from LDA22-0175. The new DRC for proposed Block 1 will reduce by 0.021 ha for the PUL dedication from LDA22-0505, which was not accounted for at endorsement.

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 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.

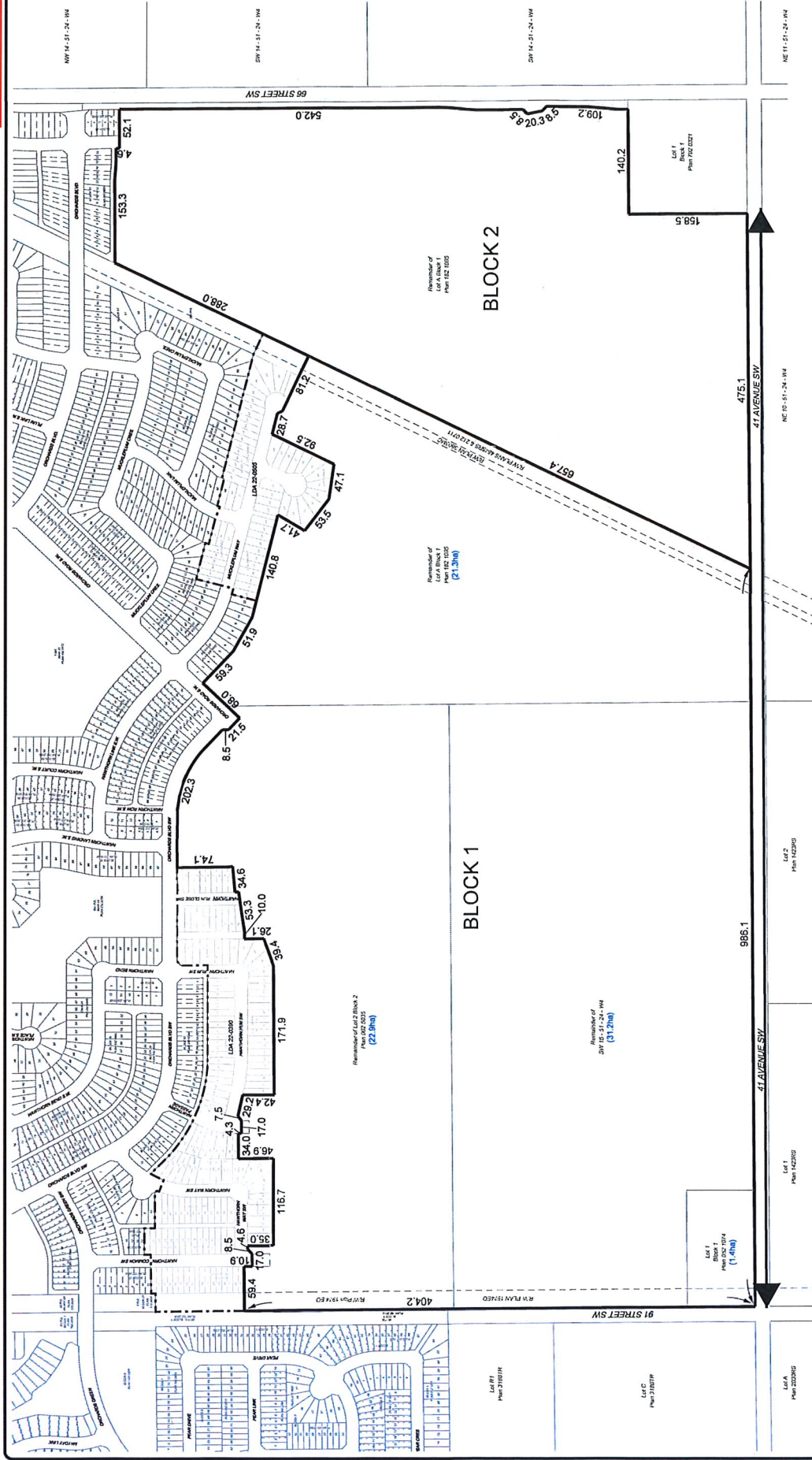
Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #515111296-001

Enclosure



Dedicate and clear and level road right of way





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA24-0369

The Workun Garrick Partnership
10117 Jasper Ave
Edmonton, AB T5J 1W8

ATTENTION: Megan Carroll

RE: Tentative plan of subdivision to adjust the boundary between Lot 1, Block F, Plan 4773 HW and Lot 4MR, Block F, Plan 152 4598 located south of 95 Avenue NW and east of 89 Street NW;
STRATHEARN

I The Subdivision by Plan is APPROVED on November 21, 2024, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot 1, Block F, Plan 4773 HW was previously addressed with SUB/02-0044.

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 Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/mb/Posse #529312022-001

Enclosure

95 Avenue NW



OWNED BY CONSEIL
SCOLAIRE CENTRE NORD

89 Street NW

87 Street NW

OWNED BY THE
CITY OF EDMONTON

93 Avenue NW





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA24-0399

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create fifty-eight (58) bare land condominium units from Lot 15, Block 1, Plan 152 5658, located south of Merlin Landing NW and west of Winterburn Road NW;
HAWKS RIDGE

The Subdivision by Bare Land Condominium is APPROVED on November 21, 2024, subject to the following conditions:

1. that the owner register an easement for emergency access to provide access to the proposed condominium units from Merlin Landing Way NW; as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
2. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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/jm/Posse #532983115-001

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 (\$38610 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

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

Geo-technical

- The 2024 geotechnical report confirmed the development is feasible, but the investigation encountered some difficult soil conditions which could pose more challenging design and construction issues than may be deemed typical in the central Edmonton area. Therefore, the involvement of the geotechnical consultant will be critical to suitably address these conditions as part of site development. The geotechnical consultant must be provided the opportunity to review the detailed design drawings to ensure that their geotechnical recommendations have been adhered to specifically for the geotechnical components such as the building foundations and floor slabs, site preparation, grading and drainage and the design of temporary retaining structures.
- All "Top of Bank" development restrictions and geotechnical recommendations must be followed, and all weeping tile flows and roof leaders must be directed to the storm service unless the geotechnical report recommends other alternatives.
- The owner must carry forward the Top of Bank restrictive covenant in favour of The City of Edmonton against the lots backing onto the top of bank, as per the applicable development restrictions shown by the geotechnical report.

CONDITIONS OF APPROVAL MAP

LDA24-0399

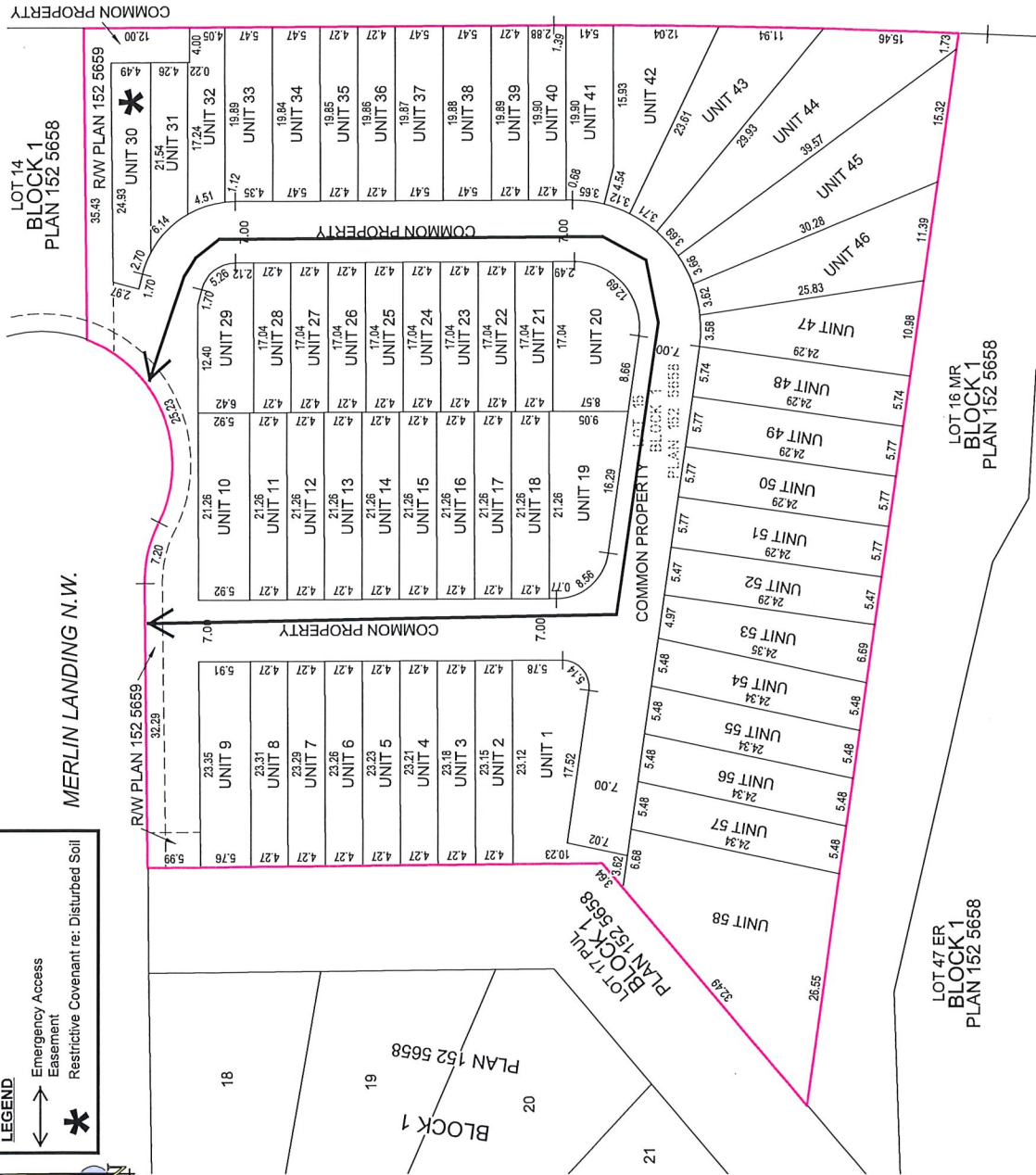
November 21, 2024

Enclosure II

STREETSIDE DEVELOPMENTS

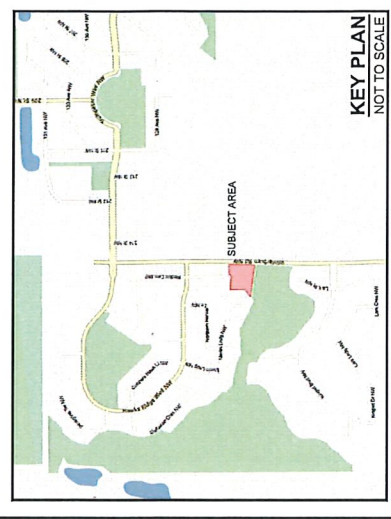
LEGEND

- Emergency Access Easement
- * Restrictive Covenant re: Disturbed Soil



NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL CURVED BOUNDARIES ARE ARC LENGTHS.
- 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 RSM 112.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.879 ha



REV. NO.	DATE	ITEM
0	AUG. 14/24	ORIGINAL PLAN COMPLETED
ME		
BY		

HAWKS RIDGE
TENTATIVE PLAN SHOWING
BARE LAND CONDOMINIUM
OF
LOT 15, BLOCK 1, PLAN 152 5658
WITHIN THE
N.E. 1/4 SEC. 13 - TWP. 53 - RGE. 26 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:500

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

FILE NO. 12402800T ME DRAFTED BY: MKS CHECKED BY: MKS



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA24-0409

Action Surveys Inc.
200 9413-45 Ave NW
Edmonton AB T6E 6B9

ATTENTION: Lianqiu Gao

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 36, Block 1, Plan 467 KS, located north of 105 Avenue NW and west of 162 Street NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on November 21, 2024, 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 south lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #535508436-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to 162 Street NW. Upon redevelopment of proposed Lot 36B, the existing residential access to 162 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.

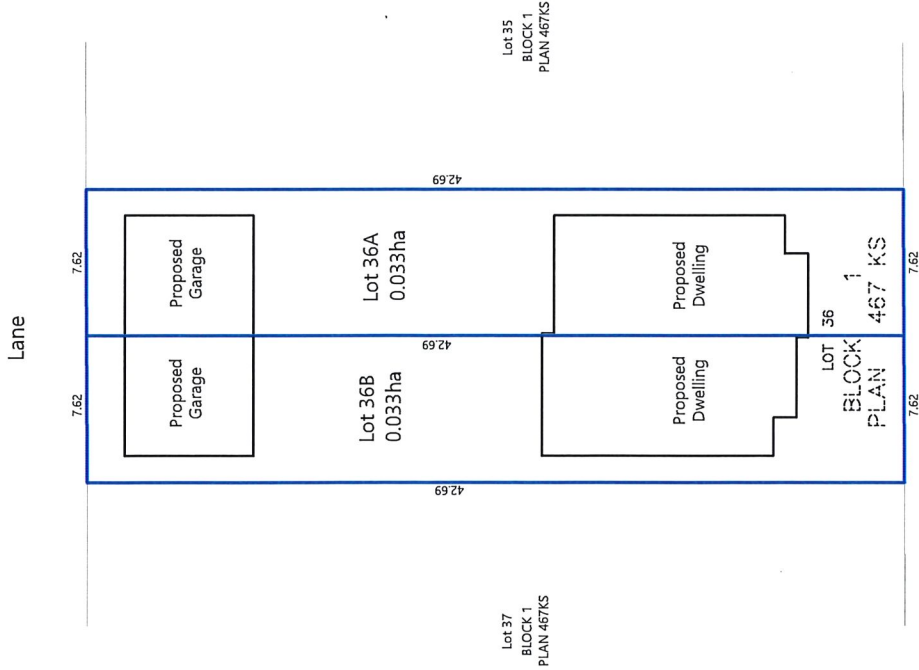
Servicing

- 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 5.64 m south of the north property line of Lot 36 off 162 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.
- EPCOR Wastewater Operations must perform a sewer service assessment to determine if the existing sewer service(s) is suitable to be utilized for this development. This must be scheduled prior to building demolition and disconnection of the existing power and water service. The owner / developer may contact EPCOR Water and Sewer Servicing at wass.drainage@epcor.com to initiate the sewer assessment.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
 Showing Proposed
 SUBDIVISION

of
 LOT 36, BLOCK 1, PLAN 467 KS
 Within the

N.E. 1/4 SEC.3 - TWP.53 - RGE.25 - W.4M.
 Edmonton - Alberta
 Britannia Youngstown
 2024



Scale 1 : 300

Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus :
- Area to be registered contains 0.066 Hectares.
- All distances and elevations shown are in metres and decimals thereof.
- All dimensions are to be verified by the plan of survey.

Property Municipal Address: 10506 162 Street NW
 Edmonton, AB



Tel: 780-851-2289
 Fax: 397-401-6867
 info@action-surveys.ca
 #203, 9415 - 166 Street NW
 Edmonton, AB, T6E 6S9

Client File:	File: 241dd81n1ative
Rev.0 Issued Plan - October 16, 2024	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

November 21, 2024

File No. LDA24-0417

Pals Geomatics Corp
10704 - 176 St NW
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 30A, Block 46, Plan 3614 RS, located north of 101 Avenue NW and west of 82 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on November 21, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #536067833-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 82 Street NW. Upon redevelopment of proposed Lot 30C, the existing residential access to 82 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 86.87 m north of the north property line of 101 Avenue off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- EPCOR Wastewater Operations must perform a sewer service assessment to determine if the existing sewer service(s) is suitable to be utilized for this development. This must be scheduled prior to building demolition and disconnection of the existing power and water service. The

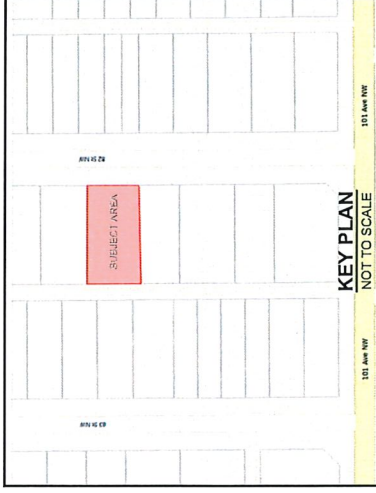
owner / developer may contact EPCOR Water and Sewer Servicing at wass.drainage@epcor.com to initiate the sewer assessment.

- 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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).

SAVANNA HOMES

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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: C/789 /1b.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	Oct. 17/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

FOREST HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 30A, BLOCK 46, PLAN 3614 RS
WITHIN THE

RIVER LOT 27, EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)

EDMONTON - ALBERTA

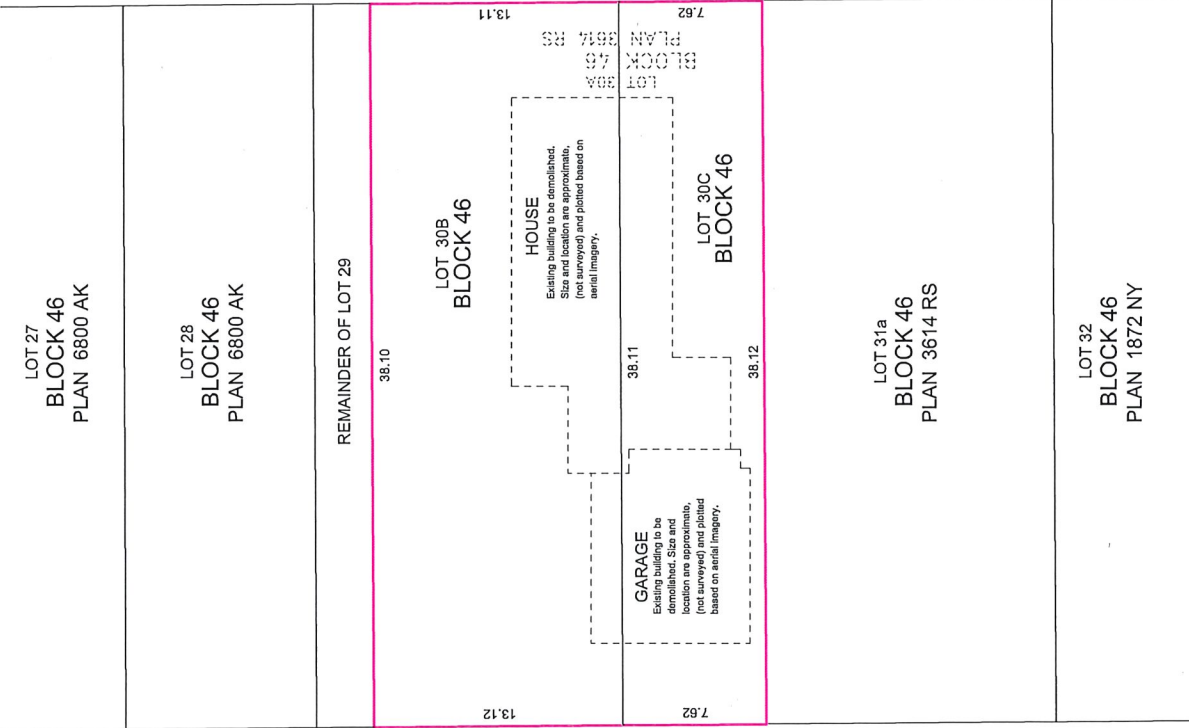
2024

SCALE: 1:250 0 2.5 5 7.5 10 15 METRES



Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-3847
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 63402700T DRAFTED BY: CN CHECKED BY: DS



82 STREET NW

LANE

