

Thursday, April 15, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 15, 2021 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 8, 2021 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0057 381135232-001	Tentative plan of subdivision to create 59 single detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 182 Street SW; KESWICK
2.	LDA13-0553 146703964-001	REVISION of conditionally approved tentative plan of subdivision to create 109 single detached residential lots, one (1) multi-unit housing lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855, located south of Anthony Henday Drive NW and east of 82 Street NW; CRYSTALLINA NERA EAST AND WEST
3.	LDA15-0080 167992217-001	REVISION of conditionally approved tentative plan of subdivision to create 169 single detached lots, two (2) semi-detached lots eight (8) Multi-unit Housing lots and one (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
4.	LDA17-0214 245496670-001	REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) Public Utility lot, from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail; PAISLEY
5.	LDA20-0444 381024393-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 87, Plan 4628 KS, located north of 102 Avenue NW and east of 50 Street NW; GOLD BAR
6.	LDA21-0069 385725250-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 24, Plan RN 64, located north of of 121 Avenue NW and east of 122 Street SW; PRINCE CHARLES

7.	LDA21-0096 386559545-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 5, Plan 4830Q, located north of 127 Avenue NW and east of 88 Street NW; KILLARNEY
8.	LDA21-0101 387211728-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 5C, Plan 5461 HW, located north of 114 Avenue NW and east of 106 Street NW; SPRUCE AVENUE
9.	LDA21-0106 387234393-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 19, Plan 3067 HW, located north of 103 Avenue NW and east of 161 Street NW; BRITANNIA YOUNGSTOWN
10.	LDA21-0109 387632075-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 4, Plan 3543 HW, located south of 69 Avenue NW and west of 105 Street NW; ALLENDALE
11.	LDA21-0110 387245505-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 2, Plan 5665HW, located north of 78 Avenue NW and east of 116 Street NW; BELGRAVIA
12.	LDA21-0111 387241118-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot D, Block C, Plan 426HW, located east of 99 Street NW and north of 73 Avenue NW; RITCHIE
13.	LDA21-0121 388236304-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 12, Plan 2955 MC, located south of 58 Avenue NW and east of 115 Street SW; LENDRUM PLACE
5.	OTHER BUSINESS	



Subdivision Authority

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

April 15, 2021

File No. LDA21-0057

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

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 59 single detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 182 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on April 15, 2021, 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; and
3. 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 a temporary 4 m gravel surface emergency access with T-bollards, 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); and
8. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot 4, Block 1, Plan 172 3270 was addressed by money in place and DRC with LDA18-0004. 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 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,

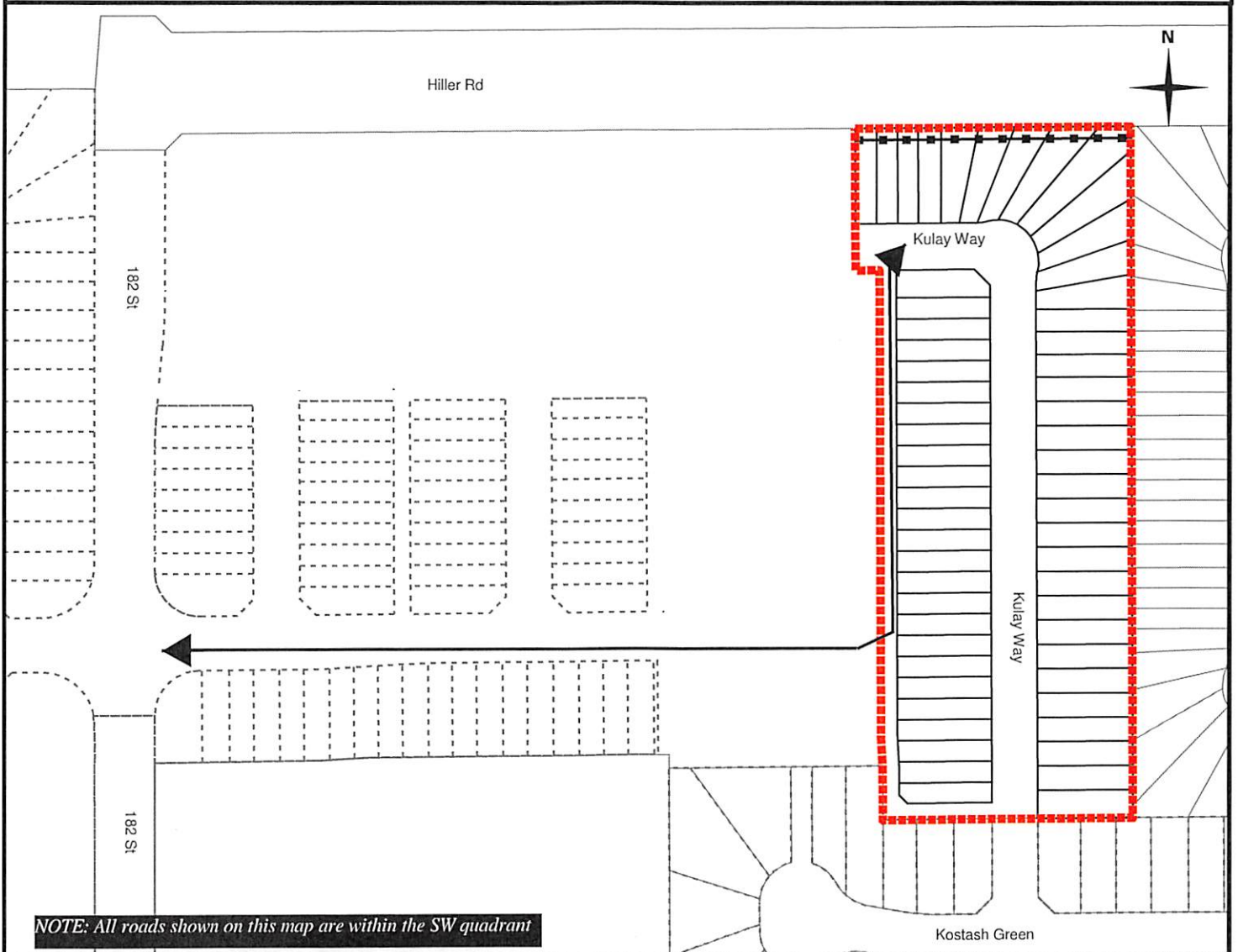
Blair McDowell
Subdivision Authority

BM/mb/Posse #381135232-001

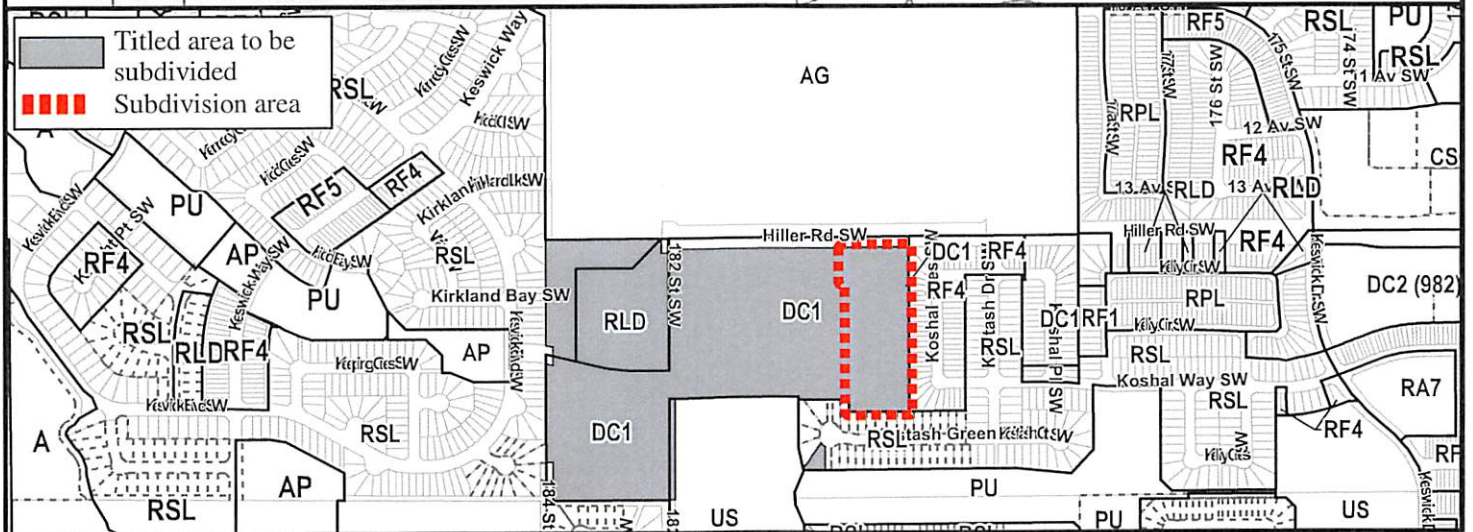
Enclosure

- Limit of proposed subdivision
- 1.8 m noise attenuation fence

Temporary 4 m emergency access



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





Subdivision Authority

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

April 15, 2021

File No. LDA13-0553

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

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 109 single detached residential lots, one (1) multi-unit housing lot, and two (2) Municipal Reserve lots, from Lot 3, Block 1, Plan 172 0306, and Lot 1, Block 1, Plan 112 3855, located south of Anthony Henday Drive NW and east of 82 Street NW; **CRYSTALLINA NERA EAST AND WEST**

The original subdivision approval of May 1, 2014 has been revised by shifting the boundary between Phases 1 and 2.

I The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following conditions:

1. that the owner dedicate MR as 9.35 ha and 0.18 ha lots 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 cul-de-sac right-of-ways be widened to 16m radius to meet the Complete Streets Design Standards and to the satisfaction of Development Engineering and Drawing Review;
5. that the owner dedicate the proposed Public Utility lot as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a temporary emergency access easement on all affected parcels for a 4 m temporary emergency access roadway, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. that the approved subdivisions LDA13-0272 and LDA16-0553 be registered prior to or concurrent with this application for utility and road connection purposes; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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 constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway and MR parcel, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner provide a zebra marked crosswalk with curb ramps, pedestrian signage, and curb extensions at the shared use path crossing on the collector roadway, 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 and the MR lots, 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 Reserve lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Block 1, Plan 172 0306 was previously addressed with phase 1 of LDA12-0414 by registering a 6.509 DRC. The DRC will be discharged in full to dedicate a portion of the 9.35 ha parcel.

MR for Lot 3, Block 1, Plan 172 0306 was previously addressed with phase 1 of LDA16-0553 by registering a 6.55 ha Deferred Reserve Caveat (DRC). The DRC will be partially discharged with phase 2 of LDA16-0553 to dedicate 1.92 ha and 0.26 ha MR parcels. The balance of 4.37 ha DRC after parcel dedication with LDA16-0553 will be partially discharged with this subdivision to dedicate 2.841 ha (remaining portion of 9.35 ha parcel) and 0.18 ha MR parcels. The balance will be carried 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.

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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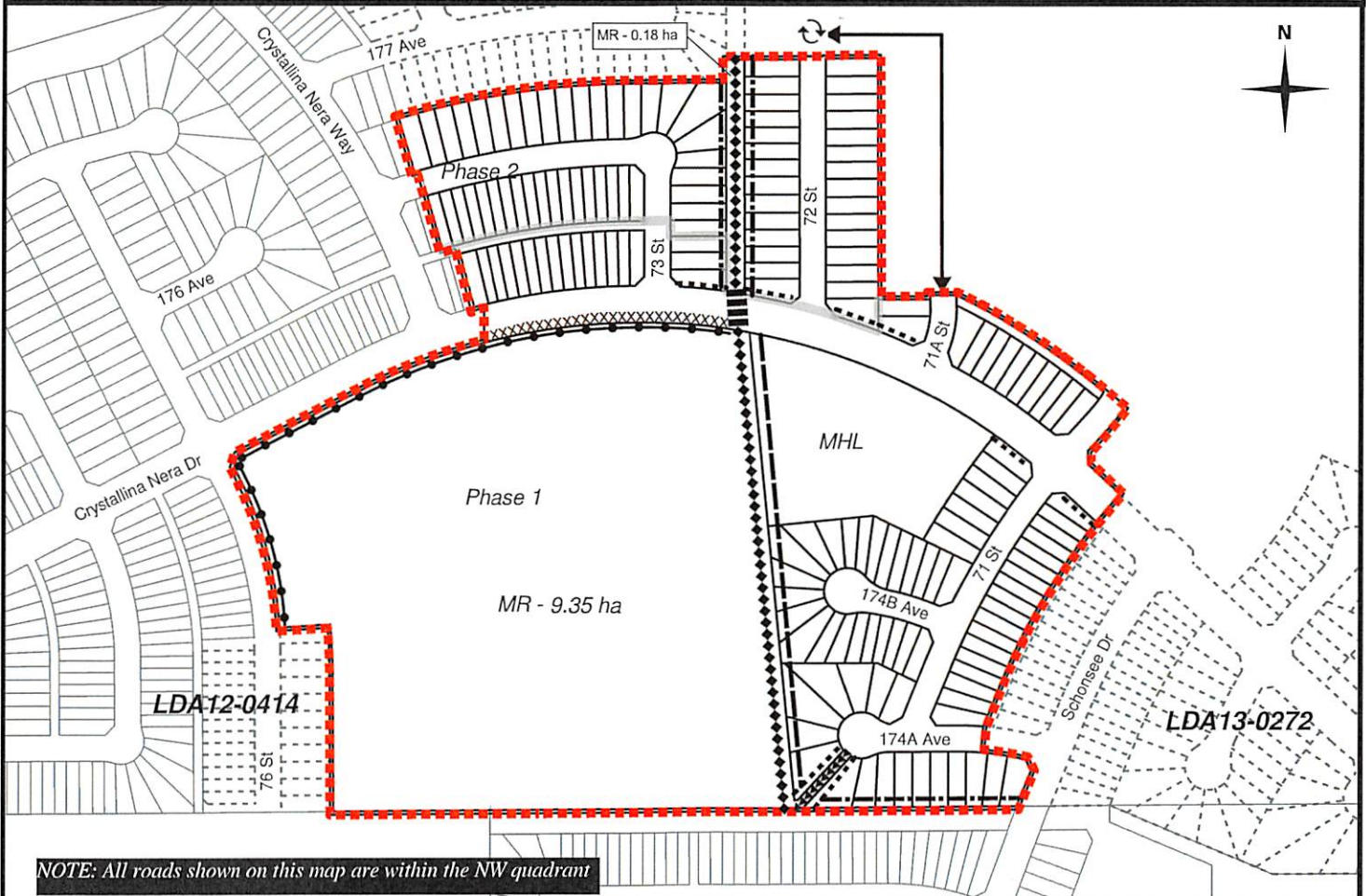
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

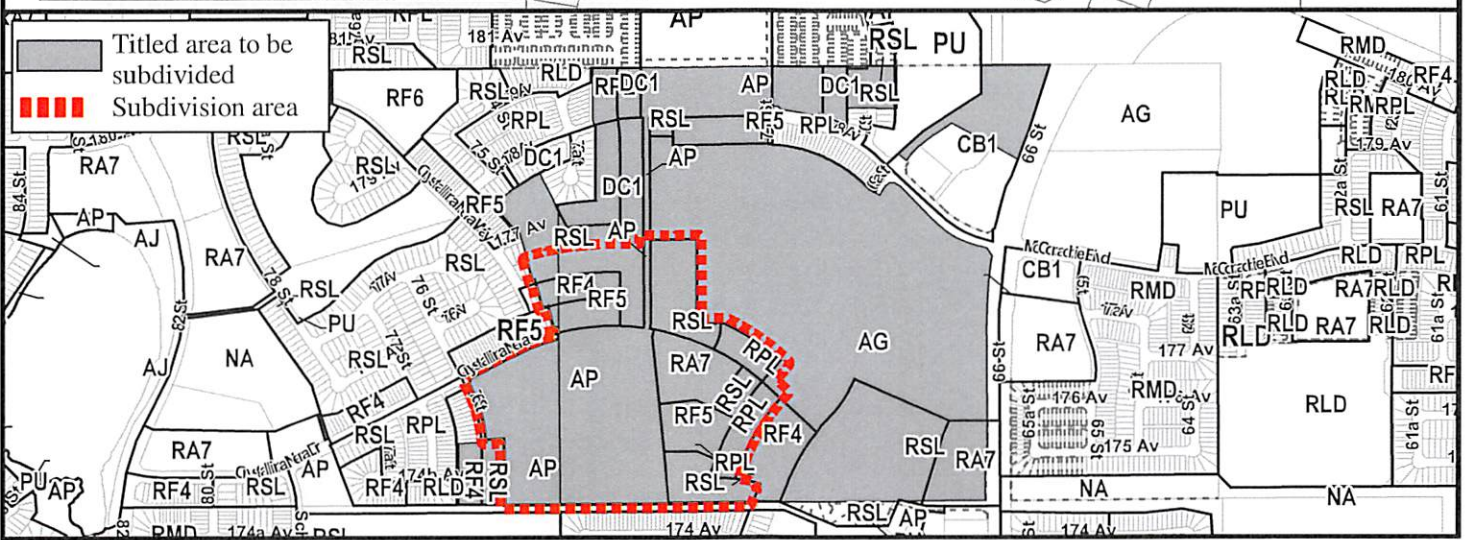
April 15, 2021

LDA13-0553

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | 1.8 m concrete sidewalk |
|  | Phasing line |  | 2.5 m mono-walk |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 3 m hard surface shared use path |
|  | 1.8 m uniform fence |  | Temporary 4 m emergency access; register easement |
|  | 1.2 m uniform fence |  | Zebra marked crosswalk |
|  | Temporary post and rail fence |  | Temporary 12 m radius turnaround |
|  | Register 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

April 15, 2021

File No. LDA15-0080

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 169 single detached lots, two (2) semi-detached lots eight (8) Multi-unit Housing lots and one (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW;
CHAPPELLE

The subdivision was originally approved on June 25, 2015. It was then rephased in 2016 and 2019, and on April 23, 2020, two single detached lots were added. This change request reduces the number of single detached residential lots by 7, increases the number of semi-detached residential lots by 2, introduces a new lot typology (8 Multi-unit Housing lots) and changes the order of phasing.

I The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 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 easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
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 LDA20-0330 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 alley, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 shall submit redline revisions or resubmit engineering drawings (Chappelle Stage 61), subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs Chernowski Way SW to an enhanced local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. That the owner construct Challand Lane SW and the alley connection to Coughlan Green SW to a residential alley structure for the entire width of the right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 3 m hard surface shared use paths with "Shared Use" signage, lighting, and bollards, within the greenway and 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 2.0 m concrete sidewalk with bollards, within the alley connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner install alley lighting within an easement on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans for 28 Avenue SW to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for the NW 14-51-25-W4M in the amount of 0.20 ha is being provided by dedication with this subdivision. The existing Deferred Reserve Caveat (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 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

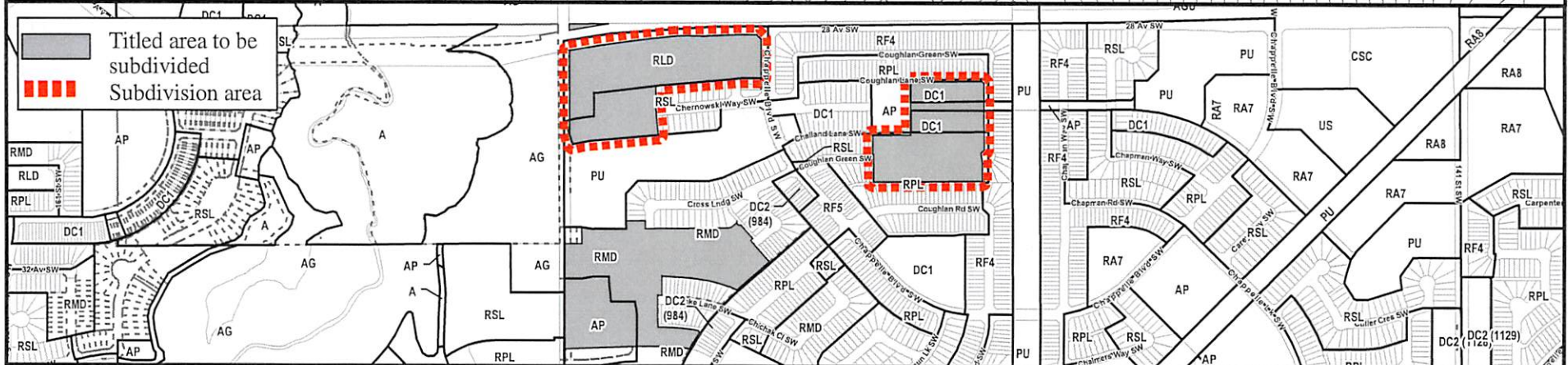
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Enclosure

- | | | | | | |
|---|--|---|------------------------------------|---|--|
|  | Limit of proposed subdivision |  | 1.5 m concrete sidewalk |  | Restrictive covenant re: Disturbed Soil |
|  | Phasing line |  | 2.0 m concrete sidewalk |  | Alley Lighting and easement |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 3 m hard surface shared use path |  | Bollards |
|  | 1.2 m uniform fence |  | 11.5 m enhanced local roadway |  | Temporary 6 m roadway |
|  | Noise attenuation fence |  | Restrictive covenant re: Freeboard |  | Construct to a residential alley structure |



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

April 15, 2021

File No. LDA17-0214

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multiple family lots (MFL), and one (1) Public Utility lot, from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail; **PAISLEY**

The subdivision was originally approved on February 1, 2018. The first revision was a rephrasing which received approval on April 12, 2018. Phase 1, comprising 17 single detached residential lots and 36 semi-detached residential lots, was registered under Plan 202 0852. This second change request consists of rephrasing and relotting, resulting in a decrease of four (4) single detached residential lots.

I The Subdivision by Plan is APPROVED on April 15, 2021, 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 property lines of the residential lot flanking the alley 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;
4. that LDA21-0087 to close 28 Avenue SW shall be approved prior to the endorsement of the plan of survey;
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 the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I; and

7. 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:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the alley to a commercial standard, to accommodate permanent emergency access. The alley must include hard-surfacing for the full width of the right-of-way and wider alley crossings to be designed to accommodate Fire Rescue Services, if required. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs Paisley Drive SW and Paisley Gate SW to an enhanced local roadway standard including a parking ban on one side, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with bollards and landscaping, within the Public Utility lot to the west of this subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, 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 the enhanced local roadways for emergency vehicle access and to maintain two driving lanes at all times 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 engineering drawings, submitted with Phase 4, include grading plans for Heritage Valley Trail to the satisfaction of Subdivision and Development Coordination;

13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with City of Edmonton Roadway Design Standards Drawing #5205, for all lots backing onto Heritage Valley Trail SW, 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 lands, to the satisfaction of, 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, 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 for the SW 24-51-25W4M was addressed by dedication and Deferred Reserve Caveat (DRC) registration with LDA12-0411, LDA14-0229, and LDA16-0567. 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.

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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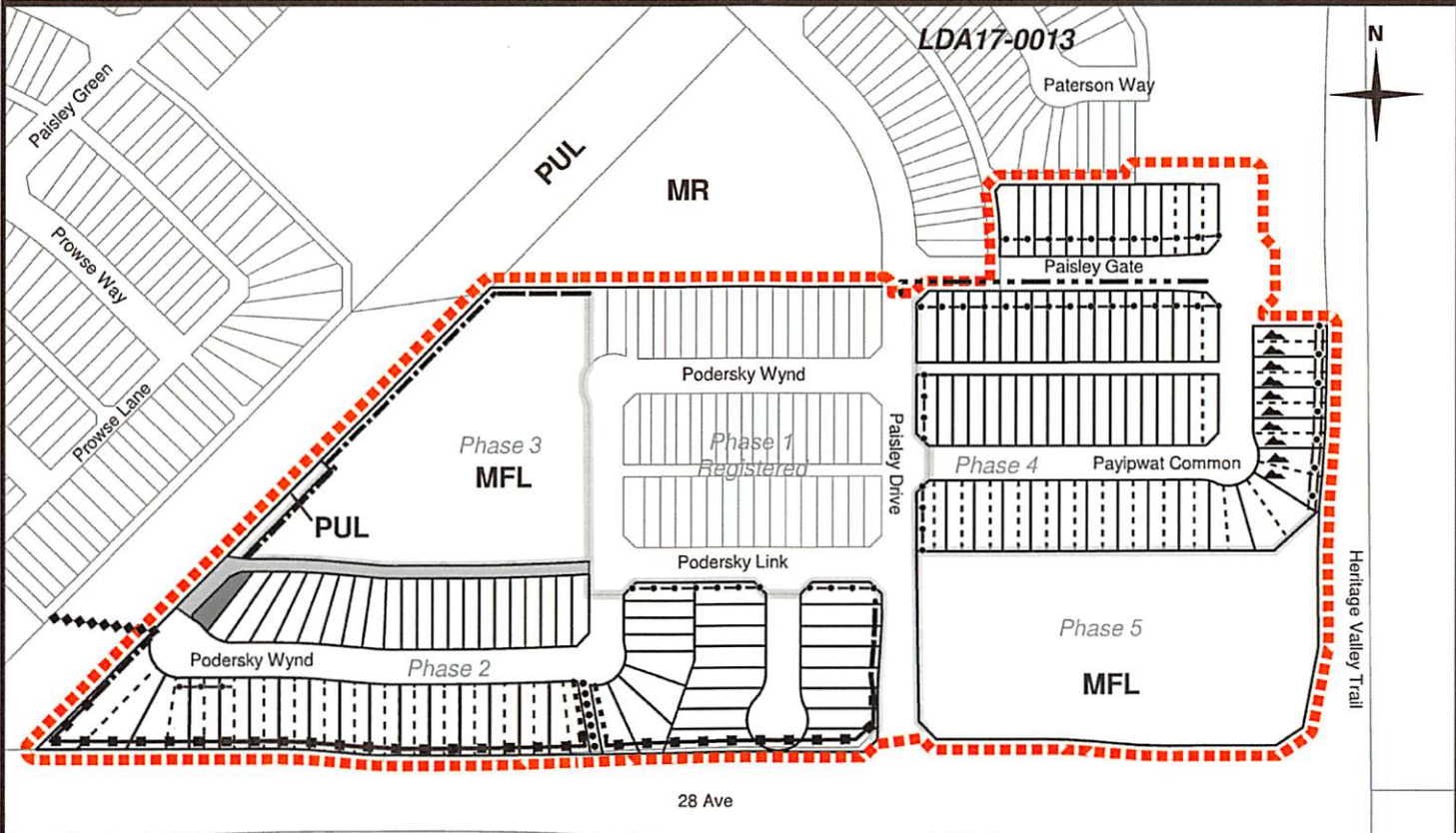
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

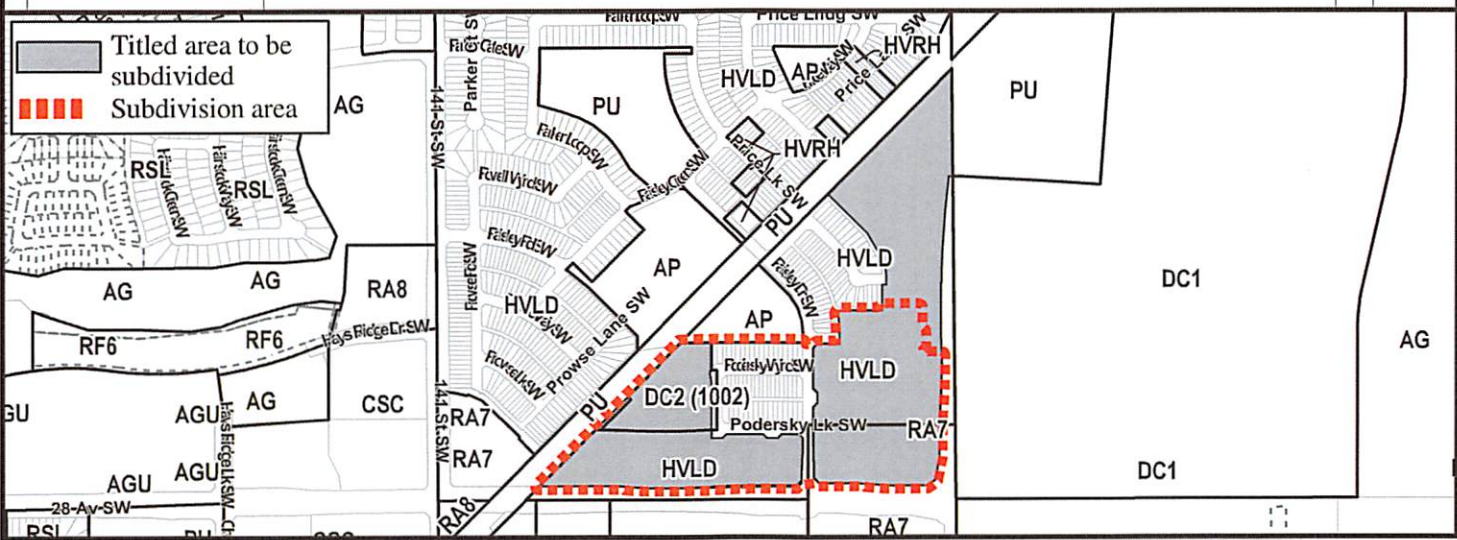
April 15, 2021

LDA17-0214

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | No parking caveat |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Berm and Fence |
|  | 1.8 m uniform fence |  | 1.5 m concrete sidewalk |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Enhanced local roadway with parking ban |
|  | Noise attenuation fence |  | Construct to commercial standard |
|  | Berm and noise attenuation fence |  | Property line may be modified as per swept path analysis |
|  | 3 m hard surfaced shared use path |  | Phasing line |



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

April 15, 2021

File No. LDA20-0444

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 87, Plan 4628 KS, located north of 102 Avenue NW and east of 50 Street NW; **GOLD BAR**

The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #381024393-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 50 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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.
- Access will not be permitted to 50 Street as it is an arterial roadway.

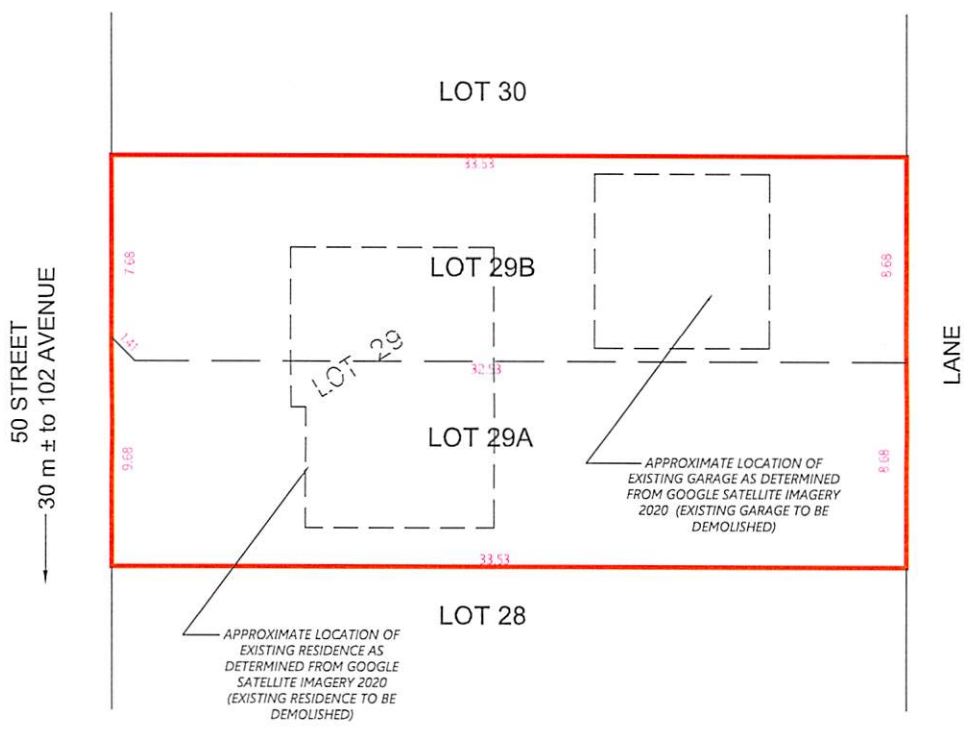
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.2 m north of the south property line of existing Lot 29 off of the lane. The existing storm service enters the proposed subdivision approximately 8.68 m south of the north property line of existing Lot 29 off 50 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.
- There is a water main located within a laneway adjacent to the east property line of Lot 29. 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.
- 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 29 BLOCK 87, PLAN 4628KS
 WITHIN
 (RIVER LOT 39 - TWP. 52 - RGE. 24 - W. 4th MER.)
 GOLDBAR
 EDMONTON, ALBERTA
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.058 ha

Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

REV1- PROPOSED LOT LINE ADJUSTMENT DUE TO CC, FEB 04, 2021

Job #: SA20- 792	Drawn by: AA	Checked by: AA
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Subdivision Authority

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

April 15, 2021

File No. LDA21-0069

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 24, Plan RN 64, located north of of 121 Avenue NW and east of 122 Street SW; **PRINCE CHARLES**

The Subdivision by Plan is APPROVED on April 15, 2021, 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/kr/Posse #385725250-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

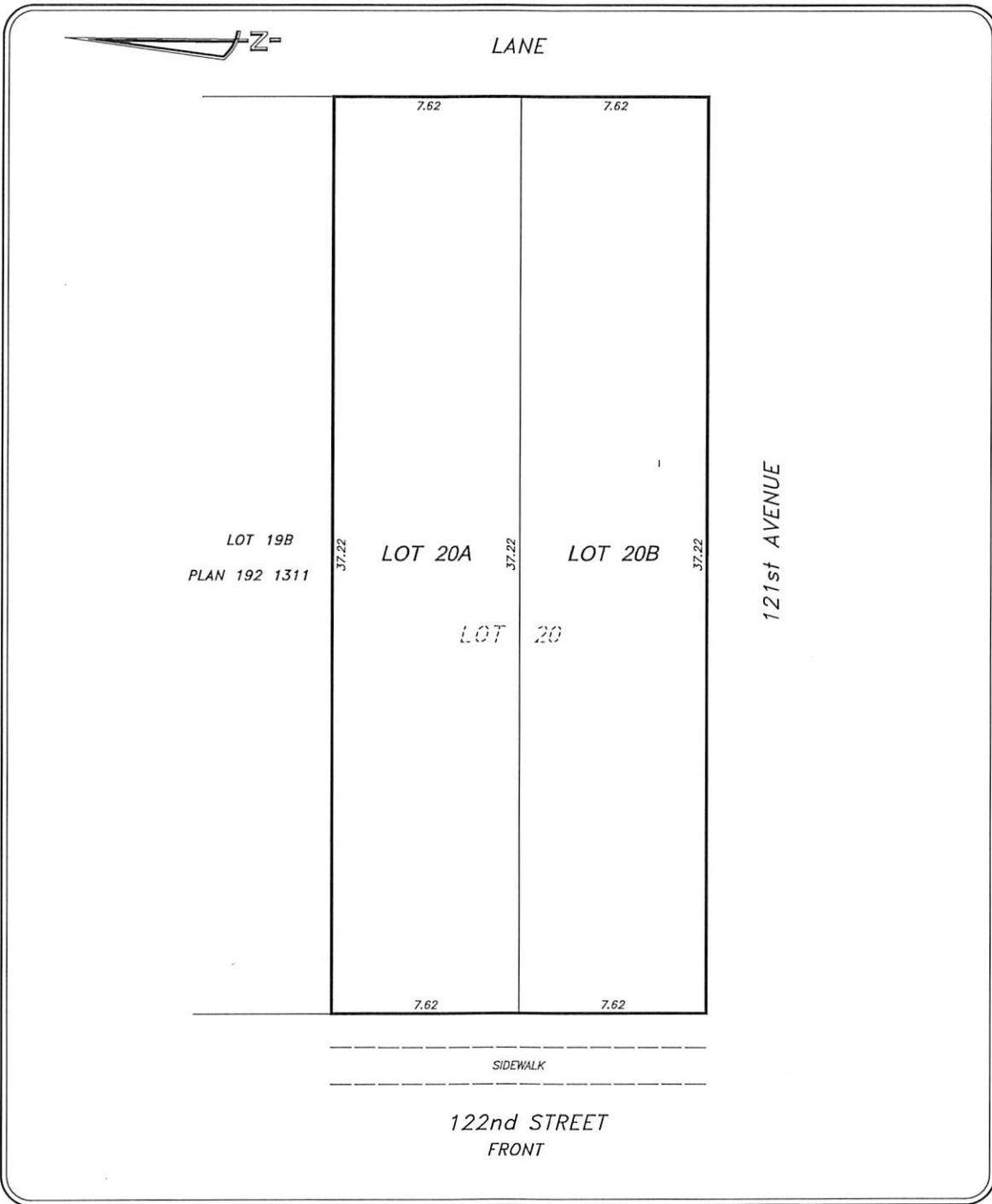
- There is an existing boulevard tree adjacent to the site on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at www.edmonton.ca (search for "Trees and Construction").
- Access for future development must be 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 9.6 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 water main located within a laneway adjacent to the east property line of Lot 20. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



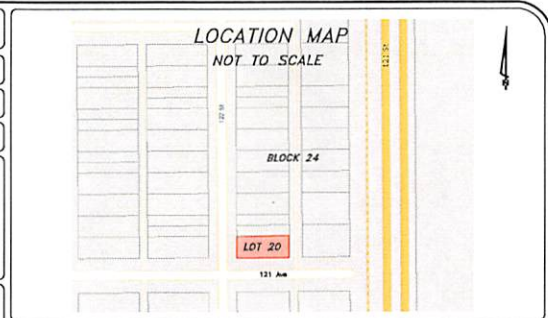
TENTATIVE PLAN

LOT: 20		BLOCK: 24	PLAN: RN 64
BUILDER/OWNER: JASON YEUNG		SUB.: PRINCE CHARLES	
ADDRESS: 12105-122 STREET		ZONING: RF3	
CONTACT: info@albertageo.com		EDMONTON	

CERTIFICATE OF TITLE AREA	0.57 ha
AREA IN PARCEL(S) BEING CREATED	0.57 ha
NUMBER OF PARCEL CREATED	2

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 THUS ●



Alberta Geomatics Inc.

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

FILE: E20591	SCALE 1: 200	DRAWN BY: D.S.	CHECKED BY: P.S.
			CHECKED BY: 2021-02-03



Subdivision Authority

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

April 15, 2021

File No. LDA21-0096

Grant Chemilnisky
39 Leveque Way
St. Albert, AB T8N 5T2

ATTENTION: Grant Chemilnisky

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 5, Plan 4830Q, located north of 127 Avenue NW and east of 88 Street NW; **KILLARNEY**

The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following conditions:

1. that the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
2. that subject to Condition #1, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot an irrevocable caveat allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II outlines the servicing conditions for the shared water, storm, and sanitary services. Enclosure III is a map of the subdivision and identifies major conditions and advisements of this approval.

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #386559545-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 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.

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

- Upon future site redevelopment, or, if the conditions in Enclosure II cannot be met, 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 4.4 m south of the north property line of existing Lot 14 off of the lane. The location of the water service wye and the sanitary service wye are both unknown. The existing storm service enters the proposed subdivision approximately 7.4 m south of the north property line of existing Lot 14 off 87 Street NW. The location of the storm service wye is unknown. Upon future site redevelopment, or, if the conditions in Enclosure II cannot be met, these services cannot cross the proposed property line as per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw.
- 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).

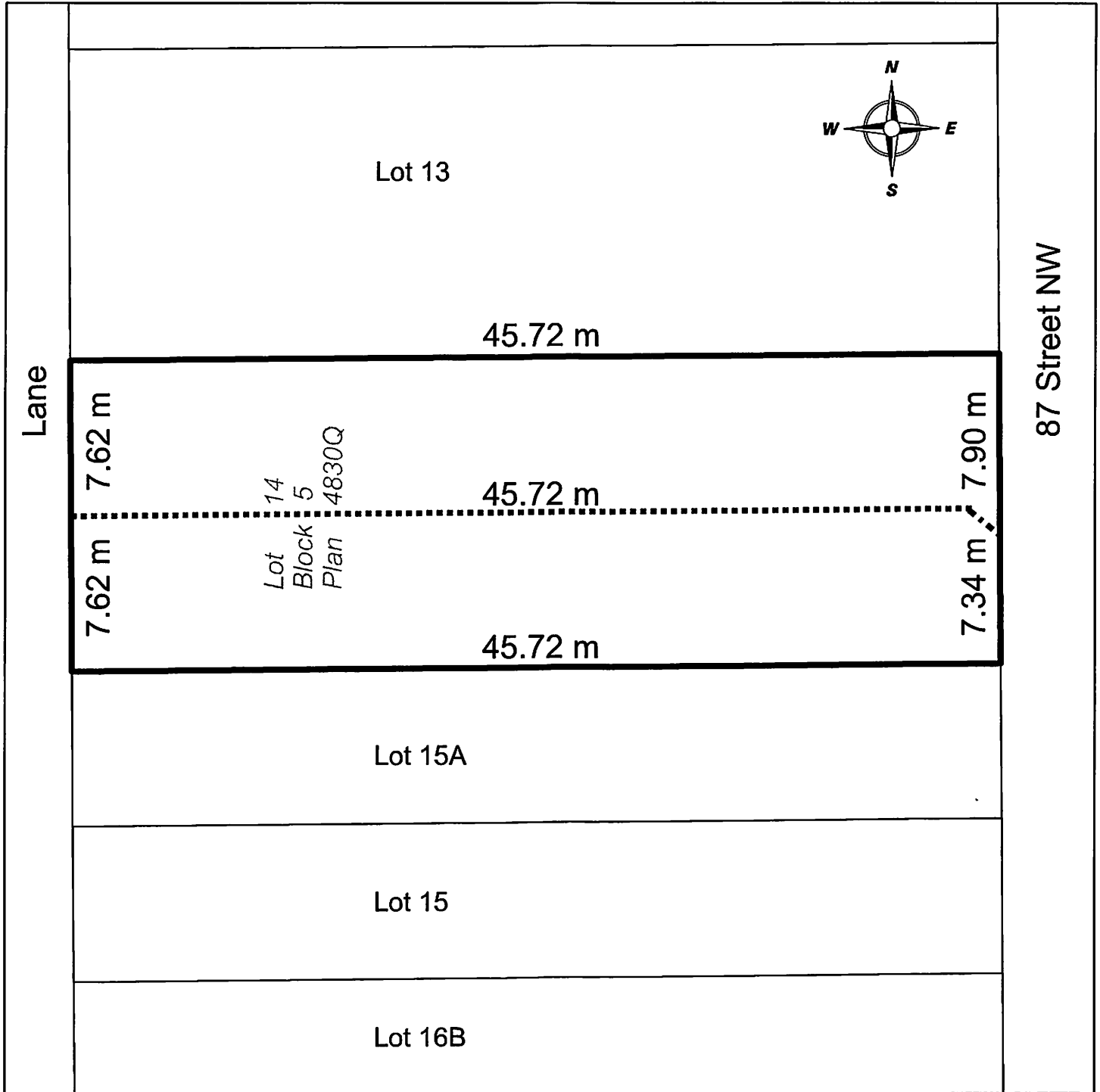
Optional Servicing Conditions for Sewer and Water Services

- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the Drainage Bylaw 18100:**
- a. The building must have been constructed prior to 1992.
 - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported.
 - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing.
 - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
 - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties.
 - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services.
 - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

- II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the Water Services and Wastewater Treatment Bylaw 17698, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**
- a. The subdivision application must be supported by EPCOR Drainage Services.
 - b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported.
 - c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants / owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners.
 - d. The applicants / owners must register on the titles of each separate lot an irrevocable caveat allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots.
 - e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system.
 - f. The Chief Plumbing Inspector must also support the subdivision.

Should the applicant/owner fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.

Tentative Plan of Subdivision



Legal Description:

Lot 14

Block 5

Plan 4830Q

12728 - 87 Street NW



Subdivision Authority

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

April 15, 2021

File No. LDA21-0101

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 5C, Plan 5461 HW, located north of 114 Avenue NW and east of 106 Street NW; **SPRUCE AVENUE**

The Subdivision by Plan is APPROVED on April 15, 2021, 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,

Blair McDowell
Subdivision Authority

BM/tv/Posse #387211728-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- The owner is advised that 106 Street is part of the LRT network and is part of the existing active transportation / bike network. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.

Building / Site

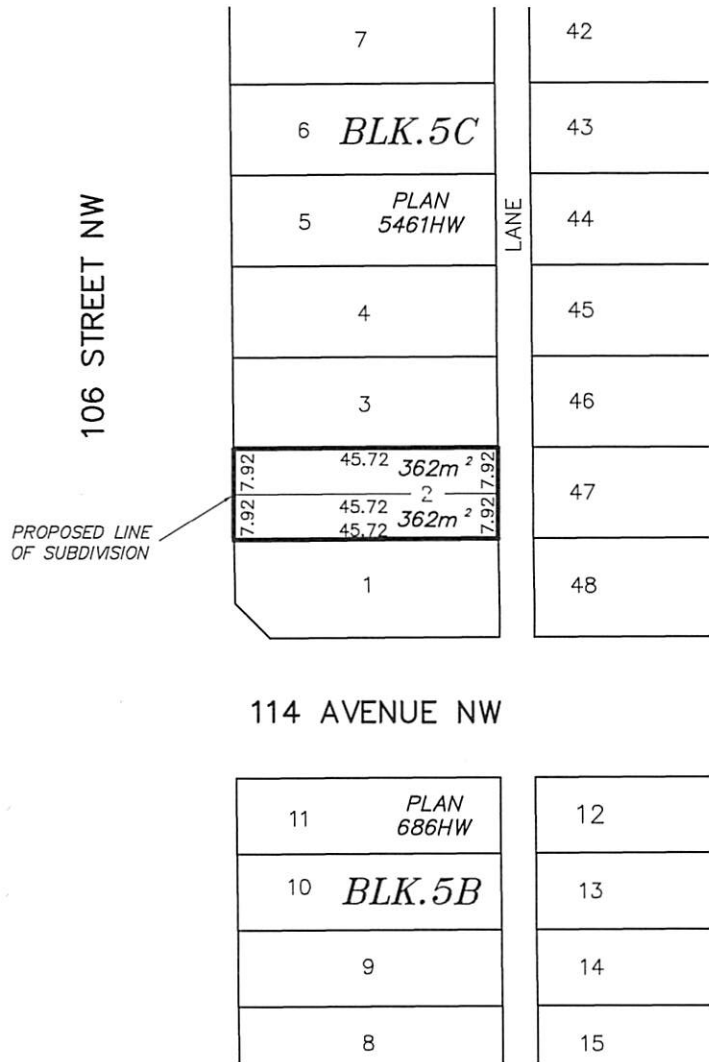
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 9.6 m north of the south property line of existing Lot 2 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).



277
BLK. 7
 PLAN
 162 0578



Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 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

ALTAROSE HOMES (1995) LTD.

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
 LOT 2, BLOCK 5C, PLAN 5461HW
 WITHIN
 HUDSON'S BAY COMPANY RESERVE
 THEORETICAL TWP. 53, RGE. 24, W.4 MER.

SPRUCE AVENUE

SCALE 1 : 1000
 FEBRUARY 2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.07 Hectares, including 1 residential lot.



Subdivision Authority

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

April 15, 2021

File No. LDA21-0106

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 19, Plan 3067 HW, located north of 103 Avenue NW and east of 161 Street NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following condition:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #387234393-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 372807529-002).
- There is an existing access to 161 Street NW. Upon redevelopment of proposed Lot 15A, the existing residential access to 161 Street NW must be removed. A curb crossing permit for the access removal was reviewed and the permit was issued in October 2020 (POSSE # 372807529-008).

Building / Site

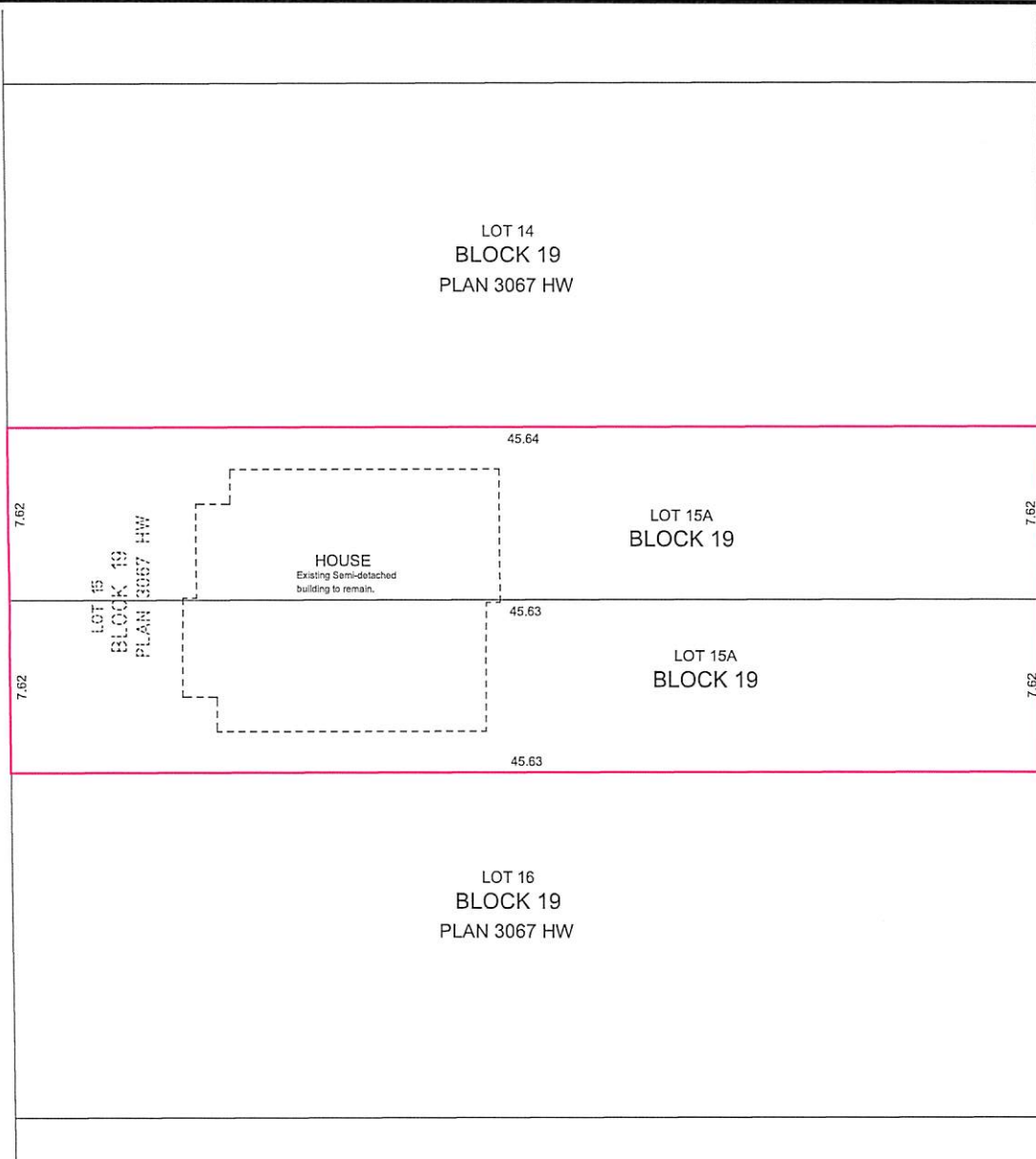
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.2 m south of the north property line of existing Lot 15 off 161 Street NW. A second set of services are proposed to be constructed approximately 4.2 m north of the south property of existing Lot 15 off 161 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.
- 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).



161 STREET NW



LANE

URBAN PIONEER INFILLS

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 RF4.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.696 ha.



REV. NO.	DATE	ITEM	BY
1	FEB, 22/21	T-PLAN	CN

REVISIONS

BRITANNIA YOUNGSTOWN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 15, BLOCK 19, PLAN 3067 HW

WITHIN THE

N.W. 1/4 SEC. 3 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	6200108T	DRAFTED BY:	CN	CHECKED BY:	**
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Subdivision Authority

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

April 15, 2021

File No. LDA21-0109

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 6, Block 4, Plan 3543 HW, located south of 69 Avenue NW and west of 105 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on April 15, 2021, 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 sanitary) to the proposed eastern 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 an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #387632075-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 69 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").
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #384149290-002).

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 6.84 m east of the west property line of Lot 6 off 69 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).
- 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 6, BLOCK 4, PLAN 3543 H.W.
 IN THE
E.1/2 SEC.20 TWP.52 RGE.24 W. 4M.
EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.




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

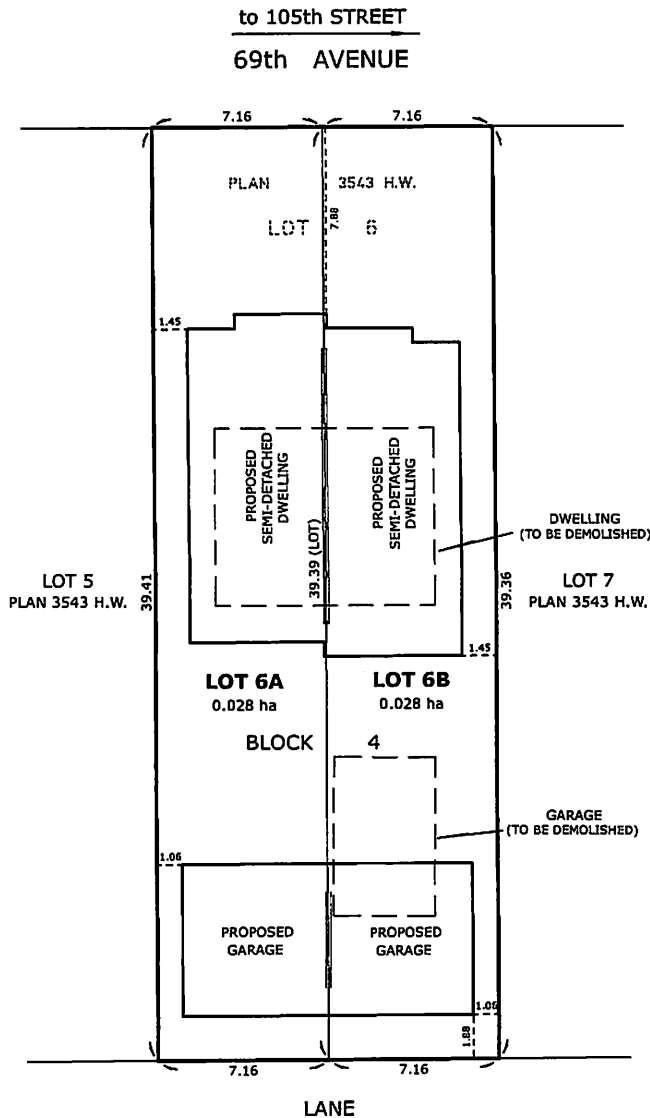


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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	FEB. 24, 2021	REVISED:	--
DRAWING	21S0126	FILE NO.	21S0126T





Subdivision Authority

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

April 15, 2021

File No. LDA21-0110

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 2, Plan 5665HW, located north of 78 Avenue NW and east of 116 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following condition:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #387245505-001

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 (\$686.00 - 2021 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 116 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at www.edmonton.ca (search "Trees and Construction").
- 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

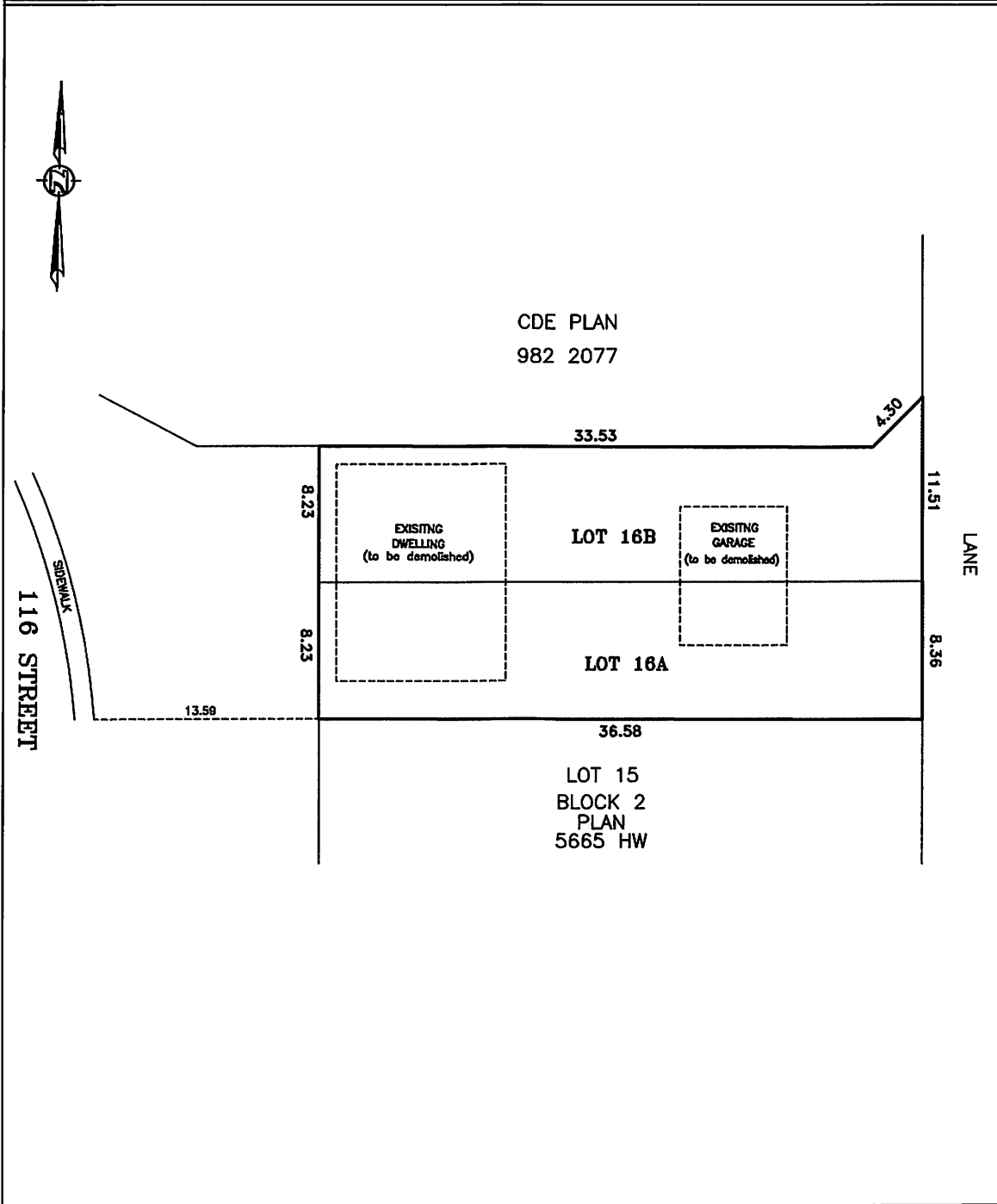
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 2.1 m north of the south property line of Lot 16 off of the lane. The existing storm service enters the proposed subdivision approximately 4.4 m north of the south property line of Lot 16 off 116 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.
- 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
PROPOSED SUBDIVISION
OF
LOT 16, BLOCK 2, PLAN 5665 HW
SW1/4, SEC. 30, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.060 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: hello@geodeticsurveys.com

DRAWN BY: P.S.

DATE : FEB. 22nd, 2021.

SCALE 1 : 300

JOB No. 121101



Subdivision Authority

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

April 15, 2021

File No. LDA21-0111

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot D, Block C, Plan 426HW, located east of 99 Street NW and north of 73 Avenue NW; **RITCHIE**

The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions and Sanitary Sewer Expansion Assessment, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water, sanitary, and sewer) to the proposed west lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #387241118-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 73 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at www.edmonton.ca (search "Trees and Construction").

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.

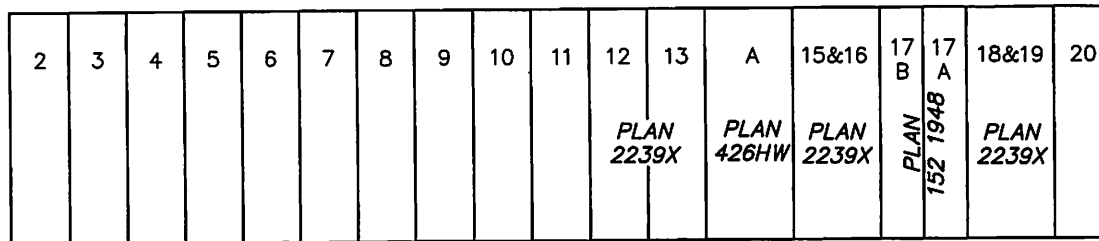
Servicing

- 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 5.8 m west of the east property line of Lot D off 73 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).
- 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).

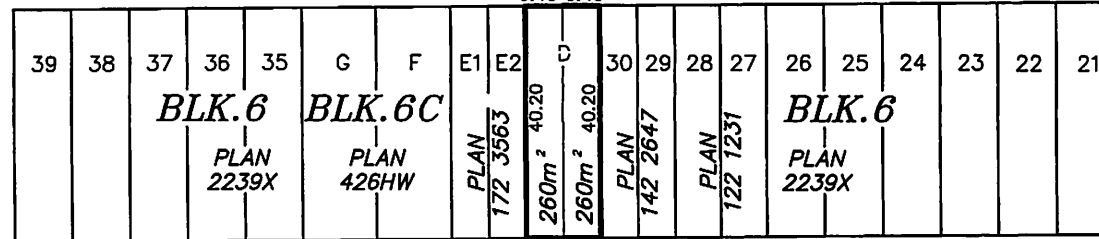


Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

74 AVENUE NW



LANE 6.46 6.46



73 AVENUE NW

PROPOSED LINE OF SUBDIVISION

99 STREET NW

98 STREET NW

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

SAT KHATRI

TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION

OF
 LOT D, BLOCK 6C, PLAN 426HW
 WITHIN
 NW. 1/4 SEC. 21, TWP. 52, RGE. 24, W.4 MER.

RITCHIE

SCALE 1 : 1000

FEBRUARY 2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.05 Hectares, including 1 residential lot.



Subdivision Authority

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

April 15, 2021

File No. LDA21-0121

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 2, Block 12, Plan 2955 MC, located south of 58 Avenue NW and east of 115 Street SW; **LENDRUM PLACE**

The Subdivision by Plan is APPROVED on April 15, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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/jv/Posse #388236304-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 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 115 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").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.9 m south of the north property line of Lot 2 off 115 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.
- There is a water main located within a laneway adjacent to the east property line of Lot 2. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m within 5.0 m of the boundary of lands or Right of Way is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

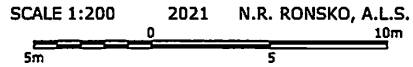
SHOWING SUBDIVISION OF

LOT 2, BLK.12, PLAN 2955 M.C.

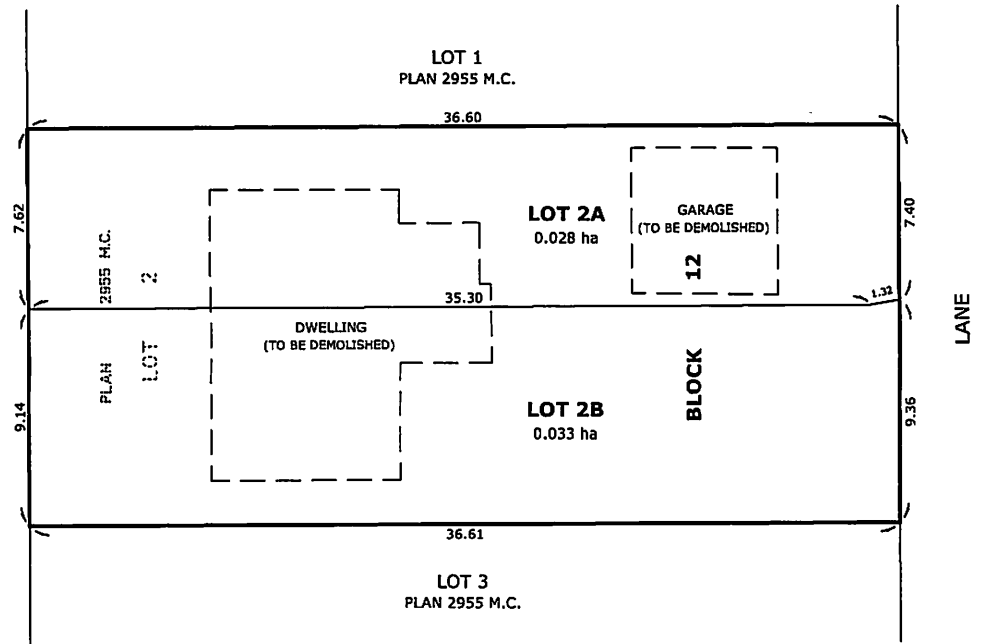
IN THE

E.1/2 SEC.18 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA



to 58th AVENUE
115th STREET



NOTES:

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



HAGEN SURVEYS

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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	April 6, 2021	REVISED:	--
DRAWING	21S0144T	FILE NO.	21S0144

Thursday, April 8, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 8, 2021 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 1, 2021 meeting be adopted.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA18-0593 293225161-001	Tentative plan of subdivision to create 95 single detached residential lots and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; MARQUIS	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION	Blair McDowell	CARRIED	
2.	LDA18-0696 299555418-001	Tentative plan of subdivision to create 154 single detached residential lots, 18 semi-detached lots and 16 row housing lots from the SE 21-51-25-W4M located south of Koshal Way SW and west of 170 Street SW; KESWICK	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell	CARRIED	
3.	LDA20-0379 377447755-001	Tentative plan of subdivision to create 45 single detached residential lots from the south half of the SE 36-52-26-W4M located north of 92 Avenue NW and west of Secord Drive NW; SECORD	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA20-0427 380054303-001	Tentative plan of subdivision to create 48 single detached residential lots and one (1) Public Utility lot from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA21-0011 381218567-001	Tentative plan of subdivision to create 49 single detached residential lots from the SW 25-52-26-W4M located north of Whitemud Drive and east of 231 Street NW; ROSENTHAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA20-0266 367473849-001	Tentative plan of subdivision to create 13 bare land condominium units from Lot 6, Plan Plan 012 4432, located west of 75 Street NW and south of 68 Avenue NW; DAVIES INDUSTRIAL EAST	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:45 a.m.		