

Thursday, June 17, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 24

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 17, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 10, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA21-0130
387479137-001

Tentative plan of subdivision to create one (1) other lot in two (2) parts from the NW 32-51-23-W4M, located south of 23 Avenue SW and west of Anthony Henday Drive; **ASTER**

MOVED

Blair McDowell

That the application for subdivision be Refused.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA18-0150
277246817-001

Tentative plan of subdivision to create ten multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; **ERMINESKIN**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA18-0536 291076167-001	REVISION of conditionally approved tentative plan of subdivision to create 250 single detached residential lots, 77 row housing lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0064 385596903-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lots 52-55, Block 2, Plan NB, located south of 99 Avenue and east of 103 Street NW; DOWNTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0201 392120132-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 10, Plan 3642 AJ, located north of Ada Boulevard and east of 62 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0219 394101306-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 18, Plan 2106 HW, located west of 160 Street NW and south of 98 Avenue NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0227 395295774-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 3, Plan 5039 ET, located south of 106 Avenue NW and west of 142 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0229 95353526-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 47, Block 4, Plan RN52, located north of 120 Avenue NW and west of 104 Street NW; WESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA21-0247 395806839-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 54, Plan 388 KS, located north of 78 Avenue NW and west of 77 Street NW; KING EDWARD PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

June 17, 2021

File No. LDA21-0130

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

RE: Tentative plan of subdivision to create one (1) other lot in two (2) parts from the NW 32-51-23-W4M, located south of 23 Avenue SW and west of Anthony Henday Drive; **ASTER**

The Subdivision by Plan is REFUSED on June 17, 2021 for the following reasons:

1. The proposed subdivision does not comply with direction from the City of Edmonton's Municipal Development Plan (MDP), The City Plan.
 - a. Policy 2.3.2.7: "Prevent any further subdivision of Rural Residential or Agricultural lands that creates additional Rural Residential parcel(s) or would otherwise facilitate further country residential development."
 - b. Policy 5.3.1.4: "Prevent premature fragmentation and conversion of agricultural lands for residential and non-residential uses."
2. The proposed parcels are zoned Agricultural (AG) Zone and are subject to its development regulations, under Section 610 of the City of Edmonton Zoning Bylaw 12800.
 - a. Section 610.1 states the AG Zone's general purpose is, "to conserve agricultural and rural Uses."
 - b. Section 610.1(1) defines the AG Zone's minimum permitted Site Area as 32.0 hectares (ha). Proposed Parcel 1 is 1.6 ha and proposed Parcel 2 is 5.5 ha.
3. The proposed parcels do not represent approved land uses or orderly development, contravening the Aster Neighbourhood Structure Plan (NSP).
 - a. Land Use Concept Plan (NSP Figure 10): Parcel 1 is designated for Low Density Residential uses. Parcel 2 is designated for Low Density Residential and Medium Density Residential (MDR2 Multi-Unit) uses. Prior to subdivision, the subject area should be appropriately rezoned and undergo that stage's level of technical review.
 - b. Staging Plan (NSP Figure 16) and associated NSP Implementation section: Aster's development staging plan, "represents a logical and contiguous extension of residential land use patterns that have been established in the [plan] area. . . Rezoning and subdivision of the land will conform to the land uses as designated in the NSP."

4. Required technical information was not provided with this application. Due to the absence of reports, Municipal infrastructure requirements are not fully understood.
 - a. Offsite connections are required to utility infrastructure that has yet to be constructed.
 - b. Proposed Parcel 2 is landlocked, lacks legal road right-of-way access, and is inaccessible to Emergency Services.
 - c. Delineation of both parcels is unconfirmed, relative to adjacent land uses identified in the Aster NSP. There are potential impacts to a School/Community Centre, Crown Claimed Wetlands, Park Space, and Collector Roadways.
 - d. Cross lot drainage onto adjacent land, which includes Crown claimed wetlands, is not permitted yet has not been appropriately planned for.
5. The subdivision proposal does not include required land dedication.
 - a. Proposed Parcel 2 includes portions of planned Collector Road rights-of-way which should be defined and dedicated.
 - b. Abutting Municipal and Environmental Reserves should be dedicated, which requires accurate delineation of these lots including the wetland buffer areas.
 - c. A stormwater management facility should be constructed and dedicated as a Public Utility Lot.
6. The Subdivision Authority cannot take direction from a private agreement between the applicant and a third party, which is the stated rationale for this proposal.
 - a. The resulting land sale would transfer the proposed parcels from a developer to a non-participating landowner.
 - b. The proposed subdivision splinters agricultural land, with no assurance of development.

Enclosure I is a map of the proposed subdivision.

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

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

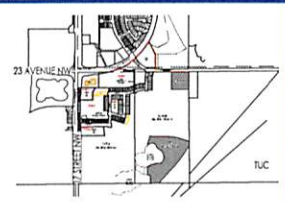
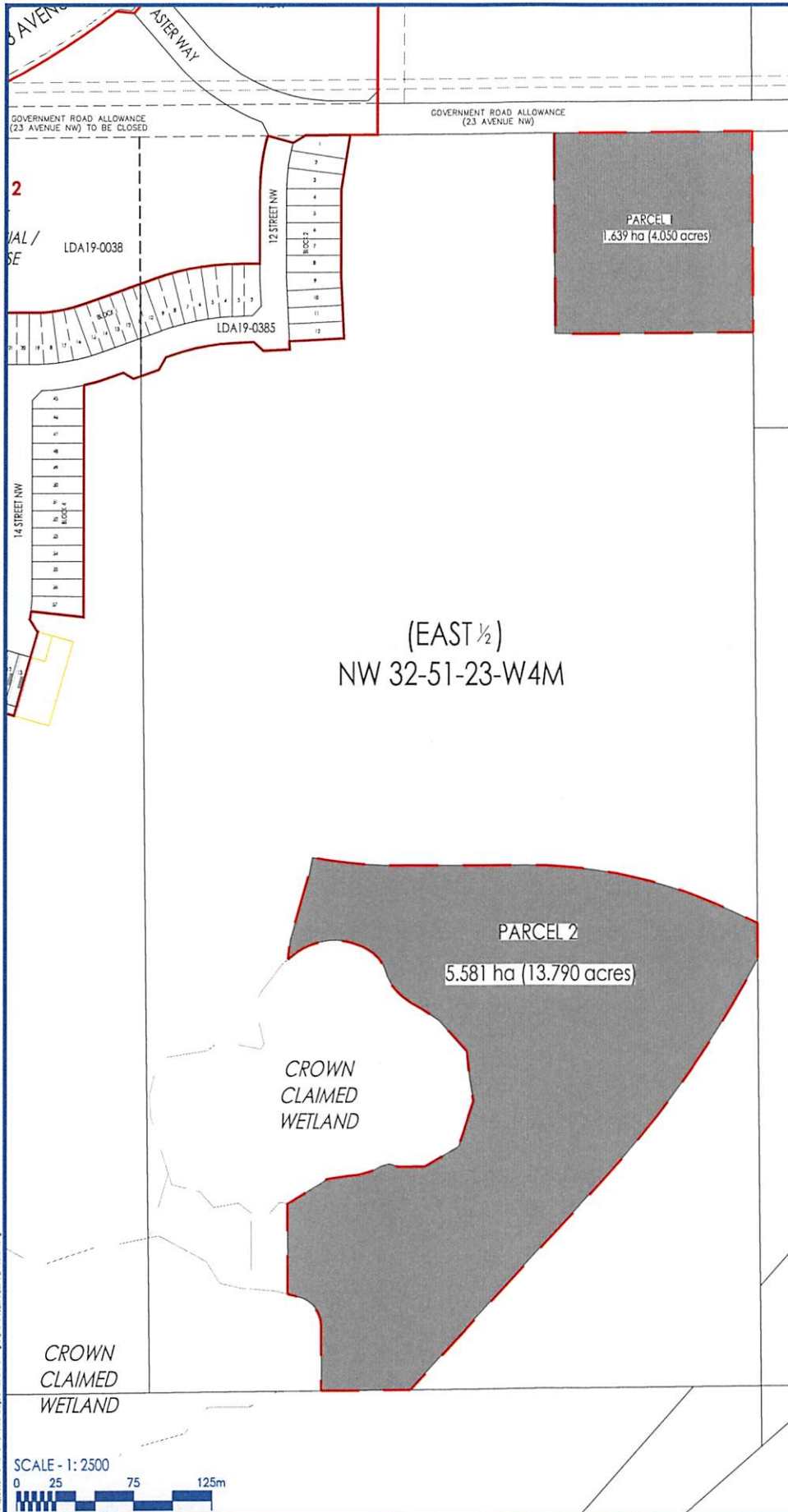
Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #387479137-001

Enclosure



LOCATION PLAN
NOT TO SCALE
SHOWING PROPOSED SUBDIVISION OF PART OF:
"E.A. NW-23-51-23-W4M"

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDARIED AS THUS. ---
CONTAINING 2 PARCELS & APPROXIMATELY 7.289 HA.

STATISTICS:

AG	02 PARCELS
TOTAL	02 PARCELS

AREAS:

ROADS & LANES	= 0.000 ha
AG PARCELS	= 7.289 ha
TOTAL	= 7.289 ha



TENTATIVE PLAN
ASTER - LASNER PARCEL
EDMONTON - ALBERTA

QUALICO[®]
communities
February 24, 2021



Subdivision Authority

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

June 17, 2021

File No. LDA18-0150

Green Space Alliance
205 - 10132 105 Street NW
Edmonton AB T5J 1C9

ATTENTION: Marcelo Figueira

RE: Tentative plan of subdivision to create ten multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; **ERMINESKIN**

The subdivision was originally approved on June 21, 2018. This change request revises the order of phasing and introduces one (1) additional lot to proposed Block C. The result is an increase in the total number of lots, from nine (9) to ten.

I The Subdivision by Plan is APPROVED on June 17, 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 owner register an easement for cross lot access with Phase 1, as shown on the "Conditions of Approval" map, Enclosure IV. The City shall be a party to the easement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 underground utilities including watermain (including hydrants), sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures II, III, and IV; and
8. that the owner provides accommodations for temporary major drainage with proposed Lot A, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

Municipal Reserves were addressed through previous subdivision.

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

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

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

Regards,



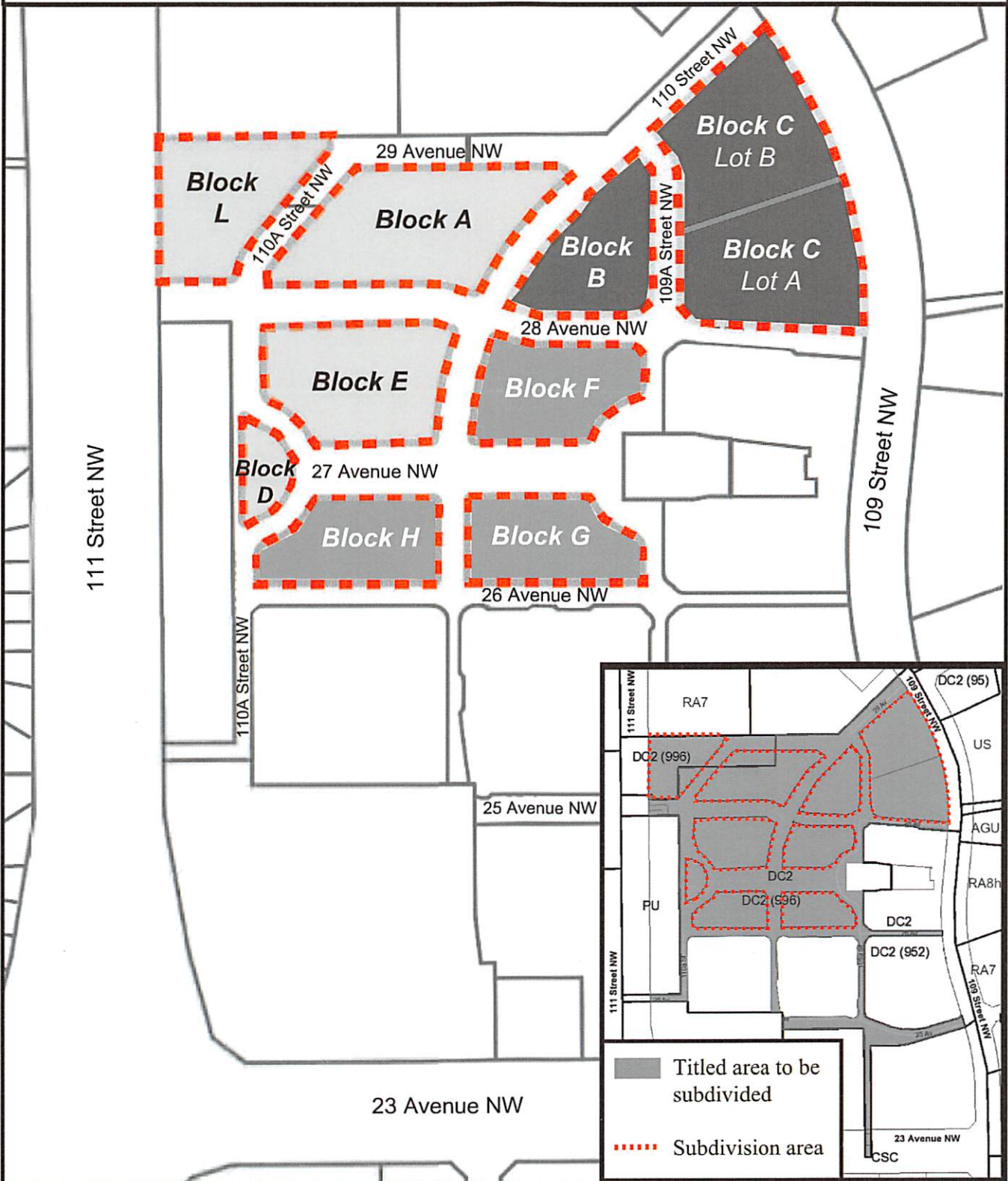
Blair McDowell
Subdivision Authority

BM/kr/Posse #277246817-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP June 17, 2021 LDA18-0150

- Phase 1 (proposed Blocks B and C)
- Phase 2 (proposed Blocks A, D, E, and L)
- Phase 3 (proposed Blocks F, G, and H)



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 17, 2021

LDA18-0150



Watermain extension (Phase 1)



Fire hydrant (Phase 1)



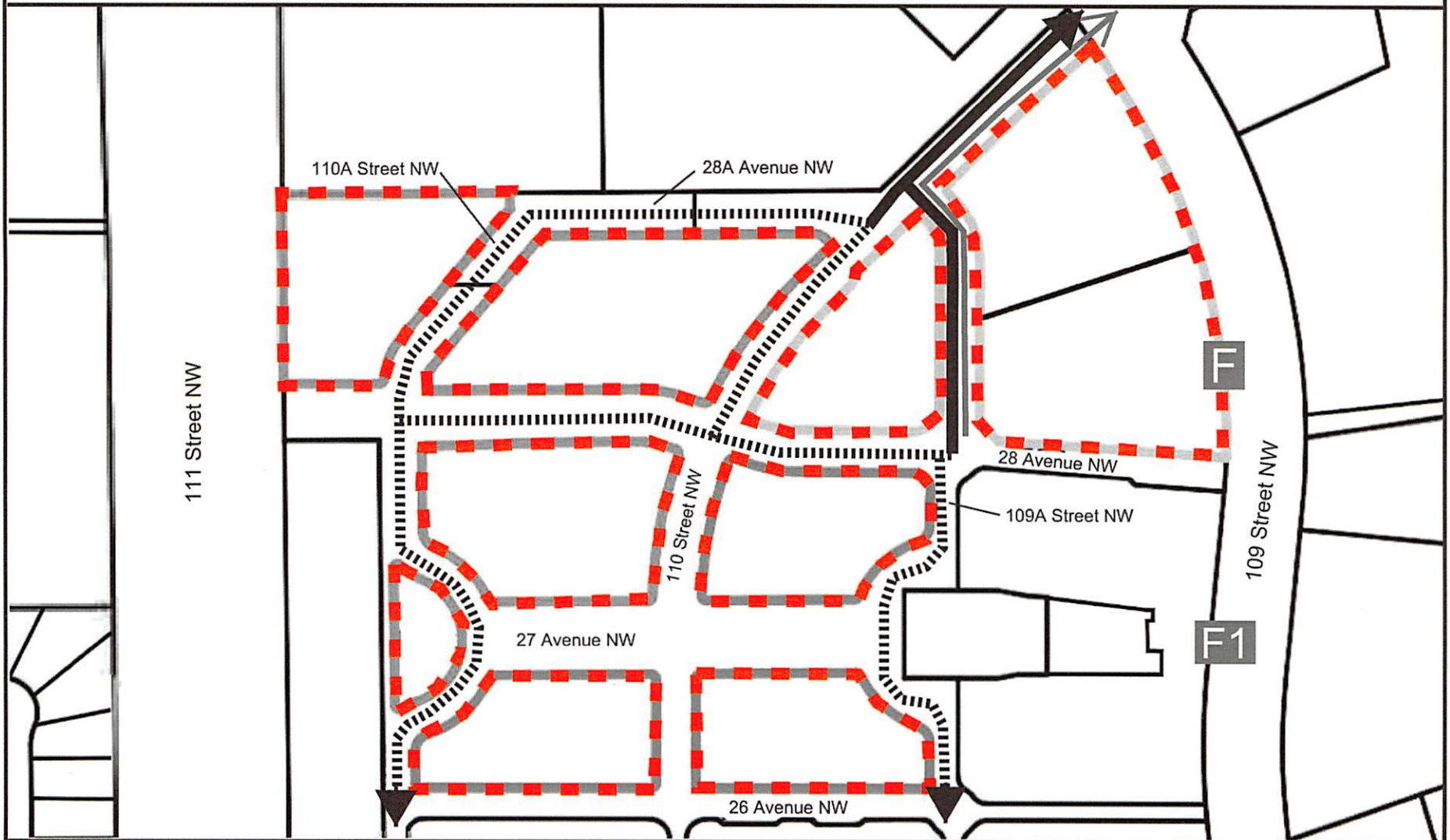
Watermain extension



Fire hydrant



Temporary major drainage



SUBDIVISION CONDITIONS OF APPROVAL MAP

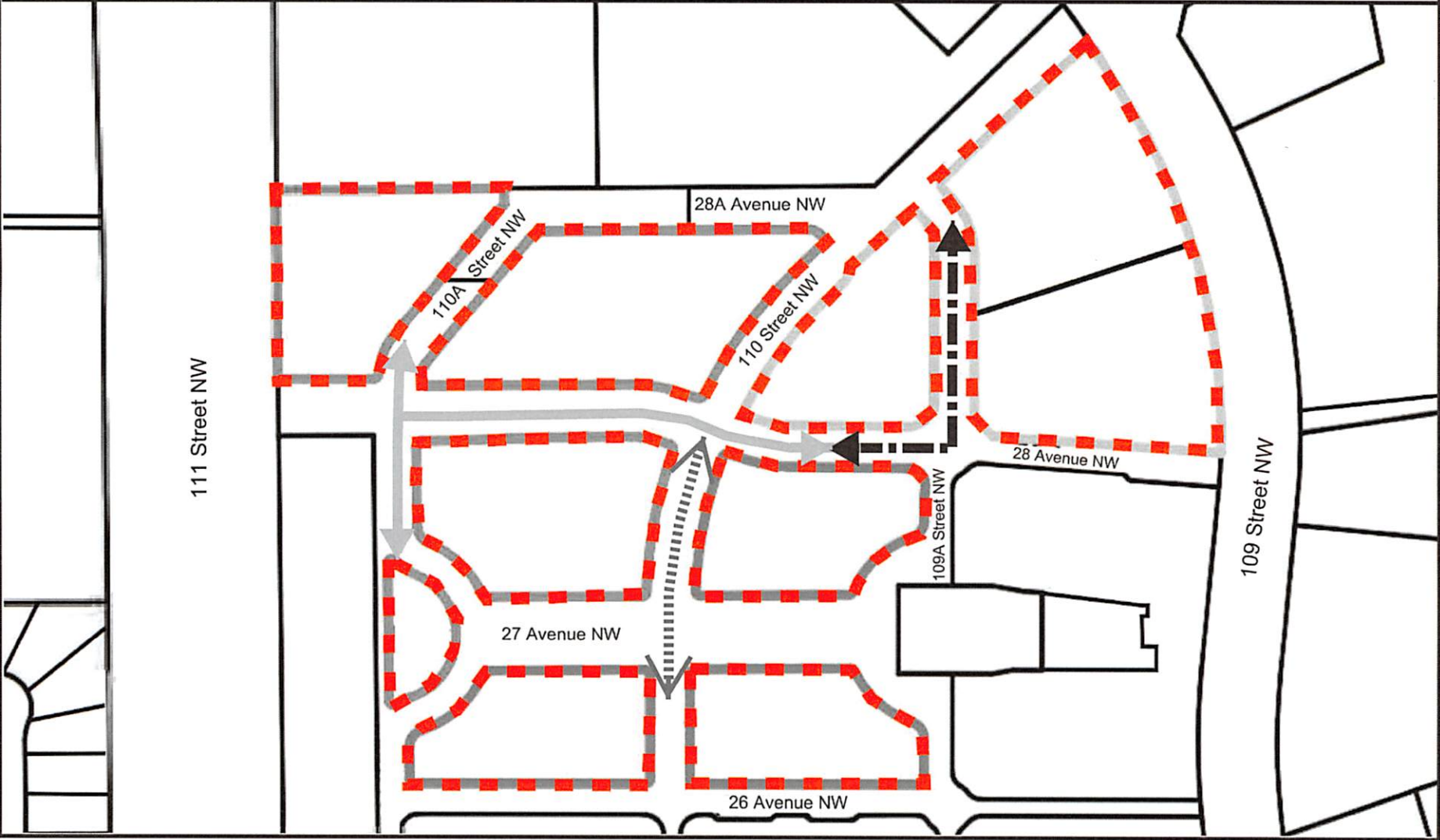
June 17, 2021

LDA18-0150

←- - - - -> Sanitary sewer extension (Phase 1)

◀- - - - -▶ Sanitary sewer extension (Phase 3)

← - - - - -> Sanitary sewer extension (Phase 2)



SUBDIVISION CONDITIONS OF APPROVAL MAP

June 17, 2021

LDA18-0150



Storm sewer extension (Phase 1)



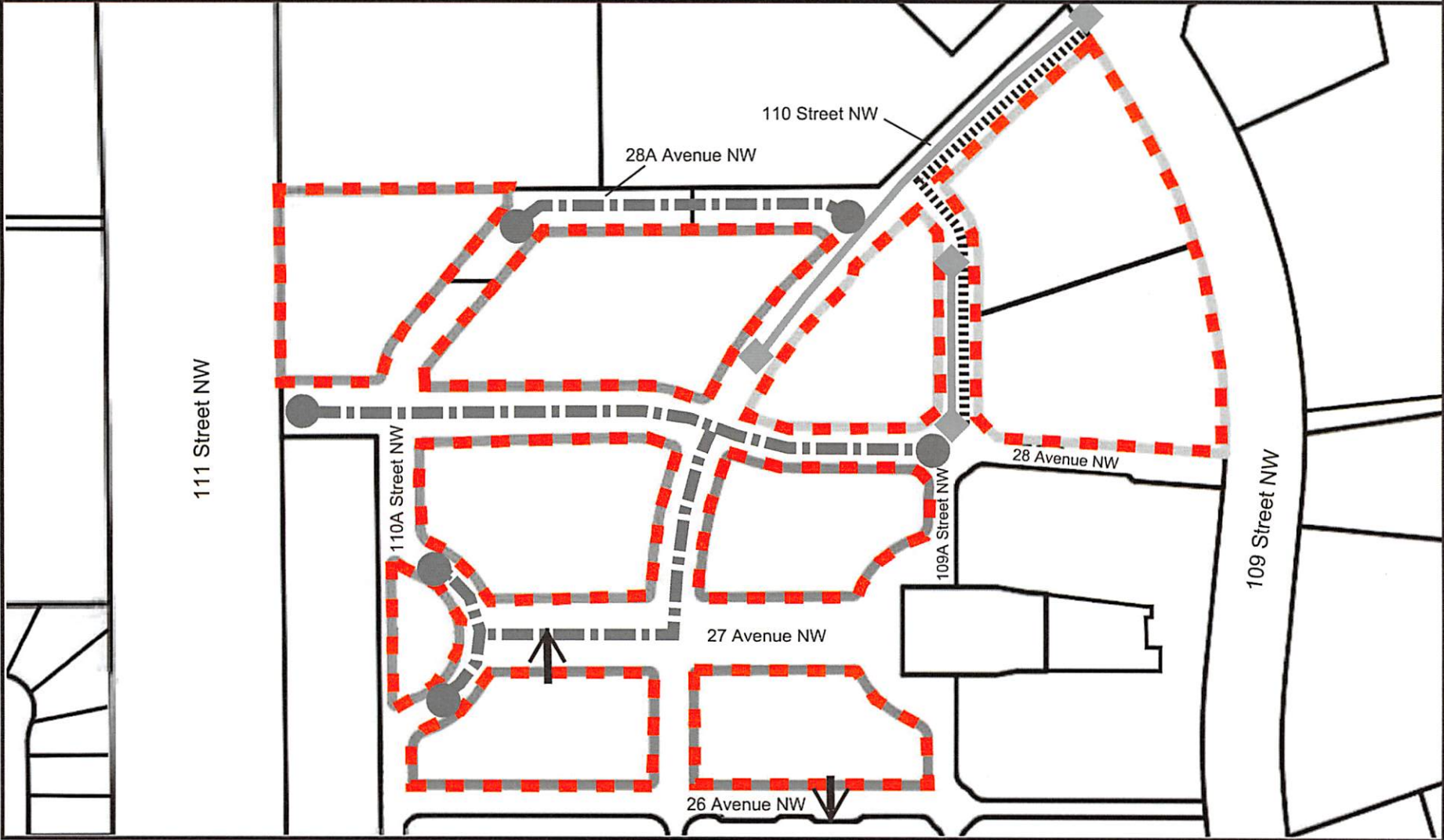
Storm sewer extension (Phase 3)



Storm sewer extension (Phase 2)



Cross lot access easement





Subdivision Authority

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

June 17, 2021

File No. LDA18-0536

WSP
1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: REVISION of conditionally approved tentative plan of subdivision to create 250 single detached residential lots, 77 row housing lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; **MARQUIS**

The original subdivision for LDA18-0536 was conditionally approved on April 25, 2019. This is the second change request in alignment with a significant Marquis NSP amendment. The subdivision will result in a net decrease of 2 single detached lots and a net increase of 26 row housing lots, one multi-unit housing lot, and one Municipal Reserve lot. The applicant removed the northern portion from the subdivision boundary and removed a SWMF north of Marquis Boulevard. An additional phase has been added to create four phases.

I The Subdivision by Plan is APPROVED on June 17, 2021, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 2.18 ha, 2.14 ha, 0.50 ha and 0.47 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate, clear and level Marquis Boulevard to an approved Concept Plan, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner dedicate, clear and level road right-of-way for the required construction of Meridian Street (including the Horse Hill Creek wildlife crossing and on the adjacent private properties) from Marquis Boulevard to 153 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, as shown on Enclosure III. The owner must register a road plan for the required road right-of-way. The owner must contact Subdivision Planning (contact Christine Whalen at 780-508-9248 or christine.whalen@edmonton.ca) for further information regarding the road plan registration;
7. that the owner enter into a Maintenance Agreement with the City of Edmonton for the maintenance of Meridian Street between 153 Avenue and 167 Avenue until such time that Meridian Street is constructed to an urban arterial roadway, as shown on the "Conditions of Approval" map, Enclosure III. Details of the Agreement, including the responsibilities for each party, will be prepared and administered by City Operations (contact Sherron Hutchings at 780-496-6129 or sherron.hutchings@edmonton.ca);
8. that the owner dedicate a minimum of 4 m road right of way for a walkway within the Municipal Reserve (MR) lot flanking the reverse housing lots, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the lot identified be withheld from registration until the temporary 6 m alley connection is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register temporary public access easements for a temporary 6 m gravel surface roadway or a 12 m temporary turnaround, and the alley construction with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register an easement for a portion of the Storm Water Management Facility (SWMF) 10, and sanitary extension, shown on the "Conditions of Approval" map, Enclosures I and II;
12. that the subdivision and phasing boundary be amended for the full intersection construction along Marquis Boulevard with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
13. that LDA21-0062 and LDA21-0189 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
14. 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;
15. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
16. the owner shall register a restrictive covenant against the lots backing onto the Natural Areas in order to maintain the health and sustainability within said Natural Areas in accordance with the approved Natural Area Management Plan, to the satisfaction of Urban Growth & Open Space

Strategy (contact Michael Silzer at 780-944-5588 or michael.silzer@edmonton.ca), in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct the first two lanes of Meridian Street to an arterial roadway standard, from 167 Avenue to Marquis Boulevard, including channelization, accesses, intersections, 3 m hard surface shared use path, lighting, landscaping, Horse Hill Creek wildlife crossing and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure III. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner upgrade Meridian Street from 153 Avenue to 161 Avenue to an approved rural roadway cross section including a temporary southbound left turn bay at 161 Avenue/Meridian Street intersection and the required base repair, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
10. that the owner upgrade 167 Avenue/Meridian Street to a full urban intersection including, but not limited to all required turn bays, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;
11. that the owner construct a temporary 3 m hard surface shared use path including lighting on Meridian Street from 153 Avenue to 167 Avenue, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure III;

12. that the owner construct, the first two lanes of Marquis Boulevard to an arterial roadway standard, from Meridian Street to the west edge of the Natural Area, including full roundabout construction, channelization, accesses, intersections, 1.8 m concrete sidewalk with Phase 1; the owner will also construct a 3 m hard surface shared use path with lighting (including the portion fronting the Natural Area on Marquis Boulevard), landscaping, and any transitional improvements in Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Marquis Boulevard prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct a minimum 7.5 m residential reverse housing alley in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality;
14. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers or a temporary 6 m gravel surface roadway connection south of 5 Street NE, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround or connection will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. that the owner pays for the installation of "no parking" signage on the local roadways for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area south of Marquis Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering Drawings to the satisfaction of Urban Growth & Open Space Strategy (contact Michael Silzer at 780-944-5588 or michael.silzer@edmonton.ca) for more information;
18. that the owner designs the ultimate Storm Water Management facility (SWMF) 10 and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the engineering drawings include grading plans to accommodate the future 3 m hard surface shared use path as part of SWMF 10, to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within SWMF 10, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner constructs a 1.8 m concrete sidewalk within the minimum 4 m road right of way within the Municipal Reserve (MR) lot flanking the reverse housing lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner constructs a 1.8 m concrete sidewalk within the Natural Area south of Marquis Boulevard, with connections to adjacent paths and walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths to the Natural Area south of Marquis Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner constructs an offsite sanitary sewer extension with Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
25. that Construction Completion Certificate (CCC) for the subdivision storm system will not be issued until such time that an acceptable Interim Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
26. that Construction Completion Certificate (CCC) for SWMF10 will not be issued until such time that the permanent storm servicing system for the subdivision, as identified in the accepted Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
27. that Construction Completion Certificate (CCC) for the storm system will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined, through consultation and collaboration with the City;
28. that Final Acceptance Certificate (FAC) for the storm system will not be issued until such time that the permanent storm servicing system for the subdivision, as identified in the accepted Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
29. that the owner is responsible, at their cost, for the operation and maintenance of the Temporary Storm Servicing System, until such time that the permanent storm servicing system is completed and operational, to the satisfaction of Subdivision and Development Coordination;

30. that the owner implements a monitoring plan for the temporary discharge of stormwater into Horse Hills Creek, as per the Meridian Street Crossing at Horse Hills Creek: Environmental Impact Assessment Addendum;
31. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
32. that the owner constructs a pressure reducing valve within Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
33. 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
34. that the owner is responsible for the landscape design and construction within the Reserve lots, road right of way, and the walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0607. The DRC will be reduced with the dedication of the MR lots, Environmental Reserve lot, and future arterial roadway dedication. The DRC will carry forward on the remainder of the title.

The City of Edmonton purchased a 2.50 ha parcel (Lot 3MR, Block 2, Plan 182 3079). It was transferred to the City as MR and acquired on June 22, 2018.

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/sm/Posse #291076167-001

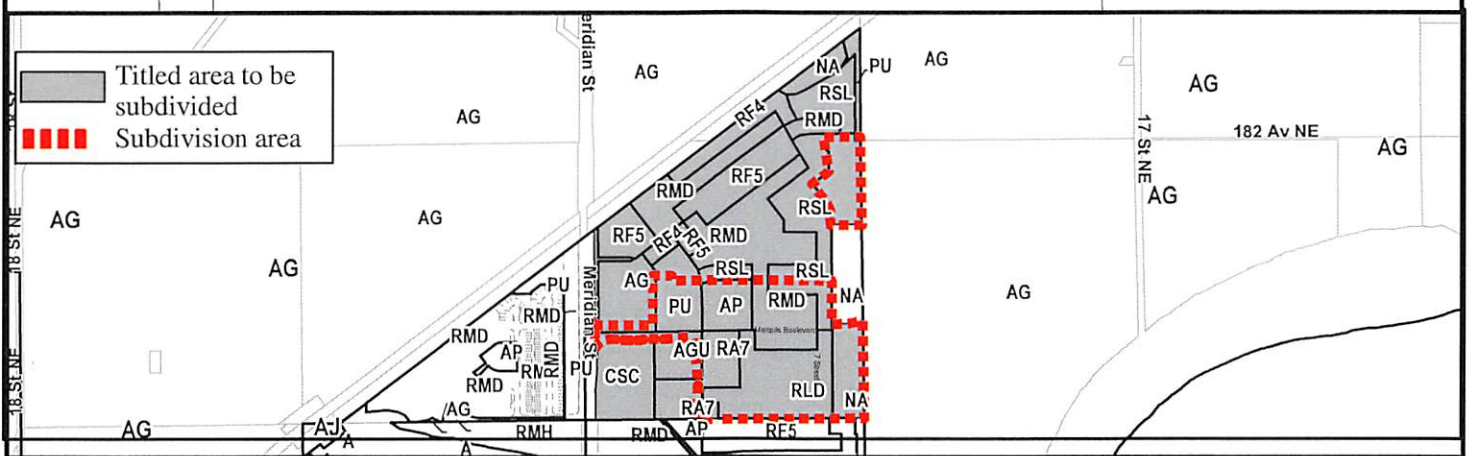
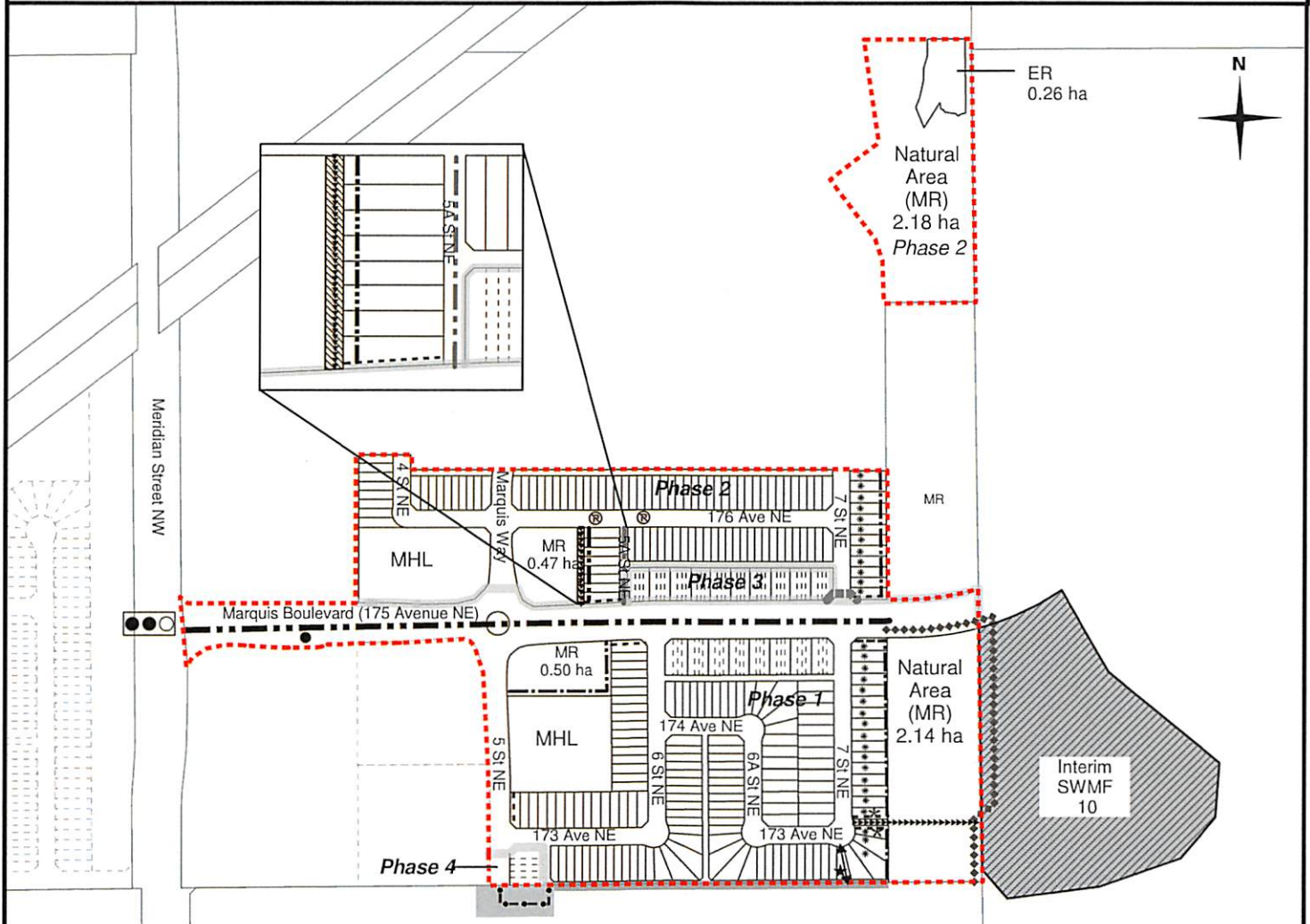
Enclosure(s)







SUBDIVISION CONDITIONS OF APPROVAL MAP

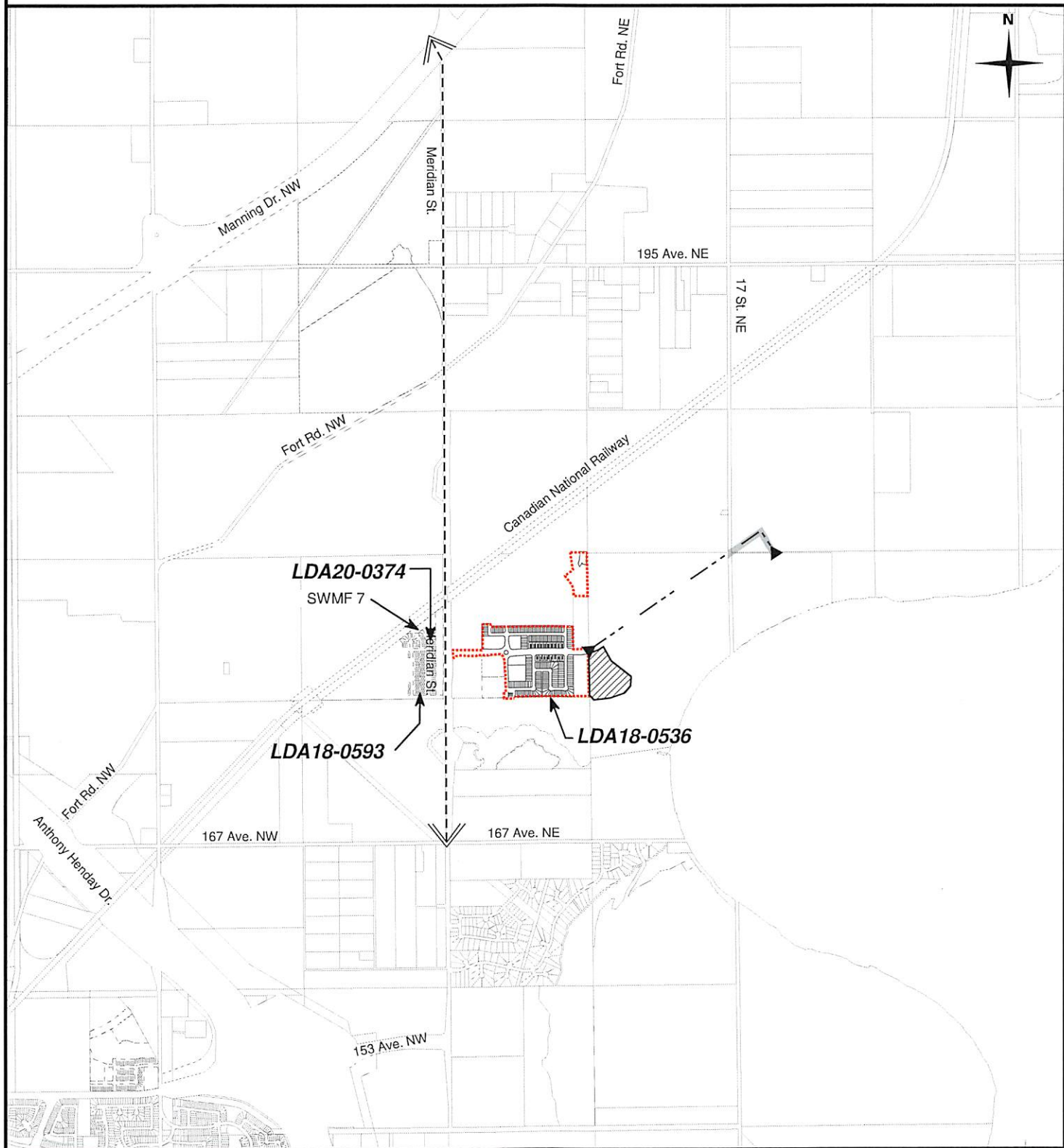
June 17, 2021

LDA18-0536

	Limit of proposed subdivision		1.8 m uniform screen fence		1.8 m concrete sidewalk
	Amend phasing boundary		1.2 m uniform fence		7.5 m reverse housing alley
	Phasing line		3 m hard surface shared use path		Pressure reducing Valve
	Register easement		Construct interim SWMF including grading		Restrictive covenant re: Disturbed Soil
	Dedicate as road right of way		Traffic signal		No parking signage
	Construct arterial roadway		Temporary 6 m roadway		Withhold lot from registration
	1.8 m uniform screen fence as per Zoning Bylaw		Temporary 6 m roadway or 12 m radius turnaround		Restrictive covenant: Natural Area












- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Dedicate and construct first two lanes to an arterial roadway standard |
|  | Register easement |  | Sanitary sewer extension |
|  | Construct interim SWMF including grading |  | Watermain extension |

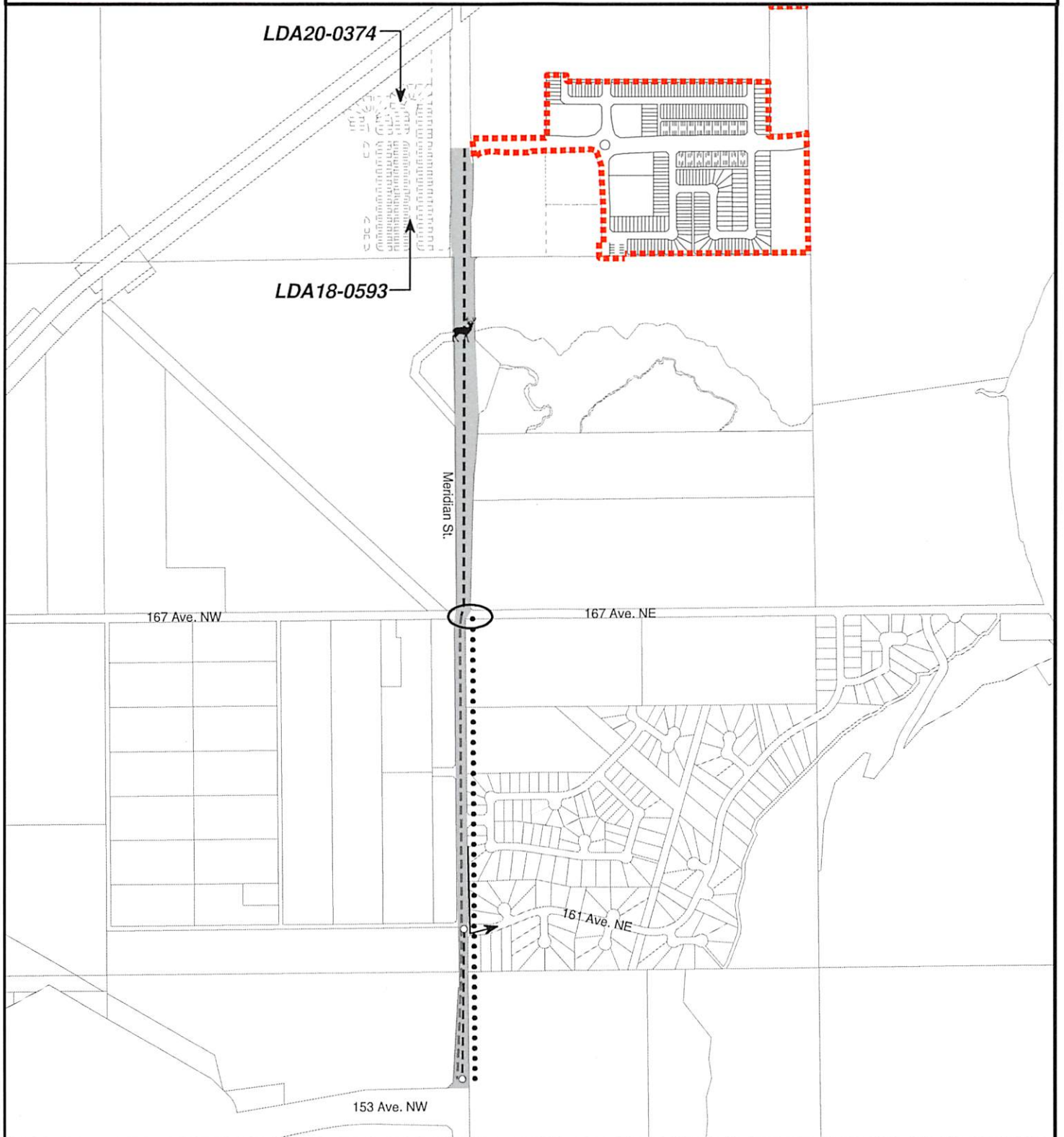


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 17, 2021

LDA18-0536

- | | | | |
|---|--------------------------------|---|---|
|  | Limit of proposed subdivision |  | Construct first two lanes to an arterial roadway standard |
|  | Dedicate, clear and level road |  | Full urban intersection upgrade including turn bays and traffic signals |
|  | Maintenance agreement |  | Temporary 3m shared use path and lighting |
|  | Wildlife crossing |  | Temporary southbound left turn bay |
|  | Upgrade to rural roadway | | |





Subdivision Authority

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

June 17, 2021

File No. LDA21-0064

City of Edmonton (Civic Property Services)
9803 102A Avenue NW
Edmonton, AB T5J 3A3

ATTENTION: Harrison Sheremeta

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lots 52-55, Block 2, Plan NB, located south of 99 Avenue and east of 103 Street NW; **DOWNTOWN**

I The Subdivision by Plan is APPROVED on June 17, 2021, subject to the following conditions:

1. that Charter Bylaw 19730 (LDA21-0126) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lots 53-55, Block 2, Plan NB is not required since the land area is less than 0.80 ha.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #385596903-001

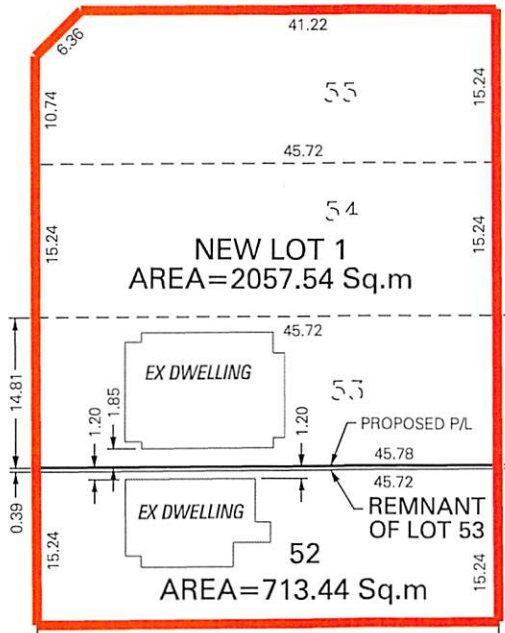
Enclosure(s)

56

101

99 AVE.

103 ST.



BLK. 2

102

103

104

105

106

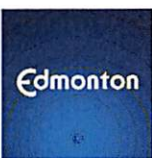
BLK. 2

107

108A

BELLAMY HILL

NOTE : ALL DIMENSIONS AND AREAS ARE APPROXIMATE AND MUST BE VERIFIED BY LEGAL SURVEY



REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES

— PROPOSED SUBDIVISION BOUNDARY

LEGAL: DOWNTOWN –
LOTS 52, 53, 54, 55, BLOCK 2, PLAN NB





Subdivision Authority

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

June 17, 2021

File No. LDA21-0201

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 10, Plan 3642 AJ, located north of Ada Boulevard and east of 62 Street NW;
HIGHLANDS

The Subdivision by Plan is APPROVED on June 17, 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell
Subdivision Authority

BM/tv/Posse #392120132-001

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

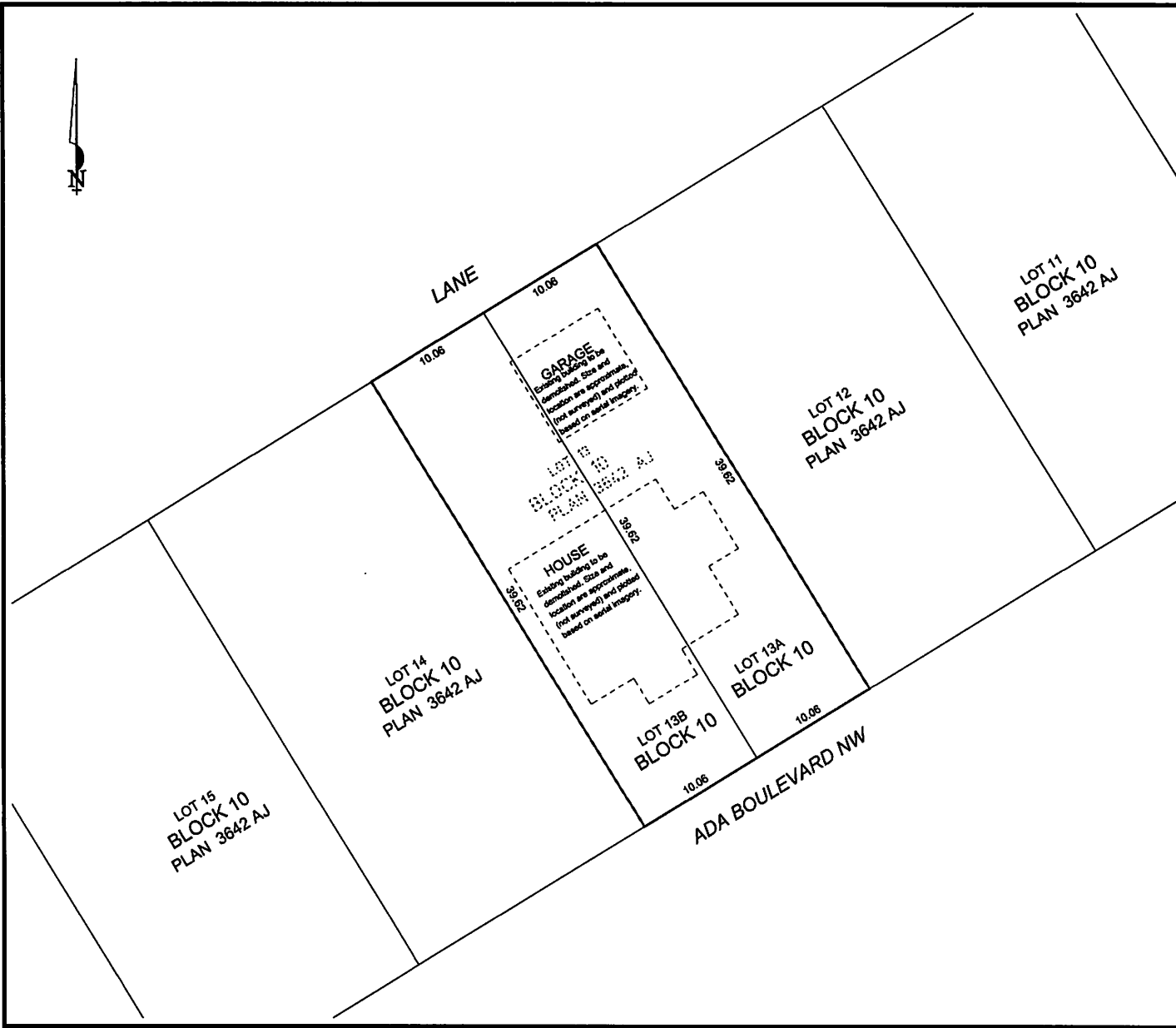
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- The owner is advised that Ada Boulevard is part of the active transportation network and the existing 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

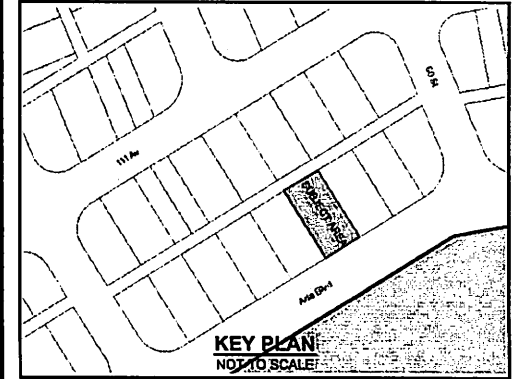
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 9.1 m east of the west property line of existing Lot 13 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection 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).



JUSTIN GRAY HOMES LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVDED SHOWN OUTLINED THUS. AND CONTAINS: 0.079 ha.



REV. NO.	DATE	ITEM	BY
1	APRIL 12/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

HIGHLANDS

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 13, BLOCK 10, PLAN 3642 AJ
WITHIN THE
RIVER LOT 32, EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)

EDMONTON - ALBERTA

2021
SCALE: 1:300

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

FILE NO.	62100085T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

June 17, 2021

File No. LDA21-0219

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 18, Plan 2106 HW, located west of 160 Street NW and south of 98 Avenue NW;
GLENWOOD

The Subdivision by Plan is APPROVED on June 17, 2021, subject to the following conditions:

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized flourish at the end.

Blair McDowell
Subdivision Authority

BM/ak/Posse #394101306-001

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 access to 160 Street NW. Upon redevelopment of proposed Lot 4B, the existing residential access to 160 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

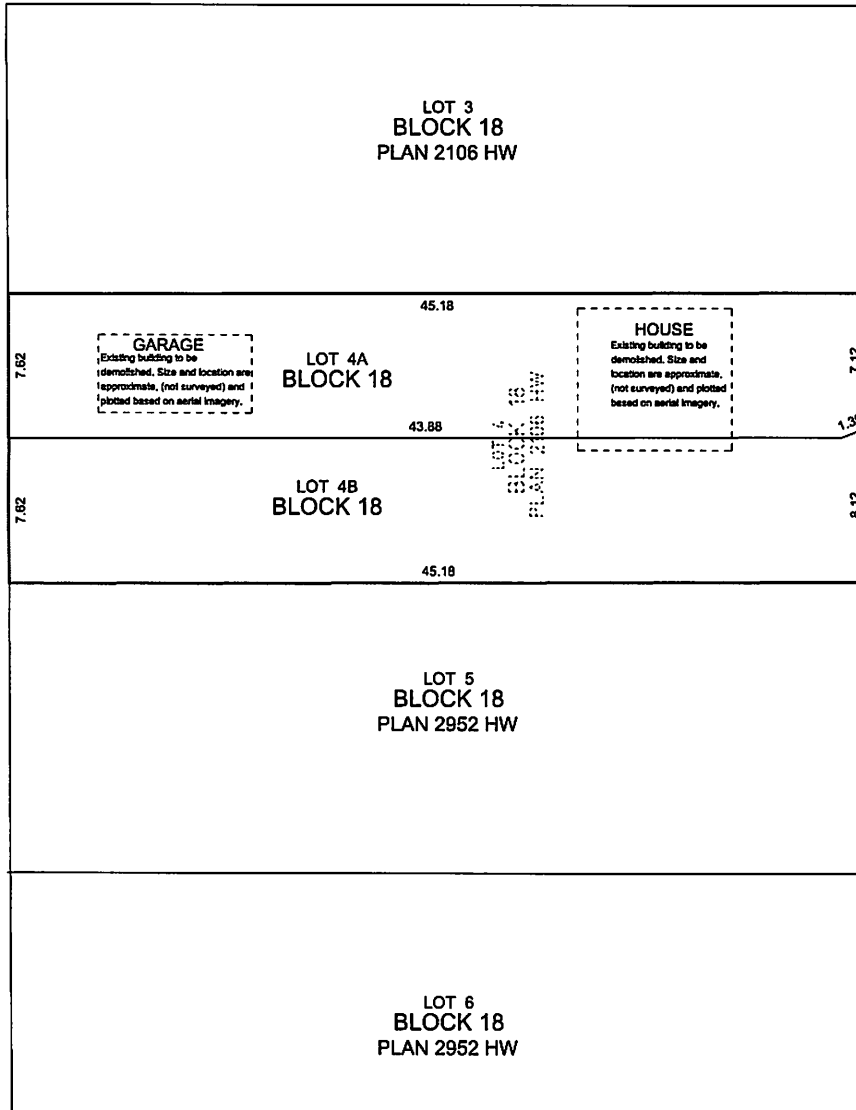
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m north of the south property line of Lot 4 off 160 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



98 AVENUE

LANE

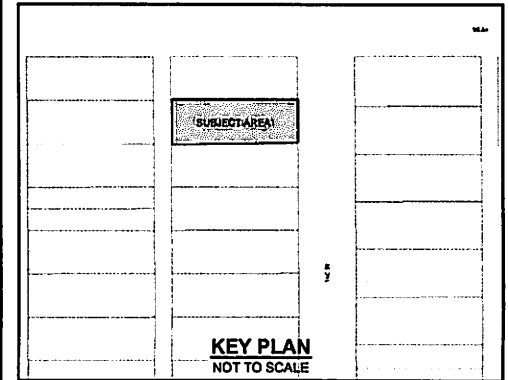


160 STREET

Z3M PROPERTIES LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.089 ha.



REV. NO.	DATE	ITEM	BY
2	JUNE 0/21	LOT DEFLECTION	CN
1	APRIL 27/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GLENWOOD

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 4, BLOCK 18, PLAN 2106 HW

WITHIN THE

N.E. 1/4 SEC. 34 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2021

SCALE: 1:250

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

FILE NO.	02100104T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

June 17, 2021

File No. LDA21-0227

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 10, Block 3, Plan 5039 ET, located south of 106 Avenue NW and west of 142 Street NW; **GROVENOR**

The Subdivision by Plan is APPROVED on June 17, 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/ak/Posse #395295774-001

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

- 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.

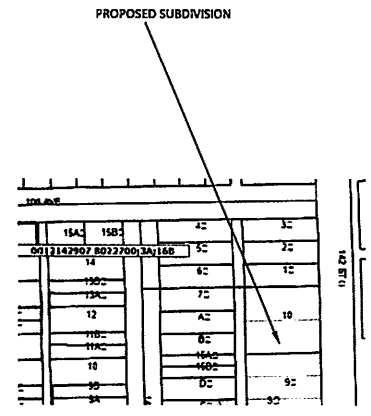
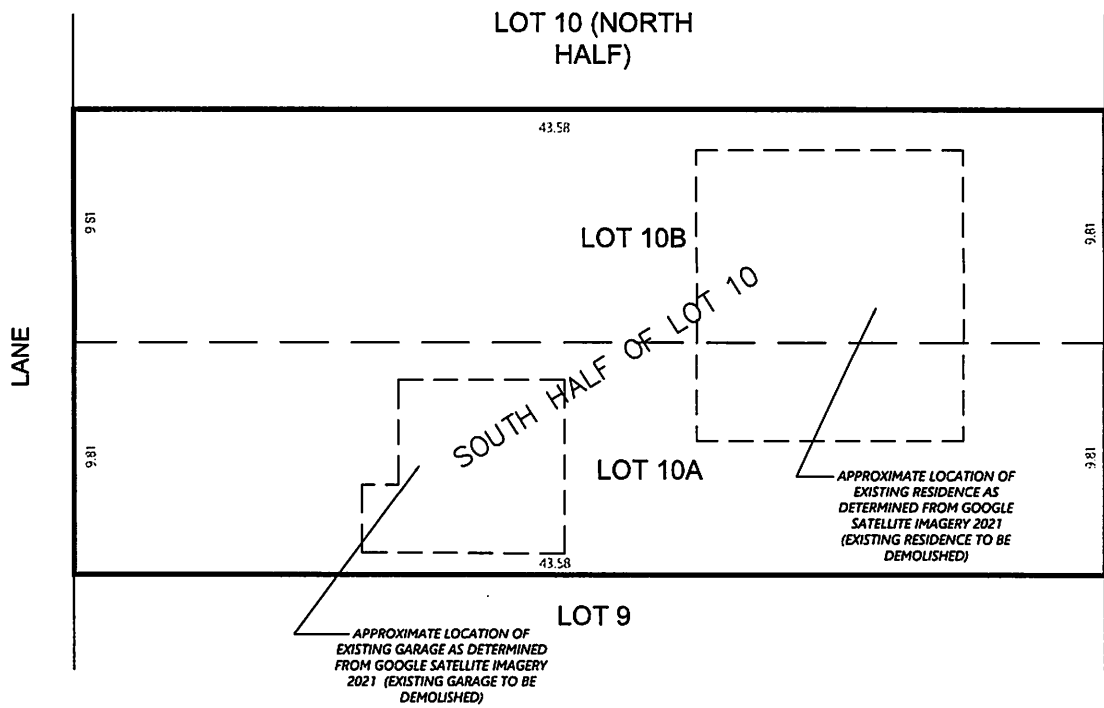
Building / Site

- 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 7.75 m north of the south property line of Lot 10 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole that will interfere with access to the proposed Lot 10B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole with EPCOR Distribution & Transmission as soon as possible as this pole may inhibit alley access to the site, which can result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Customer Engineering 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 10 BLOCK 3, PLAN 5039ET
 WITHIN
 (SE 1/4 SEC. 2 - TWP. 53 - RGE. 25- W. 4th MER.)
 GOVERNOR
 EDMONTON, ALBERTA
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.085 ha

Satt Associates Inc.
Always Striving For Excellence.

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

Job #: SA21- 835	Drawn by: DP	Checked by: AA
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Subdivision Authority

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

June 17, 2021

File No. LDA21-0229

Hagen Surveys Inc. (1982)
8929 20 ST NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 47, Block 4, Plan RN52, located north of 120 Avenue NW and west of 104 Street NW;
WESTWOOD

The Subdivision by Plan is APPROVED on June 17, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/cb/Posse #395353526-001

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 104 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 6.5 m south of the north property line of the existing Lot 47 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards require hydrant spacing of 90m for the zoning. Hydrant spacing in the area is approximately 125m. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

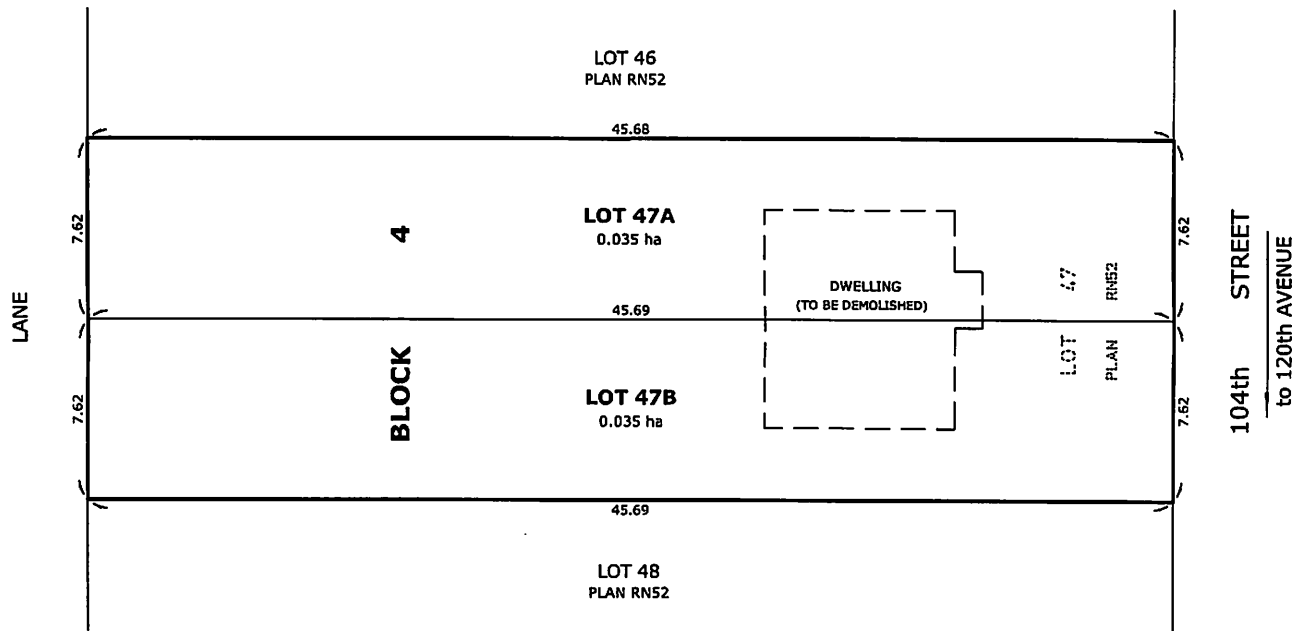
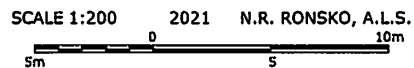
SHOWING SUBDIVISION OF

LOT 47, BLK.4, PLAN RN52 (LII)

IN

**HUDSON'S BAY COMPANY RESERVE
THEORETICAL TWP.53 RGE.24 W. 4M.**

EDMONTON, ALBERTA



NOTES:

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



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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 3, 2021	REVISED:	--
DRAWING	2150287T	FILE NO.	2150287



Subdivision Authority

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

June 17, 2021

File No. LDA21-0247

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

ATTENTION: P. Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 54, Plan 388 KS, located north of 78 Avenue NW and west of 77 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on June 17, 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); 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/cb/Posse #395806839-001

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 78 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").
- 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 enter the proposed subdivision approximately
 - 6.24 m east of the west property line of Lot 13 off of the lane (Water and Sanitary),
 - 4.37m west of the east property line of Lot 13 off of the lane (Water), and
 - 6.18 m west of the east property line of Lot 13 off of the lane (Sanitary).

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 significant deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards requires on-street fire flows of 180 l/s and hydrant spacing of 90m for the current zoning. On-street fire flows in the area are below the required flow rate and hydrant spacing is approximately 230m. 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).

