

Thursday, February 9, 2023

10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 06

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 9, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 2, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0551 446906960-001	Tentative plan of subdivision to create 22 single detached residential lots and 38 row housing lots, from Lot A, Block 1, Plan 222 0972 located south of Keswick Boulevard SW and west of Knox Court SW; KESWICK
2.	LDA15-0362 176996663-001	REVISION of conditionally approved tentative plan of subdivision to create 334 single detached residential lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lot, and one (1) Public Utility lot, from part of Lot 3, Block 1, Plan 172 0306, and all of the SW & SE 10-54-24-W4M located north of 178 Avenue NW and west of 66 Street NW; CRYSTALLINA NERA
3.	LDA22-0575 456974855-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 16, Plan 2938 HW, located west of 119 Street and south of 72 Avenue; BELGRAVIA
4.	LDA22-0578 457101669-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 14, Plan 1125 KS, located east of 149 Street NW and north 87 Avenue NW; PARKVIEW
5.	LDA23-0011 459403122-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18A, Block A, Plan 9222514, located west of 91 Street and north of 121 Avenue; ALBERTA AVENUE
5.	OTHER BUSINESS	



Subdivision Authority

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

February 9, 2023

File No. LDA22-0551

IBI Group
300 - 10120 103 Ave NW
Edmonton, AB T5J 3R6

ATTENTION: Jenna Hutton

RE: Tentative plan of subdivision to create 22 single detached residential lots and 38 row housing lots, from Lot A, Block 1, Plan 222 0972 located south of Keswick Boulevard SW and west of Knox Court SW; **KESWICK**

I The Subdivision by Plan is APPROVED on February 9, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA22-0200 be registered prior to or concurrent with this application;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways, 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 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 construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers 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);
8. that the owner construct all roadways to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles, and waste management vehicles for all roadways. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct Keswick Way SW to an approved Complete Streets cross-section including naturalization/landscaping to limit mid-block crossing movements to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct the east/west alleys to an 7 m paved commercial structure standard in accordance with the Complete Streets Design and Construction Standard, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
11. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of "no parking" signage on the collector and 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;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the road right 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.

MR for Lot A, Block 1, Plan 222 0972 was addressed by DRC with LDA22-0200. The DRC will carry forward on the remainder of the title.

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

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

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

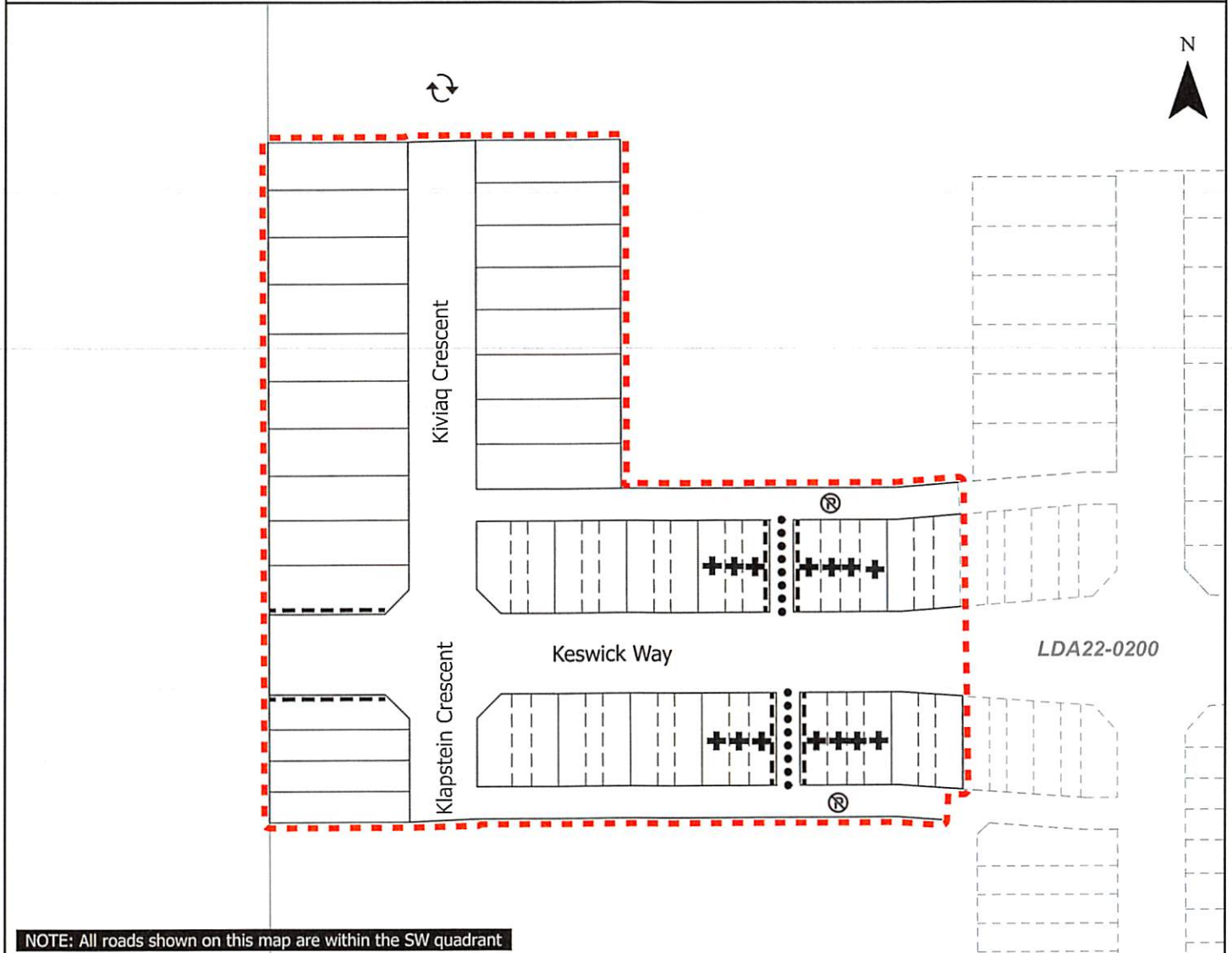
Regards,

Blair McDowell
Subdivision Authority

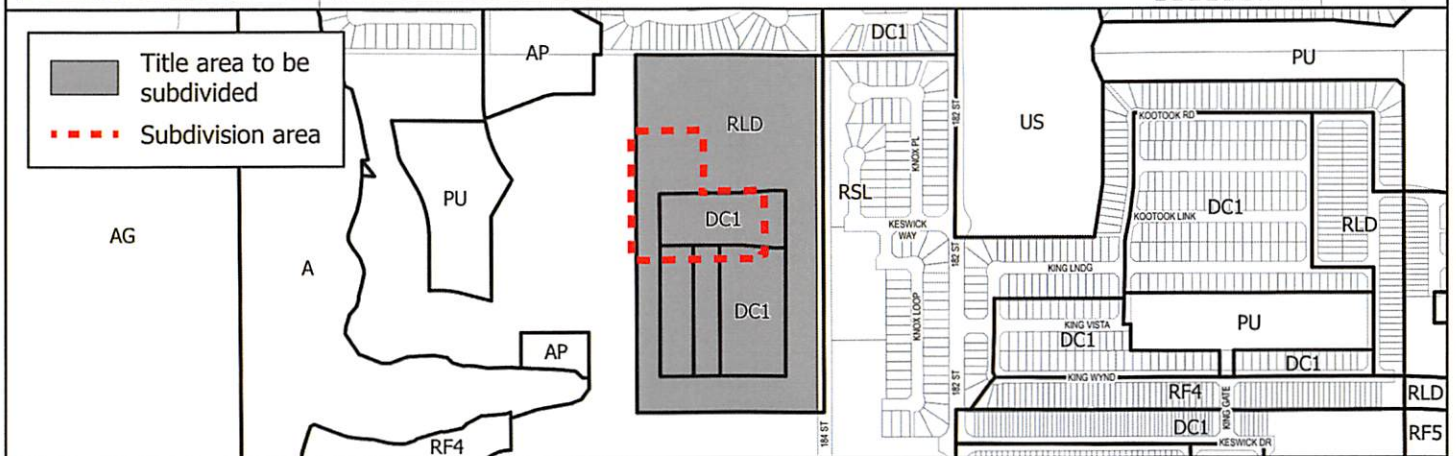
BM/mb/Posse #446906960-001

Enclosure

- 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- ↻ Temporary 12 m radius turnaround
- Ⓡ No parking signage
- + Restrictive covenant re: Disturbed soil



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

February 9, 2023

File No. LDA15-0362

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create 334 single detached residential lots, two (2) Municipal Reserve lots, one (1) future Municipal Reserve lot, and one (1) Public Utility lot, from part of Lot 3, Block 1, Plan 172 0306, and all of the SW & SE 10-54-24-W4M located north of 178 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA**

LDA15-0362 subdivision was conditionally approved on September 8, 2016. The original subdivision included 244 single detached residential lots and 58 semi-detached residential lots for a total of 302 lots. The first change request, dated December 3, 2020, removed all of the semi-detached residential lots and added 86 single detached residential lots. That revision also removed the curve in the collector roadway east of the school/park site, thereby creating a rectangular parcel. The second change request, dated May 12, 2022, added 4 single detached lots for a total of 334 single detached residential lots. This third change request creates an additional phase within Phase 2. Phase 1 has already been registered.

I The Subdivision by Plan is APPROVED on February 9, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.29 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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. The owner construct the second two lanes of 66 Street NW to an arterial roadway standard, with Phase 3, from 167 Avenue NW to tie into the existing 4 lane section south of 178 Avenue NW, to an approved Concept Plan, including channelization, accesses, intersections, turn bays, bus stop & amenities pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II;
8. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the MR lot and future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. That the owner construct a 3 m hard-surface shared use path with lighting and bollards, within the east/west walkway, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
10. that the owner construct 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;
11. that the owner construct a temporary 12 m radius gravel surface turnaround and easement with bollards or mini-barriers 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);
12. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. That the owner provides full site servicing for the 3.29 ha MR lto including 3-phase power, water, sanitary, and storm services, to the satisfaction of all affected Departments and Agencies;
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 Reserve lots, 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. Enclosure II identifies off-site conditions of this approval.

Municipal Reserve for the SE 10-54-24-W4M and the SW 10-54-24-W4M was addressed by a Deferred Reserve Caveat with LDA08-0144. The DRC will be discharged to dedicate a portion of the school/park site and the pocket park with this subdivision. Due to over dedication of the school/park site within the titled area, the City will acquire 0.33 ha of future Municipal Reserve parcel.

Municipal Reserve for Lot 3, Block 1, Plan 172 0306 was addressed by a Deferred Reserve Caveat with LDA16-0553. The DRC will carry forward on the remainder of the title.

Ministerial Consent is required for the portion of the berm located within the Transportation Utility Corridor and the application is made by the owner.

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/fw/Posse #176996663-001

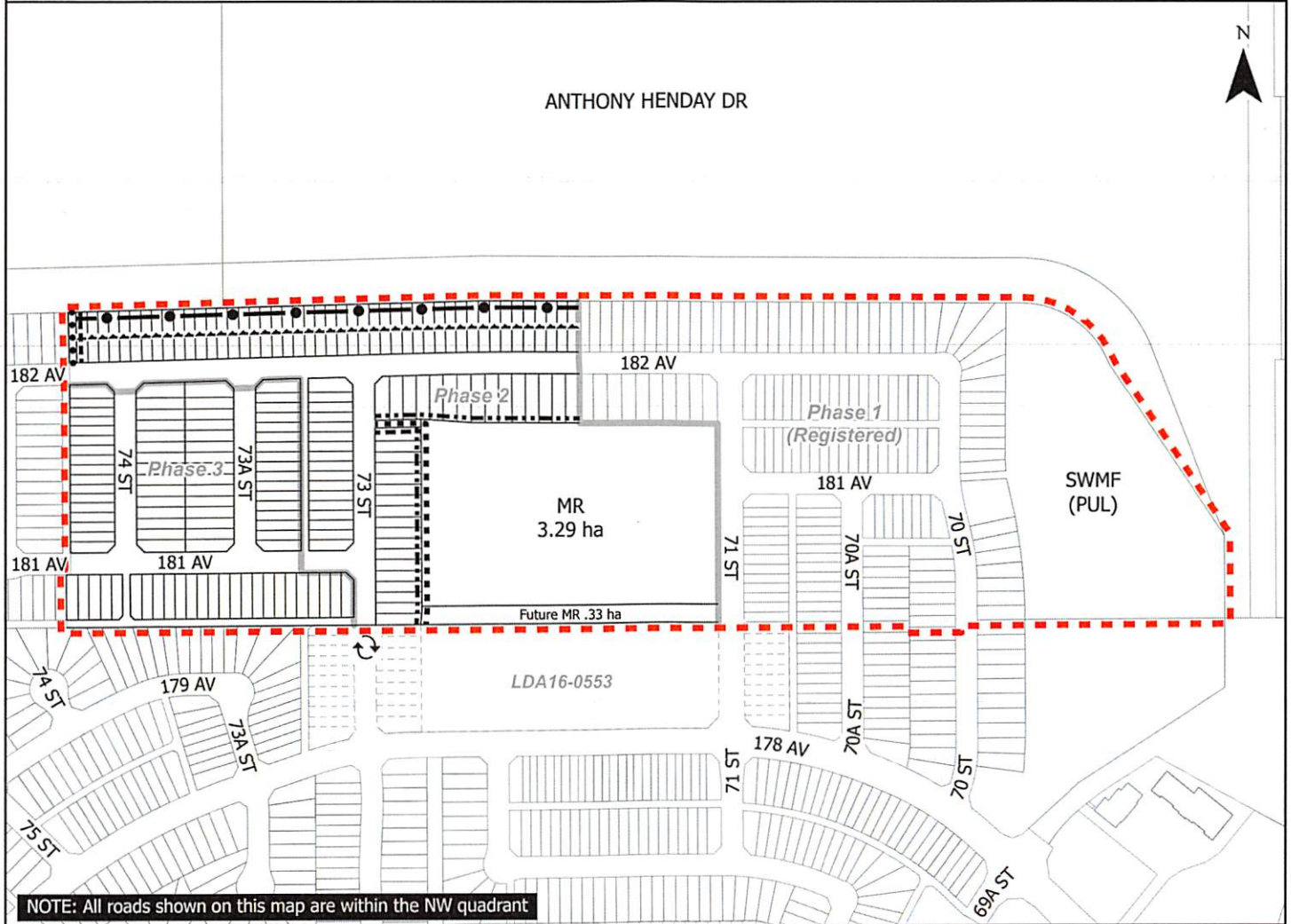
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

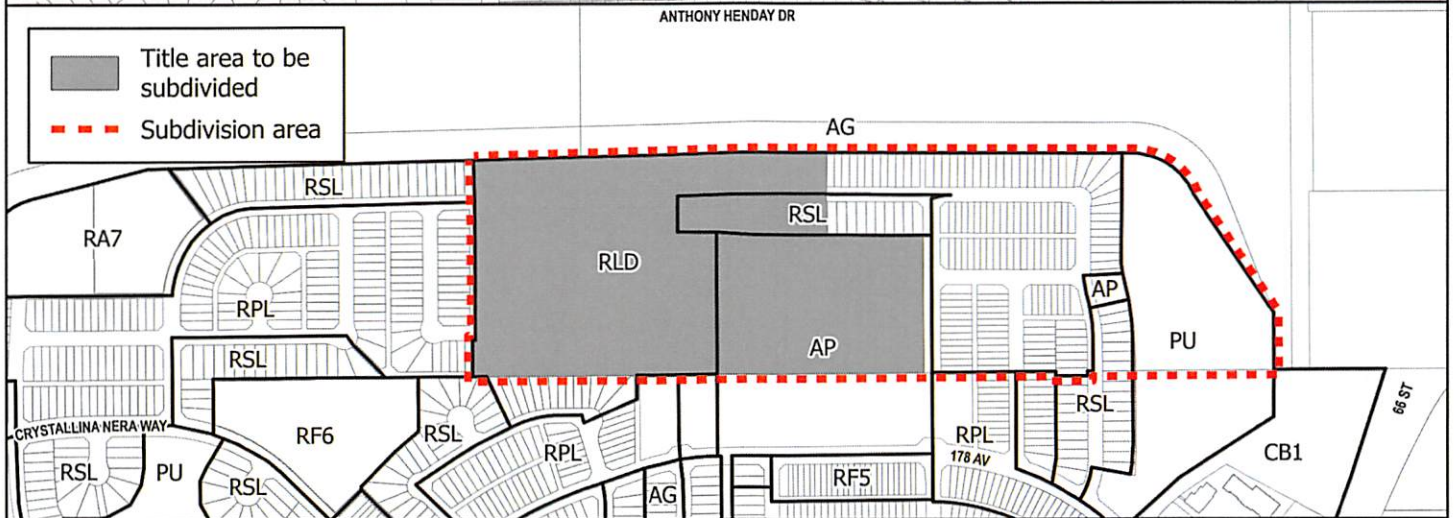
February 9, 2023

LDA15-0362

- - - - - Limit of proposed subdivision
- Phasing Line
- 1.8 m uniform screen fence
- 1.8 m uniform fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- ↻ Temporary 12 m radius turnaround and easement
- ▲ Restrictive covenant re: Berm and fence



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



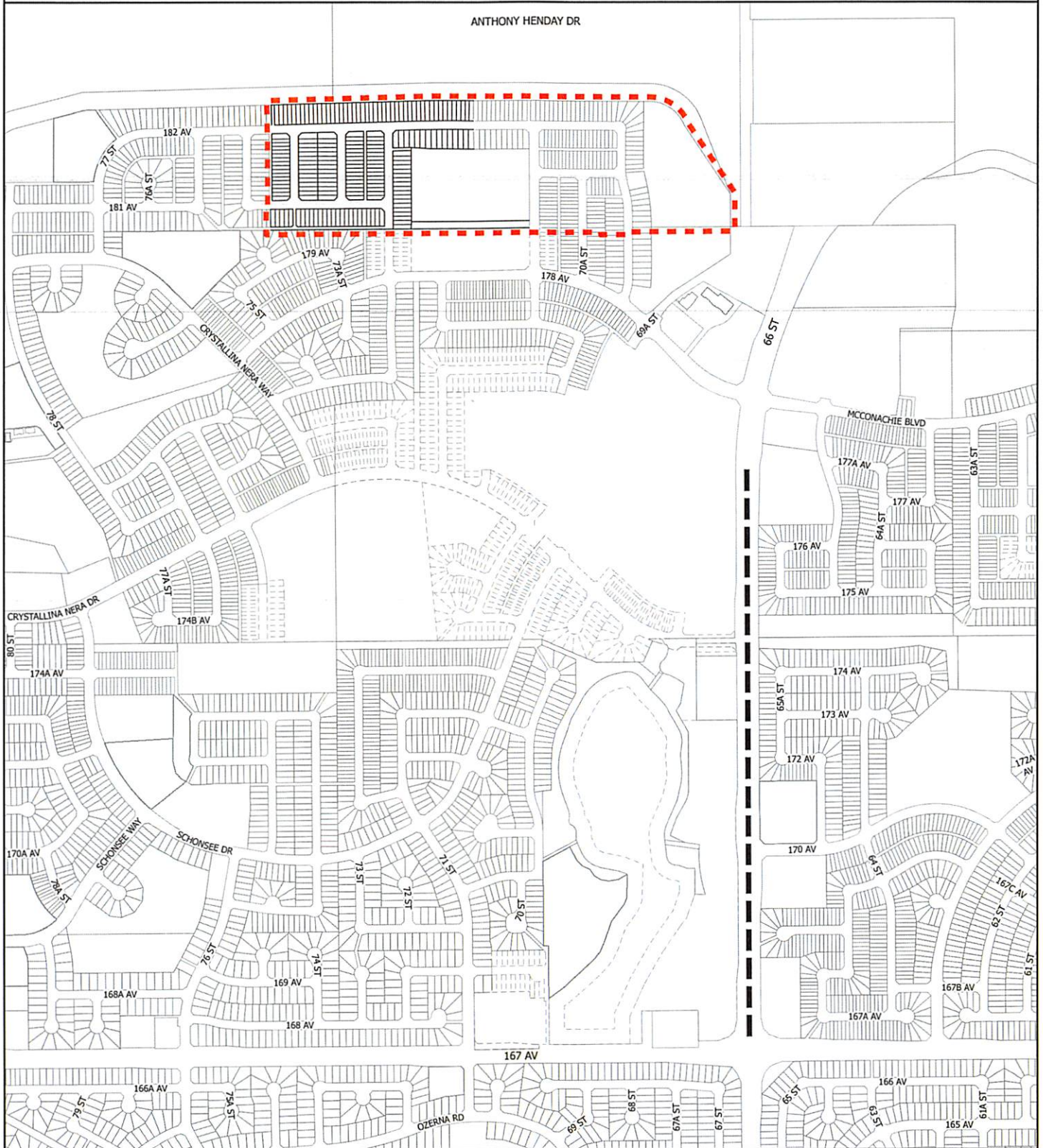
- Title area to be subdivided
- - - - - Subdivision area

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 9, 2023

LDA15-0362

- Limit of proposed subdivision
- Construct four lanes to an arterial roadway standard





Subdivision Authority

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

February 9, 2023

File No. LDA22-0575

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 15, Block 16, Plan 2938 HW, located west of 119 Street and south of 72 Avenue; **BELGRAVIA**

The Subdivision by Plan is APPROVED on February 9, 2023, 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/ms/Posse #456974855-001

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 (\$700.00 - 2023 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 119 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.5 m south of the north property line of Lot 15 off of the lane. The existing storm service enters the proposed subdivision approximately 10.8 m north of the south property line of Lot 15 off 119 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).

TENTATIVE PLAN

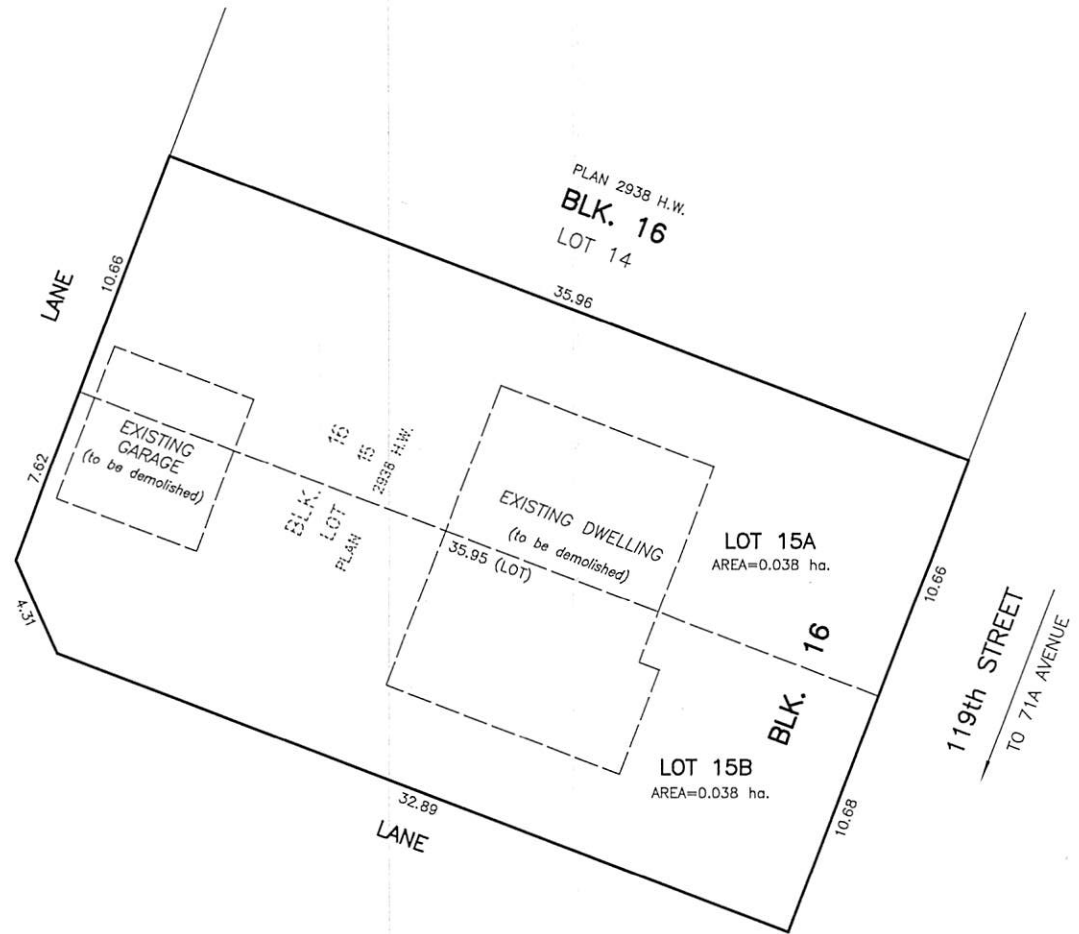
SHOWING PROPOSED SUBDIVISION OF

LOT 15, BLK.16, PLAN 2938 H.W.

IN THE
N.W.1/4 SEC.19, TWP.52, RGE.24 W. 4M.

EDMONTON ALBERTA

SCALE 1:200 2022 N.R. RONSKO, A.L.S.
5m 0 5 10m



NOTES:

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



**HAGEN
SURVEYS**

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
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SURVEYOR'S STAMP



CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	DECEMBER 6, 2022	REVISED:	--
DRAWING	2250895T	FILE NO.	2250895



Subdivision Authority

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

February 9, 2023

File No. LDA22-0578

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 14, Plan 1125 KS, located east of 149 Street NW and north 87 Avenue NW; **PARKVIEW**

The Subdivision by Plan is APPROVED on February 9, 2023, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed western lot;
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/ms/Posse #457101669-001

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 (\$700.00 - 2023 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 87 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to the service road on 87 Avenue NW. Upon redevelopment of proposed Lot 11A, the existing asphalt driveway must be removed. Lot 11A shares the driveway and garage with the adjacent Lot 10. The owner/applicant of the proposed lot shall ensure that demolition of the existing driveway within their property does not cause damage to the driveway of the adjacent property. The owner/applicant is advised that the existing mutual garage must be removed, which may require an agreement with the owner of the adjacent lot prior to the development permit. 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.

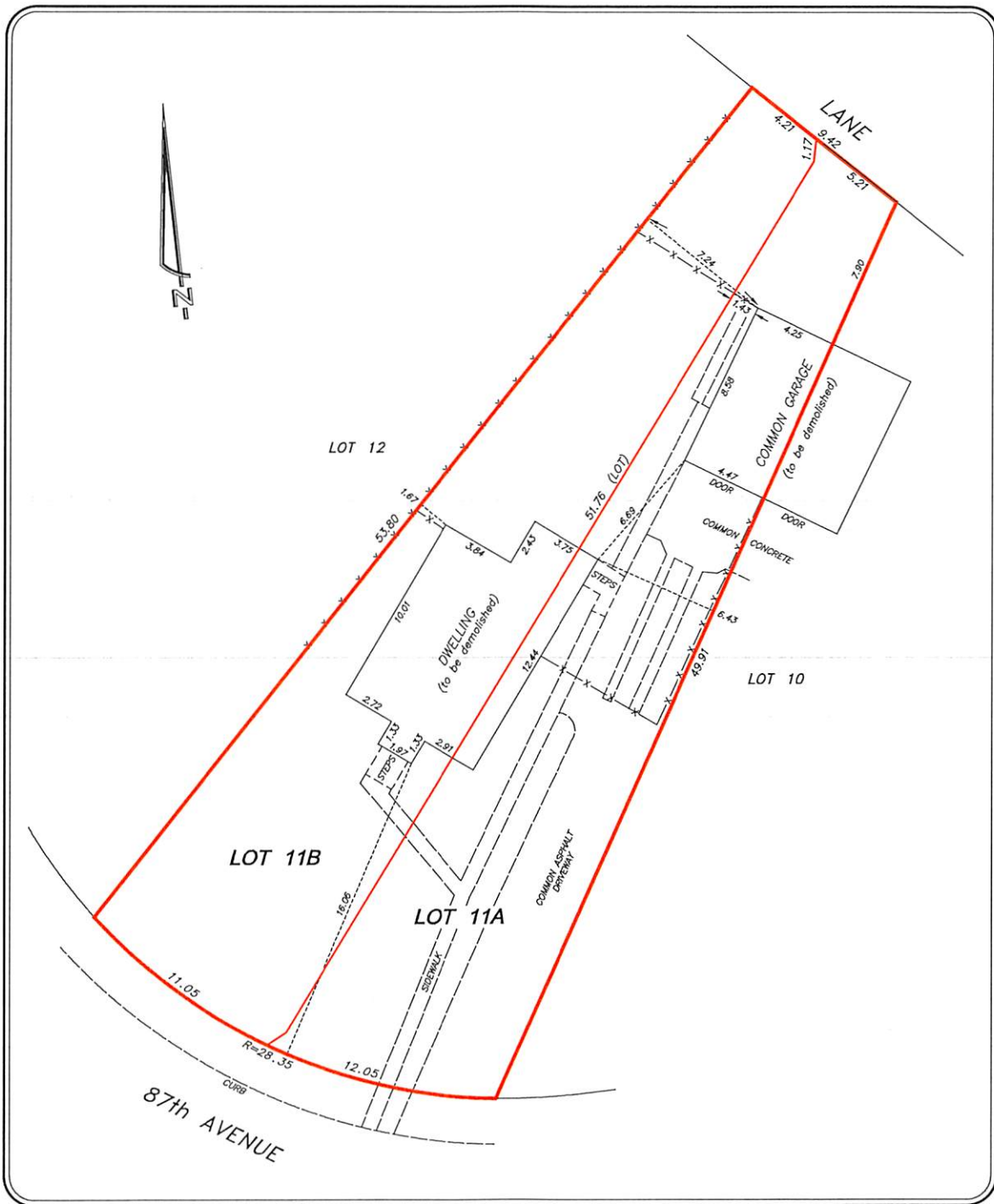
Building / Site

- 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 4.5 m west of the east property line of Lot 11 off the lane north of 87 Avenue NW. The existing storm service enters the proposed subdivision approximately 11.28m west of the east property line of Lot 11 off 87 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.

- 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: 11		BLOCK: 14	PLAN: 1125 KS
BUILDER/OWNER: GREEN VALLEY EQUITIES INC.		SUB.: PARKVIEW	
ADDRESS: 14736-87 AVENUE		ZONING: RF1	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.085 ha		
AREA IN PARCEL(S) BEING CREATED	0.085 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 ●			
FILE: E23915		SCALE 1:250	DRAWN BY: D.S.
		CHECKED BY: P.S.	DATE: 2023-01-26

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



Subdivision Authority

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

February 9, 2023

File No. LDA23-0011

Aplin & Martin Consultants Ltd.
606-10117 Jasper Avenue NW
Edmonton, AB T5J 1W8

ATTENTION: Jason West

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18A, Block A, Plan 9222514, located west of 91 Street and north of 121 Avenue; **ALBERTA AVENUE**

The Subdivision by Plan is APPROVED on February 9, 2023, subject to the following conditions:

1. that the owner dedicate the most westerly 1.61 metres parallel to the lane as additional road right of way;
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed southern 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/jm/Posse #459403122-001

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 (\$700.00 - 2023 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 91 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

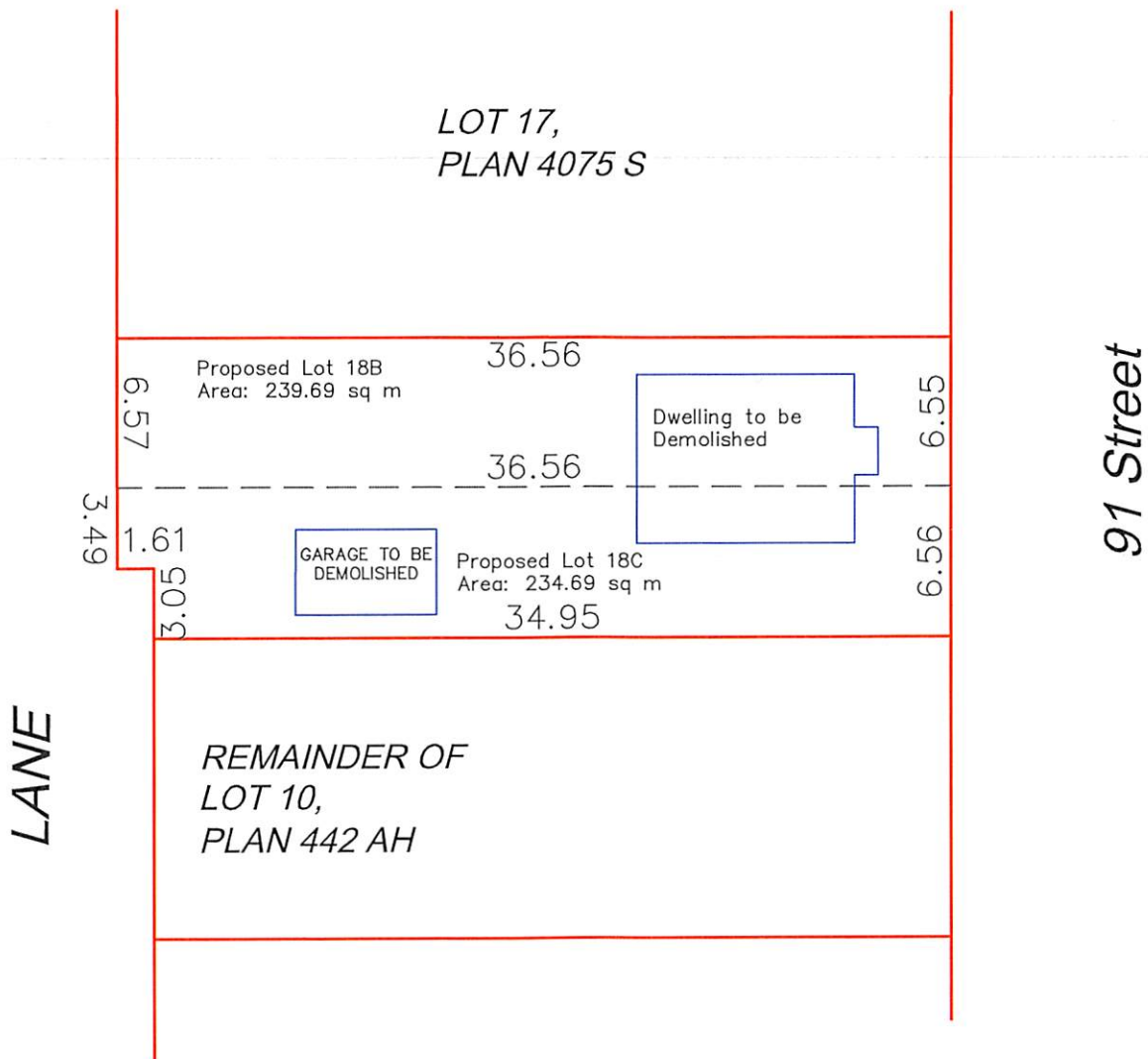
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 3.56 m south of the north property line of Lot 18A off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

*Plan Showing Proposed Subdivision
 City of EDMONTON
 LOT 18A, BLOCK A
 PLAN 922 2514
 12132 91 Street, Edmonton, AB*

Date: 02-01-2023



**APLIN
MARTIN**

606 - 10117 Jasper Avenue NW, Edmonton, A.B. T5J 1W8
 Tel: (780) 479-3087 www.aplinmartin.com

FILE: 22-6085
 Client: MIK-TIK Development
 INC.
 PM: R.N. Heacock P. ENG ALS

NOTES:
 Zoning RF3

Thursday, February 2, 2023
10:00 am.



**SUBDIVISION AUTHORITY MINUTES
MEETING NO. 05**

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 2, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the January 26, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0561
452808091-001 Tentative plan of subdivision to create one (1) Urban Services lot from Lot 1B, Block 10, Plan 1221696, located north of Ellerslie Road SW and west of Allan Drive SW; **AMBLESIDE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA21-0306
396828495-001 REVISION of conditionally approved tentative plan of subdivision to create one (1) additional Municipal Reserve lot from Lot 41 MR, Block 111, Plan 852 0432, located east of Ockenden Place NW and south of Ogilvie Boulevard NW; **OGILVIE RIDGE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3.	LDA22-0579 457263956-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 19, Plan RN60, located east of 131 Street NW and south of 111 Avenue NW; WESTMOUNT	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA22-0582 457213958-001	Tentative plan of subdivision to adjust the boundary between Lot 2, Block 7, Plan 202 2502, and Lot 6, Block 7, Plan 212 1318, located north of 140 Avenue NW and east of 170 Street NW; MISTATIM INDUSTRIAL	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA22-0591 458108134-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 19, Plan 5170 HW, located east of 73 Street and south of 81 Avenue; KING EDWARD PARK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA22-0595 458368947-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 30, Plan 2077 HW, located north of 92 Avenue NW and east of 154 Street NW; SHERWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		