

Thursday, June 22, 2023

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 22, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 15, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0141
422390481-001

Tentative plan of subdivision to create two (2) Multi-unit Housing Lots from Lot 1, Block A, Plan 102 0680, and Lot 101, Block 1, Plan 222 1597, and a portion of road to be closed, located north of 119A Street SW and east of 127 Street SW; **HERITAGE VALLEY TOWN CENTRE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA23-0109
458545962-001

Tentative plan of subdivision to create 54 single detached residential lots from Lot A, Block 1, Plan 222 0972, located south of Keswick Boulevard SW and west of 182 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA23-0131 471788237-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 14, Plan 4116 HW, located north of 84 Avenue NW and west of 117 Street NW; WINDSOR PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA23-0137 471177114-001	Tentative plan of subdivision to create one (1) Multi-unit Housing Unit and one (1) remnant unit by phased condominium from Lot 47, Block 5, Plan 122 1444, located north of Hawks Ridge Boulevard NW and west of Winterburn Road NW; HAWKS RIDGE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA23-0145 472617058-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 18, Plan 8661T, located east of 123A Street NW and north of 129 Avenue NW; CALDER	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:10 a.m.		



June 22, 2023

File No. LDA22-0141

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create two (2) Multi-unit Housing Lots from Lot 1, Block A, Plan 102 0680, and Lot 101, Block 1, Plan 222 1597, and a portion of road to be closed, located north of 119A Street SW and east of 127 Street SW; **HERITAGE VALLEY TOWN CENTRE**

I The Subdivision by Plan is APPROVED on June 22, 2023, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,914,506.83 representing 3.297 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
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 LDA21-0596 to close a portion of 127 Street SW shall be approved prior to the endorsement of the plan of survey; 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 (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, including a concept/preliminary plan for the 122 Street SW corridor between 26 Avenue SW and 32 Avenue SW, that includes wide sidewalks and enhanced infrastructure to accommodate the on-street transit centre;
8. that the owner construct 122 Street SW to an approved Complete Streets design and cross-section, including 3 m concrete sidewalk on the south side, as shown on Enclosure I. 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 the alley to a commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct a 4 m hard-surface shared use path, within the PUL, including "Shared Use" signage, lighting, bollards and landscaping, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner reconstruct the existing private access to the residential property, impacted by the construction of this development, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I, if deemed necessary through the review of the detailed engineering drawings. Details and construction limits relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process; and
12. that the owner is responsible for the landscape design and construction within the Public Utility lot, and road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 1, Block A, Plan 102 0680 was addressed with money in place payment with SUB/05-0072, SUB/05-0081 and SUB/05-0093. Subsequent to money in place payment, the Deferred Reserve Caveat for Lot 2, Block 2, Plan 122 2662 and Lot A, Block A, Plan 112 4483, including the road closure areas for 127 Street SW (now Lot 101, Block 1, Plan 222 1597) will be discharged in full.

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/jv/Posse #422390481-001

Enclosure



June 22, 2023

File No. LDA23-0109

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

ATTENTION: Jenna Hutton

RE: Tentative plan of subdivision to create 70 single detached residential lots from Lot A, Block 1, Plan 222 0972, located south of Keswick Boulevard SW and west of 182 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on June 22, 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 subdivisions LDA22-0200 and LDA22-0551 be registered prior to or concurrent with this application to provide the logical roadway extension, the east/west greenway development, and to provide the essential watermain feeds; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner 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 all roadways to an approved Complete Streets design and cross-section, as shown on Enclosure I. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 222 0972 was addressed by Deferred Reserve Caveat with LDA21-0414. The DRC will carry forward on the remainder of the title. MR from the closed portion of 184 Street road closure in the amount of 0.051 ha will be transferred to Lot A, Block 1, Plan 222 0972 with LDA22-0200. Therefore, MR owing for Lot A, Block 1, Plan 222 0972 will be the sum of the currently registered DRC 222 107 347 and the 0.051 ha from the road closure.

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

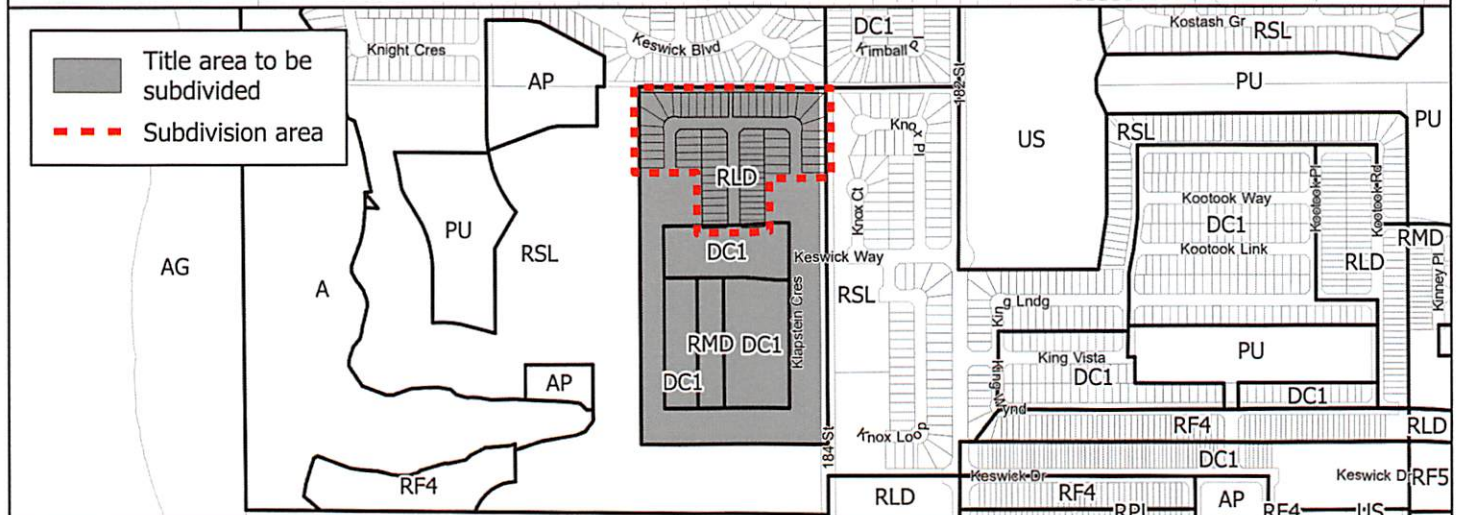
BM/cp/Posse #458545962-001

Enclosure(s)

- Limit of proposed subdivision
- Phasing Line
- 1.2 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- 3 m hard surface shared use path
- Temporary 6 m roadway



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



--- Limit of proposed subdivision

↔ Watermain extension





Subdivision Authority

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

June 22, 2023

File No. LDA23-0131

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 16, Block 14, Plan 4116 HW, located north of 84 Avenue NW and west of 117 Street NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on June 22, 2023, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing 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". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/ms/Posse #471788237-001

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 117 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 117 Street NW. Upon redevelopment of Lot 16, the existing residential access to 117 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

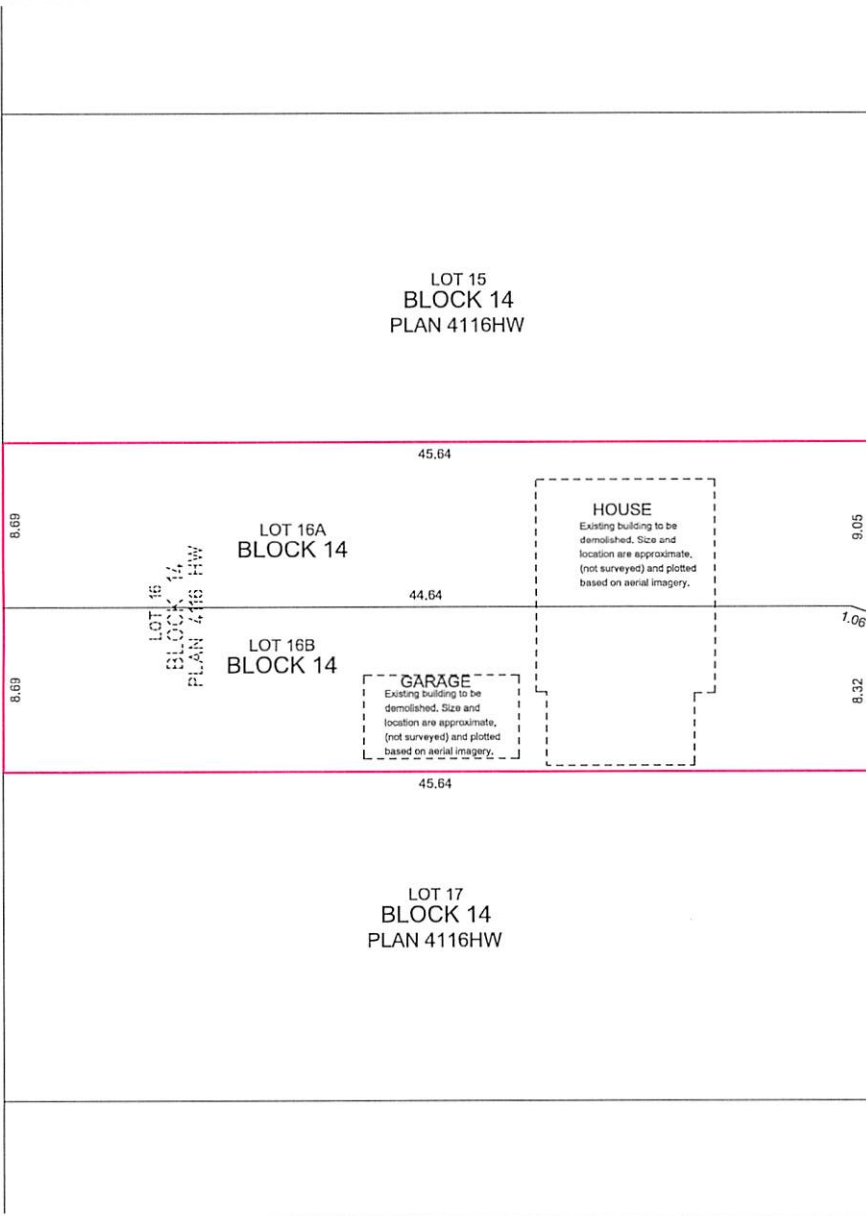
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 8.23 m south of the north property line of Lot 16 off of the lane. The existing storm service enters the proposed subdivision approximately 8.55 m south of the north property line of Lot 16 off 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).



LANE

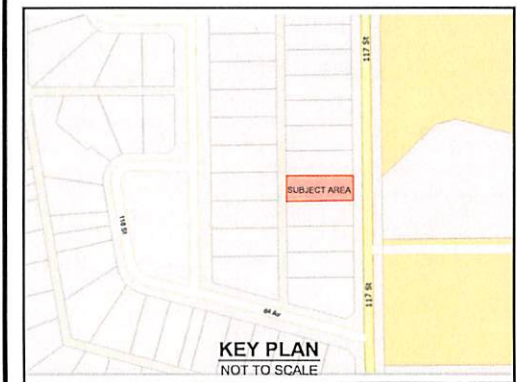


117 STREET

LOUIS CSABA

NOTES:

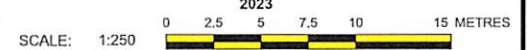
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN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



REV. NO.	DATE	ITEM	BY
2	JUNE 14/23	LOT DEFLECTION	CN
1	MAY 8/23	ORIGINAL PLAN COMPLETED	CN

REVISIONS

WINDSOR PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 16, BLOCK 14, PLAN 4116HW
WITHIN THE
RIVER LOT 3, EDMONTON SETTLEMENT
(THEO. TWP. 52- RGE 24 - W.4TH MER.)
EDMONTON - ALBERTA
2023



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

FILE NO.	623009500T	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 22, 2023

File No. LDA23-0137

Stantec Geomatics
300 - 10220 103 Avenue NW
Edmonton AB T5J 0K4

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) Multi-unit Housing Unit and one (1) remnant unit by phased condominium from Lot 47, Block 5, Plan 122 1444, located north of Hawks Ridge Boulevard NW and west of Winterburn Road NW; **HAWKS RIDGE**

The Subdivision by Phased Condominium is APPROVED on June 22, 2023, subject to the following conditions:

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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.

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/jm/Posse #471177114-001

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

- 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.
- With respect to Condition 1, the owner may wish to provide an alternative agreement that ensures that all parcels have access to Hawks Ridge Boulevard NW. The Subdivision Authority will review any proposed alternative agreement to determine if it will meet the requirements of Condition 1.
- Arterial Roadway Assessments were previously paid for this site, and therefore are not owed with this subdivision application.
- Access to the site is existing. Any changes to the existing access requires the review and approval of Subdivision and Development Coordination.
- Hawks Ridge Boulevard NW is an existing transit route.

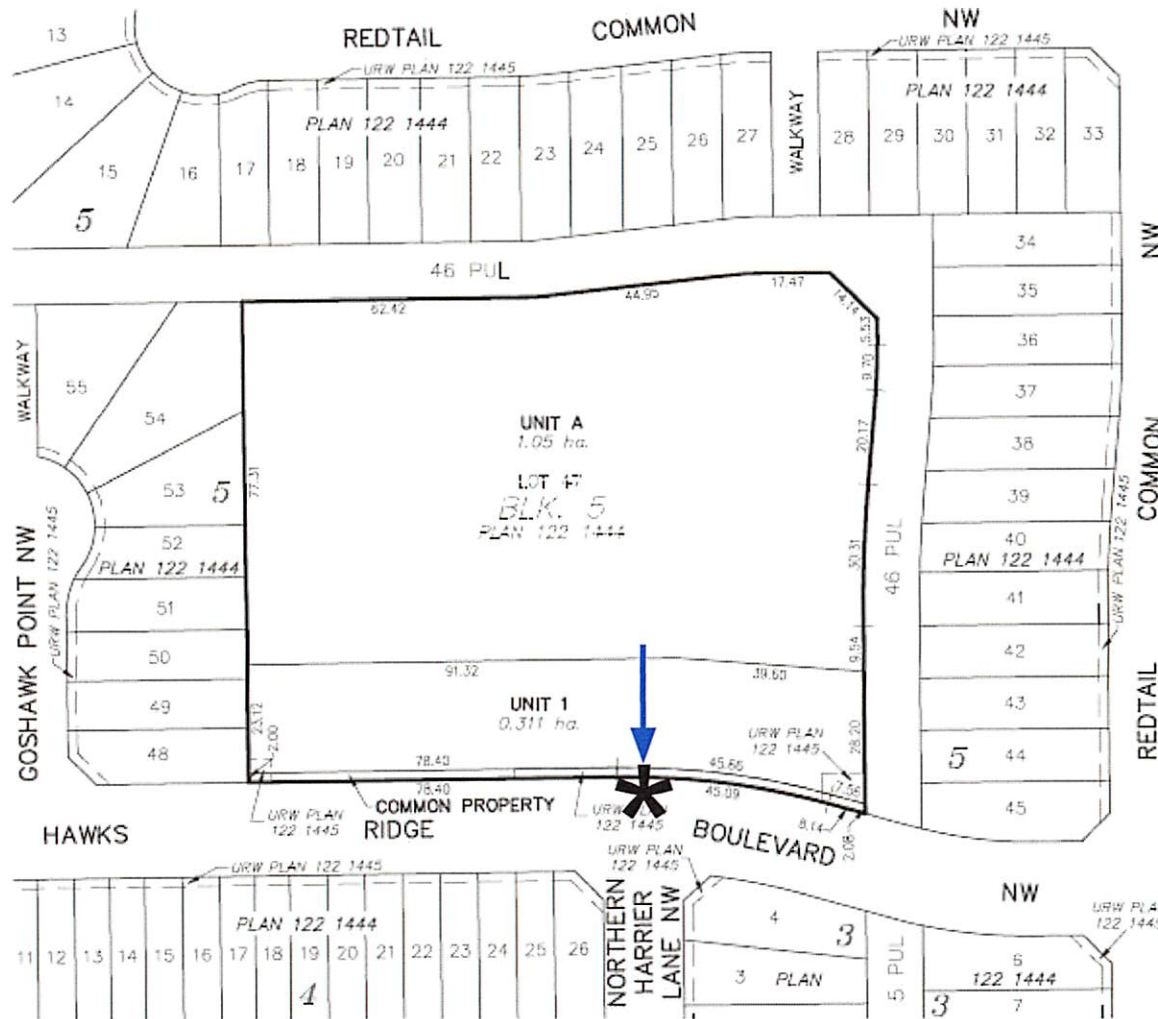
Building / Site

- 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 water services enter the proposed subdivision approximately 80.4m east of the west property line of Lot 47 off Hawks Ridge Boulevard. The existing sanitary services enter the proposed subdivision approximately 83.4m east of the west property line of Lot 47 off Hawks Ridge Boulevard. The existing storm service enters the proposed subdivision approximately 86.4m east of the west property line of Lot 47 off Hawks Ridge Boulevard. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Water service must enter the site off EPCOR's water main on Sir Arthur Currier Way. All water and sewer services must enter private property through the common owned land. . The owner/developer will be responsible for all internal/private water mains within the condominium site as per the Condominium Act of Alberta.

- For any new developments, lot grading and mechanical site plans stamped by an engineer must be submitted to EPCOR Drainage, Public Services, Water and Sewer Servicing Section for approval. The lot grading plan must show that the lot drains effectively away from any proposed buildings and does not negatively impact neighboring properties or natural drainage courses.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



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

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

CREME DE LA CREME LUXURY TOWNHOUSES LTD.

PLAN SHOWING

PROPOSED PHASED CONDOMINIUM DEVELOPMENT

OF

LOT 47, BLOCK 5, PLAN 122 1444

WITHIN THE


S.E. 1/4 SEC. 24, TWP. 53, RGE. 26, W.4 MER.

HAWKS RIDGE



SCALE 1 : 1000

MARCH 2023

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 1.39 ha.

LEGEND:

-  REGISTER CROSS LOT EASEMENT (OR ALTERNATIVE AGREEMENT)
-  EXISTING ACCESS

V:\1562\active\15671105\drawing\71105711_030.dwg
 3/14/2023 12:08 PM By: My, John

ENCLOSURE I:

FILE: LDA23-0167

DATE: JUNE 9, 2023



Subdivision Authority

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

June 22, 2023

File No. LDA23-0145

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 20, Block 18, Plan 8661T, located east of 123A Street NW and north of 129 Avenue NW; **CALDER**

The Subdivision by Plan is APPROVED on June 22, 2023, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue circular stamp.

Blair McDowell
Subdivision Authority

BM/jm/Posse #472617058-001

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 123A Street and 129 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.
- Building Great Neighborhoods is conducting neighbourhood renewal in Calder for the 2023 construction season. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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 11.4 m north of the south property line of Lot 20 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.
- 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 20, BLK.18, PLAN 8661 T.

IN THE

S.W.1/4 SEC.19, TWP.53, RGE.24, W.4 M.

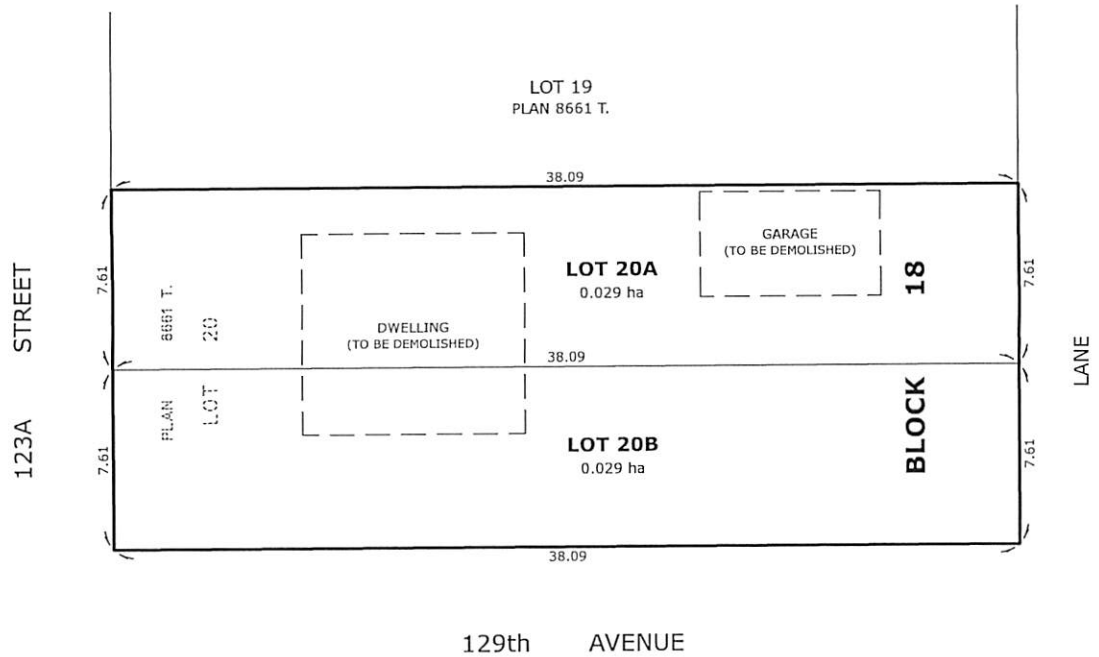
EDMONTON, ALBERTA

SCALE 1:200 2023 N.R. RONSKO, A.L.S.




NOTES:

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



HAGEN SURVEYS

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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 12, 2023	REVISED:	--
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