

Thursday, July 6, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

PRESENT	Kristen Rutherford, Acting Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Kristen Rutherford That the Subdivision Authority Agenda for the July 6, 2023 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Kristen Rutherford That the Subdivision Authority Minutes for the June 29, 2023 meeting be adopted.	
FOR THE MOTION	Kristen Rutherford	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0090 455139713-001	Tentative plan of subdivision to create 108 single detached residential lots, two (2) Public Utility lots, and one (1) Municipal Reserve (MR) lot from Lot 2, Block 2, Plan 192 3408, Lot 2, Block 1, Plan 022 4568, and the NW-25-52-26-W44, located south of 92 Avenue NW and east of 231 Street NW; ROSENTHAL
MOVED	Kristen Rutherford That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Kristen Rutherford	CARRIED
2.	LDA23-0119 469757648-001	Tentative plan of subdivision to adjust the boundary between Lot 3, Block 1, Plan 112 0939 and Lot 5, Block 1, Plan 202 0873 located north of 137 Avenue NW and east of 142 Street NW; RAMPART INDUSTRIAL
MOVED	Kristen Rutherford That the application for subdivision be Tabled.	
FOR THE MOTION	Kristen Rutherford	CARRIED

3.	LDA23-0150 472307172-001	Tentative plan of subdivision to create one (1) other lot from Lot 52, Block RLY, Plan 3676 HW, and consolidate with the NW 19-52-23-W4M, located south of 76 Avenue NW and east of 34 Street NW; SOUTHEAST INDUSTRIAL
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
4.	LDA23-0162 473462225-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 8, Plan 5508MC, located west of 121 Street NW and north of 39 Avenue NW; ASPEN GARDENS
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
5.	LDA23-0163 473758146-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 1, Plan 5070 HW, located south of 98 Avenue NW and east of 85 Street NW; HOLYROOD
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
6.	LDA23-0165 473964067-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 288, Block 17, Plan 2674HW, located west of 117 Street NW and north of 109 Avenue NW; QUEEN MARY PARK
MOVED		Kristen Rutherford That the application for subdivision be Approved.
FOR THE MOTION		Kristen Rutherford CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	



Subdivision Authority

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

July 6, 2023

File No. LDA23-0090

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 100 single detached residential lots, eight (8) row housing lots, two (2) Public Utility lots, and one (1) Municipal Reserve (MR) lot from Lot 2, Block 2, Plan 192 3408, Lot 2, Block 1, Plan 022 4568, and the NW-25-52-26-W4M, located south of 92 Avenue NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on July 6, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.38 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 dedicate, clear and level 231 Street NW, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner dedicate, clear and level 92 Avenue NW, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude dedication of a portion of Rosenthal Drive NW, as shown on the "Conditions of Approval" map, Enclosure I;

8. 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;
9. that the approved subdivision LDA18-0022 be registered prior to or concurrent with this application, to provide logical roadway extensions; and
10. 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 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 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;
8. that the engineering drawings include identification of the abandoned well site, demonstrating that all private driveways and a 4 m drive aisle on the local road will be available should the 10 m x 15 m working area be occupied due to well repairs, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings and as a result, may require adjustments to the road right of way;
9. that the owner construct a 3 m hard surface shared use path within the pipeline right of way, including "Shared Use" signage, bollards, lighting and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 5.5 m hard surface shared use path within the PUL, including "Shared Use" signage, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of

Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);

11. 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 and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road right of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Block 1, Plan 022 4568 was addressed by Deferred Reserve Caveat (DRC) with SO/02-0012. Subsequent to this subdivision's 0.38 ha MR dedication, the DRC will be reduced accordingly, with the balance to carry forward on the remainder of the title.

MR for Lot 2, Block 2, Plan 192 3408 was previously addressed with 85-X-084-S.

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,



for

Blair McDowell
Subdivision Authority

BM/jv/Posse #455139713-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 6, 2023

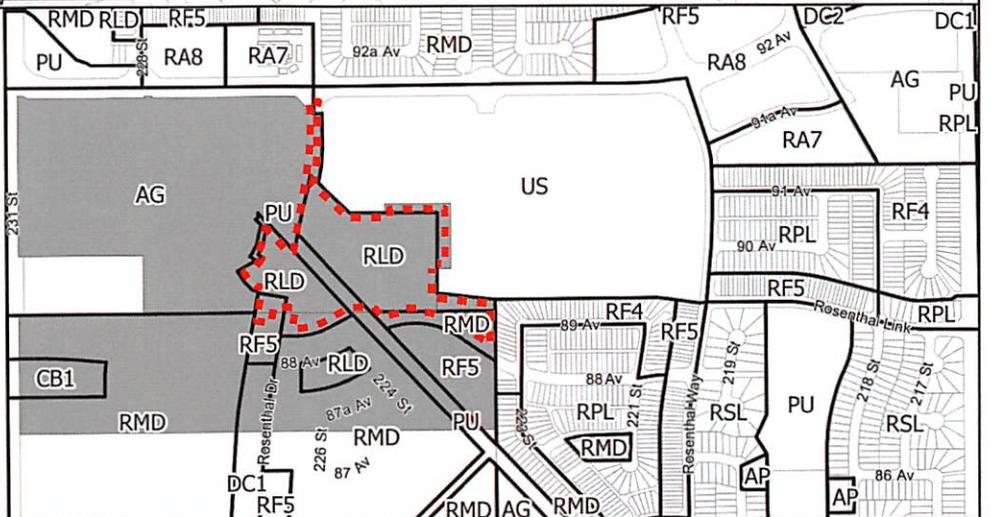
LDA23-0090

- Limit of proposed subdivision
- Amend subdivision boundary
- Phasing Line
- 1.2 m uniform fence
- 1.8 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- 3 m shared use path
- 5.5 m shared use path
- Restrictive covenant re: Disturbed soil
- Ensure private driveways and 4 m drive aisle is maintained adjacent to the abandoned well site

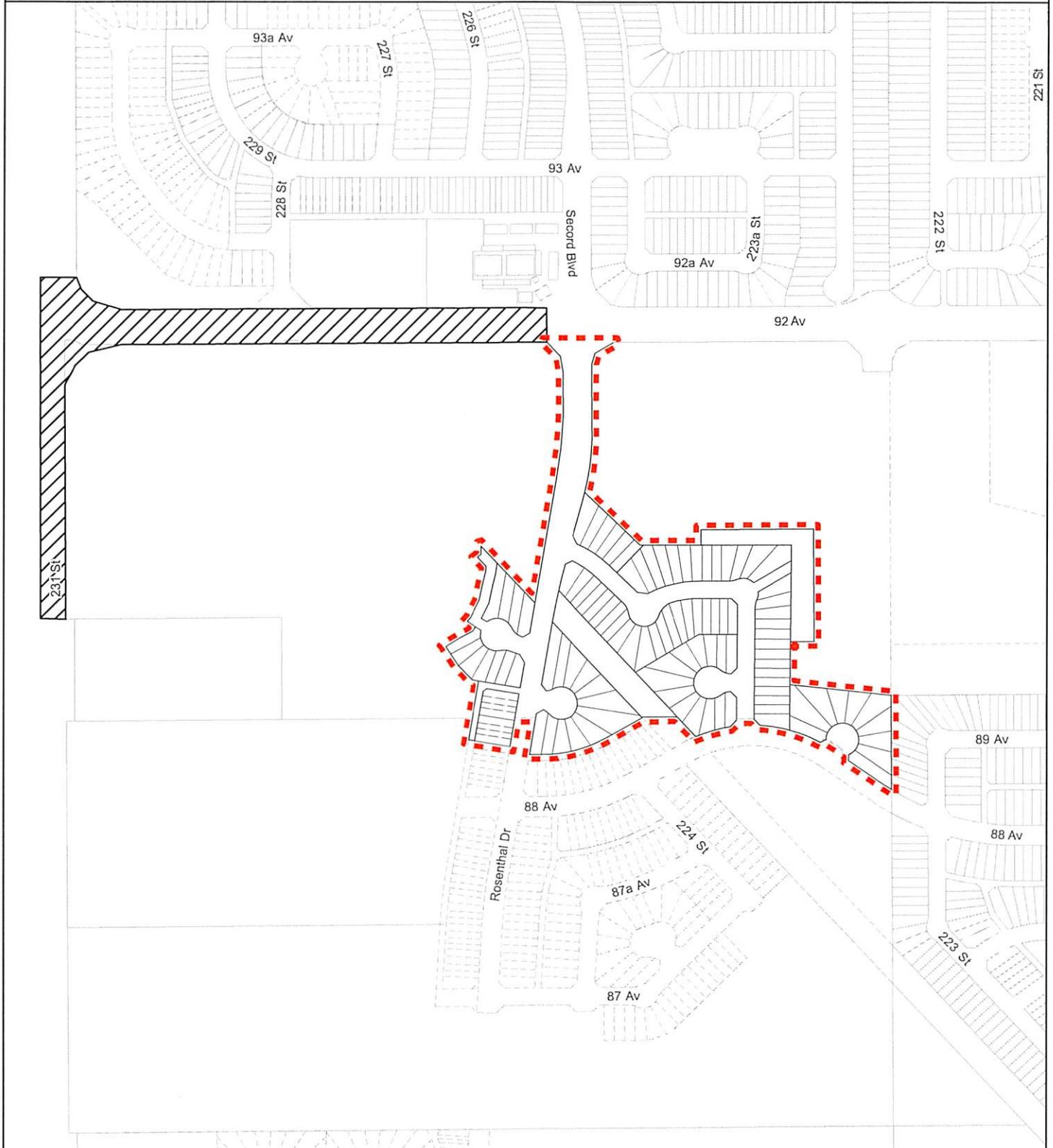


NOTE: All roads shown on this map are within the NW quadrant

- Title area to be subdivided
- Subdivision area



- Limit of proposed subdivision
- ▨ Dedicate as road right of way





Subdivision Authority

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

July 6, 2023

File No. LDA23-0150

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

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to create one (1) other lot from Lot 52, Block RLY, Plan 3676 HW, and consolidate with the NW 19-52-23-W4M, located south of 76 Avenue NW and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 6, 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, for the payment of the proportionate share of Arterial Roadway Assessments and Drainage Assessments;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Boundary adjustments do not address Municipal Reserve (MR). MR for the NW 19-52-23-W4M will be addressed with a future application.

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 "Katie McDowell".

for
Blair McDowell
Subdivision Authority

BM/cp/Posse #472307172-001

Enclosure



Subdivision Authority

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

July 6, 2023

File No. LDA23-0162

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 8, Plan 5508MC, located west of 121 Street NW and north of 39 Avenue NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on July 6, 2023, 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Kirstin McDowell".

for Blair McDowell
Subdivision Authority

BM/jm/Posse #473462225-001

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 (\$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 39 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 39 Avenue NW. Upon redevelopment of proposed Lot 45, the existing residential access to 39 Avenue 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 4.54 m west of the east property line of Lot 14, off 39 Avenue NW. The existing storm service enters the proposed subdivision approximately 4.54 m north of the south property line of Lot 14, off 39 Avenue. 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).



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



Copyright Reserved

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

Client

CANYON SPRING MASTER BUILDER

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 14, BLOCK 8, PLAN 5508MC

WITHIN

S.E. 1/4 SEC. 12, TWP. 52, RGE. 25, W.4 MER.

ASPEN GARDENS

SCALE 1 : 1000

MAY 2023

REV DS 05/30/2023

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.102 Hectares, including 1 residential lot.
- Area of each proposed lot is 508.86 m²



Subdivision Authority

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

July 6, 2023

File No. LDA23-0163

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 25, Block 1, Plan 5070 HW, located south of 98 Avenue NW and east of 85 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on July 6, 2023, subject to the following condition:

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

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

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

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

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

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

Regards,

for

Blair McDowell
Subdivision Authority

BM/ms/Posse #473758146-001

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 (\$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 85 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 6.4 m south of the north property line of Lot 25, 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 may interfere with access to the proposed Lot 25A. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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

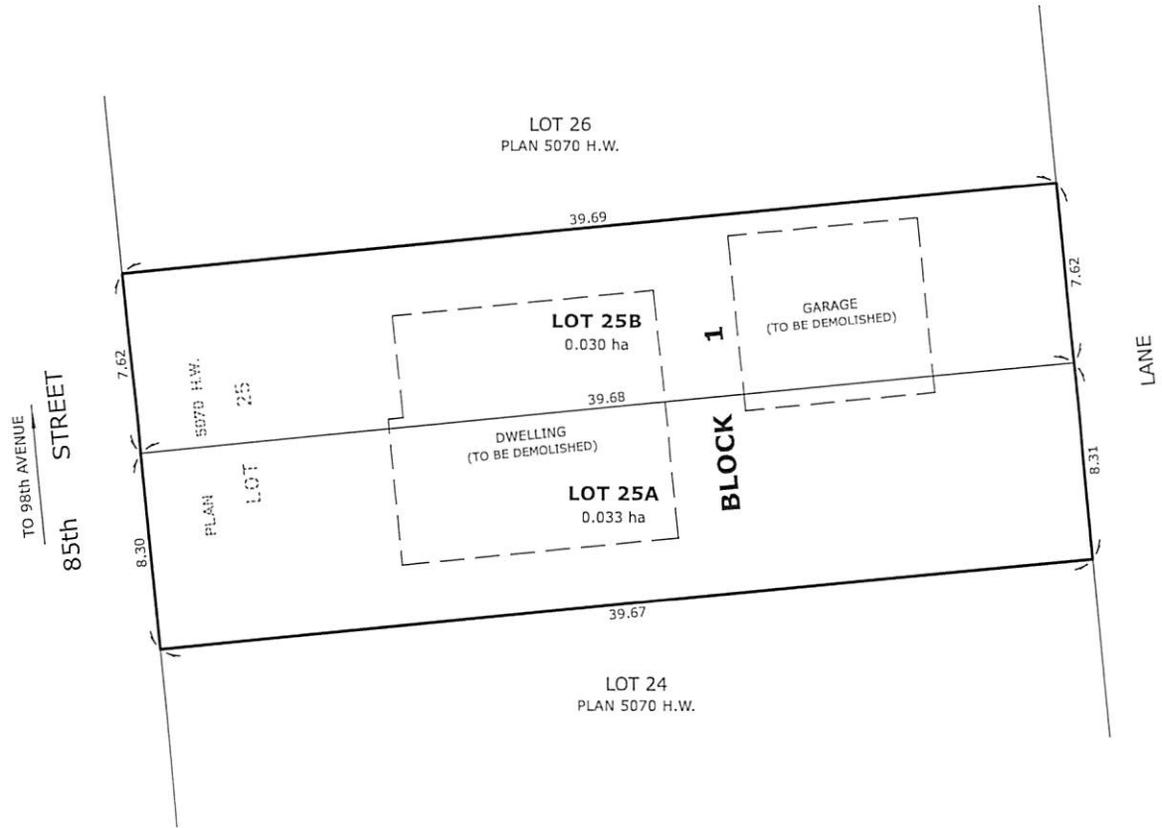
LOT 25, BLK.1, PLAN 5070 H.W.

IN THE

N.E.1/4 SEC.34, TWP.52, 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.



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MAY 29, 2023	REVISED:	--
DRAWING	2350269T	FILE NO.	2350269



Subdivision Authority

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

July 6, 2023

File No. LDA23-0165

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 288, Block 17, Plan 2674HW, located west of 117 Street NW and north of 109 Avenue NW; **QUEEN MARY PARK**

The Subdivision by Plan is APPROVED on July 6, 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 northern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,


for

Blair McDowell
Subdivision Authority

BM/jm/Posse #473964067-001

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 (\$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.

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.

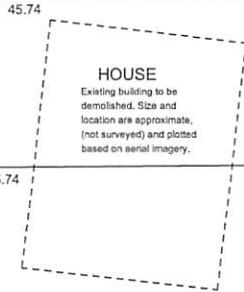
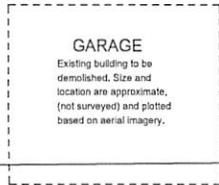
Servicing

- 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 6.39 m north of the south property line of Lot 6, 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).



LANE

LOT 287
BLOCK 17
PLAN 2674 HW



LOT 288A
BLOCK 17

LOT 288B
BLOCK 17

LOT 289
BLOCK 17
PLAN 2674 HW

117 STREET NW

URBAN STYLE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE "PLAN OF SURVEY".
- THE ZONING OF THIS SUBJECT AREA IS R.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.065 ha



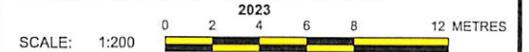
REV. NO.	DATE	ITEM	BY
1	MAY 31/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

QUEEN MARY PARK

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 288, BLOCK 17, PLAN 2674 HW
WITHIN THE
HUDSON'S BAY RESERVE
(THEO. TWP. 53 - RGE. 23 - W. 4TH MER.)

EDMONTON - ALBERTA



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

FILE NO.	62200057T	DRAFTED BY:	CN	CHECKED BY:	DS
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