

Thursday, October 27, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 43

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the October 27, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 20, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA22-0346
427390318-001

Tentative plan of subdivision to create thirteen (13) multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107 located south of 51 Avenue NW and east of 122 Street NW; **MALMO PLAINS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA22-0420
443563291-001

Tentative plan of subdivision to create one (1) other lot from Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail NW and east of 199 Street NW; **THE UPLANDS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

| | | |
|----------------|-----------------------------|---|
| 3. | LDA22-0427 445470746-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 9, Plan 5710 HW, located east of 141 Street NW and north of 95 Avenue NW; CRESTWOOD |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 4. | LDA22-0443 445900354-001 | Tentative plan of subdivision to subdivide the westerly 7.94 m from Lot 2, Block 14, Plan 032 4459 and consolidate it with adjacent Lot 3A, Block 14, Plan 142 3730, located north of 121 Avenue NW and west of 184 Street NW; KINOKAMAU PLAINS AREA |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | LDA22-0446 446596564-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 25B, Block 36, Plan 222 1590, located south of 63 Avenue NW and west of 105 Street NW; ALLENDALE |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 6. | LDA22-0457 447333868-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 35, Block 27, Plan 182 0200, located south of Eagleson Crescent NW and east of Edgemont Road NW; EDGEMONT |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 7. | LDA22-0465 448080049-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 19-20, Block 14, Plan 5515AE, located south of 104 Avenue NW and west of 77 Street NW; FOREST HEIGHTS |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 8. | LDA22-0476 448691199-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 21, Block 12A, Plan 2109HW, located south of 111 Avenue NW and west of 110 Street NW; QUEEN MARY PARK |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |

5.

ADJOURNMENT

The meeting adjourned at 10:15 a.m.



Subdivision Authority

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

October 27, 2022

File No. LDA22-0346

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create thirteen (13) multi-unit housing lots (MHL), one (1) commercial lot, one (1) Non-credit Municipal Reserve lot and one (1) Public Utility lot from Lot 3, Plan 962 4107 and Lot 1, Plan 962 4107 located south of 51 Avenue NW and east of 122 Street NW; **MALMO PLAINS**

I The Subdivision by Plan is APPROVED on October 27, 2022, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.65 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 easements for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner register an easement for temporary emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner dedicate additional road rights of way, for the proposed walkways, to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate additional road right-of-way for the local and collector roadways within the subdivision boundary to accommodate the complete streets design and cross sections to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;

9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto and flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 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;
5. 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;
6. that the owner construct off-site modifications to 51 Avenue NW to improve the safety and function of the existing accesses to the parcel legally described as Plan 042 5055 (12111 51 Avenue NW; Californian Lansdowne condominium) on the south side of 51 Avenue NW, that may include extending the existing centre median, east of 122 Street NW, to limit the existing west access to right-in / right-out movements only and construction of a westbound centre median with approximately a 20 m left turn bay and a 45 m taper to accommodate the existing east all directional access, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
7. that the owner remove the existing access to the parcel legally described as Lot 3 Plan 9624107 (11731 51 Avenue NW) and remediate the access closure area with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I All costs associated with removal of the access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the removal, will be the responsibility of the owner;
8. that the owner remove the existing private road and access to 48 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; This may include construction of a second private access roadway with sidewalk between the collector roadway and Lot 2 Plan 962 4107;
9. That the owner reconstruct the existing median on 51 Avenue NW, east of the proposed collector roadway, to include a westbound left turn bay with standard taper and bay for the

collector on the south side of 51 Avenue NW, including paint line marking modifications and landscaping with Phase 3, to the satisfaction of Subdivision and Development Coordination. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;

10. that the owner construct a commercial access on the north side of 48 Avenue NW to align with the opposing local road intersections approach to the south, 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 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. 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);
13. that the owner construct 48 Avenue NW to include a westbound shared thru/left turn lane and a dedicated right lane, as per the revised TIA lanes reconfiguration at 122 Street NW. This may include intersection improvements to ensure the new construction on 48 Avenue aligns with the opposing road approach;
14. that the owner construct 120 Street NW, including the roundabout, to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details will be reviewed and finalized through the engineering drawing review and approval process;
15. that the owner construct a 3 m hard surface shared use path, within the road rights of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the walkways and MR lot, with connections to the adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement should consider the intent of the Michener Park Redevelopment Master Plan and will be reviewed and finalized through the engineering drawing review and approval process;
17. that the owner construct a 2.5 m concrete sidewalk within 48 Avenue NW, with connections to the existing bus stop pad on 122 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.5 m concrete sidewalk with lighting and bollards within 51 Avenue NW, with connections to the existing sidewalk and bus stop, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner pay for the conversion/upgrade of the existing traffic signals, at the intersection of 48 Avenue NW and 122 Street NW in Phase 1, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
21. that the owner pay for the installation of traffic signals, at the intersection of 51 Avenue NW and 120 Street NW, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
22. that the owner pay for the installation of "no parking" signage on the collector and local roadways along the entry and exit curve radii adjacent to the roundabout to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. 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;
25. that the owner retain the existing fence on the MR lot, or provide a similar barrier between the shared use path and alley in accordance with an approved park Concept Plan, to the satisfaction of Subdivision and Development Coordination; and
26. that the owner is responsible for the landscape design and construction within the Public Utility lot, the MR lot, road rights of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Non-credit MR for Lot 1, Plan 962 4107 in the amount of 0.65 ha is being provided by dedication with this subdivision.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #427390318-001

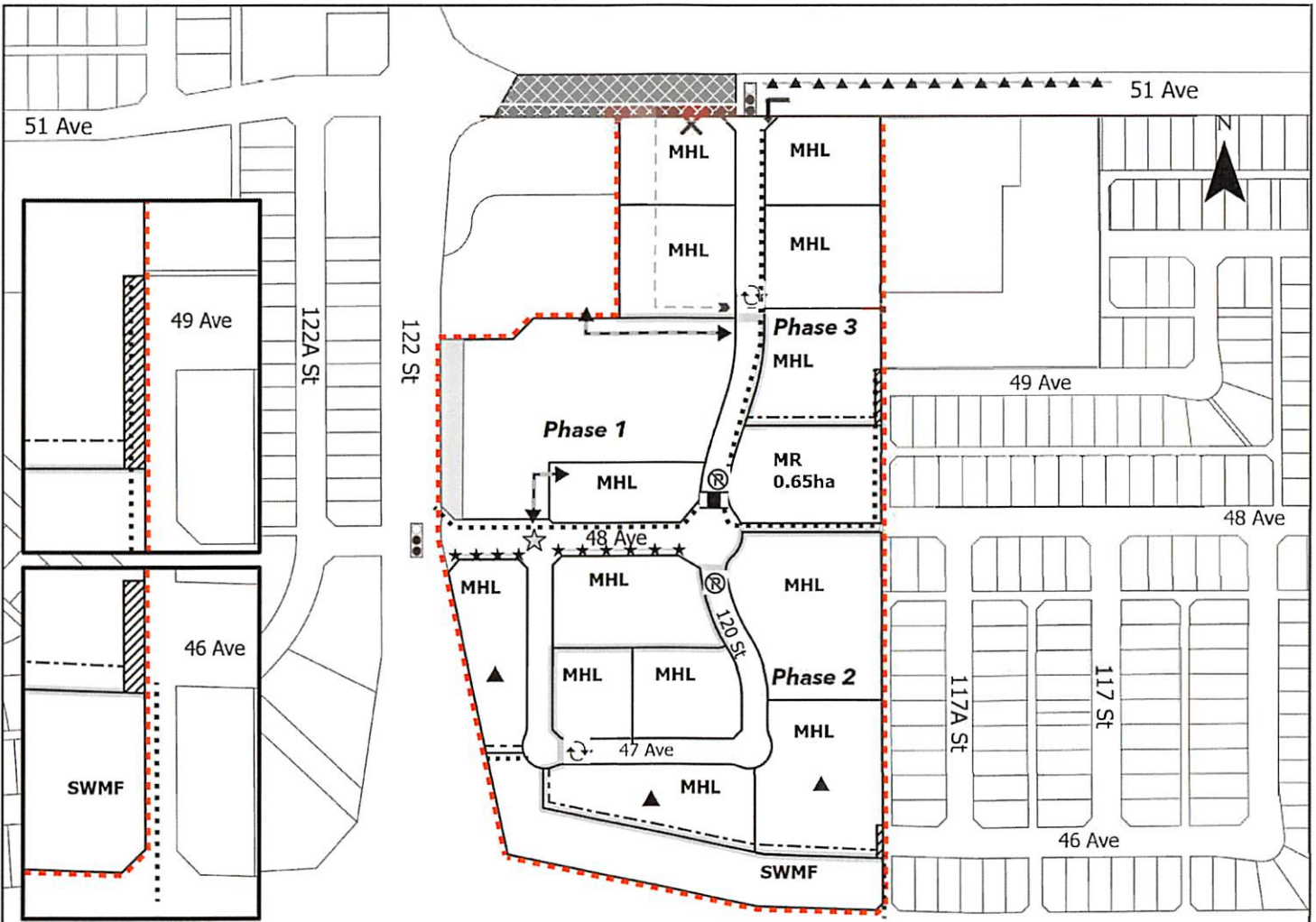
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

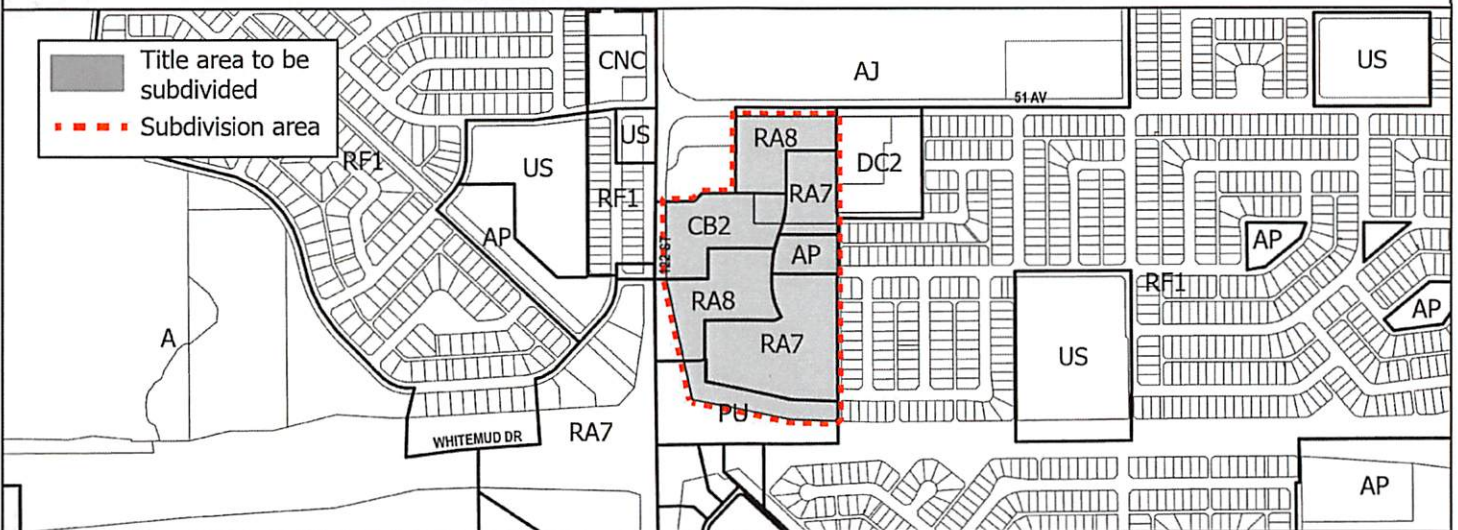
October 27, 2022

LDA22-0346

| | | | |
|---------------------------------|------------------------------------|--------------------------------|------------------------------------|
| Limit of proposed subdivision | 1.2 m Uniform Fence | Dedicate as road right of way | Concrete Sidewalk 2.5m |
| Phasing Line | No Parking Signage | Concrete Sidewalk 1.5m | Construct Commerical Access |
| 3m Hard surface shared use path | Temporary 12 m radius turnaround | Turn bay | Construct offsite modifications |
| Zebra Marked Crosswalk | Register Cross Lot Access Easement | Remove private road and access | Restrictive covenant re: Freeboard |
| Traffic Signal | Temporary 4m Emergency Access | Remove Existing Access | |



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





Subdivision Authority

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

October 27, 2022

File No. LDA22-0420

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create one (1) other lot from Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail NW and east of 199 Street NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on October 27, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 4.986 ha by a Deferred Reserve Caveat (DRC) registered proportionately against the proposed and the remnant lots pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments, and the fire hall levy;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act; and
4. 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.

MR for Lot A, Block 1, Plan 212 2223 in the amount of 4.986 ha is being provided by DRCs with this subdivision. The DRCs provide credit for the arterial dedication for Maskekosihk Trail NW. The DRCs will allocate a proportionate amount to the proposed parcel (0.741 ha) and the remnant of the title (4.245 ha).

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

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

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

Regards,

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/jvPosse #443563291-001

Enclosure(s)



Subdivision Authority

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

October 27, 2022

File No. LDA22-0427

Lucas Brown
9515 - 141 Street NW
Edmonton, AB T5N 2M5

ATTENTION: Lucas Brown

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 9, Plan 5710 HW, located east of 141 Street NW and north of 95 Avenue NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on October 27, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority

BM/tv/Posse #445470746-001

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 - 2022 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 141 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

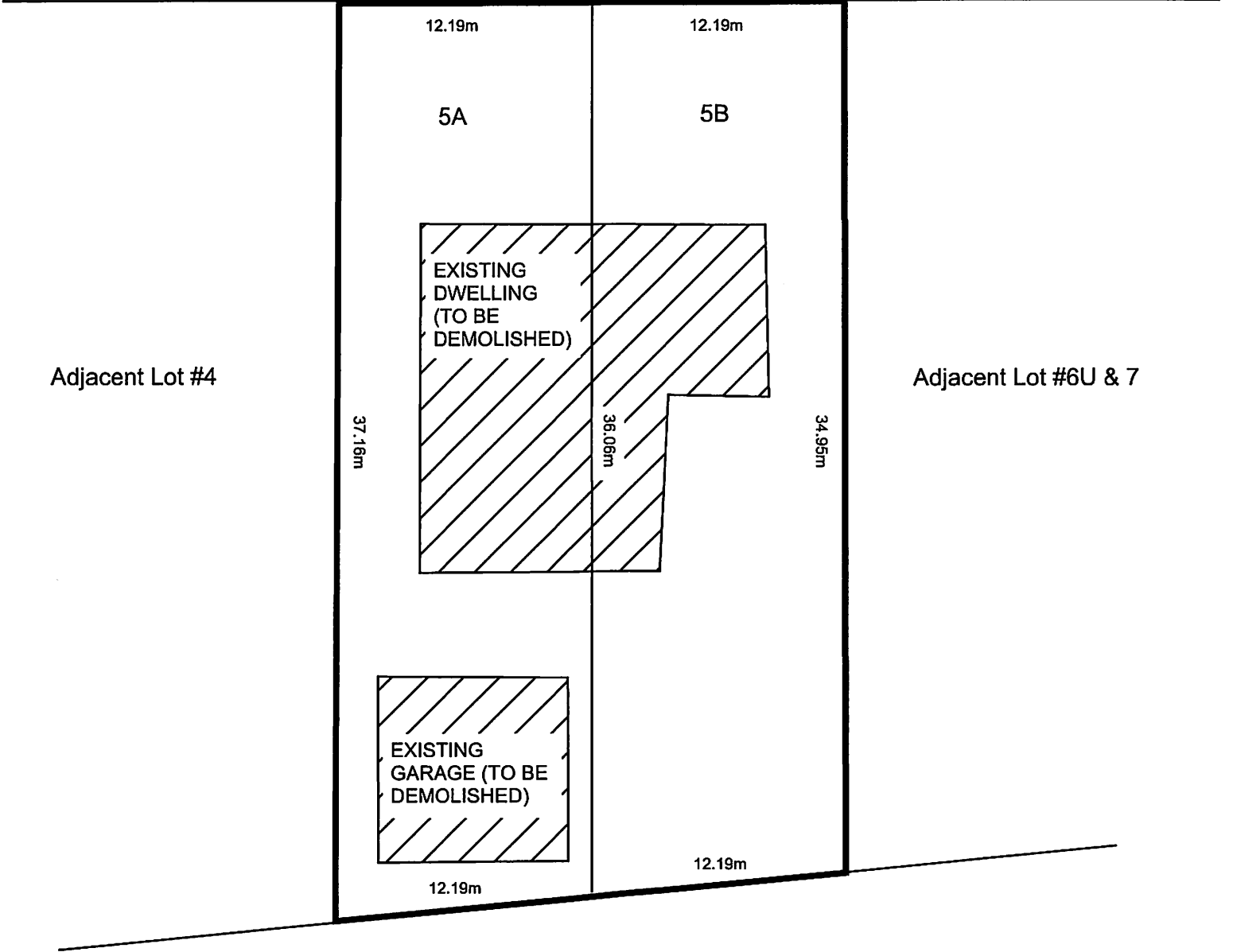
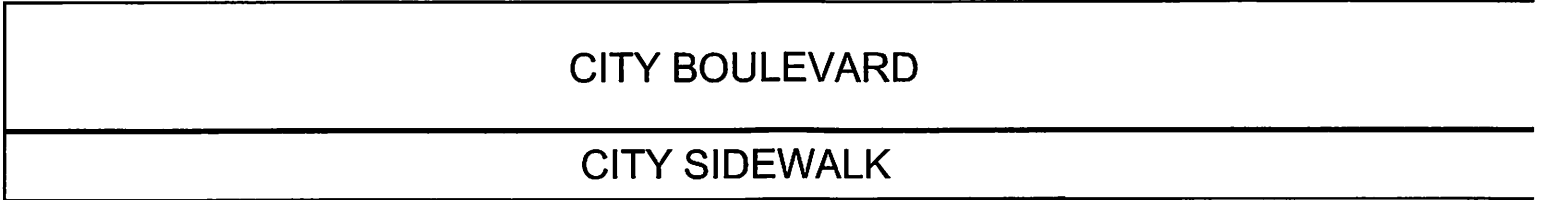
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 north of the south property line of existing Lot 5 off of the lane. The existing storm service enters the proposed subdivision approximately 12.6 m south of the north property line of existing Lot 5 off 141 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).

**9515 141 STREET NW
(Lot 5, Block 9, Plan
5710HW)**



TO 97 AVENUE NW
→

141 STREET NW



LANE



Subdivision Authority

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

October 27, 2022

File No. LDA22-0443

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to subdivide the westerly 7.94 m from Lot 2, Block 14, Plan 032 4459 and consolidate it with adjacent Lot 3A, Block 14, Plan 142 3730, located north of 121 Avenue NW and west of 184 Street NW; **KINOKAMAU PLAINS AREA**

The Subdivision by Plan is APPROVED on October 27, 2022, pursuant to Section 654(2) of the Municipal Government Act, and subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner apply for a permit to demolish the existing garage within existing Lot 2 prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
3. that the existing residential access to existing Lot 2 from 121 Avenue NW be removed, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services. Apply online at www.edmonton.ca/permits; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II 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,



Blair McDowell
Subdivision Authority

BM/tv/Posse #445900354-001

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 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

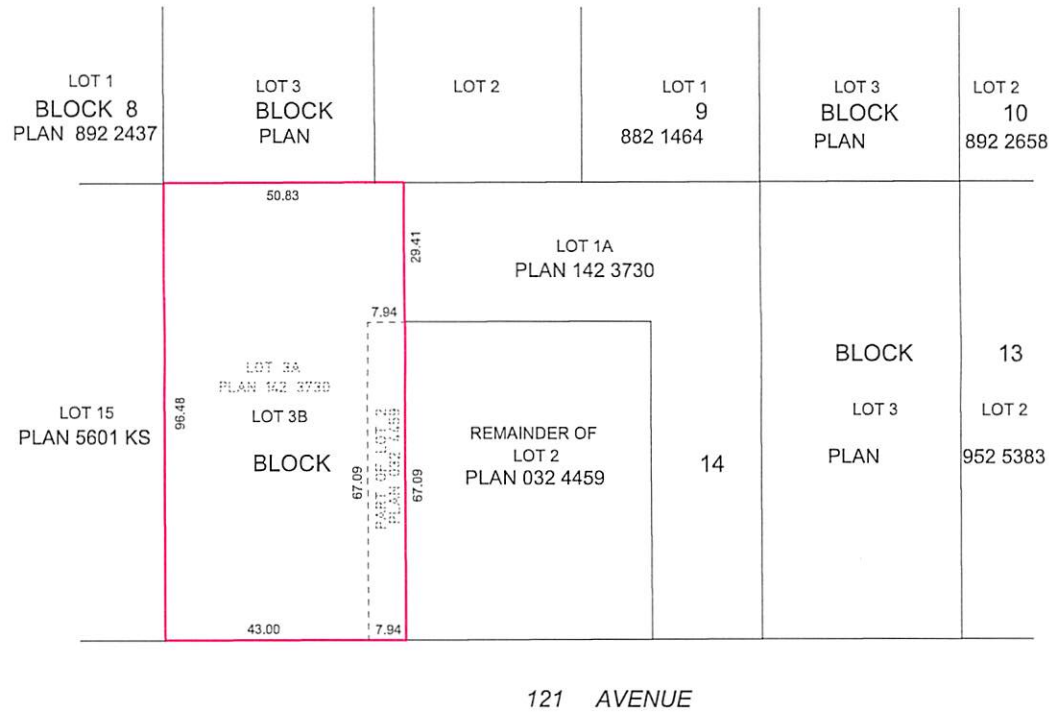
- The existing residential access to 121 Avenue NW on Lot 2, Block 14, Plan 032 4459 does not meet the minimum separation distance from the proposed property line and must be removed with demolition of the existing garage and the consolidation of the lot.

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

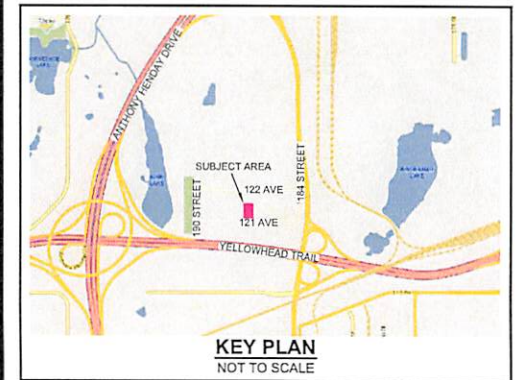
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- There are currently no water and sewer services to the proposed subdivision parcel directly off EPCOR mains. EPCOR does not have any water mains adjacent to the property and no water is currently available. Piped fire flow cannot be provided to the proposed development. Fire protection measures must be designed and constructed to the satisfaction of the City of Edmonton's Fire Rescue Services.
- 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).



BRUCE JONES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - 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 DC2.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: LOT 3A, BLOCK 14, PLAN 142 3730 0.438 ha.
 PART OF LOT 2, BLOCK 14, PLAN 032 4459 0.053 ha.
 TOTAL 0.491 ha.



| REV. NO. | DATE | ITEM | BY |
|----------|-----------|-------------------------|----|
| 0 | AUG.19/22 | ORIGINAL PLAN COMPLETED | JF |

REVISIONS

KINOKAMAU PLAINS AREA
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION AND CONSOLIDATION
 OF
 LOT 3A, BLOCK 14, PLAN 142 3730
 AND PART OF
 LOT 2, BLOCK 14, PLAN 032 4459
 WITHIN THE
 S.E.1/4 SEC.17-TWP.53-RGE.25-W.4TH MER.
EDMONTON - ALBERTA

2022

SCALE: 1:1000

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

FILE NO. 12200256T DRAFTED BY: JF CHECKED BY: JB



Subdivision Authority

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

October 27, 2022

File No. LDA22-0446

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 25B, Block 36, Plan 222 1590, located south of 63 Avenue NW and west of 105 Street NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on October 27, 2022, 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', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/fw/Posse #446596564-001

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 - 2022 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 63 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.
- The Allendale Neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023 and 2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. 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 has made arrangements for new water and sewer services to the proposed lots. For further information on other services 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).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 25C. It is our understanding that the applicant has contacted EPCOR to arrange for the relocation of the power pole and guy wire. All costs associated with relocations and/or removals are at the expense of the applicant.
- There are existing power poles in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power poles(s) to the closest edge of the proposed driveway.
- 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).

ECHELON SERVICES INC.

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 RP3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. AND CONTAINS: 0.054 ha



| REV. NO. | DATE | ITEM | BY |
|----------|------------|-------------------------|----|
| 1 | SEPT. 8/22 | ORIGINAL PLAN COMPLETED | CN |

REVISIONS

ALLENDALE

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

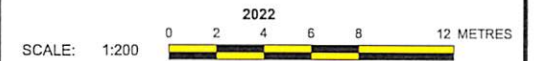
OF

LOT 25B, BLOCK 36, PLAN 222 1590

WITHIN THE

S.E. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.

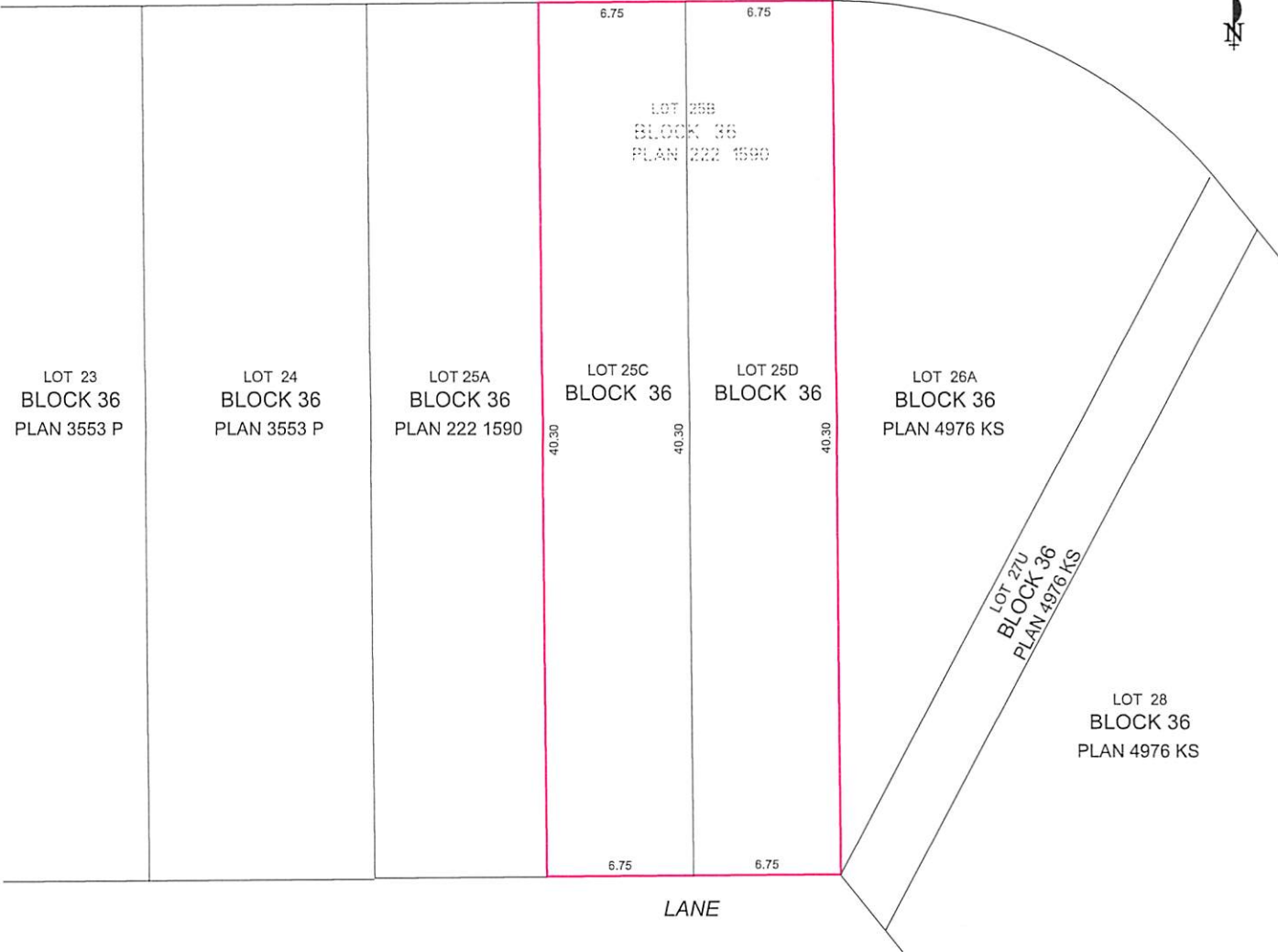
EDMONTON - ALBERTA



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

| | | | | | |
|----------|------------|-------------|----|-------------|----|
| FILE NO. | 62200066T2 | DRAFTED BY: | CN | CHECKED BY: | SM |
|----------|------------|-------------|----|-------------|----|

63 AVENUE





Subdivision Authority

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

October 27, 2022

File No. LDA22-0457

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

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 35, Block 27, Plan 182 0200, located south of Eagleson Crescent NW and east of Edgemont Road NW; **EDGEMONT**

The Subdivision by Plan is APPROVED on October 27, 2022, 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', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/fw/Posse #447333868-001

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 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Arterial Roadway Assessments were previously paid for this site, and therefore are not owed with this subdivision application.

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 23.0 m south of the north property line of existing Lot 35 off Edgemont Road. 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).
- The required electrical load for the site must be provided by an electrical consultant when service is requested.

LAND TITLES OFFICE

PLAN No.

ENTERED AND REGISTERED

ON

INSTRUMENT No.

.....

A.D. REGISTRAR
N.A.L.R.D.

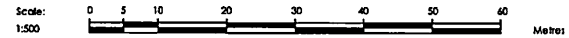
EDMONTON, ALBERTA

EDGEMONT

PLAN SHOWING SURVEY OF
SUBDIVISION

OF
LOT 35, BLOCK 27, PLAN 182 0200
WITHIN THE
S.W. 1/4 SEC. 8, TWP. 52, RGE. 25, W.4 MER.

JOEL CORCORAN, A.L.S.



LEGEND

- Statutory Iron Survey Posts found shown thus●
- Statutory Iron Survey Posts planted with the number P025 stamped thereon shown thus○
- The Geo-referenced Point is a Statutory Iron Survey Post found shown thus RP ○
- Area to be registered shown bounded thus containing 0.071 ha.

NOTES

- Bearings are grid, referenced to the Meridian of 114° West Longitude, based on NAD 83 (Original) datum and derived from the Alberta Survey Control Markers shown on Plan 182 0200.
- The coordinate values of the geo-referenced point are 31M, the reference Meridian is 114° West Longitude and based on NAD 83 (Original) datum. The coordinate values of the geo-referenced point: 5926573.78 N, 22457.51 E.
- The combined factor used is 0.999800
- All distances are expressed in metres and decimals thereof.
- Distances along curved boundaries are arc distances.
- List of abbreviations used on this plan:

| | |
|--|---|
| <ul style="list-style-type: none"> BLK. denotes Block SEC. denotes Section TWP. denotes Township RGE. denotes Range MER. denotes Meridian R/W denotes Rights-Of-Way URW denotes Utility Rights-Of-Way MR denotes Municipal Reserve ER denotes Environmental Reserve | <ul style="list-style-type: none"> A.L.S. denotes Alberta Land Surveyor ha. denotes hectare R denotes radius Δ denotes angle subtended by the curve N. denotes north S. denotes south E. denotes east W. denotes west |
|--|---|

SURVEYOR

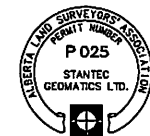
JOEL CORCORAN, A.L.S.
Surveyed between the dates of
August 30th, 2019 to ****, 2022
in accordance with the provisions of the Surveys Act.
FILE: 710985B1

REGISTERED OWNER

633420 ALBERTA LTD.

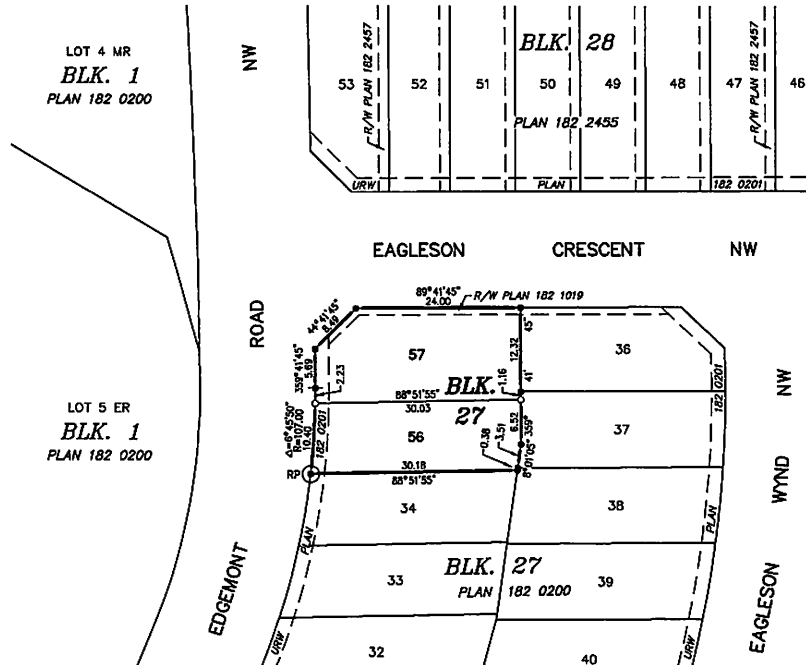
SUBDIVISION AUTHORITY

THE CITY OF EDMONTON
LDA_ - _



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

Stantec



LOT 4 MR
BLK. 1
PLAN 182 0200

LOT 5 ER
BLK. 1
PLAN 182 0200



Subdivision Authority

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

October 27, 2022

File No. LDA22-0465

Hagen Surveys (1982) Ltd.
8929 - 20 Street NW
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 19-20, Block 14, Plan 5515AE, located south of 104 Avenue NW and west of 77 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on October 27, 2022, 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 southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/kc/Posse #448080049-001

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 - 2022 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 77 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

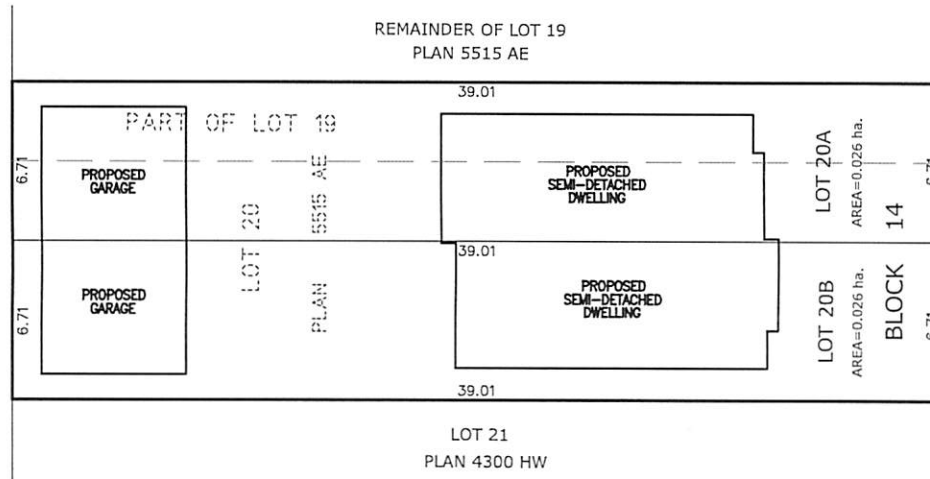
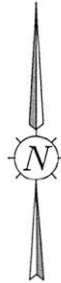
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.17 m north of the south property line of current Lot 20 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards requires on-street fire flows of 180 l/s and hydrant spacing of 90m for the proposed zoning. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOT 20 AND PART OF LOT 19
BLK.14, PLAN 5515 A.E.

WITHIN THE
RIVER LOT 29, EDMONTON SETTLEMENT
THEO. TWP.53, RGE.24, W.4 M.
EDMONTON, ALBERTA

SCALE 1:200 2022 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: | - | DRAWN BY: | PING |
| DATE: | SEP. 13, 2022 | REVISED: | -- |
| DRAWING | 2250749T | FILE NO. | 2250749 |



Subdivision Authority

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

October 27, 2022

File No. LDA22-0476

MR Geomatics & Engineering LTD.
11644 136 Street NW
Edmonton, AB T5M 1M8

ATTENTION: Cori Gagne

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 21, Block 12A, Plan 2109HW, located south of 111 Avenue NW and west of 110 Street NW;
QUEEN MARY PARK

The Subdivision by Plan is APPROVED on October 27, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/kc/Posse #448691199-001

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 - 2022 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 the service road (south of 111 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 (south of 111 Avenue NW). Upon redevelopment of proposed Lot 21B, the existing residential access to the service road (south of 111 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.

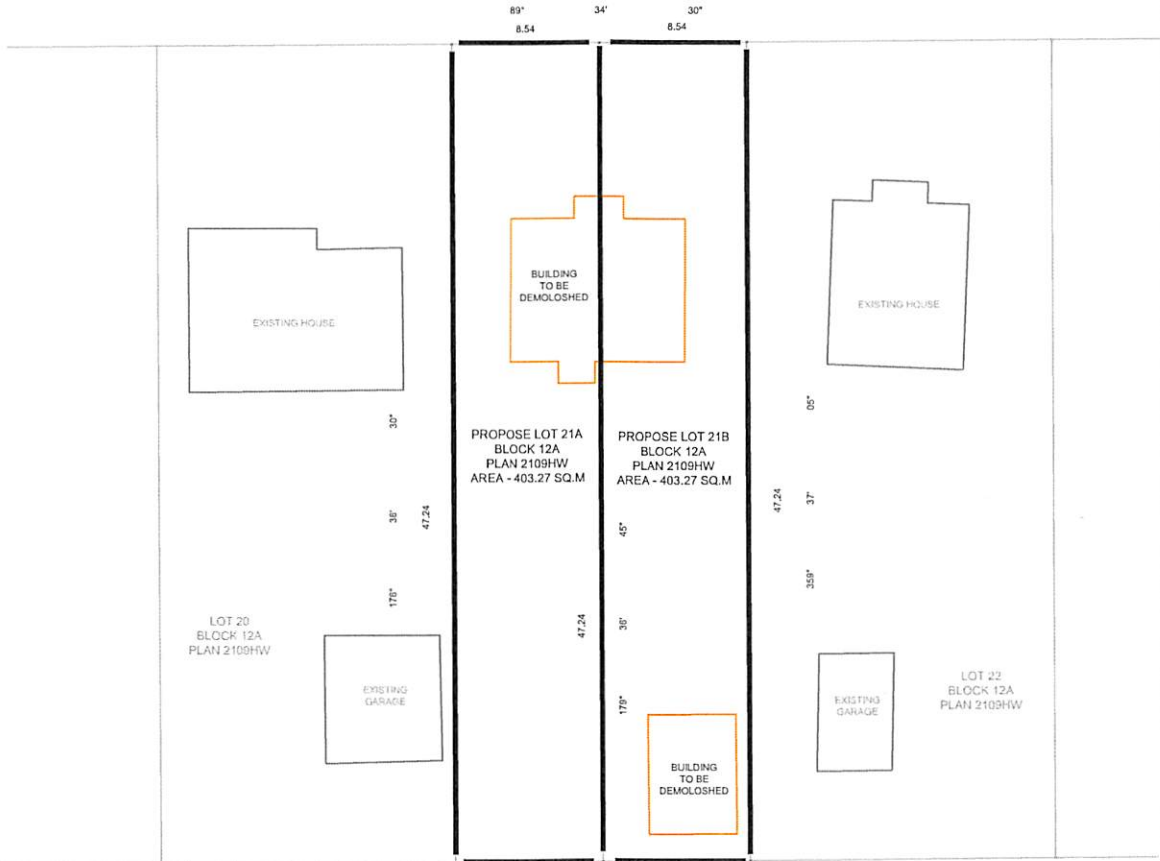
Servicing

- 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 7.9 m west of the east property line of Lot 21B off of the lane south of 111 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.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).


TENTATIVE PLAN OF SUBDIVISION
 LOT 21 BLOCK 12A PLAN 2109HW



111 AVENUE



LANE

| | | | | | |
|---|---|--------------------------|------------|--------------|---------------------|
| Legal Description: Lot: 21 Block:12A Plan: 2109HW | Scale: 1:300 | Drawing No.: MR-2022-013 | Rev No: R0 | Drawn by: SG | Date: SEPT 19, 2022 |
| Municipal Address: 11011 - 111 AVENUE, EDMONTON, AB | MR Geomatics & Engineering LTD. #112, 1803-81STREET SW, Edmonton, AB T6X 0W8, Canada. Ph: (780)-807-0016, (587)-709-8181 E-mail: info@mrengineering.ca Web: www.mrengineering.ca | | | | |
| Builder / Client: MAK Properties INC. |  | | | | |
| Title: Tentative plan of subdivision | | | | | |