

Thursday, February 25, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

PRESENT | Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 25, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 18, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA20-0391
370505654-001

Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 872 0540, and to consolidate Lot 2MR, Block 1, Plan 872 0540 with Lot 1, Block 1, Plan 872 0540, located north of Whitemud Drive NW and west of Highway 216 ; **MAPLE RIDGE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA14-0320
157372635-001

REVISION of conditionally approved tentative plan of subdivision to create 260 single detached residential lots, 38 semi-detached residential lots, six (6) Environmental Reserve lots, two (2) Municipal Reserve lots, and nine (9) Public Utility lots from the SE 24-53-26-W4M located west of Winterburn Road NW and south of 131A Avenue NW; **HAWKS RIDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA20-0301 374698013-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 10, Plan 5936 HW, located north of 87 Avenue NW and east of Saskatchewan Drive NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA20-0390 379259585-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 11, Plan 3624 HW located north of 109A Avenue NW and west of 138 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA20-0418 380316670-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 68, Block 1, Plan 6258 HW, located west of 79 Street NW and north of 97 Avenue NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0437 380908911-001	Tentative plan of subdivision to create one unit for multiple housing and one remnant unit (Unit A) from Lot 1, Block 35, Plan 202 1291, located south of Millbourne Road East NW and east of 76 Street NW; MICHAELS PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0001 382146203-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 18, Plan 2952 HW, located north of 97 Avenue NW and west of 160 Street NW; GLENWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0015 383217433-001	Tentative plan of subdivision to facilitate lot line adjustments from Lots 4-10, Block 33, Plan 182 3308 located north of Crawford Drive SW and east of Chivers Loop SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:05 a.m.



Subdivision Authority

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

February 25, 2021

File No. LDA20-0391

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

ATTENTION: Harrison Sheremeta

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 872 0540, and to consolidate Lot 2MR, Block 1, Plan 872 0540 with Lot 1, Block 1, Plan 872 0540, located north of Whitemud Drive NW and west of Highway 216 ; **MAPLE RIDGE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 2.364 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 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
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 the Drainage Assessments applicable to this subdivision;
2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
3. that the owner submits detailed engineering drawings and technical studies in accordance with the Complete Street Design and City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
4. that the owner is responsible for the landscape design and construction within the Reserve lot, 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 (MR) for Lot 1, Block 1, Plan 872 0540 was addressed by the dedication of Lot 2MR, Block 1, Plan 872 0540 with subdivision file # 85-X-0442. The purpose of this application is to facilitate a land swap for cemetery expansion. Therefore, the MR designation must be removed from Lot 2MR,

Block 1, Plan 872 0540 prior to or concurrent with registration of this subdivision, and a new 2.364 ha MR parcel will be dedicated.

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

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

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

Regards,



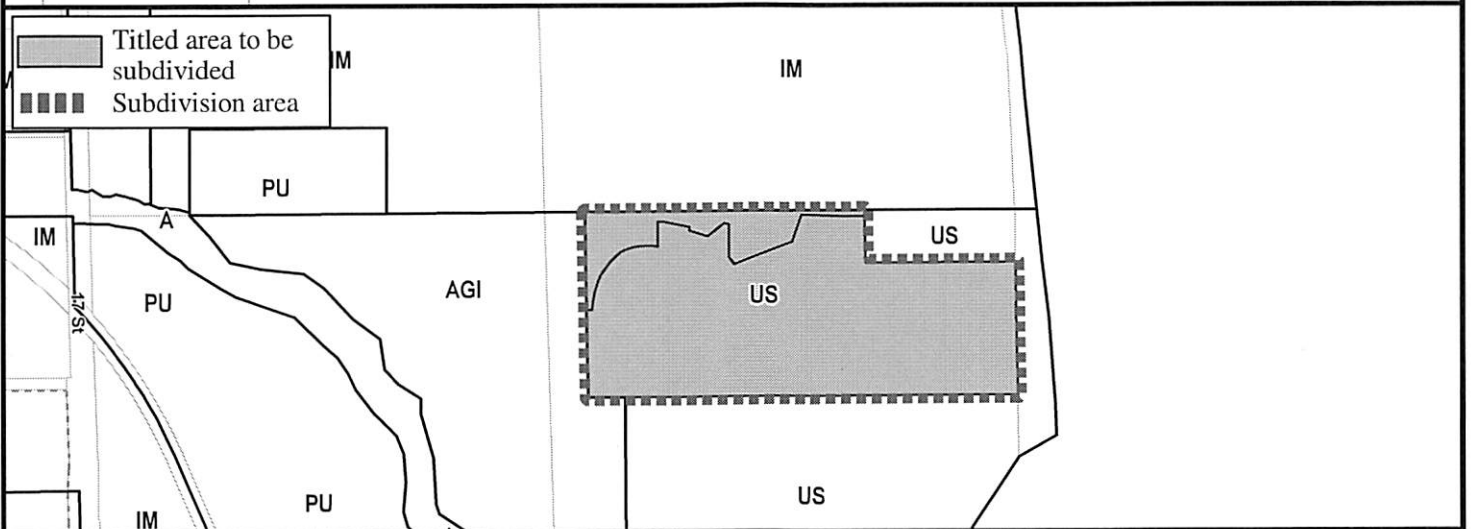
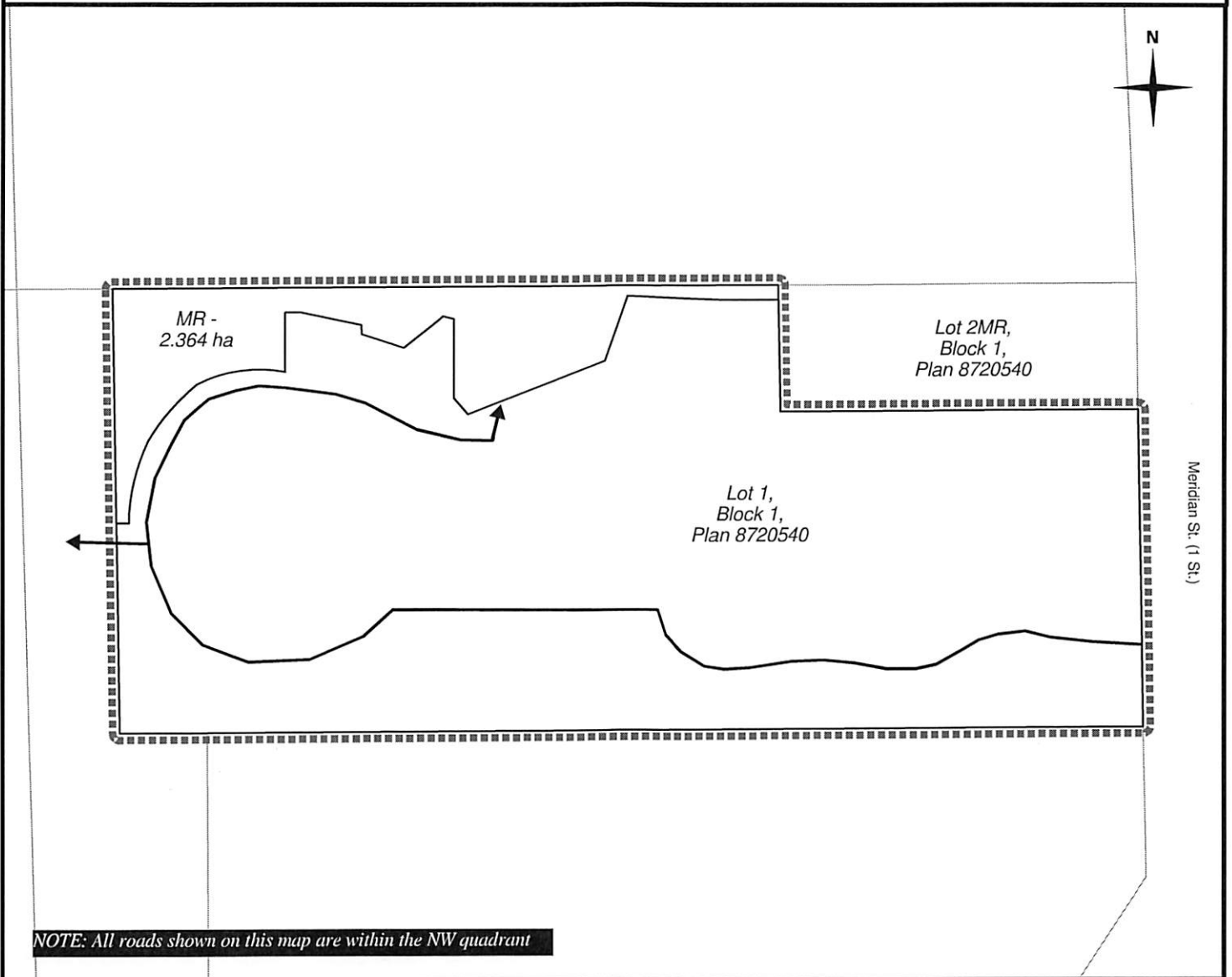
Blair McDowell
Subdivision Authority

BM/sm/Posse #370505654-001

Enclosure(s)

Limit of proposed subdivision

Cross lot access easement





Subdivision Authority

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

February 25, 2021

File No. LDA14-0320

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 260 single detached residential lots, 38 semi-detached residential lots, six (6) Environmental Reserve lots, two (2) Municipal Reserve lots, and nine (9) Public Utility lots from the SE 24-53-26-W4M located west of Winterburn Road NW and south of 131A Avenue NW; **HAWKS RIDGE**

The subdivision was initially approved under LDA12-0312 on December 19, 2013. Its first revision, which reconfigured Northern Harrier Lane and an adjacent Public Utility Lot, received approval under LDA14-0320 on October 31, 2014. The second revision removed a temporary walkway connection and received approval under LDA14-0519 on November 5, 2014. Phase 1, comprising 159 single detached residential lots, five (5) Environmental Reserve lots, two (2) Municipal Reserve lots and eight (8) Public Utility Lots, was registered under Plan 152 5742. The third revision relotted a portion of the subdivision and received approval under LDA14-0320 on January 4, 2018. The fourth revision was a rephrasing and received approval under LDA14-0320 on January 23, 2020. Phase 2, comprising 52 single detached residential lots, 38 semi-detached residential lots and one (1) Public Utility Lot, was registered under Plan 202 2754. This fifth change request creates Phase 4.

I The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.33 hectare (ha) lot, with Phase 3, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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; 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:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a temporary 6 metre (m) gravel surface roadway connection, with Phase 3, 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);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards within the walkway, with Phase 4, 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 lands, to the satisfaction of, 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 Reserve lot, road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

ER for the SE 24-53-26-W4M in the amount of 0.33 ha is being dedicated with this subdivision.

Municipal Reserve for the SE 24-53-26-W4M was addressed by dedication with registration of Phase 1 of this subdivision, under Plan 152 5742.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #157372635-001

Enclosure



Subdivision Authority

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

February 25, 2021

File No. LDA20-0301

Michael Brown
213 Sandarac Drive NW
Calgary, AB T3K 3W8

ATTENTION: Michael Brown

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 10, Plan 5936 HW, located north of 87 Avenue NW and east of Saskatchewan Drive NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that due to the unknown location of the storm service, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the storm service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the storm service shall be relocated;
2. 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 stylized and cursive.

Blair McDowell
Subdivision Authority

BM/tv/Posse #374698013-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to Saskatchewan Drive NW. Upon redevelopment of proposed Lot 6B, the existing residential access to Saskatchewan Drive NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway

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 13.6 m south of the north property line of existing Lot 6 off of the lane. The existing storm service enters the proposed subdivision at an unknown location off Saskatchewan Drive 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.
- There is a water main located within a laneway adjacent to the east property line of existing Lot 6. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street fire protection adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

SASKATCHEWAN DRIVE

Tentative Plan of Subdivision

**LOT 5
BLOCK 10
PLAN 5936 HW**

17.00m

13.911m

LOT 6b

LOT 6a

All buildings to be demolished

**LOT 6
BLOCK 10
PLAN 5936 HW**

**LOT 7
BLOCK 10
PLAN 5936 HW**

14.478m

14.478m

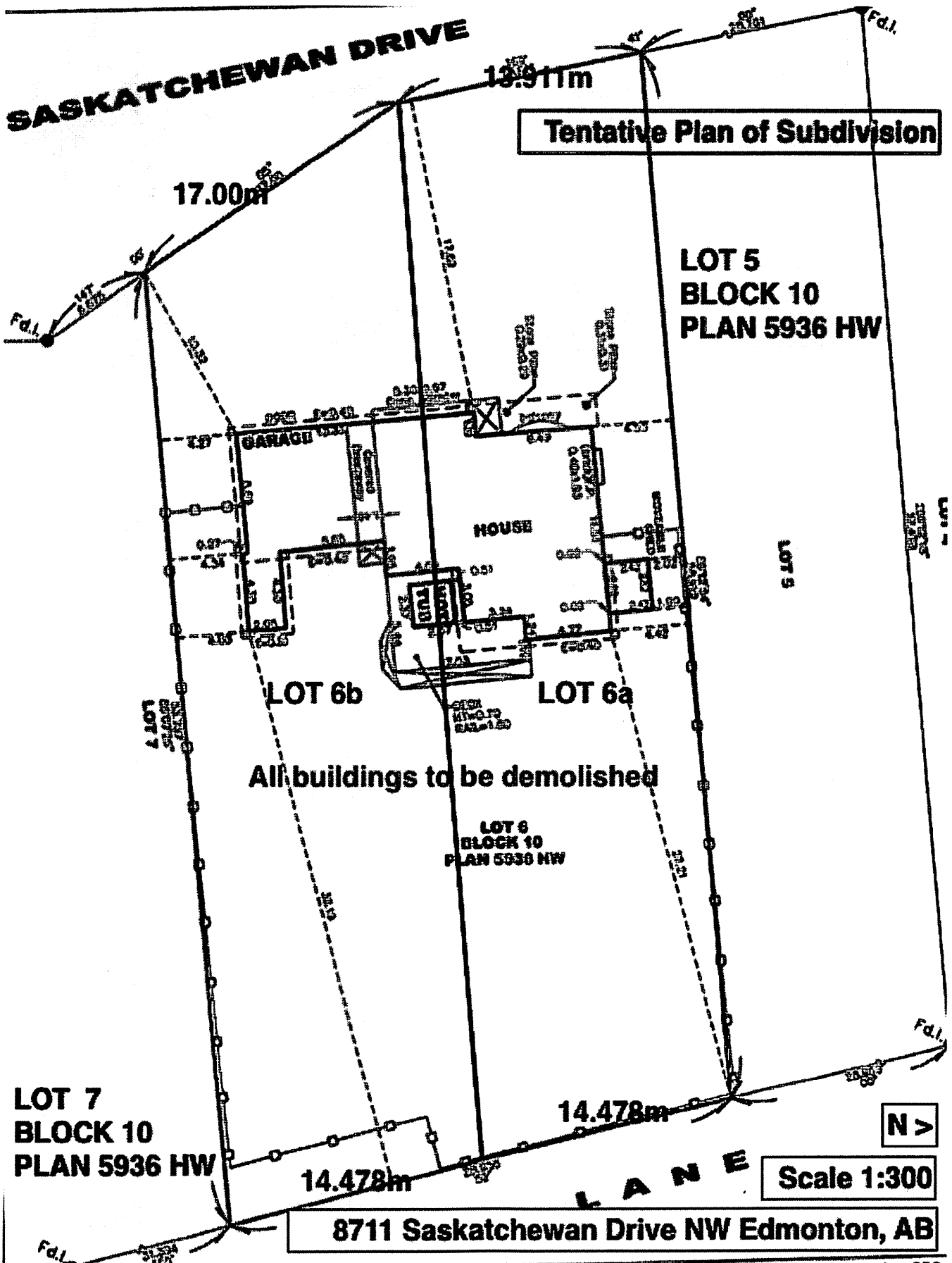
LANE

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8711 Saskatchewan Drive NW Edmonton, AB

BAACINC 2020





Subdivision Authority

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

February 25, 2021

File No. LDA20-0390

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 11, Plan 3624 HW located north of 109A Avenue NW and west of 138 Street NW;
NORTH GLENORA

The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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/kr/Posse #379259585-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

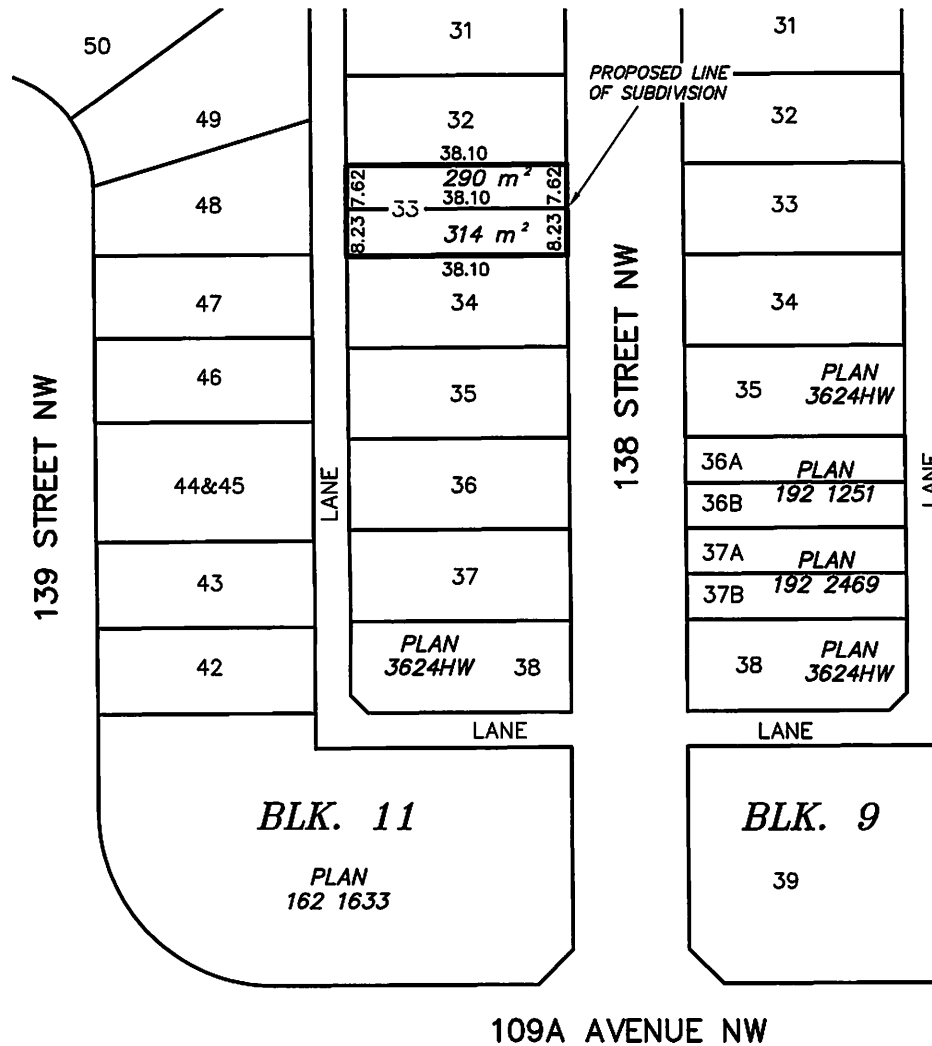
- There are existing boulevard trees adjacent to the site on 138 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The North Glenora neighbourhood is on the Alley Renewal Program, which is scheduled to begin in spring 2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work in the alley 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, sanitary, and storm) enter the proposed subdivision approximately 4.7 m south of the north property line of Lot 33 off 138 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).



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

JLL

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 33, BLOCK 11, PLAN 3624HW

WITHIN

S.W. SEC. 12, TWP. 53, RGE. 25, W.4 MER.

NORTH GLENORA

SCALE 1 : 1000

NOVEMBER 2020

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.060 Hectares, including 1 residential lot.



Subdivision Authority

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

February 25, 2021

File No. LDA20-0418

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 68, Block 1, Plan 6258 HW, located west of 79 Street NW and north of 97 Avenue NW;
HOLYROOD

The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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.

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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/tv/Posse #380316670-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 97 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 97 Avenue NW. Upon redevelopment of proposed Lot 68B, the existing residential access to 97 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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.

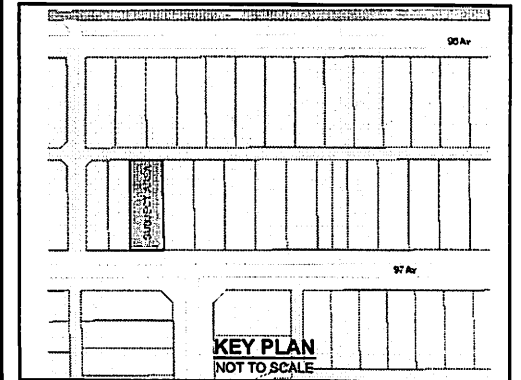
Servicing

- 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 east of the west property line of existing Lot 68 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.
- 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).

VIGA DEVELOPMENTS

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: 0.075 ha.



REV. NO.	DATE	ITEM	BY
1	DEC. 4/20	T-PLAN	CN

REVISIONS

HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

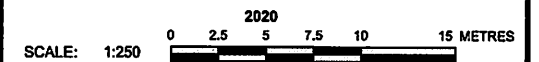
OF

LOT 68, BLOCK 1, PLAN 6258 HW

WITHIN THE

N.E. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.

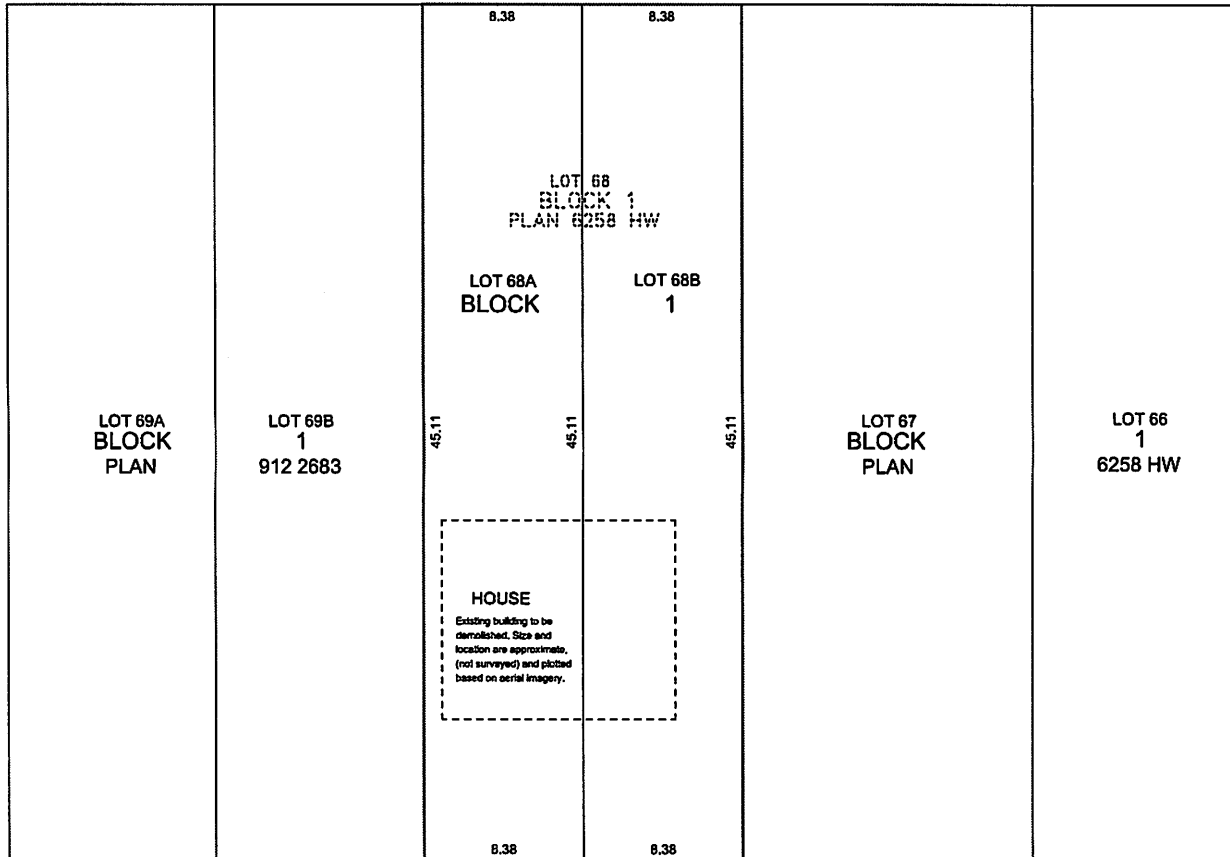
EDMONTON - ALBERTA



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

FILE NO.	62000189T	DRAFTED BY:	CN	CHECKED BY:	SM
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LANE



97 AVENUE NW

LANE



LOT 69A
BLOCK
PLAN

LOT 69B
1
912 2683

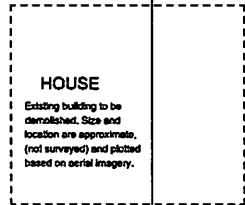
LOT 68A
BLOCK

LOT 68
BLOCK 1
PLAN 6258 HW

LOT 68B
1

LOT 67
BLOCK
PLAN

LOT 66
1
6258 HW



HOUSE
Existing building to be
demolished. Size and
location are approximate,
(not surveyed) and plotted
based on aerial imagery.



Subdivision Authority

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

February 25, 2021

File No. LDA20-0437

Urban Systems
200-10345 105 Street NW
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

RE: Tentative plan of subdivision to create one unit for multiple housing and one remnant unit (Unit A) from Lot 1, Block 35, Plan 202 1291, located south of Millbourne Road East NW and east of 76 Street NW; **MICHAELS PARK**

The Subdivision by Plan is APPROVED by Phased Condominium on February 25, 2021, 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.

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 faint blue circular stamp.

Blair McDowell
Subdivision Authority

BM/tv/Posse #380908911-001

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 (\$3,031 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to 76 Street. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 360552468-002).
- The proposed connector sidewalk on 76 Street and the proposed connector sidewalk to tie into the existing shared use path has been advised with the development permit.
- The construction of a 4.0 m X 9.0 m bus stop and amenities pad on Millbourne Road East has been conditioned with the development permit.

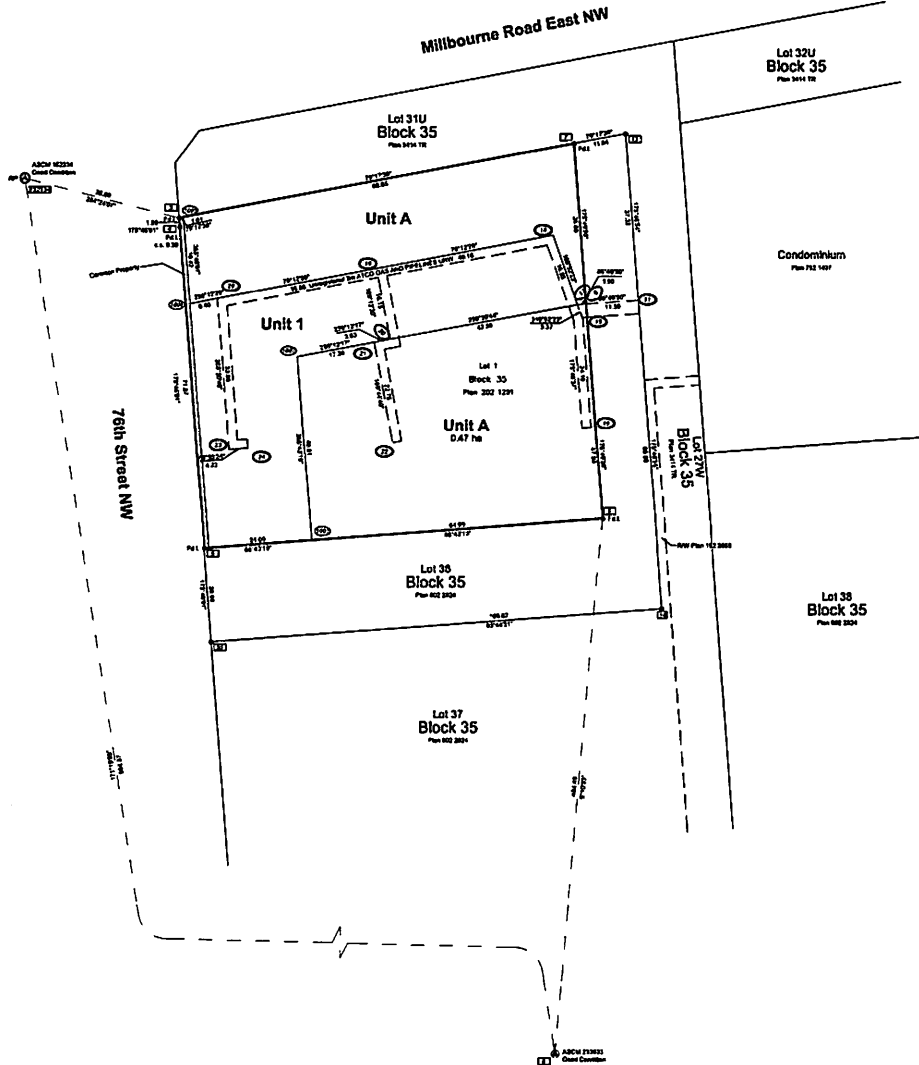
Building / Site

- 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

- Sanitary, stormwater, and water services must enter into the proposed site through an area designated as common property.
- The owner must design and construct onsite stormwater management requirements to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate of 35 liters per second per hectare to the public storm sewer system.
- 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).
- Permanent Area Contribution (PAC) cost sharing assessments and the Sanitary Sewer Expansion Assessment are already assessed under agreement SA51276.
- 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).

UNIT FACTOR TABLE		
UNIT NUMBER	UNIT FACTOR	TOTAL AREA APPROX (sqm)



POST TENSIONED CABLES STATEMENT

This plan is accompanied by a certificate regarding post-tensioned cables and signed by B.M. DRAKE, ALBERTA LAND SURVEYOR. Existing there are no post-tensioned cables located anywhere on or within the building or the property on which the building is located.

NOTE:
For any endorsement, registration memorandum, modification or other order that is to be made on this plan, please see the Condominium Additional Sheet (CAS) which is added to the plan pursuant to the Condominium Property Regulation.

ALBERTA REGISTRIES

PLAN No. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT No. _____
 A D REGISTRAR
 PHASE 1 | SHEET 1 OF **

**MICHAELS PARK
 CITY OF EDMONTON
 ALBERTA**

PLAN SHOWING TENTATIVE SURVEY OF
 PHASED CONDOMINIUM CONDOMINIUM
 AFFECTING
LOT 1 BLOCK 35 PLAN 202 1291
 WITHIN THE
NW 1/4 SEC 10 TWP 52 RGE 24 W4M
 B.M. DRAKE, ALS - 2020

SYMBOLS LEGEND:

Boundary line (shown as dashed line)
 Boundary line (shown as solid line)
 Alberta Survey Control Station (ASCS) based on datum
 Proposed position (shown as dashed line)
 Observation point (OP) is shown as a circle with a dot

NOTES:

All distances are ground and shown in metres and decimals thereof. Distances shown on this plan to post entries otherwise indicated are not shown to the nearest centimetre and are not longer, shorter or longer than indicated.
 Areas required for Condominium is approximately 0.41 ha.
 Drawings are CAD (2010 - 2019) (Original, Reference Number 11470, derived from GNCS observations at ASGM 192024)

This plan is for the plan in the
 Edition: North American Datum 1983 (Original) Projection: UTM Transverse Mercator
 Reference Meridian: 114° West Longitude Convergence Factor: 0.99912
 Geo-Reference Point (GPR) A: 5011 10250 E: 502708.473

Condominium and boundaries not defined by words are shown as follows:
 Condominium and boundaries defined by words are shown as follows:
 Unit boundaries are shown as follows:
 Lot boundaries are shown as follows:
 All areas not designated as Unit are common property.
 Condominium will comprise any area defined by Section 1(1) of the Condominium Property Act or areas the well does not exist, the vertical plane is defined by the horizontal surface.
 Areas and vertical and horizontal extent to the condominium and boundaries and are an indication of the site of the unit or derived from field measurements are taken to the exterior surface of the building and near ground level.
 Dimensions shown to the boundaries with the precision to the nearest millimetre shown.
 The boundary of Units 1 and 2 to 30 with common property on the survey instrument ground according to the Survey Act.
 The unit dimensions and areas within are to be shown to the nearest millimetre.

ABBREVIATIONS:

ALR Access Right of Way	CHS Chained Horizontal Sights System	R Radius
A All Distance	CL Contour Line	SB Sub-structure
ALS Alberta Land Surveyor	CP Contour Point	Ref Reference
AN Anomalous	CS Control Station	Rel Reference
B Boundary	L Level Line	RS Right of Way
BL Boundary Line	M Meridian	SI Station
CA Central Angle of Curve	NS North-South Reference	St Station
C Curve	N North	SW Station
CC Central Curve	NAD North American Datum	SW Station
CD Condominium	N North	SW Station
CO Contour	NAD North American Datum	SW Station
CP Contour Point	N North	SW Station
C Curve	NAD North American Datum	SW Station
D Dist	N North	SW Station
E East	P Pole	SW Station
EA Environmental Assessment	P Pole	SW Station
EL Elevation	P Pole	SW Station
EM Environmental	P Pole	SW Station
EN Elevation	P Pole	SW Station
EP Elevation Point	P Pole	SW Station
EV Elevation	P Pole	SW Station
EW Elevation	P Pole	SW Station
EX Elevation	P Pole	SW Station
FA Found	P Pole	SW Station

SURVEYOR:

B.M. Drake, ALS
 Surveyed between the dates of
 March Day Year and March Day Year
 in accordance with the provisions of the Surveyors Act.



CONDOMINIUM CORPORATION ADDRESS:

130 81st Street SW
 Edmonton, Alberta T6X 0V1

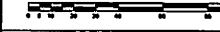
APPROVING AUTHORITY:

Name: The City of Edmonton
 File No.: LDM / CDM

REGISTERED OWNERS:

1. MICHAEL'S PARK LANDING LTD.

Scale: 1:1000



DRAWN BY: BMO FILE NUMBER: 5012.0001.80
 DATE: 2021/07/20 DRAWING FILE: 6012-0001-TN-1 REV: 1



Subdivision Authority

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

February 25, 2021

File No. LDA21-0001

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 7, Block 18, Plan 2952 HW, located north of 97 Avenue NW and west of 160 Street NW;
GLENWOOD

The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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/tv/Posse #382146203-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 160 Street NW. Upon redevelopment of proposed Lot 7A, the existing residential access to 160 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 5.1 m south of the north property line of existing Lot 7 off 160 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.
- 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).

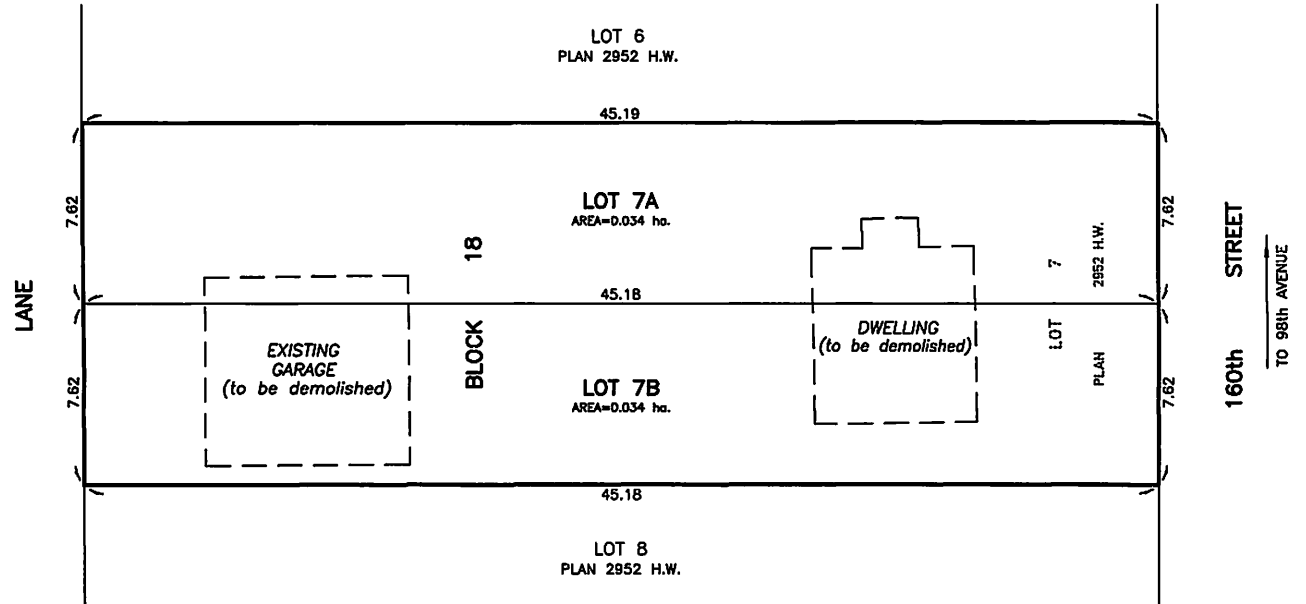
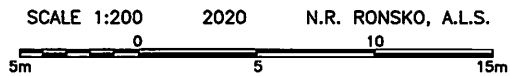
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 7, BLOCK 18, PLAN 2952 H.W.

IN THE
N.E.1/4 SEC.34-52-25-4

EDMONTON ALBERTA

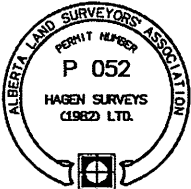


NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 28, 2020
REVISED: -

FILE NO. 20S0709

DWG.NO. 20S0709T



Subdivision Authority

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

February 25, 2021

File No. LDA21-0015

IBI Group
300-10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to facilitate lot line adjustments from Lots 4-10, Block 33, Plan 182 3308 located north of Crawford Drive SW and east of Chivers Loop SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:

1. that the owner shall submit redline revisions or resubmit engineering drawings for Chappelle Stage 59, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination. The revisions or engineering drawings shall confirm the elimination of cross lot servicing; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision identifying conditions 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,

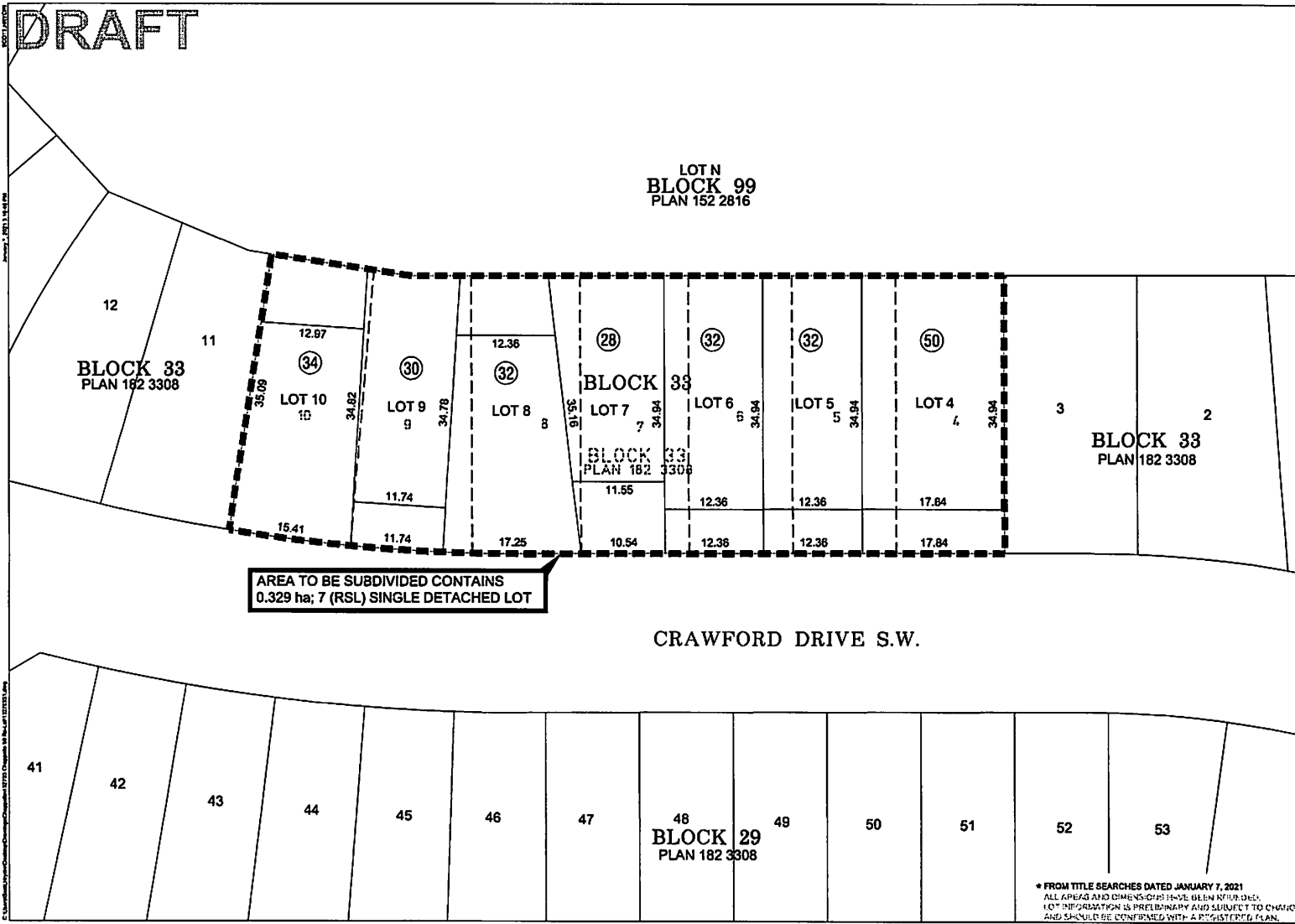
A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a faint blue grid background.

Blair McDowell
Subdivision Authority

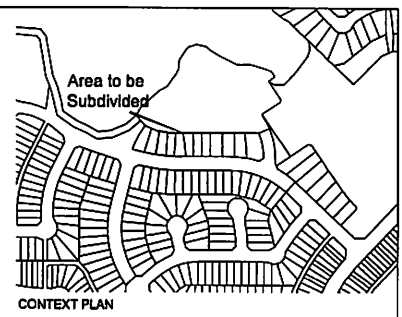
BM/mb/Posse #383217433-001

Enclosure

DRAFT



**AREA TO BE SUBDIVIDED CONTAINS
0.329 ha; 7 (RSL) SINGLE DETACHED LOT**



Land Use Summary		
Gross Hectares*		0.329/ha.
Lot 4, Block 33, Plan 182 3308	0.047/ha.	
Lot 5, Block 33, Plan 182 3308	0.045/ha.	
Lot 6, Block 33, Plan 182 3308	0.045/ha.	
Lot 7, Block 33, Plan 182 3308	0.047/ha.	
Lot 8, Block 33, Plan 182 3308	0.047/ha.	
Lot 9, Block 33, Plan 182 3308	0.048/ha.	
Lot 10, Block 33, Plan 182 3308	0.05/ha.	
Gross Developable Area		0.329/ha.
Proposed Application		0.329/ha.
Residential		0.329/ha.
7 RSL (Residential Small Lot)	0.329/ha.	
Remnant		0/ha.

* FROM TITLE SEARCHES DATED JANUARY 7, 2021
ALL AREAS AND DIMENSIONS HAVE BEEN REVIEWED.
LOT INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE
AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

IBI
**IBI GROUP PROFESSIONAL
 SERVICES (CANADA) INC**
 300 - 10830 Jasper Avenue
 Edmonton AB T5J 2B3 Canada
 tel 780 428 4000 fax 780 426 3256
 ibigroup.com

CITY OF EDMONTON
 Proposed Subdivision Application
 Chappelle Stage 59
 Plan 182 3308 Blk 33 Lots 4 to 10

NO.	DATE	DESCRIPTION	BY	APP'D
1	JANUARY 11, 2021	SUBDIVISION SUBMITTED TO CITY OF EDMONTON	SH	JB

DATE: January 7, 2021
DESIGNED BY: SH
DRAWN BY: SH
CHECKED BY: JB
SCALE: 1:500
JOB NUMBER: 132703

