

Thursday, March 4, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 09

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 4, 2021 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

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

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA20-0039
345927474-001 | Tentative plan of subdivision to create two (2) multi-unit housing lots, 23 row housing lots and one (1) Public Utility Lot from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and south of Yellowhead Trail; BLATCHFORD |
| 2. | LDA20-0337
375152424-001 | Tentative plan of subdivision to create 129 single detached lots from Lot 2, Block 1, Plan 202 0692, located north of 35 Avenue NW and east of Winterburn Road NW; EDGEMONT |
| 3. | LDA20-0408
379597079-001 | Tentative plan of subdivision to create 11 single detached residential lots from Block C, Plan 4185 NY and Lot D, Plan 540 RS, located south of Cumberland Road NW and east of 142 Street NW; CUMBERLAND |
| 4. | LDA20-0436
378982636-001 | Tentative plan of subdivision to create 93 single detached residential lots from Lot 1, Block A, Plan 212 0009 located east of 66 Street NW and south of Anthony Henday Drive; MCCONACHIE |
| 5. | LDA16-0016
185550338-001 | REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots and 18 semi-detached residential lots from Lot 6, Block 1, Plan 182 0084 located north of 30 Avenue SW and east of Cavanagh Boulevard (111 Street) SW; CAVANAGH |
| 6. | LDA17-0368
253708129-001 | REVISION of conditionally approved tentative plan of subdivision to create 208 single detached residential lots, 146 semi-detached residential lots, two (2) multiple family lots, three (3) Municipal Reserve lots and two (2) Environmental Reserve lots from Lot 1, Plan 012 1042, the south half of the SE 8-52-23-W4M, and Lot 2, Plan 812 1577, located north of 34 Avenue NW and west of Meridian Street NW; MAPLE |

7.	LDA20-0191 365151617-001	Tentative plan of subdivision to adjust the property boundary between Lots 21 and 22, Block 37, Plan 8175 ET, located north of 100 Avenue NW and east of 168 Street NW; GLENWOOD
8.	LDA20-0346 377248812-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 5, Plan 5414 NY, located north of 44 Avenue NW and east of 154 Street NW; RAMSAY HEIGHTS
9.	LDA20-0415 379608443-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 10, Block 5, Plan 132 4849, located north of Eby Road SW and west of Ewing Trail SW; ELLERSLIE INDUSTRIAL
10.	LDA20-0416 379964920-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 12, Plan 239 HW, located north of 57 Avenue NW and east of 110 Street NW; PLEASANTVIEW
11.	LDA20-0417 380064273-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 20, Block 22, Plan 4851 HW, located north of 103 Avenue NW and west of 78 Street NW; FOREST HEIGHTS
12.	LDA20-0419 380353382-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 3 & 4, Block 14, Plan 1497 AE, located north of 128 Avenue NW and east of 71 Street NW; BALWIN
13.	LDA20-0420 379915525-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 4, Plan 239 HW, located north of 54 Avenue NW and east of 109A Street NW; PLEASANTVIEW
14.	LDA21-0029 383792180-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 6, Plan RN22, located north of 107 Avenue NW and east of 123 Street NW; WESTMOUNT
15.	LDA21-0037 384323652-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22A, Block 3, Plan 042 1255, located south of 79 Avenue NW and west of 115 Street NW; MCKERNAN
16.	LDA21-0048 384936180-001	Tentative plan of subdivision to create one (1) other lot from Block C, Plan 2887 AQ and Lot 4, Block C, Plan 132 0859, located north of 167 Avenue NW and west of 66 Street NW; SCHONSEE
5.	OTHER BUSINESS	



Subdivision Authority

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

March 4, 2021

File No. LDA20-0039

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots, 23 row housing lots and one (1) Public Utility Lot from Lot 2, Block 6A, Plan 922 0135 located east of 121 Street NW and south of Yellowhead Trail; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate walkways as road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road right of way for the reverse housing alley, and that the property lines of the residential lots be modified, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include modifications to the existing infrastructure on Blatchford Road to accommodate the alley crossing, as shown on the "Conditions of Approval" map, Enclosure I. The existing transformer located in the vicinity of the alley crossing may require relocation should sight lines be obstructed. Details will be reviewed through the submission of detailed engineering drawings;
8. that the owner construct the reverse housing alley to a modified Complete Streets design and cross-section. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality. Details will be reviewed and confirmed with the submission of the detailed engineering drawings;
9. that the owner constructs 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);
10. that the owner pays for the installation of "no parking" signage on the reverse housing alley and the local road for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide zebra marked crosswalks with curb extensions, curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the walkway right-of-way contain a 3 m shared use path with bollards and lighting, in accordance with Zoning Bylaw No. 12800, within residential property lines with connections to adjacent shared use paths/sidewalks, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Public Utility 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.

Municipal Reserve (MR) for Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #345927474-001

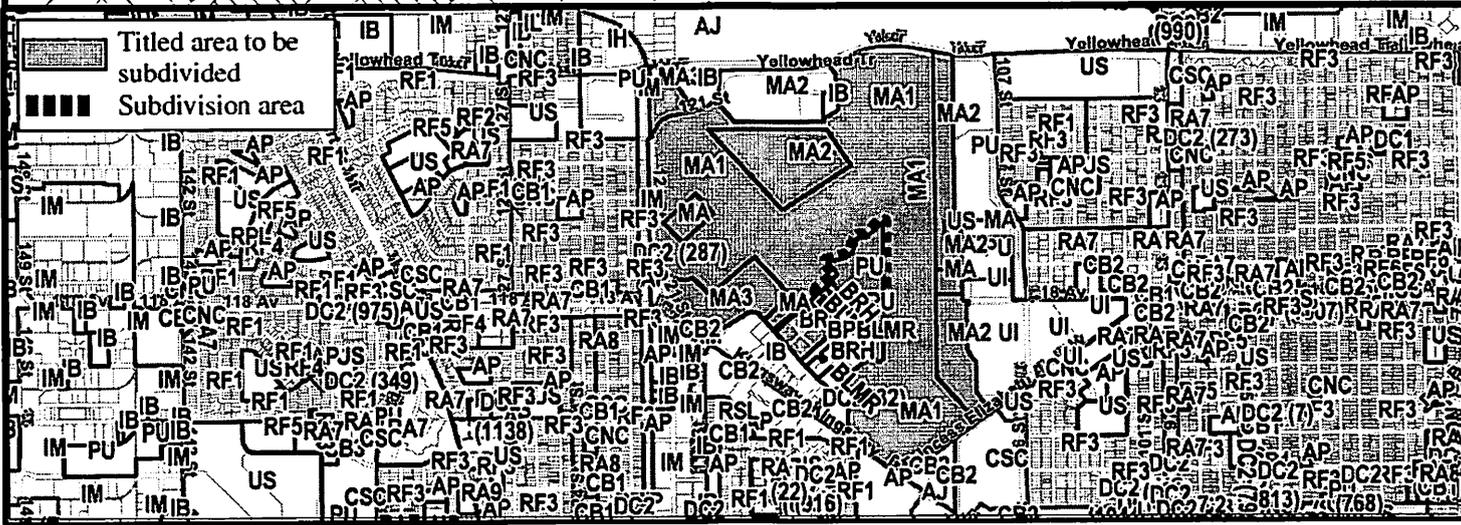
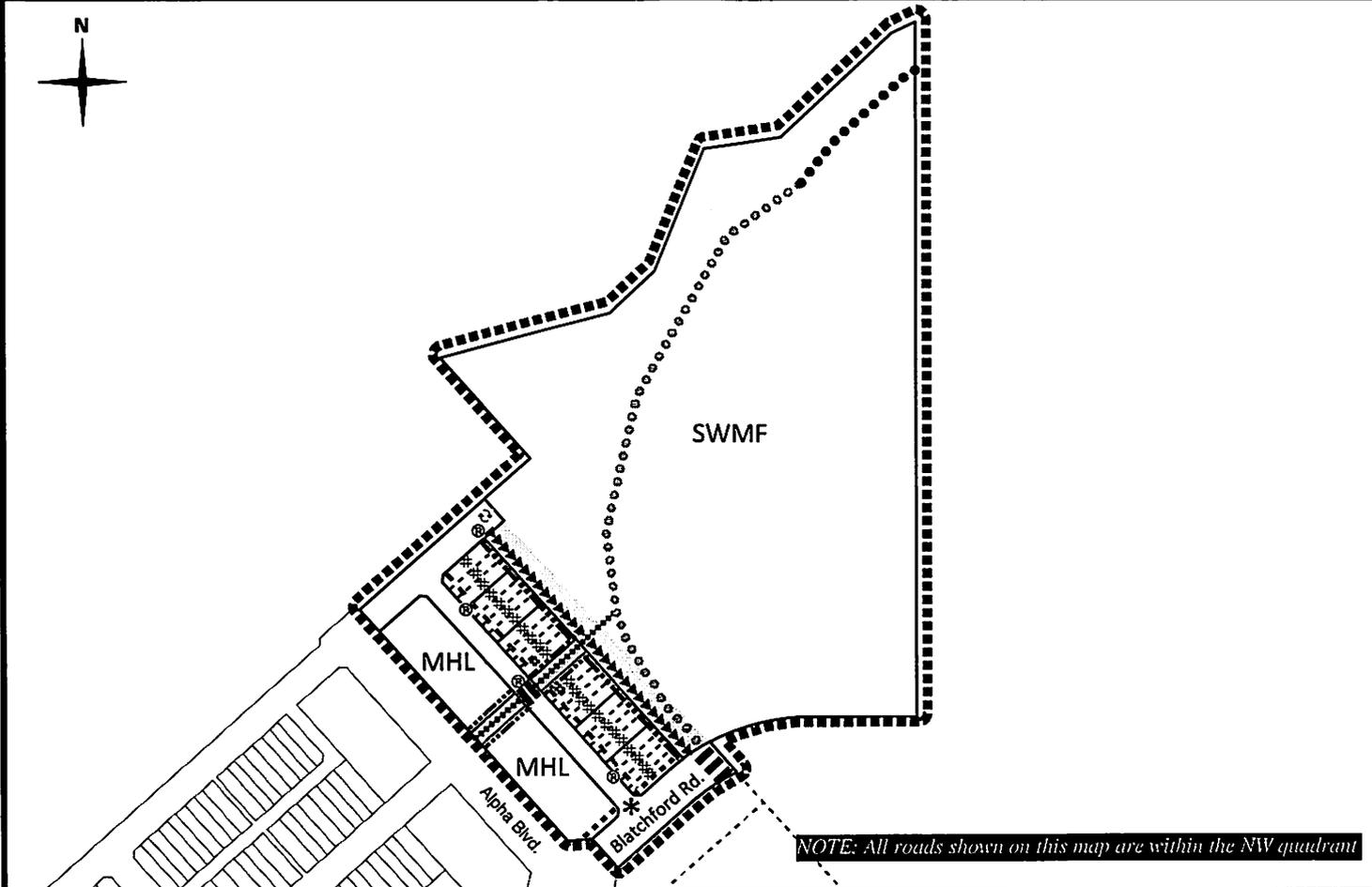
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 4, 2021

LDA20-0039

- | | | | |
|--------|---|--------|--|
| ▬▬▬▬ | Limit of proposed subdivision | ○●○●○● | Existing 3m shared use path |
| ▨▨▨▨ | Dedicate as road right of way | ◆◆◆◆ | 3 m hard surface shared use path |
| ■ ■ ■ | 1.8 m uniform screen fence as per Zoning Bylaw | ▬▬▬▬▬▬ | Zebra marked crosswalk |
| — — — | 1.2 m uniform screen fence | * | Modify existing infrastructure to accommodate alley crossing |
| ▶▶▶▶ | 1.8 m concrete sidewalk | ↻ | Temporary 12 m radius turnaround |
| - - - | Dedicate as road right of way & modify property lines | # | Restrictive covenant re: Freeboard |
| ●●●●●● | 3m shared use path | ⊕ | Restrictive covenant re: Disturbed Soil |
| | | Ⓡ | No parking signage |





Subdivision Authority

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

March 4, 2021

File No. LDA20-0337

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 129 single detached lots from Lot 2, Block 1, Plan 202 0692, located north of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA14-0394 be registered prior to or concurrent with this application for necessary underground utilities and roadway connections;
5. that Charter Bylaw 19558 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. the north-south alley is proposed to serve as a temporary secondary emergency access route for Stage 1. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Winterburn Road NW 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 Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the road 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.

Municipal Reserve (MR) for Lot 2, Block 1, Plan 2020692 was previously addressed with the subdivision of SW ¼ 7-52-25-4 under file 83-X-093-S by providing money-in-place.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #375152424-001

Enclosure(s)



Subdivision Authority

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

March 4, 2021

File No. LDA20-0408

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

ATTENTION: Lindsey Trufyn

RE: Tentative plan of subdivision to create 11 single detached residential lots from Block C, Plan 4185 NY and Lot D, Plan 540 RS, located south of Cumberland Road NW and east of 142 Street NW;
CUMBERLAND

I The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that LDA20-0425 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the approved subdivisions LDA07-0362 be registered prior to or concurrent with this application for the necessary underground utilities and local roadway connection; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter along the collector roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within road right(s) of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Block C, Plan 4185 NY and Lot D, Block , Plan 540 RS were previously addressed with SUB/02-0135.

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,

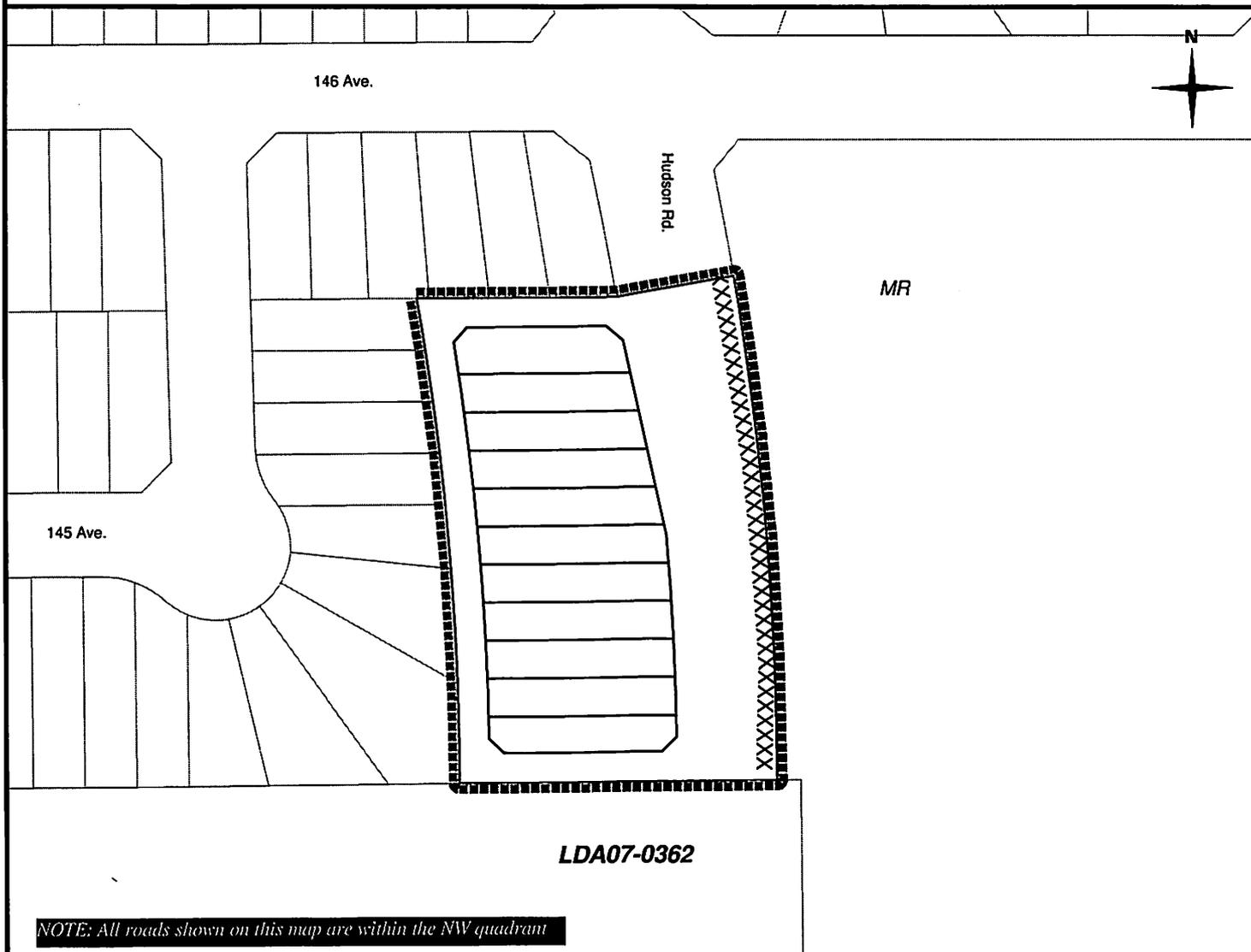
Blair McDowell
Subdivision Authority

BM/sm/Posse #379597079-001

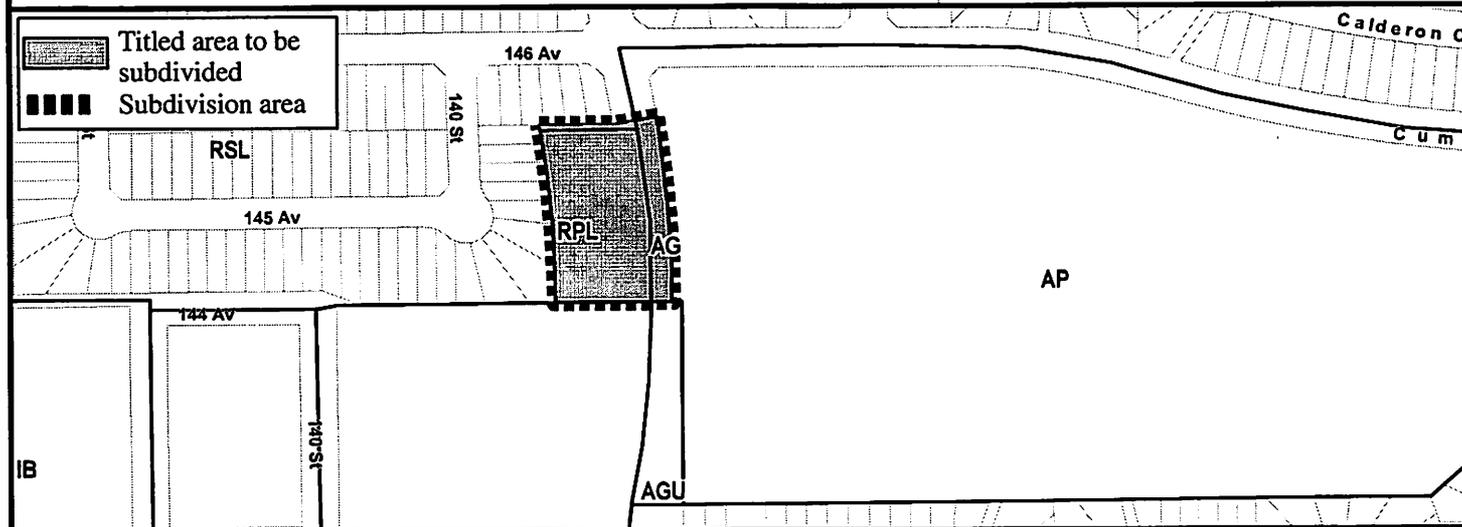
Enclosure(s)

■■■■ Limit of proposed subdivision

xxx 2.5 m mono-walk



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





March 4, 2021

File No. LDA20-0436

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 93 single detached residential lots from Lot 1, Block A, Plan 212 0009 located east of 66 Street NW and south of Anthony Henday Drive; **MCCONACHIE**

I The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the 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
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. That the owner construct bollards in the alley, adjacent to the greenway, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Block 1, Plan 772 2209 was addressed by dedication of a 9.80 hectare portion of the McConachie District Park site, with LDA08-0071.

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 #378982636-001

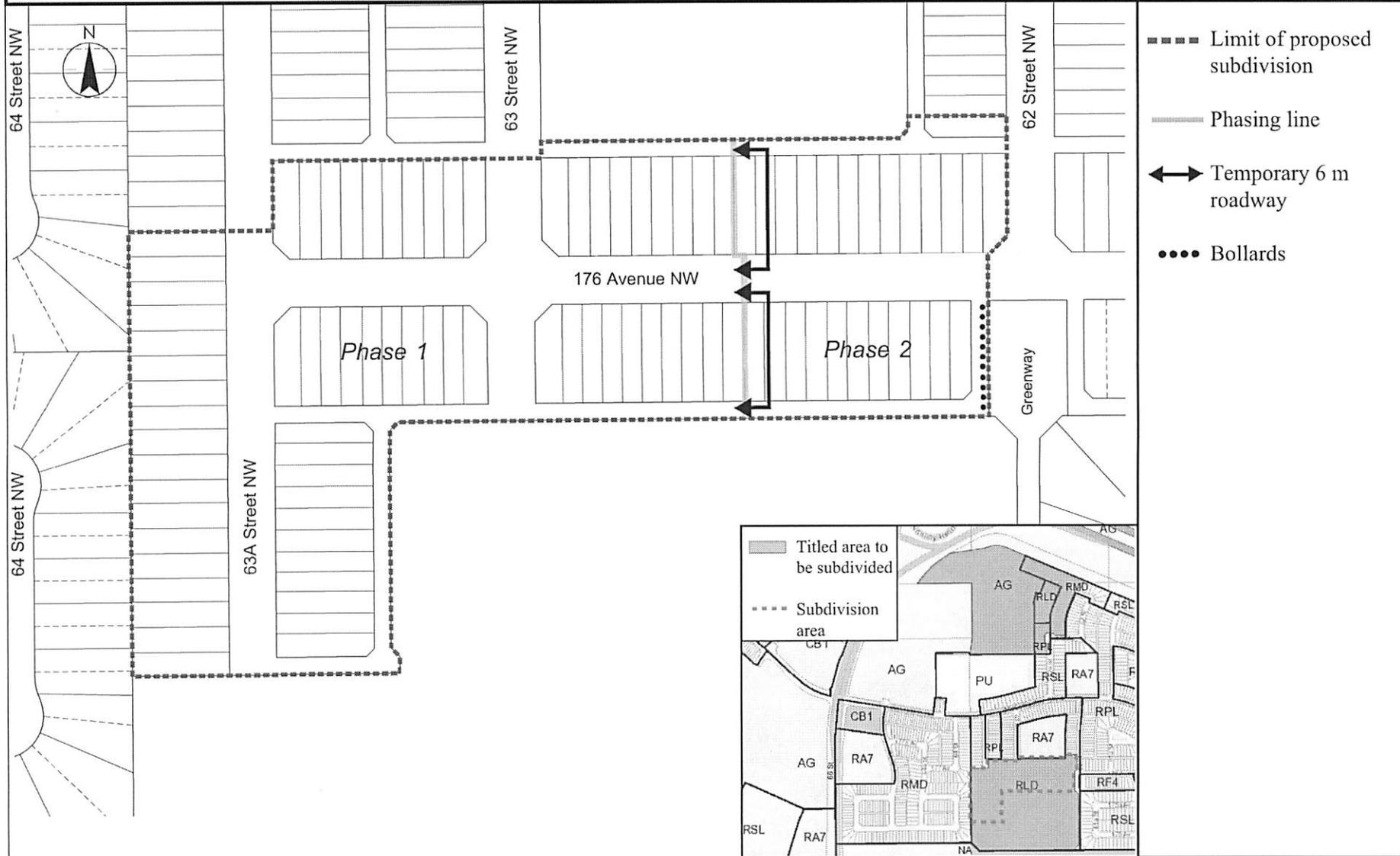
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

Enclosure I

March 4, 2021

LDA20-0436





Subdivision Authority

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

March 4, 2021

File No. LDA16-0016

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots and 18 semi-detached residential lots from Lot 6, Block 1, Plan 182 0084 located north of 30 Avenue SW and east of Cavanagh Boulevard (111 Street) SW; **CAVANAGH**

The subdivision was initially approved on March 23, 2017. The first revision was a relotting and received approval on November 29, 2018. The second revision was a relotting and rephasing and received approval on May 16, 2019. Phase 1, comprising 61 single detached residential lots, was registered under Plan 192 3129. The two (2) semi-detached lots within Phase 1 remain were withheld from registration to accommodate a temporary roadway. This third change request replaces 16 single detached lots with 16 semi-detached lots, within Phase 2.

I The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the lots identified be withheld from registration until the temporary 6 m roadways are no longer required, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 (1) 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 provides cash-in-lieu for a portion of the construction of Cavanagh Boulevard SW with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a temporary 6 m gravel surface roadway connection with Phase 2, 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);
10. that the owner constructs Cavanagh Boulevard SW to an urban collector roadway standard and an urban local roadway standard with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs underground utilities including watermain extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 6, Block 1, Plan 182 0084 was addressed when a school/park site was dedicated with LDA14-0055 (Phase 1).

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 #185550338-001

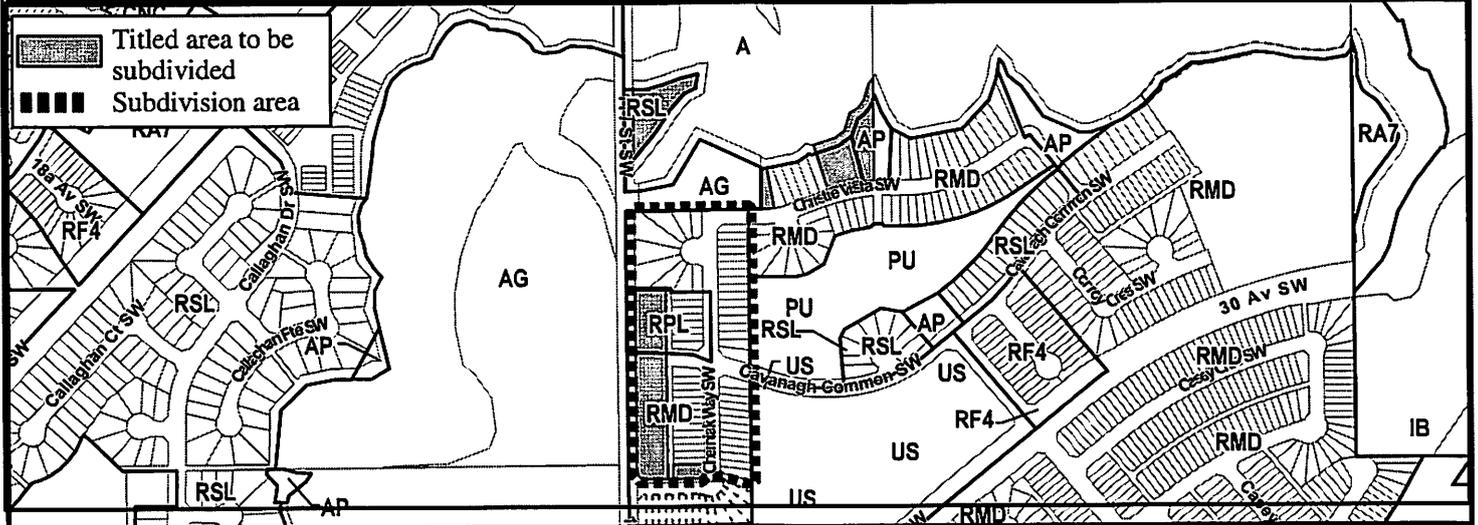
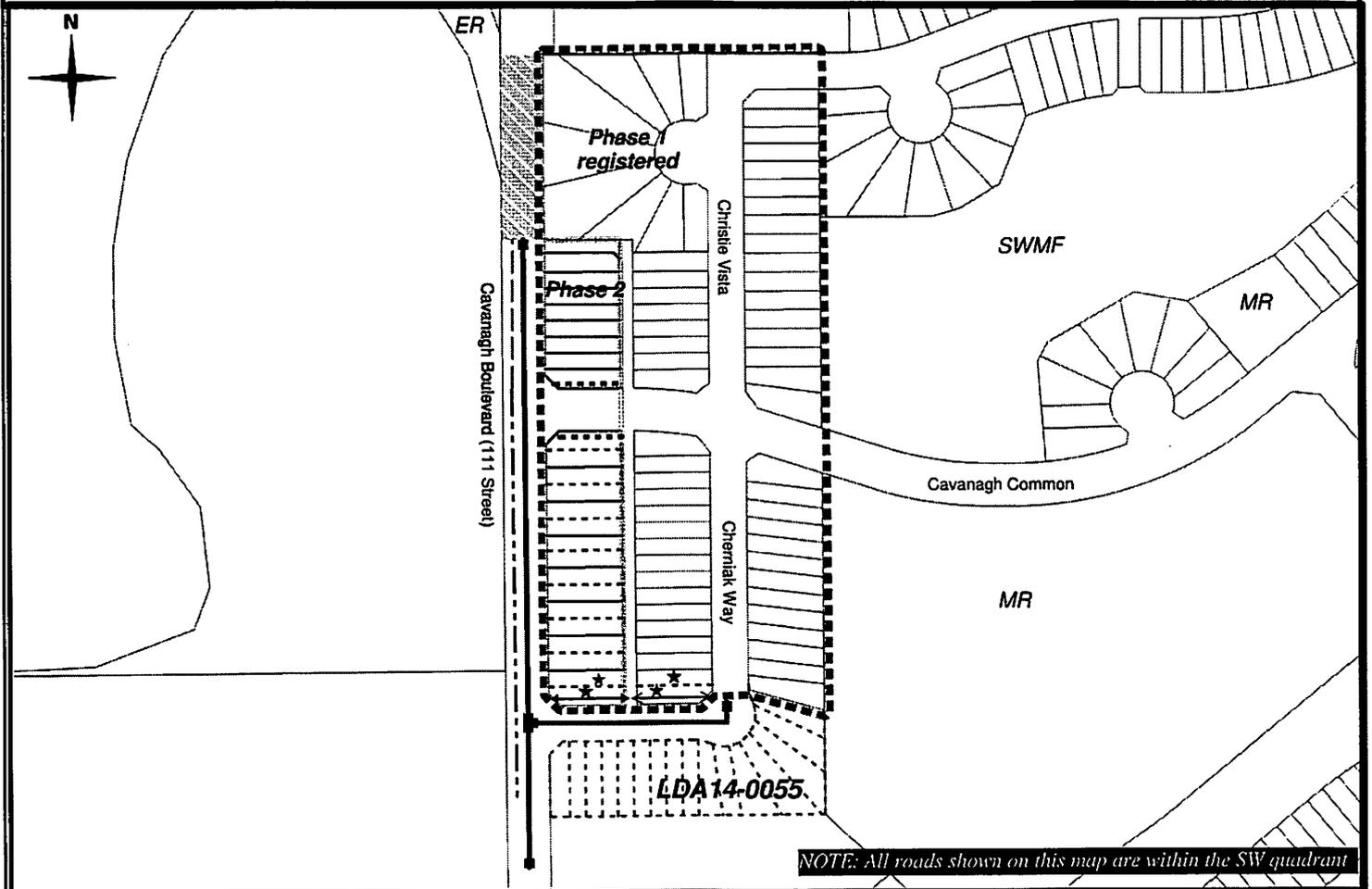
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 4, 2021

LDA16-0016

- Limit of proposed subdivision
- — — Construct local roadway
- ▬▬▬ Phasing line
- ■ ■ 1.8 m uniform screen fence as per Zoning Bylaw
- ★ Withhold lots from registration
- Construct collector roadway
- ▬▬▬ Watermain extension
- ▨▨▨ Cash in lieu for Cavanagh Boulevard
- ↔ Temporary 6 m roadway
- ↔ Existing temporary 6 m roadway





Subdivision Authority

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

March 4, 2021

File No. LDA17-0368

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 208 single detached residential lots, 146 semi-detached residential lots, two (2) multiple family lots, three (3) Municipal Reserve lots and two (2) Environmental Reserve lots from Lot 1, Plan 012 1042, the south half of the SE 8-52-23-W4M, and Lot 2, Plan 812 1577, located north of 34 Avenue NW and west of Meridian Street NW; **MAPLE**

The subdivision was initially approved on November 15, 2018. The first revision was a relotting and rephasing which received approval on July 25, 2019. Phase 1, comprising 74 single detached residential lots, 82 semi-detached lots, one (1) multiple family lot, one (1) Municipal Reserve lot and two (2) Environmental Reserve lots was registered under Plan 192 2185. This second change request consists of rephasing, the addition of one (1) Municipal Reserve lot to Phase 3, and relotting of Phases 2 through 4. The number of semi-detached lots decreases by 42 and single detached lots increase by 24, for an overall reduction of 18 residential lots.

I The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR), as a 2.19 hectare (ha) lot with Phase 2 and a 1.51 ha lot with Phase 3, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide MR in the amount of 0.975 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 012 1042 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner dedicate, clear and level Maple Road NW as required for road right of way, with Phase 3, and said dedication shall conform to an approved Concept Plan or to the satisfaction of

Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

6. that the lots identified in Phase 4 be withheld from registration until the existing temporary 9 metre (m) paved roadway is no longer required, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude the portion of Maple Road NW within Phase 3, and to include the complete intersection of 32 Avenue NW within Phase 4, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking Meridian Street NW, 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 (3) 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 constructs a temporary offset 17 m radius transit turnaround, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Final Acceptance Certificate (FAC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 3, 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);

9. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, 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 CCC for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs two (2) temporary 6 m gravel surface roadway connections, 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 CCC for roads (or when required by Subdivision and Development Coordination);
11. that the owner constructs a temporary 6 m paved surface emergency access, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
12. that the owner constructs a 3 m hard surface shared use path with lighting and bollards within the MR (Natural Area) lot, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with lighting and bollards within the walkway to the MR (Natural Area) lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway to the 1.51 ha MR lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs pedestrian connectivity with lighting and bollards within the 1.51 ha MR lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 1.2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, with Phases 2 and 4, as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, to conform to the submitted noise study for all lots backing onto or flanking Meridian Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. 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
18. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Plan 812 1577 was addressed by DRC with LDA12-0354. The DRC was subsequently transferred to the south half of the SE 8-52-23-W4M.

MR for the south half of the SE 8-52-23-W4M in the amount of 2.19 ha and 1.51 ha is being provided by dedication with this subdivision. Subsequent to MR dedication, the existing DRC (no. 192 176 725) for the south half of the SE 8-52-23-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title.

MR for Lot 1, Plan 012 1042 in the amount of 0.975 ha is being provided by registration of a DRC 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/kr/Posse #253708129-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

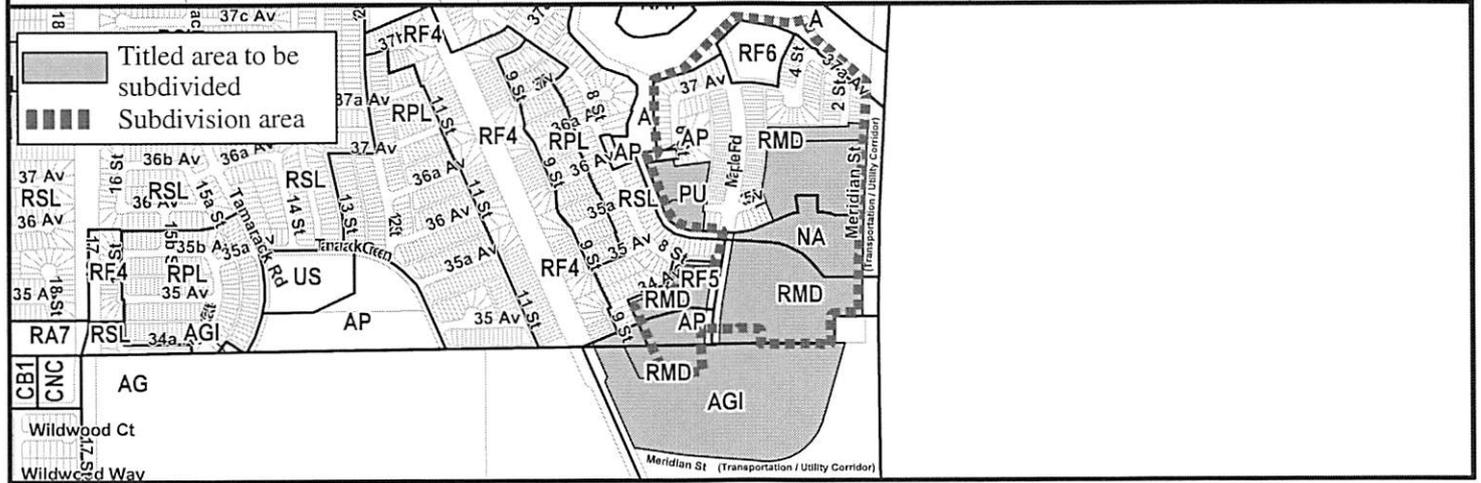
March 4, 2021

LDA17-0368

- | | | | |
|---------|--|------|--|
| ▬▬▬▬ | Limit of proposed subdivision | ◆◆◆◆ | 3 m hard surface shared use path Temporary |
| — | Phasing line | → | 4 m emergency access |
| — — — — | Amend subdivision boundary | ↔ | Temporary 6 m gravel roadway |
| ■ ■ ■ ■ | 1.8 m uniform screen fence as per Zoning Bylaw | ⋯⋯⋯ | Existing temporary roadway |
| - - - - | 1.2 m uniform fence | ↻ | Temporary 12 m radius transit turnaround |
| ▬▬▬▬ | Noise attenuation fence | ⌈⌋ | Temporary 17 m radius transit turnaround |
| ▬▬▬▬ | Berm and noise attenuation fence | ★ | Withhold lots from registration |
| ▬▬▬▬ | 1.5 m concrete sidewalk | ▲ | Restrictive covenant re: Berm and Fence |



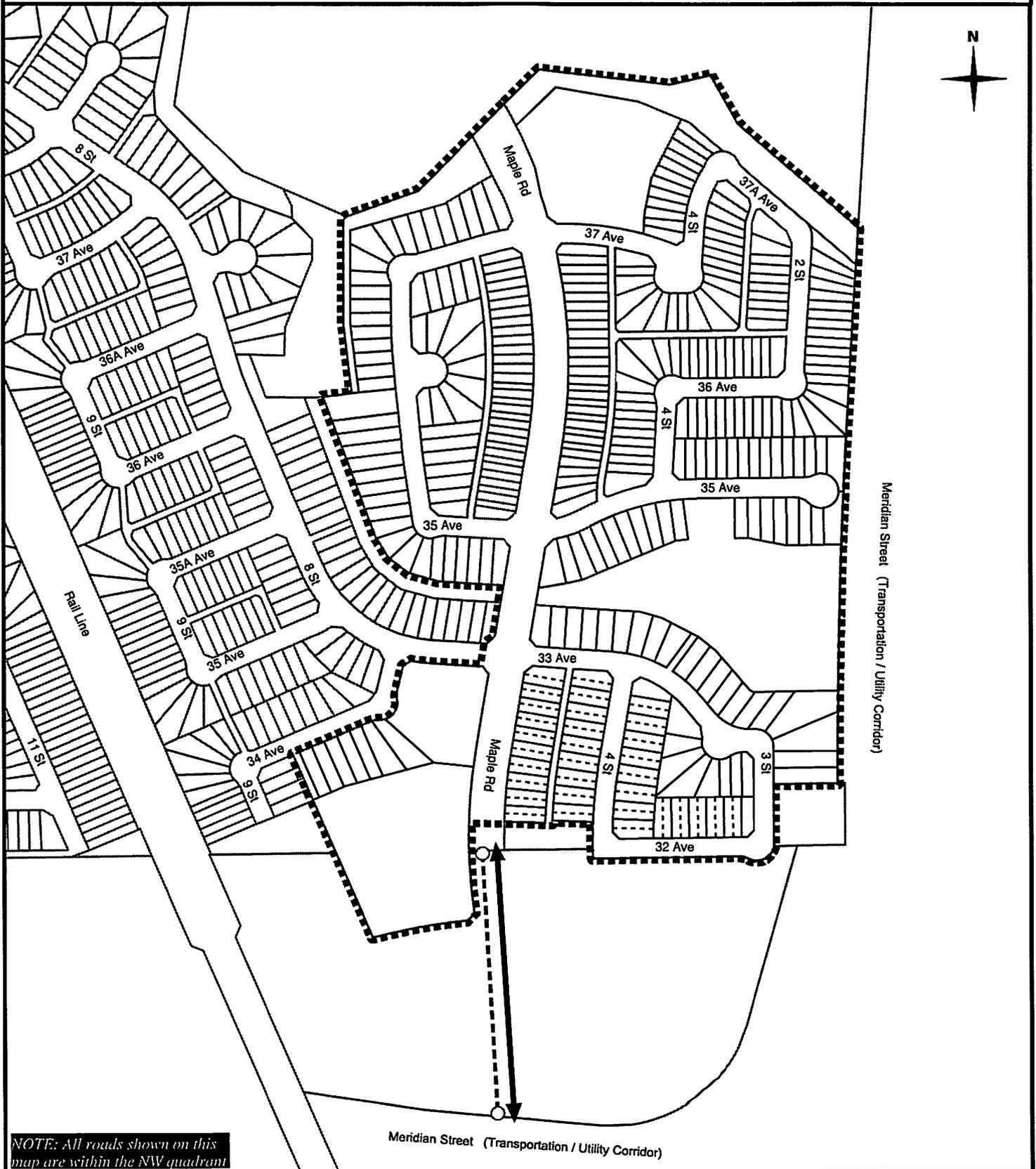
NOTE: All roads shown on this map are within the NW quadrant



■■■■ Limit of proposed subdivision

○-----○ Dedicate road right of way

↔ Temp 6 m roadway



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

Meridian Street (Transportation / Utility Corridor)



Subdivision Authority

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

March 4, 2021

File No. LDA20-0191

Jenny Min Perreault
10001 168 Street NW
Edmonton, AB T5P 3W9

ATTENTION: Jenny Min Perreault

RE: Tentative plan of subdivision to adjust the property boundary between Lots 21 and 22, Block 37, Plan 8175 ET, located north of 100 Avenue NW and east of 168 Street NW; **GLENWOOD**

The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. that the owner dedicate a 6 metre x 6 metre corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #365151617-001

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 is an existing access to 100 Avenue NW. Upon redevelopment of proposed Lot 22, this access must be removed in conformance with Major Commercial Corridor Overlay section 813.4(10) of the Edmonton Zoning Bylaw 12800. 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 Lot 22 via cross-lot servicing from Lot 21. The existing storm service enters Lot 22 approximately 3.96 m west of the east property line of Lot 22, off 100 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line. As per arrangements made with EPCOR, redevelopment of proposed Lot 22 will compel new water and sanitary services directly off existing EPCOR mains.
- 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).

..... Limit of proposed subdivision

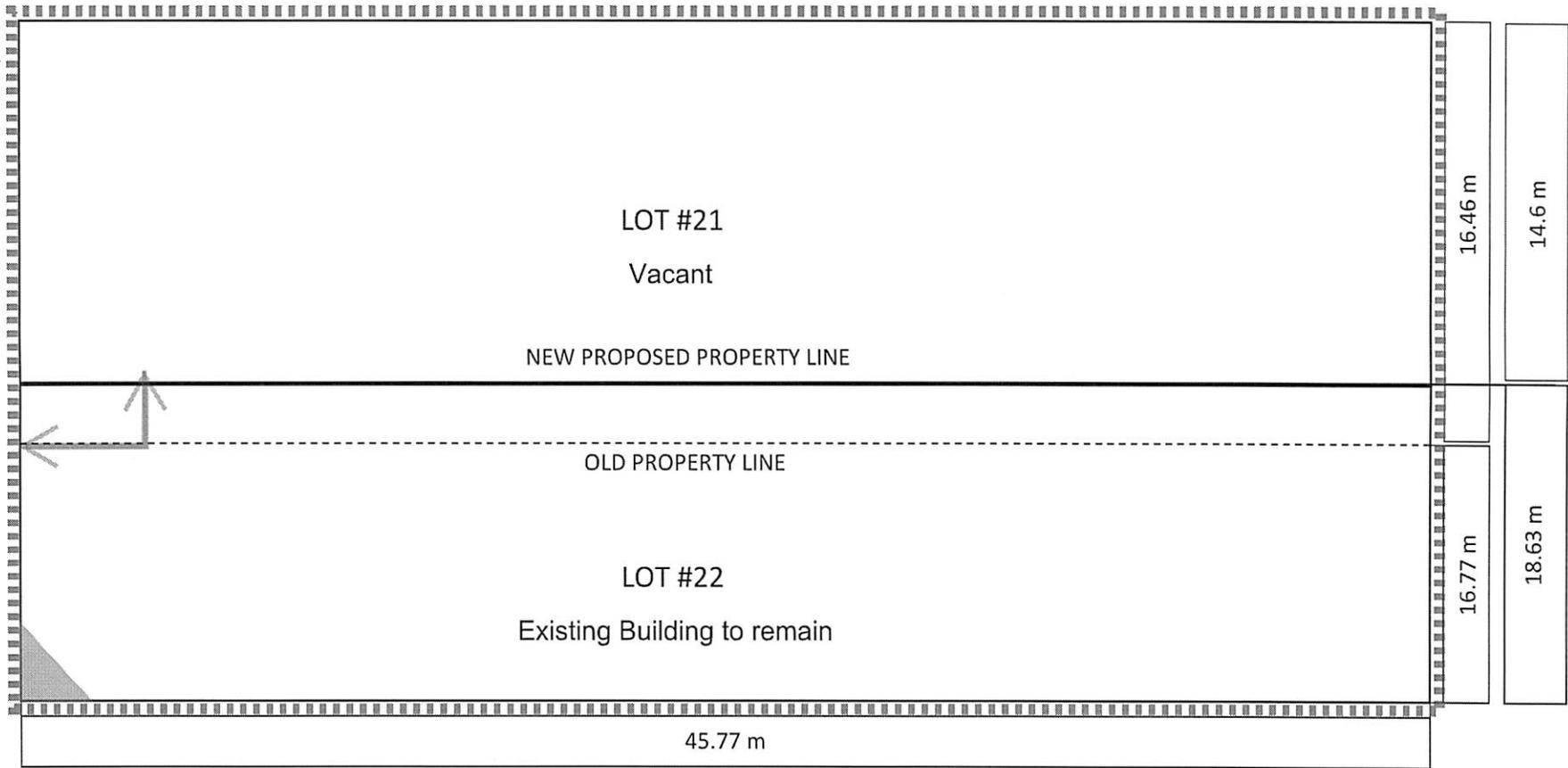
Register cross lot access easement

6 m x 6 m corner cut



NORTH

168 Street



100 Avenue

Property Line Adjustment between Lots 21 & 22, Block 37, Plan 8175 ET



Subdivision Authority

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

March 4, 2021

File No. LDA20-0346

Geodetic Surveys & Engineering Ltd.
9538 - 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 5, Plan 5414 NY, located north of 44 Avenue NW and east of 154 Street NW; **RAMSAY HEIGHTS**

The Subdivision by Plan is APPROVED on March 4, 2021, 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 Expansion Assessment, Permanent Area Contributions and/or Lateral Over-sizing Charges, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton against the lots fronting the Top of Bank, as per the applicable development restrictions shown by the geotechnical report "Geotechnical Investigation and Slope Stability Assessment for Proposed [sic] Subdivision Development at 4501 - 154 Street, Edmonton, AB; Submitted to Astonishing Abodes Inc.; February 1, 2021; Revision-0; Project no. GEO-2020-022; Prepared by MR Engineering Ltd." (File No. 303; CAD 928-28-02), as shown on the "Conditions of Approval" map, Enclosure I;
3. 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;
4. that the final plan of survey shall conform to the attached revised tentative plan; and,
5. 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,

Blair McDowell
Subdivision Authority

BM/tn/Posse #377248812-001

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 154 Street NW. Upon redevelopment of proposed Lots 21A and 21B, the existing residential access to 154 Street NW may require removal. 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.

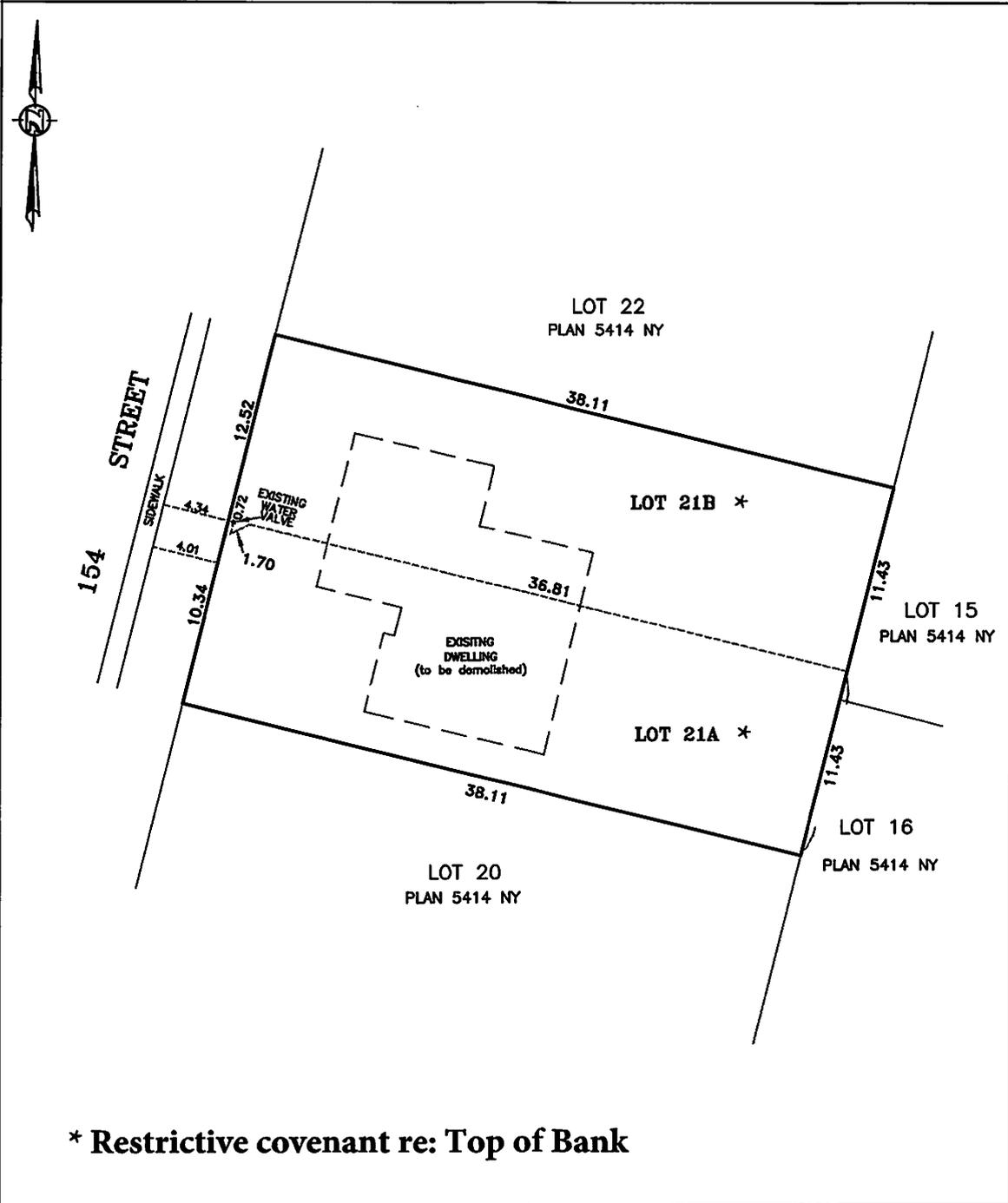
Servicing

- 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 enter the proposed subdivision approximately 11.43 m (water) and 11.73m (sanitary) north of the south property line of Lot 21 off 154 Street. The existing storm service enters the proposed subdivision approximately 12.04 m north of the south property line of Lot 21 off 154 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

ENCLOSURE II

**TENTATIVE PLAN
SHOWING
PROPOSED SUBDIVISION
OF
LOT 21, BLOCK 5, PLAN 5414 NY
W 1/2, SEC. 14, TWP. 52, RGE. 25, W.4M.
EDMONTON - ALBERTA**

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... AND CONTAINS 0.087 ha.



*** Restrictive covenant re: Top of Bank**

GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.

DATE : NOV. 24th, 2020.

SCALE 1 : 300

JOB No. 1201267



Subdivision Authority

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

March 4, 2021

File No. LDA20-0415

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 10, Block 5, Plan 132 4849, located north of Eby Road SW and west of Ewing Trail SW; **ELLERSLIE INDUSTRIAL**

The Subdivision by Bare Land Condominium is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. that the owner construct an offsite water main valve and on-street hydrants, within Ewing Trail SW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I (contact EPCOR Water Services at waterdtinfrastructure@epcor.com); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision 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/kr/Posse #379608443-001

Enclosure



Subdivision Authority

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

March 4, 2021

File No. LDA20-0416

Amy Desroches
5903 110 Street NW
Edmonton, AB T6H 3E4

ATTENTION: Amy Desroches

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 12, Plan 239 HW, located north of 57 Avenue NW and east of 110 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #379964920-001

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

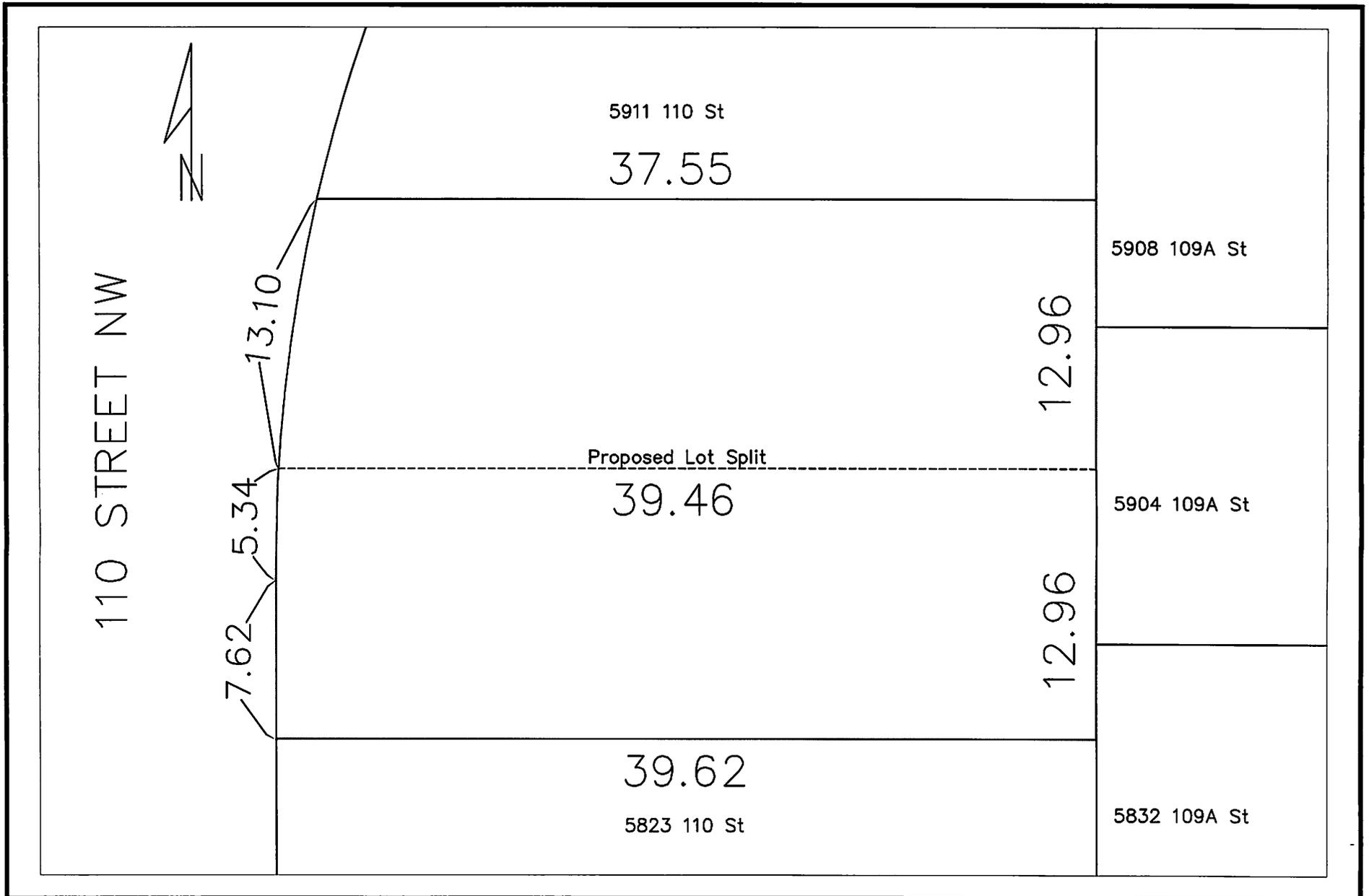
- There are existing boulevard trees adjacent to the site on 110 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Reconstruction or widening of driveways will impact the structural tree roots. Any changes to the driveway locations that would result in tree removal will not be supported as per the Corporate Tree Management Policy C456C. Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact Kirsten Mortensen at City Operations, Parks and Roadways (citytrees@edmonton.ca).
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.1 m south of the north property line of Lot 10 off 110 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).



LEGAL DESCRIPTION
 (LOT 10, BLOCK 12, PLAN 239HW)
 MUNICIPAL ADDRESS
 5903 110 St. NW, Edmonton AB



Subdivision Authority

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

March 4, 2021

File No. LDA20-0417

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 Lot 20, Block 22, Plan 4851 HW, located north of 103 Avenue NW and west of 78 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on March 4, 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.

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 #380064273-001

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 78 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 373267089-006).
- 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 existing services (water and sanitary) enter the proposed subdivision approximately 5.5 m south of the north property line of existing Lot 20 off of the lane. A second set of services have been applied/paid for with no as-built information currently available. 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 west property line of existing Lot 20. 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).

TENTATIVE PLAN

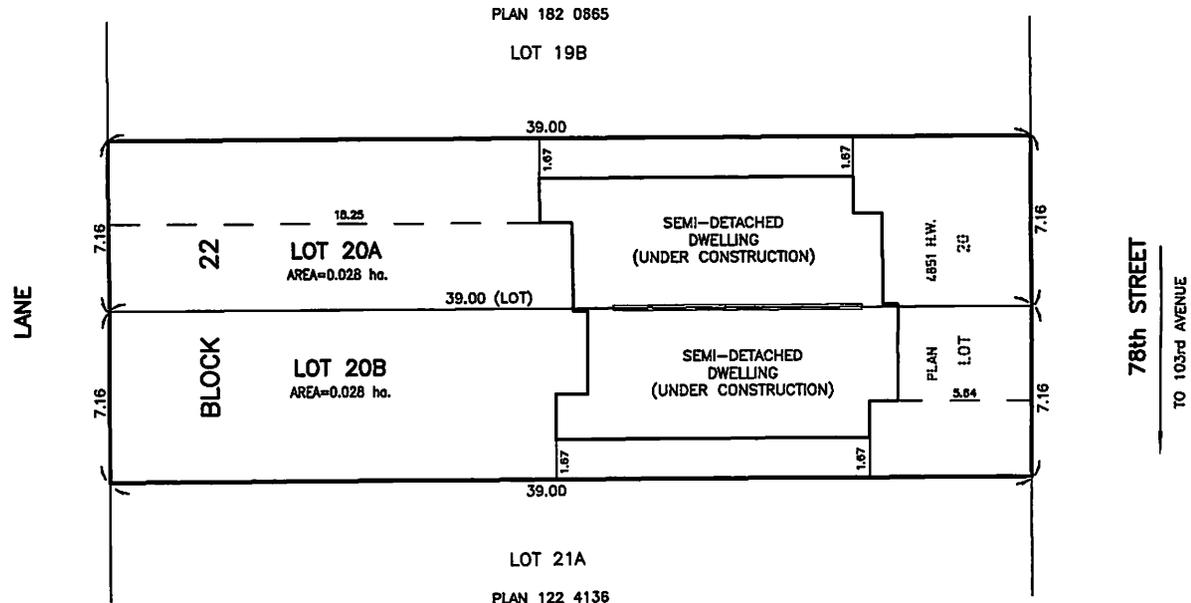
SHOWING SUBDIVISION OF

LOT 20, BLOCK 22, PLAN 4851 H.W.

IN THE
RIVER LOT.29-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



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.C.

CALC'D. BY: -

DATE: DECEMBER 03, 2020
REVISED: -

FILE NO. 20S0693

DWG.NO. 20S0693T



Subdivision Authority

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

March 4, 2021

File No. LDA20-0419

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 Lots 3 & 4, Block 14, Plan 1497 AE, located north of 128 Avenue NW and east of 71 Street NW; **BALWIN**

The Subdivision by Plan is APPROVED on March 4, 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.

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,

Blair McDowell
Subdivision Authority

BM/tv/Posse #380353382-001

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 71 Street 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.
- The Balwin neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2023. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.9 m south of the north property line of existing Lot 4 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

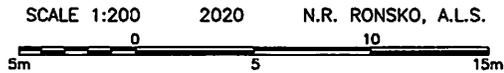
TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 3 & 4, BLOCK 14, PLAN 1497 A.E.

IN THE
S.E.1/4 SEC.22-53-24-4

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.C.

CALC'D. BY: -

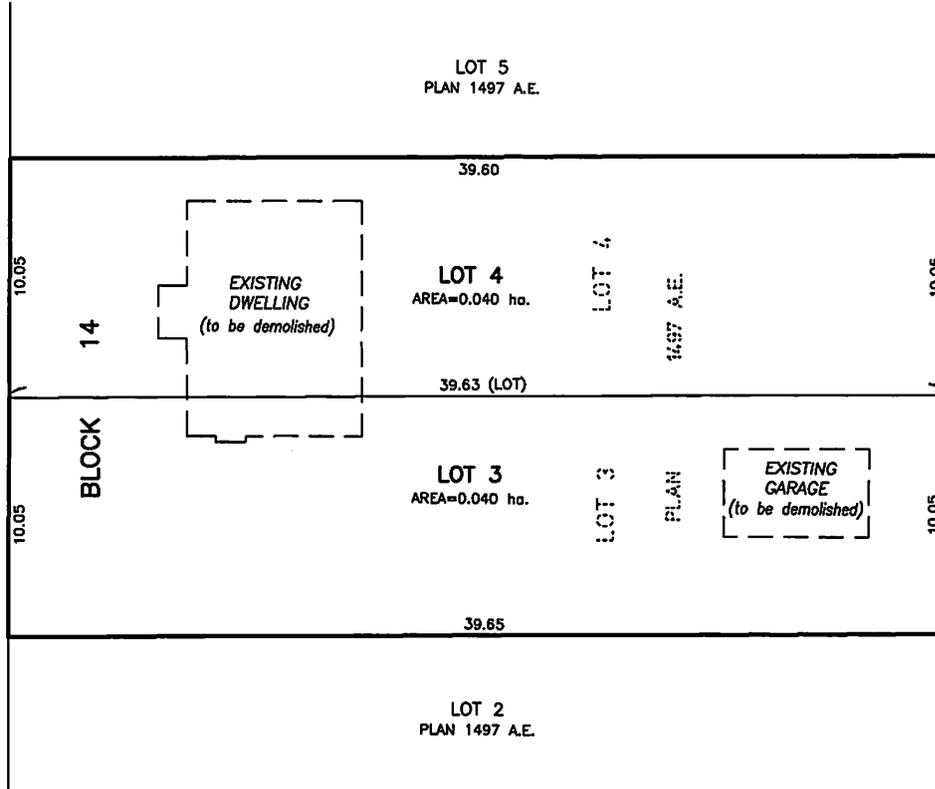
DATE: DEC 07, 2020
REVISED: -

FILE NO. 20S0692

DWG.NO. 20S0692T

71st STREET

TO 128th AVENUE



LANE



Subdivision Authority

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

March 4, 2021

File No. LDA20-0420

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 4, Block 4, Plan 239 HW, located north of 54 Avenue NW and east of 109A Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on March 4, 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.

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 #379915525-001
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 that must be protected during construction, including access construction and / or reconstruction. Future access to Lot 4A must maintain a minimum clearance of 2.8 m from the existing boulevard tree and Lot 4B must maintain a minimum clearance of 2.0 m from the existing boulevard. Prior to construction, the owner/applicant must contact to arrange for hoarding and/or root cutting. All costs shall be borne by the owner/applicant. Please contact City Operations, Parks and Roadways (citytrees@edmonton.ca).
- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing access to Lot 4B meet current City of Edmonton standards and access upgrading may be required.
- Upon submission of a development permit application, future access locations to the proposed lots must be reviewed and approved by Subdivision & Development Coordination. Access width may be limited to meet the minimum separation distance requirements to the existing boulevard trees and the proposed property lines.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on the road right-of way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.0 m south of the north property line of existing Lot 4 off 109 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).

Enclosure I

- 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).

ACE LANGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RP1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0 101 ha.



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

REVISIONS

PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

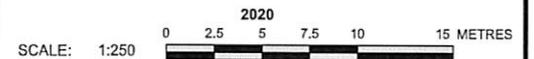
OF

LOT 4, BLOCK 4, PLAN 239 HW

WITHIN THE

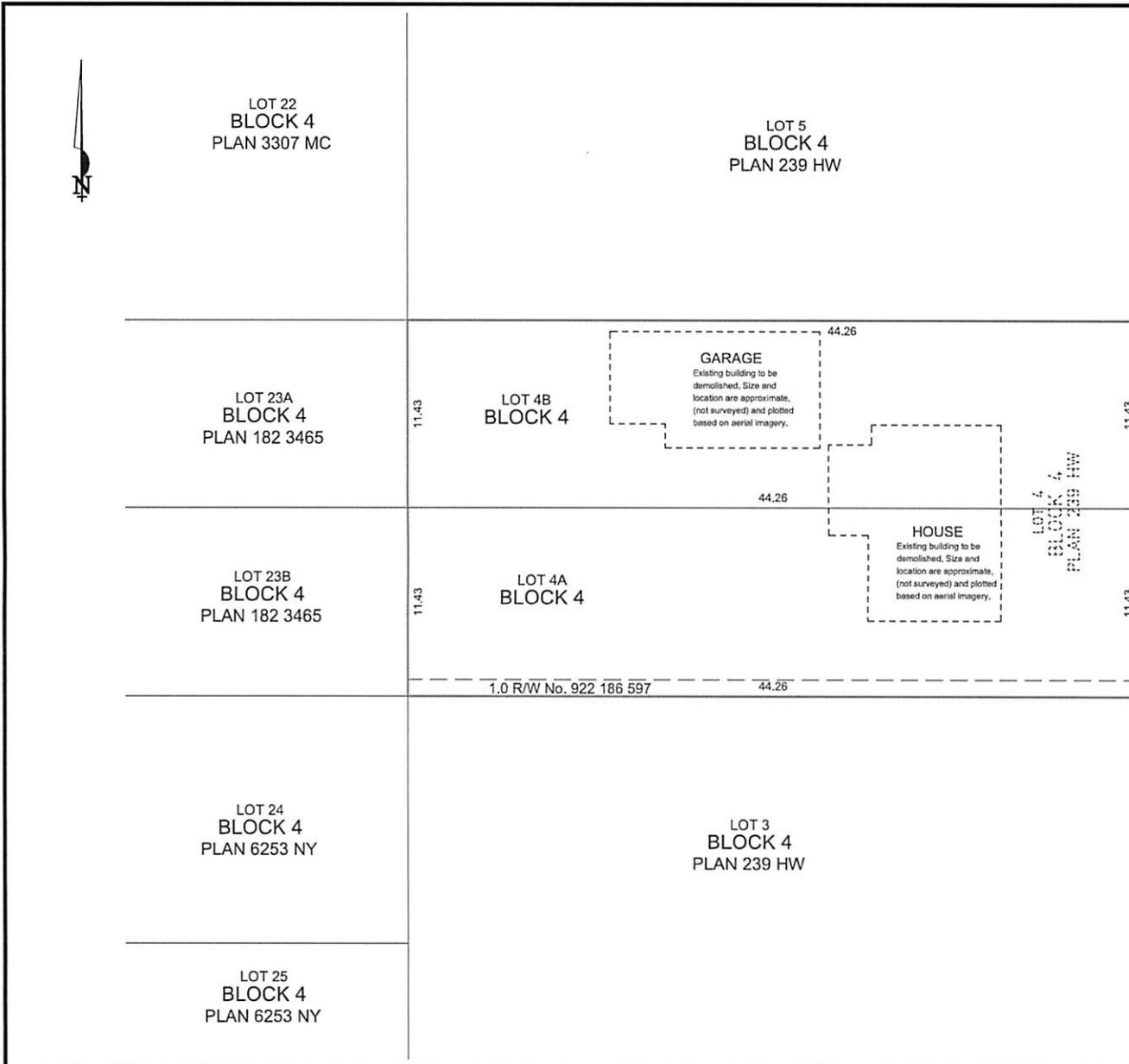
N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4TH MER.

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.	62000186T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

March 4, 2021

File No. LDA21-0029

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 5, Block 6, Plan RN22, located north of 107 Avenue NW and east of 123 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on March 4, 2021, subject to the following conditions:

1. that the owner remove and replace the existing lead water service to proposed Lot 5B (contact EPCOR Water Services at 780-412-3955);
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #383792180-001

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 123 Street 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 123 Street NW. Upon redevelopment of proposed Lot 5B, the existing residential access to 123 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.
- Traffic calming measures have been implemented along 123 Street NW, limiting potential access opportunities to the front street. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.1 m south of the north property line of existing Lot 5 off of the lane. Please note that the existing water line is lead and must be removed and replaced. 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 5. 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 hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 5A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. The applicant will have to submit an email to EPCOR Customer Engineering at 'ces@epcor.com' if they wish to inquire about having the anchor downhaul modified or relocated.
- 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

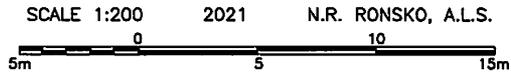
SHOWING SUBDIVISION OF

LOT 5, BLOCK 6, PLAN RN22 (XXII)

IN

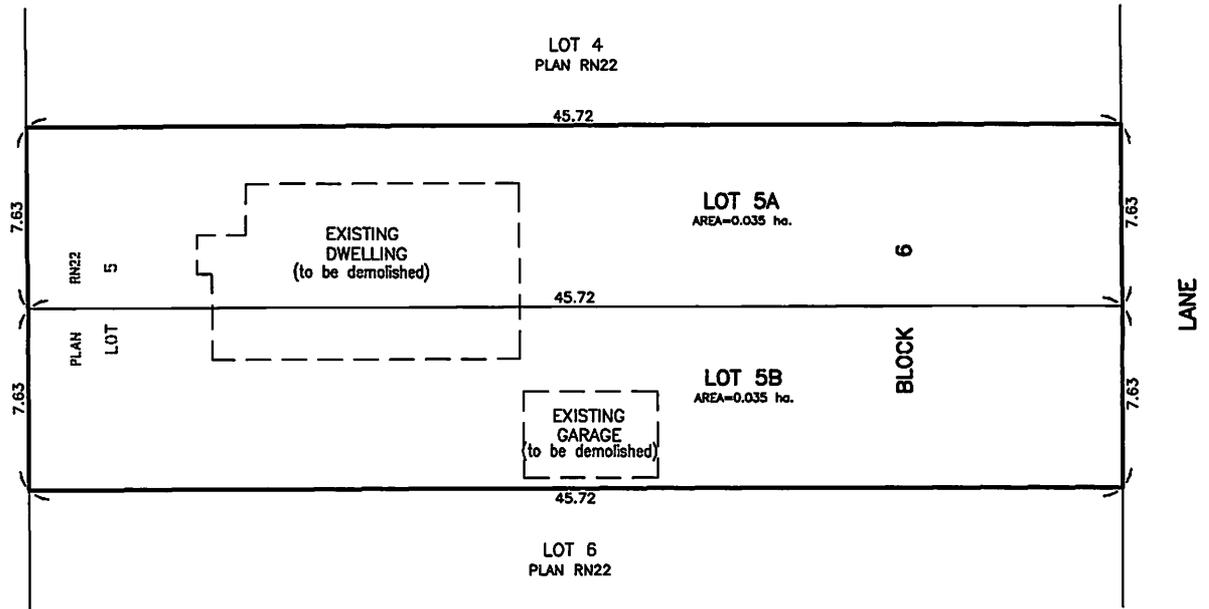
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA



TO 108th AVENUE

123rd STREET



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: 464-5508

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: January 13, 2021
REVISED: -

FILE NO. 21S0017

DWG.NO. 21S0017T



Subdivision Authority

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

March 4, 2021

File No. LDA21-0037

William Yin
8307 Saskatchewan Drive NW
Edmonton, AB T6G 2A7

ATTENTION: William Yin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 22A, Block 3, Plan 042 1255, located south of 79 Avenue NW and west of 115 Street NW;
MCKERNAN

The Subdivision by Plan is APPROVED on March 4, 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.

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/sm/Posse #384323652-001

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 79 Street 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.

Building / Site

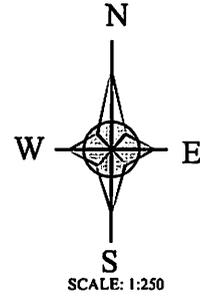
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

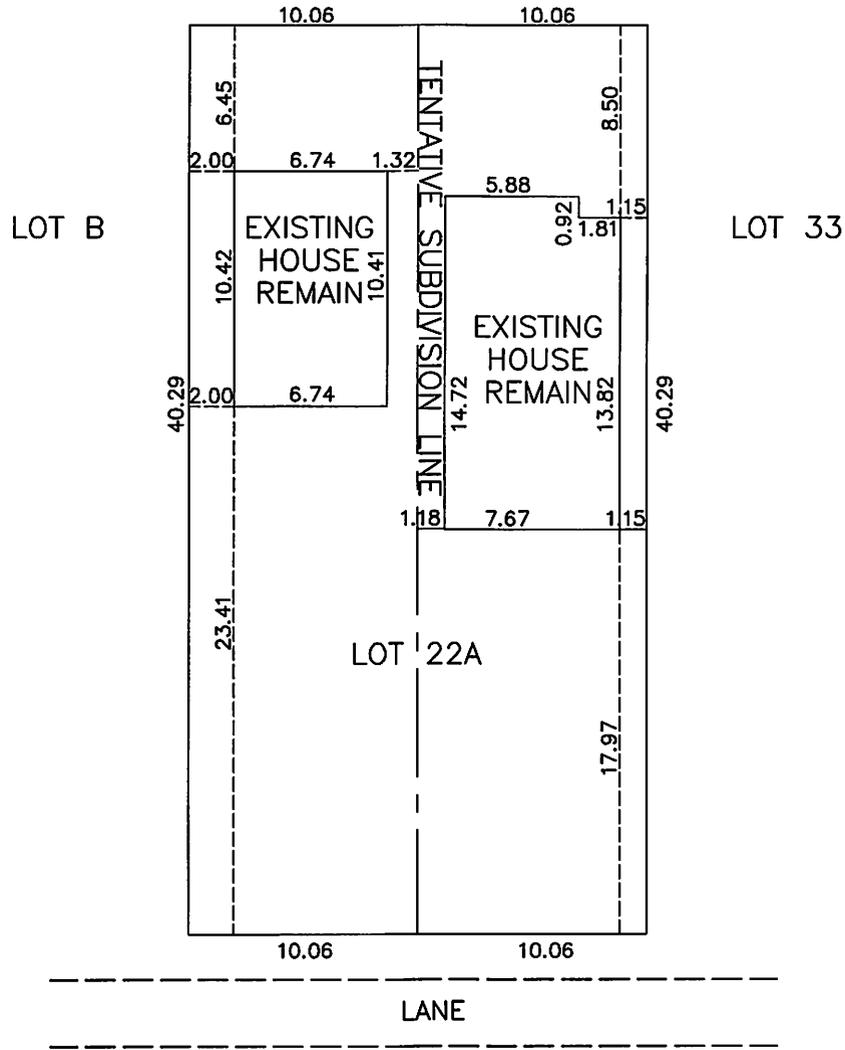
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.6 m east of the west property line of Lot 22A off of the lane. The existing services (water and sanitary) enter the proposed subdivision approximately 19.9 m east of the west property line of Lot 22A 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).

TENTATIVE SUBDIVISION PLAN FOR
 LOT 22A BLOCK 3 PLAN 0421255
 11447-79 AVENUE NW
 CITY OF EDMONTON
 DATE: JAN 26, 2021

DATUM: ASCM ELEV: m
 TO ALL ELEVATIONS SHOWN, ADD: 6000m



79th AVENUE ← TO 115th STREET





Subdivision Authority

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

March 4, 2021

File No. LDA21-0048

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create one (1) other lot from Block C, Plan 2887 AQ and Lot 4, Block C, Plan 132 0859, located north of 167 Avenue NW and west of 66 Street NW; **SCHONSEE**

I The Subdivision by Plan is APPROVED on March 4, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for Block C, Plan 2887 AQ was addressed by dedication with LDA08-0136.

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.

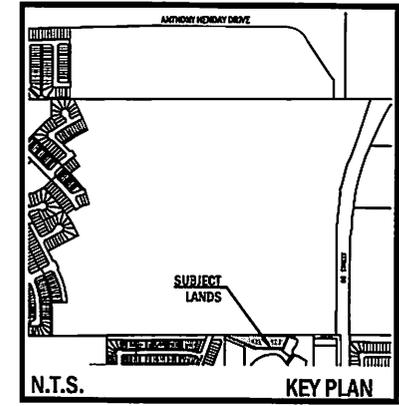
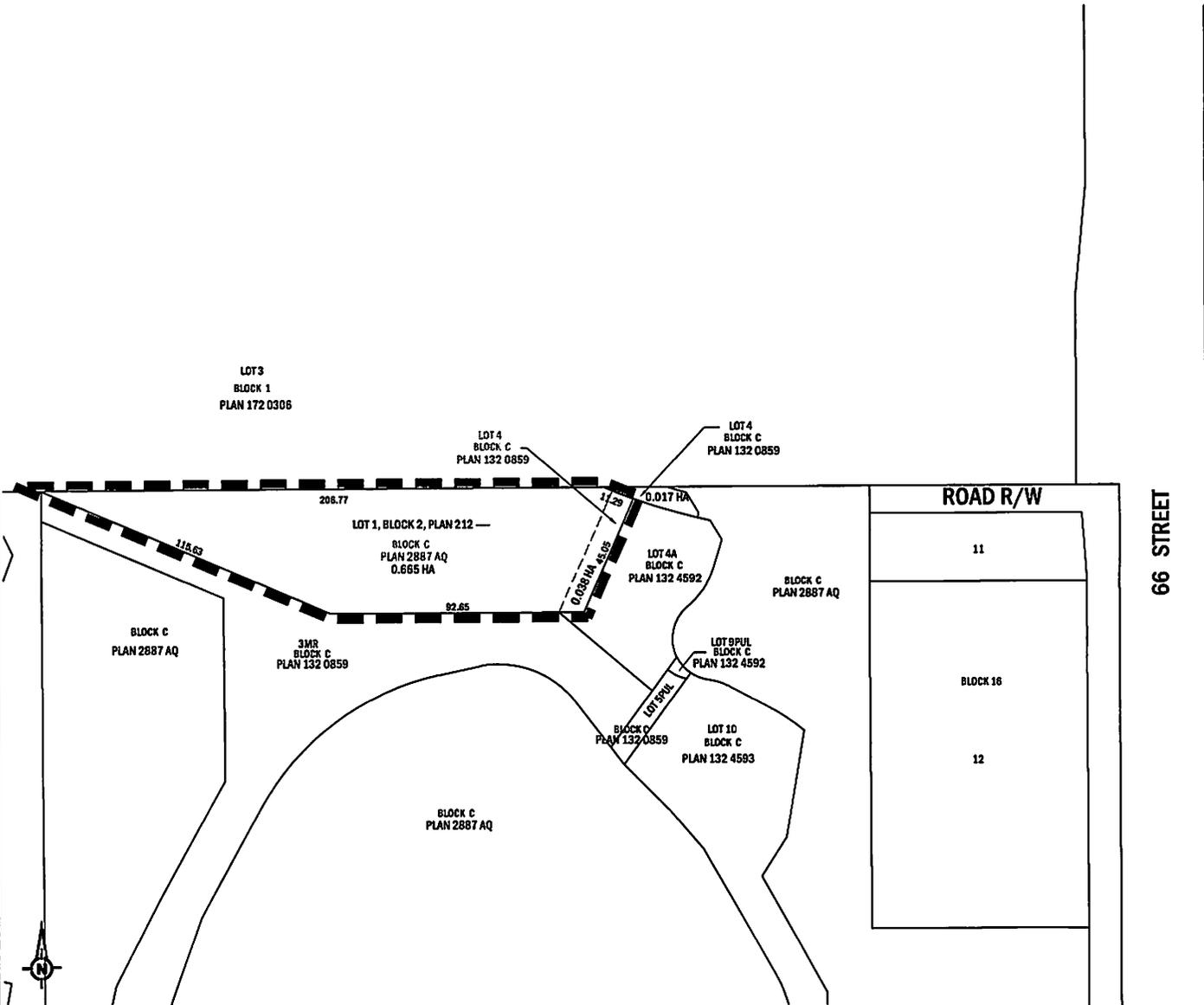
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #384936180-001

Enclosure(s)

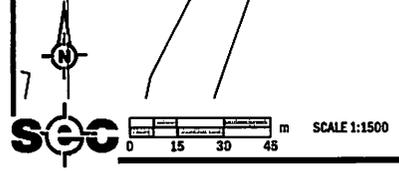


N.W. 1/4 SEC. 2, 54-24-W. 4N.

PART OF: LOT 4, BLOCK C, PLAN 132 0859
BLOCK C, PLAN 2887 AQ

NOTES:
SUBDIVISION INCLUDES AREA OUTLINED BY
■ ■ ■ ■ ■ AND CONTAINS - 0.70 ha
TOTAL NORTH PARCEL AREA - 0.70 ha

**SUBDIVISION PLAN
SCHONSEE NEIGHBOURHOOD
FEE SIMPLE LOT**



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.