

Thursday, January 11, 2024

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 02

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the January 11, 2024 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the January 4, 2024 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA23-0156 463815011-001	REVISION of conditionally approved tentative plan of subdivision to create 52 residential lots, two (2) Environmental Reserve lots (in four parts), one (1) Municipal Reserve lot, and three (3) Public Utility lots, from Lot F, Block 1, Plan 142 2586, and Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW, and west of 141 Street SW; HAYS RIDGE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA23-0320 488830597-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 56, Block 4, Plan 6338 MC, located south of 136 Avenue NW and east of 70 Street NW; DELWOOD	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED

3.	LDA23-0323 489366969-001	Tentative plan of subdivision to shift the lot line westward between Lot 14, Block 15, Plan 2448 MC and Lot 15, Block 15, Plan 2160 MC, located south of 60A Avenue NW and west of 106 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA23-0335 490350633-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 9, Block 8, Plan 5508 MC, located north of 39 Avenue NW and west of 121 Street NW; ASPEN GARDENS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA23-0342 490869414-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 10, Plan 1324 HW, located south of 73 Avenue NW and east of 113 Street NW; MCKERNAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.		



Subdivision Authority

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

January 11, 2024

File No. LDA23-0156

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

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 52 residential lots, two (2) Environmental Reserve lots (in four parts), one (1) Municipal Reserve lot, and three (3) Public Utility lots, from Lot F, Block 1, Plan 142 2586, and Lot A, Block 1, Plan 132 2811, located north of 28 Avenue SW, and west of 141 Street SW; **HAYS RIDGE**

This subdivision was originally approved by the Subdivision Authority on September 14, 2023. This Change Request reduces the single detached residential lot count by 8 while increasing the semi-detached lot count by 12. This results in 4 additional residential lots within Phase 1.

I The Subdivision by Plan is APPROVED on January 11, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) in the amount of 0.08 ha, pursuant to Section 664(1.1) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Non-Credit Municipal Reserve (MR) as a 0.11 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA17-0129 be registered prior to or concurrent with this application, to provide logical roadway extension and utility connections;

7. that the owner register an easement for public access, for the shared use path along the top of bank, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register a public access easement or dedicate road right of way within Lot F, Block 1, Plan 1422586 to facilitate construction of a 3 m shared use path within the golf course area, as shown on the "Conditions of Approval" map, Enclosure I, to provide connection from the Public Utility corridor to the future golf cart path and LDA17-0129 shared use path and zebra crosswalk. The City of Edmonton will be a party to this easement, and the easement must stipulate that the owners may not discharge the easement without the express written consent of the City of Edmonton. The City's Law Branch will prepare the easement document(s). The owner must contact Matthew Bennett of the Law Branch (matthew.bennett2@edmonton.ca) to obtain a fillable form of the draft easement document;
9. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, 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 conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the 5 restricted lots until such time that the Temporary Public Access

Easement for the Temporary Roadway and Transit Turnaround is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner construct the collector roadway, Hays Ridge Boulevard SW, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct a 3 m asphalt shared use path, within Hays Ridge Boulevard SW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard-surface shared use path, within the public utility corridor, including "Shared Use" signage, lighting, bollards and landscaping, and with connections to the curb ramps and zebra crosswalk conditioned with LDA17-0129, as shown on the "Conditions of Approval" maps, Enclosures I and II. Details of the connection will be reviewed and finalized through the engineering drawings review and approval process;
12. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct 1.8 m concrete sidewalks with lighting and bollards within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the intersection of 28 Avenue SW and Alalink Corridor, as shown on the "Conditions of Approval" map, Enclosure II, to provide a safe pedestrian network through the arterial roadway 28 Avenue SW. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations.
15. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination), and will also serve as a temporary emergency access roadway;
16. that the owner construct a temporary offset 17 m radius transit turnaround including temporary lighting (when required by ETS), 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 Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
17. that the owner construct all fences wholly on privately-owned land and the non-credit Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, 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 Public Utility lots, the Reserve lots, road right 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 A, Block 1, Plan 132 2811 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0509. The Deferred Reserve Caveat (DRC) will be adjusted to account for the 0.005 ha and 0.007 ha ER dedication. The remainder of the DRC will carry forward on the title.

MR for Lot F, Block 1, Plan 142 2586 was addressed by Deferred Reserve Dedication Agreement (132 197 377) with LDA12-0143. The 0.055 ha and 0.011 ha ER lots are lands contemplated in the agreement.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

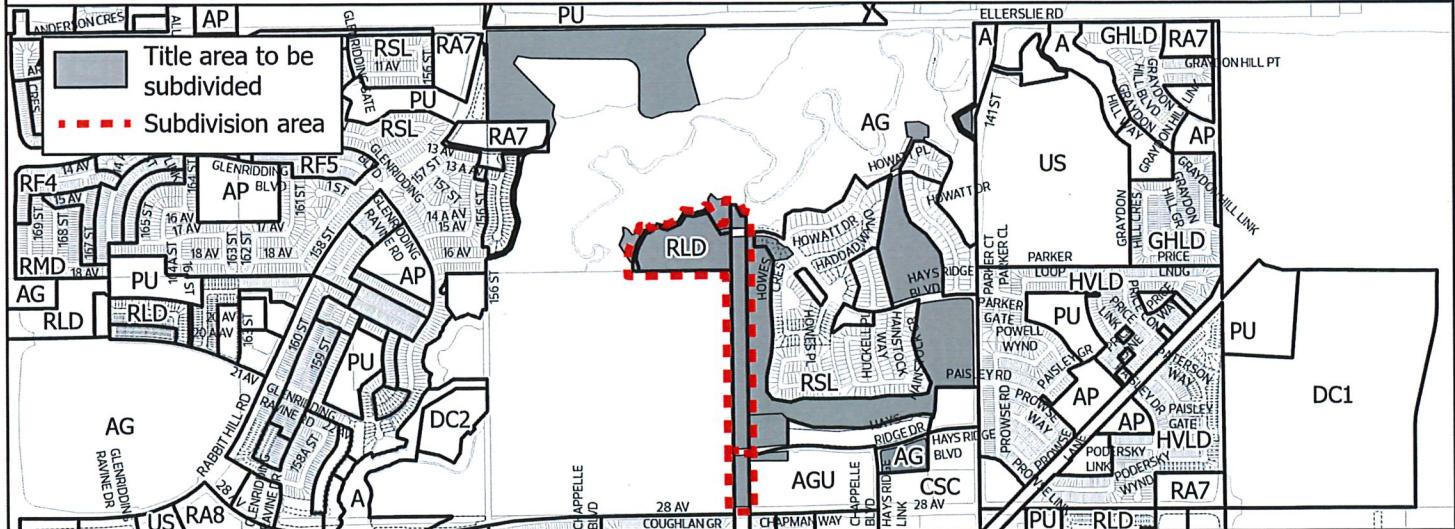
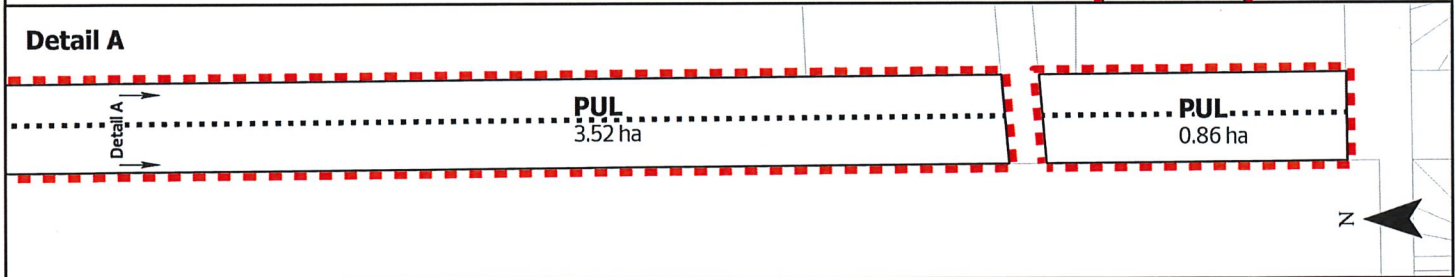
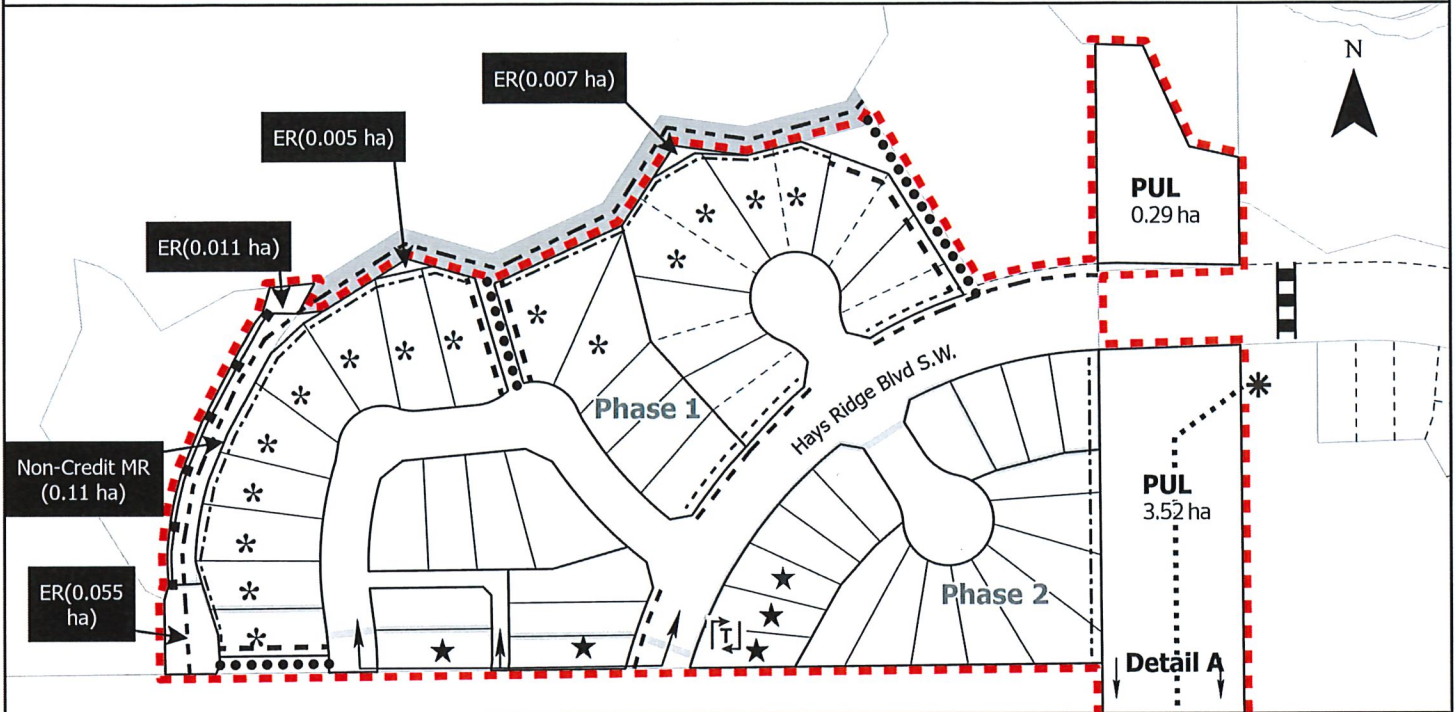
BM/tv/Posse #463815011-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 11, 2024 LDA23-0156

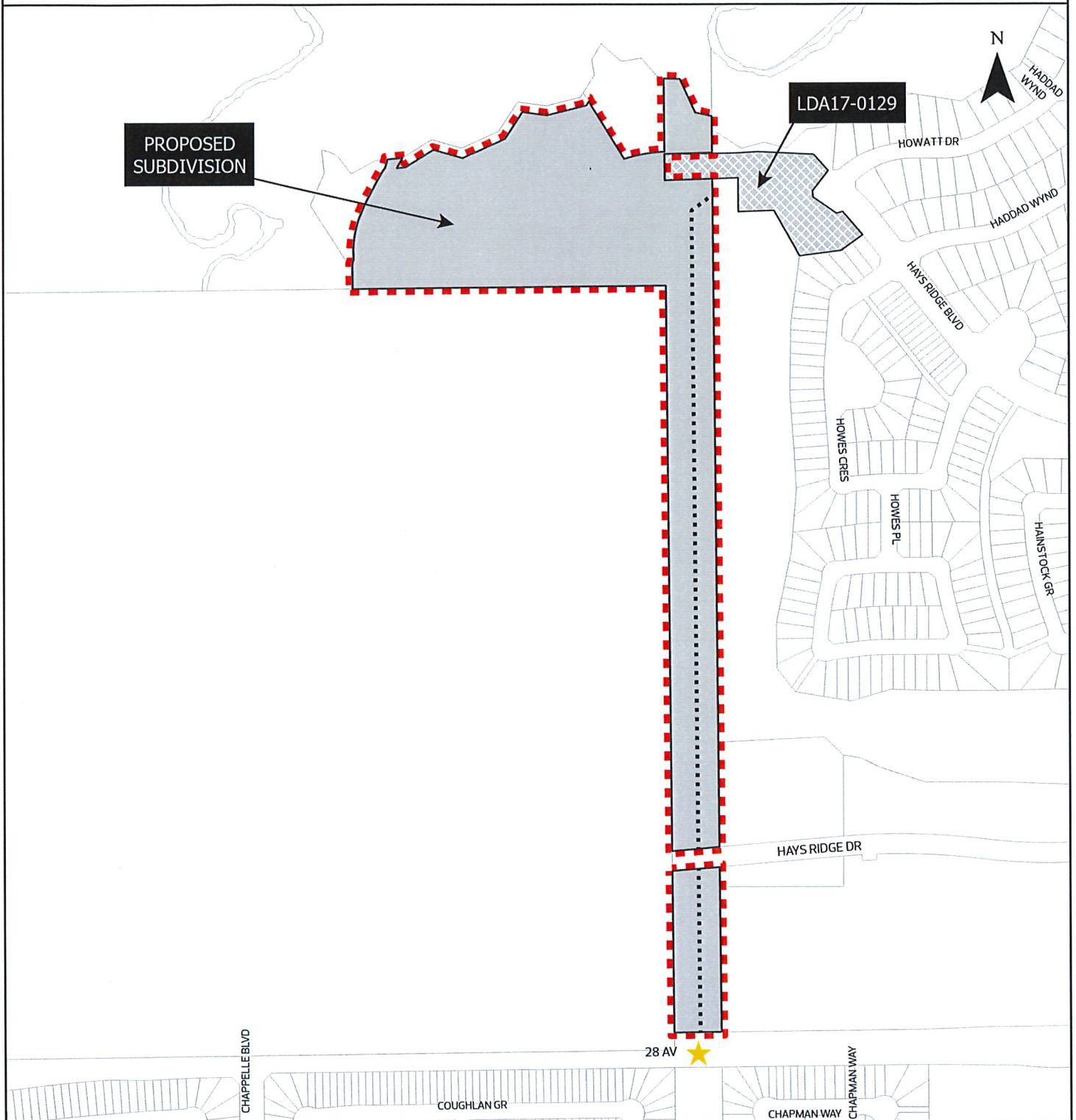
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision ●●●● 1.8m Concrete Sidewalk 3m hard surface shared use path ----- 3m asphalt shared use path ➔ Temporary 6m roadway ▬ Zebra Marked Crosswalk | <ul style="list-style-type: none"> —■— Post and rail fence ----- 1.2 m Uniform fence ----- 1.8m Uniform fence - - - 1.8m Uniform screen fence as per Zoning Bylaw ⤵ 17 m radius transit turnaround ■ Register easement | <ul style="list-style-type: none"> * Restrictive Covenant re: Top of Bank ★ Restricted lot 3m Shared use path connection; Register easment or dedicate as road right of way |
|---|--|--|



SUBDIVISION CONDITIONS OF APPROVAL MAP

January 11, 2024 LDA23-0156

- Limit of proposed subdivision
- 3m hard surface shared use path
- ★ Rapid flashing Beacon





Subdivision Authority

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

January 11, 2024

File No. LDA23-0320

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 56, Block 4, Plan 6338 MC, located south of 136 Avenue NW and east of 70 Street NW; **DELWOOD**

The Subdivision by Plan is APPROVED on January 11, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate water and sanitary sewer services to the proposed southern lot, and the provision of separate storm sewer service to the proposed northern lot;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/ms/Posse #488830597-001

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 (\$715.00 - 2024 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. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with the Zoning Bylaw #20001.
- There is an existing access to 136 Street NW. Upon redevelopment of proposed Lot 56, the existing residential access to 136 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.53 m south of the north property line of Lot 56 off the lane. The existing storm service enters the proposed subdivision approximately 9.45 m south of the north property line of Lot 56, off 70 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 56, BLK. 4, PLAN 6338 M.C.

IN THE

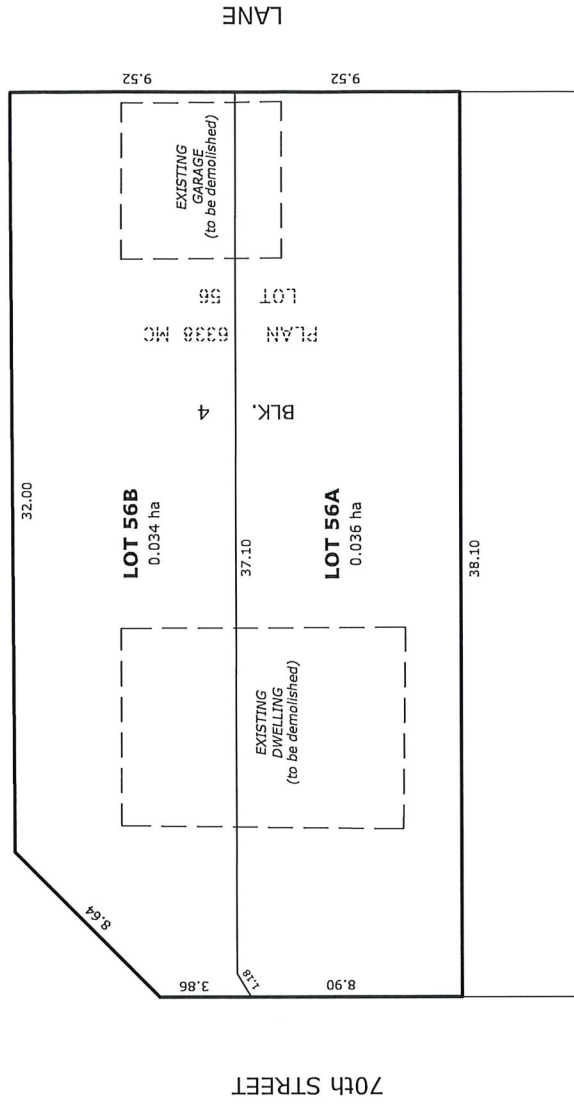
N.1/2 SEC.22, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2023 R.W. SIMPSON, A.L.S.



136th AVENUE



NOTES:

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



HAGEN SURVEYS

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

Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	PING	DRAWN BY:	PING
DATE:	SEP. 25, 2023	REVISED:	JAN. 8, 2024
DRAWING	2350563T	FILE NO.	2350563



Subdivision Authority

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

January 11, 2024

File No. LDA23-0323

Gillmore Surveys (Arctic) Ltd.
7322 101 Avenue NW
Edmonton, AB T6A 0J2

ATTENTION: Duncan Gillmore

RE: Tentative plan of subdivision to shift the lot line westward between Lot 14, Block 15, Plan 2448 MC and Lot 15, Block 15, Plan 2160 MC, located south of 60A Avenue NW and west of 106 Street NW; **PLEASANTVIEW**

The Subdivision by Plan is APPROVED on January 11, 2024, subject to the following condition:

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

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

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. 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 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 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/ms/Posse #489366969-001

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 (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

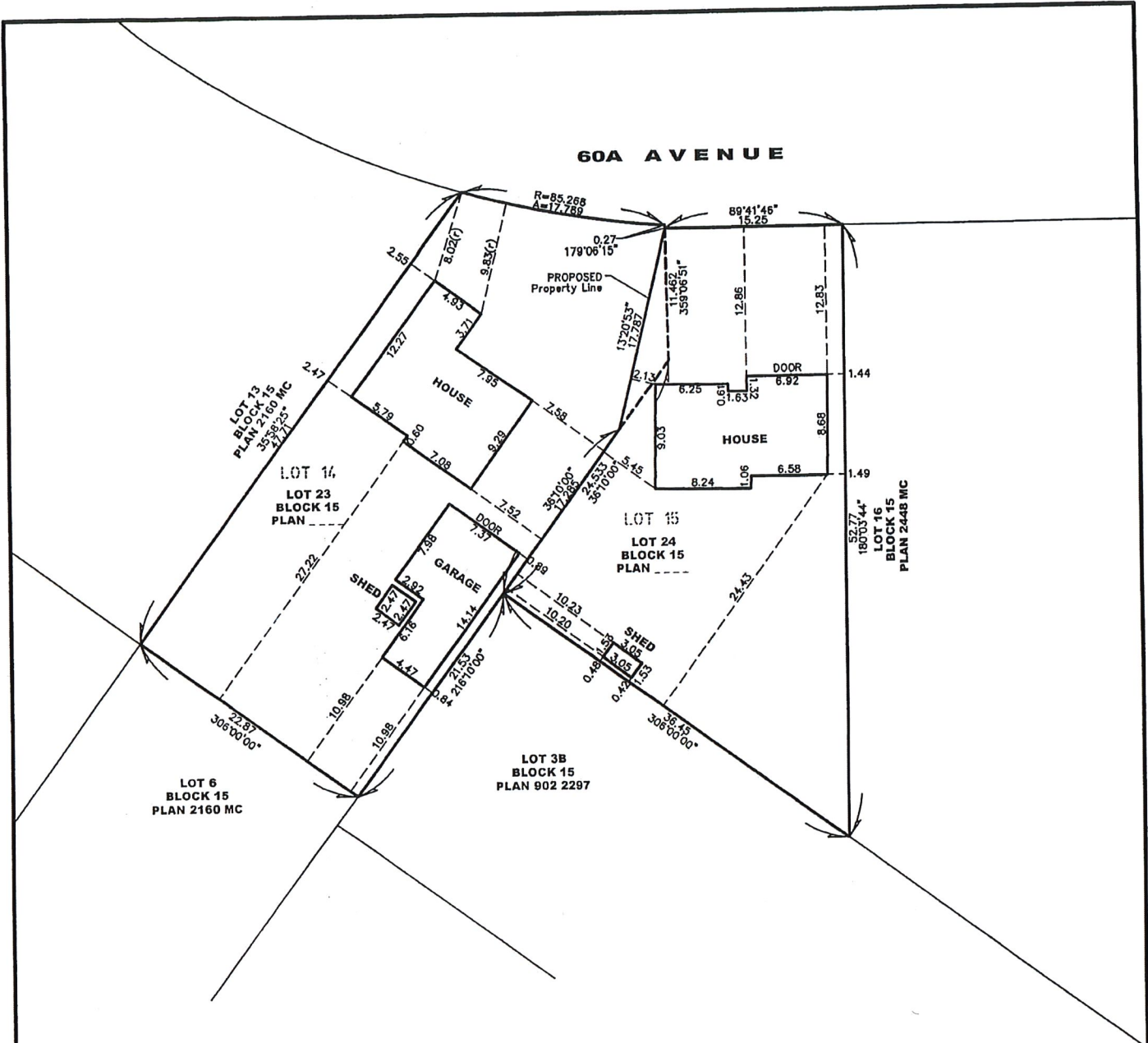
Building / Site

- 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

- Existing water and sanitary services enter proposed Lot 23 approximately 8.8 m east of the west property line of existing Lot 14, off 60A Avenue NW. Existing water and sanitary services enter proposed Lot 24 approximately 80.4 m west of the west property line of 106 Street NW, off 60A 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.
- 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).

60A AVENUE



AREA TABLE

(A) AREA SUBDIVIDED FROM LOT 14, BLOCK 15, PLAN 2160 MC	25.16 Sq. m	0.003 ha
(B) NEW LOT 23, BLOCK 15, PLAN _____	957.06 Sq. m	0.096 ha
(C) NEW LOT 24, BLOCK 15, PLAN _____	1152.89 Sq. m	0.115 ha
TOTAL :	2135.11 Sq. m	0.214 ha

NOTES :

1. ALL DISTANCES ARE IN METRES AND DISTANCES THEREOF.
2. FOUND IRON POST DENOTED THUS ● Fd.I.



CERTIFIED CORRECT
OCTOBER 02nd, 2023

D.B. Gillmore
DUNCAN B. GILLMORE, ALS.

TENTATIVE PLAN OF SUBDIVISION OF LOT 14, BLOCK 15, PLAN 2160 MC



Subdivision Authority

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

January 11, 2024

File No. LDA23-0335

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 9, Block 8, Plan 5508 MC, located north of 39 Avenue NW and west of 121 Street NW; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on January 11, 2024, subject to the following conditions:

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent and the last name "McDowell" following in a similar style.

Blair McDowell
Subdivision Authority

BM/ms/Posse #490350633-001

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 (\$715.00 - 2024 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. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- There is an existing power pedestal in the 39 Avenue NW road right-of-way. Site access must maintain a minimum clearance of 1.5 m from the closest edge of the power pedestal to the closest edge of the proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.3 m west of the east property line of existing Lot 9, off 39 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.
- 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).

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.
 -PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.097 7/8



REV. NO.	DATE	ORIGINAL PLAN COMPLETED	CN	BY
1	NOV. 5/23			

REVISIONS

ASPEN GARDENS TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

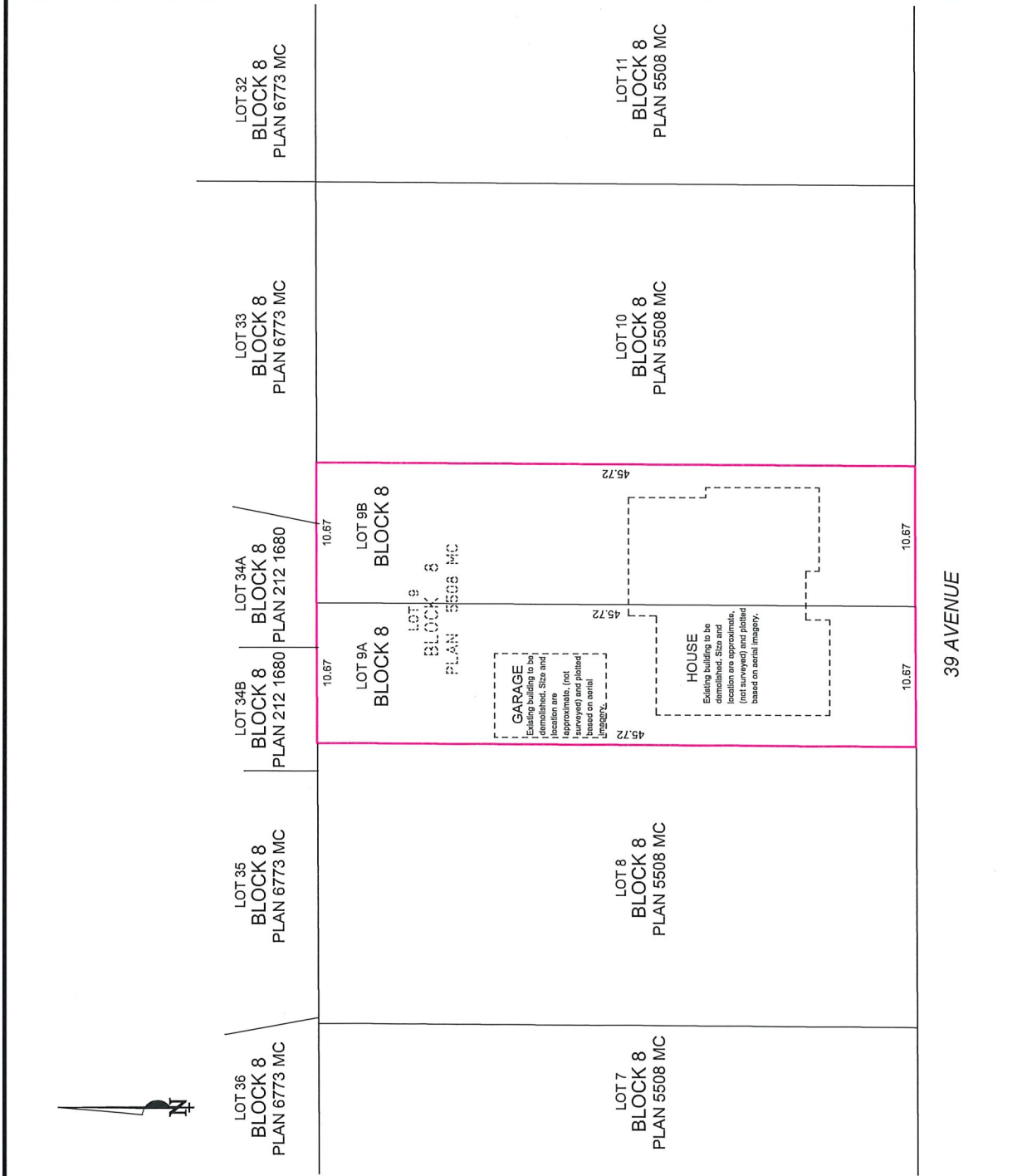
OF
 LOT 9, BLOCK 8, PLAN 5508 MC
 WITHIN THE

S.E. 1/4 SEC. 12 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:300 0 3 6 9 12 18 METRES
 2023

Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-3847
 Email: edmonton@palsgeomatics.com
 10794-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 623025500T DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

January 11, 2024

File No. LDA23-0342

Satt Engineering Ltd.
206 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 10, Plan 1324 HW, located south of 73 Avenue NW and east of 113 Street NW; **MCKERNAN**

The Subdivision by Plan is APPROVED on January 11, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed west lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/ms/Posse #490869414-001

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 (\$715.00 - 2024 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. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with the Zoning Bylaw #20001.

Building / Site

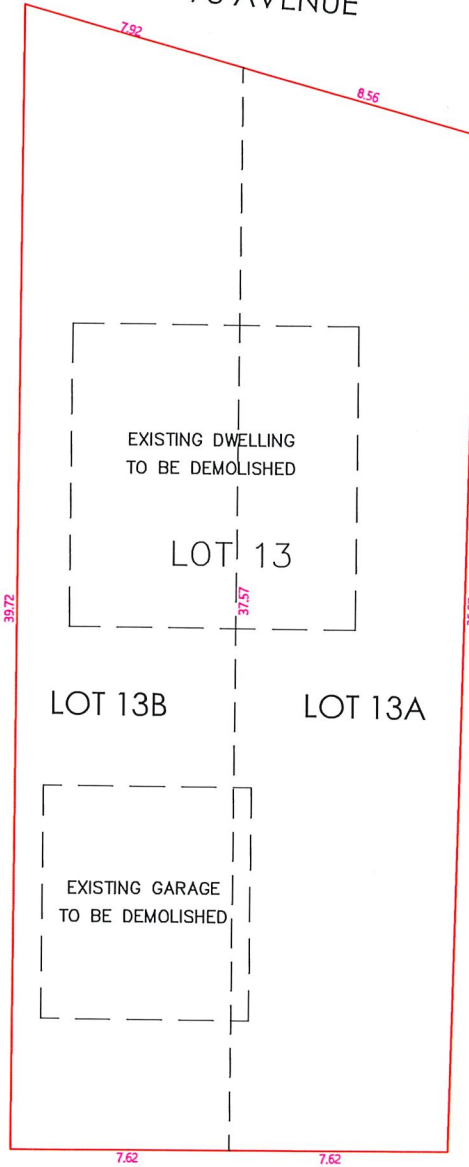
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 5.0 m west of the east property line of Lot 13 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



73 AVENUE



LOT 14

LOT 13B

LOT 13A

LOT 12

LANE

LEGEND

Drain		Hydrant		Calculated Grades	(00.00)
Concrete Pile		Service Pedestal		Existing Tree	
C.C. Location		Transformer		Light Pole	
Power Service		Existing Grades	(00.00)	Catch Basin	
Power Pole		Design Grades	(00.00)	Manhole	

Legal Description: LOT: 13 BLOCK: 10 PLAN: 1324HW
McKernan

Zone: RF1 / MNO Scale 1:200 Job # SA23-1473

Municipal Address: 11251 73 AVENUE NW, EDMONTON, AB

Owner (s) / Builder: DIGNITY HOMES



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com

TENTATIVE PLAN