

Thursday, March 3, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the March 3, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the February 24, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA22-0012 414011942-001	Tentative plan of subdivision to create forty-eight (48) single-detached residential lots, three (3) MR Lots, and one (1) Environmental Reserve (ER) lot from Lot B, Block 1, Plan 132 2811 and Lot A, Block 23, Plan 192 2251, located south of Ellerslie Road SW and east of Rabbit Hill Road SW; GLENRIDDING RAVINE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA22-0048 418564339-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 11, Plan 152 3661, located south of Whitemud Drive and west of Maple Way NW; MAPLE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA22-0051 421976905-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block D, Plan 2923R, located north of 129 Avenue NW and east of 114 Street NW; CALDER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA22-0055 421548109-001	Tentative plan of subdivision to create separate titles for a semi-detached house in Lot 24, Block 4, Plan 3847 HW, located south of 122 Avenue NW and east of 42 Street NW. BEACON HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA22-0059 422186076-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 20, Plan RN46, located north of 114 Avenue NW and west of 125 Street NW; INGLEWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

March 3, 2022

File No. LDA22-0012

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create forty-eight (48) single-detached residential lots, three (3) MR Lots, and one (1) Environmental Reserve (ER) lot from Lot B, Block 1, Plan 132 2811 and Lot A, Block 23, Plan 192 2251, located south of Ellerslie Road SW and east of Rabbit Hill Road SW;
GLENRIDDING RAVINE

I The Subdivision by Plan is APPROVED on March 3, 2022, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.44 ha lot pursuant to Section 664(1) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot, 0.036 ha lot, and a 0.027 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 property lines of the residential lot, located east of the emergency access walkway, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on Enclosure I;
6. that the owner dedicate additional road right-of-way within the emergency access walkway to accommodate turning movements, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis; 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 (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 two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
8. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, with connections to the adjacent shared use path or sidewalk, as shown on Enclosure I;
9. that the owner construct a 3 m concrete sidewalk with T bollards and lighting within the Top of Bank walkway and the emergency access walkway, as shown on Enclosure I;
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, walkways, and greenway 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.

Municipal Reserve for Lot A, Block 23, Plan 1922251 has been addressed by DRC (202 224 263) with LDA18-0105. Subsequent to MR dedication, the existing DRC for Lot A, Block 23, Plan 1922251 will be reduced accordingly, with the balance to carry forward on the remainder of the title.

Municipal Reserve for Lot B, Block 1, Plan 1322811 was addressed by DRC (132 197 376) with LDA12-0143. Subsequent to MR and ER dedication, the existing DRC for Lot B, Block 1, Plan 1322811 will be reduced accordingly, with the balance to 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/tv/Posse #414011942-001

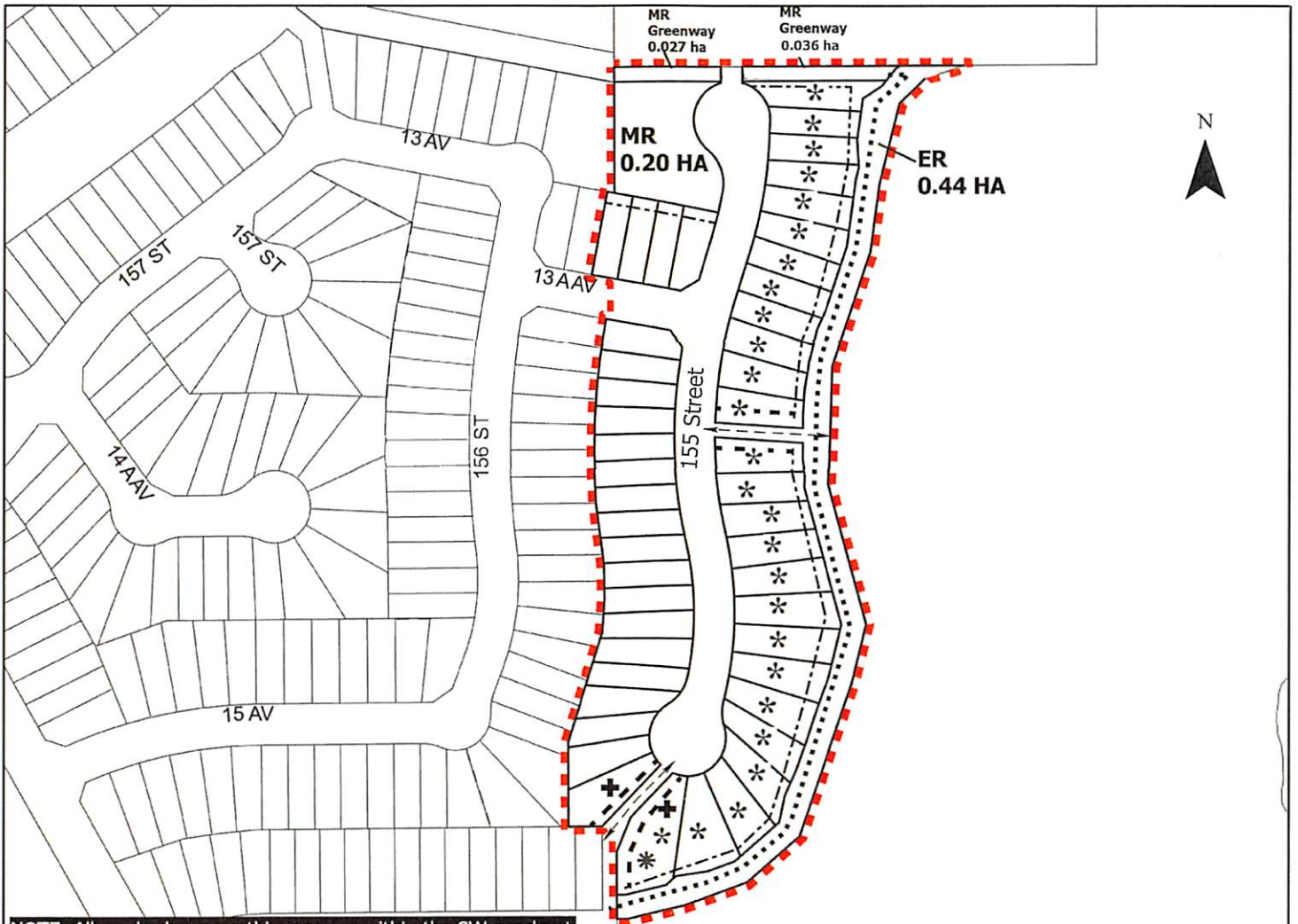
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

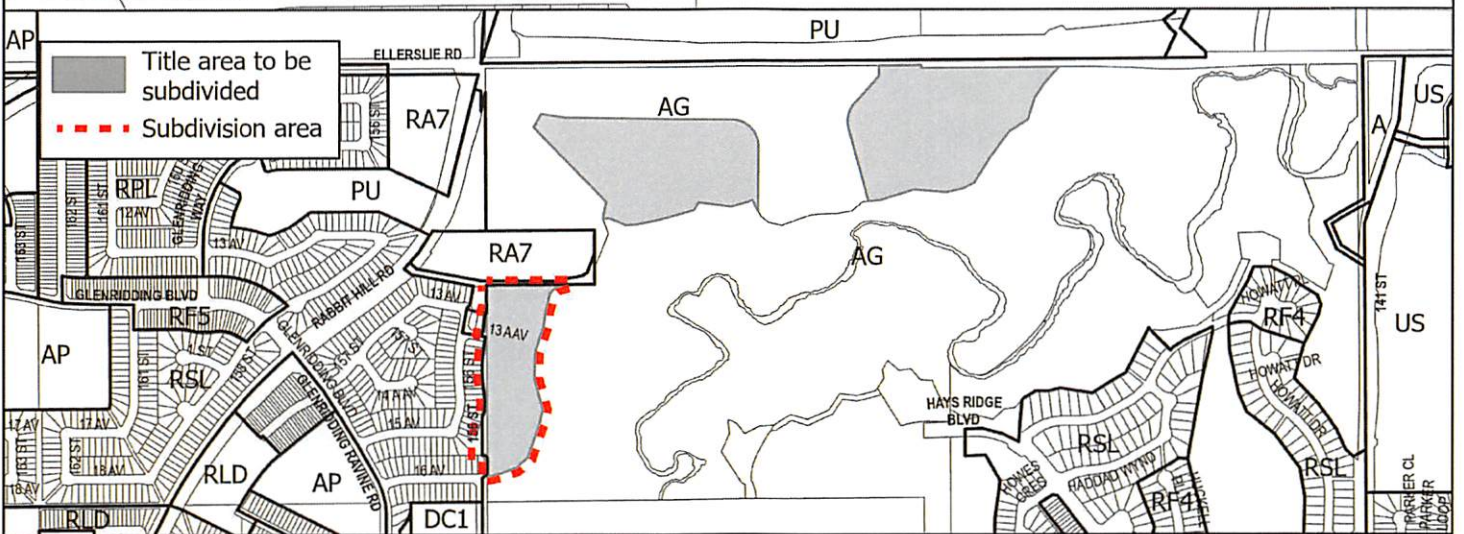
March 3, 2022

LDA22-0012

- | | |
|-------------------------------------|--|
| Limit of proposed subdivision | 1.2 m Uniform Screen Fence |
| 3m Hard surface shared use path | Restrictive Covenant re:disturbed soil |
| Restrictive Covenant re:Top of Bank | Modify Property Line |
| 1.8m Uniform Fence - Zoning bylaw | Construct 3m Hard Surface Walkway |

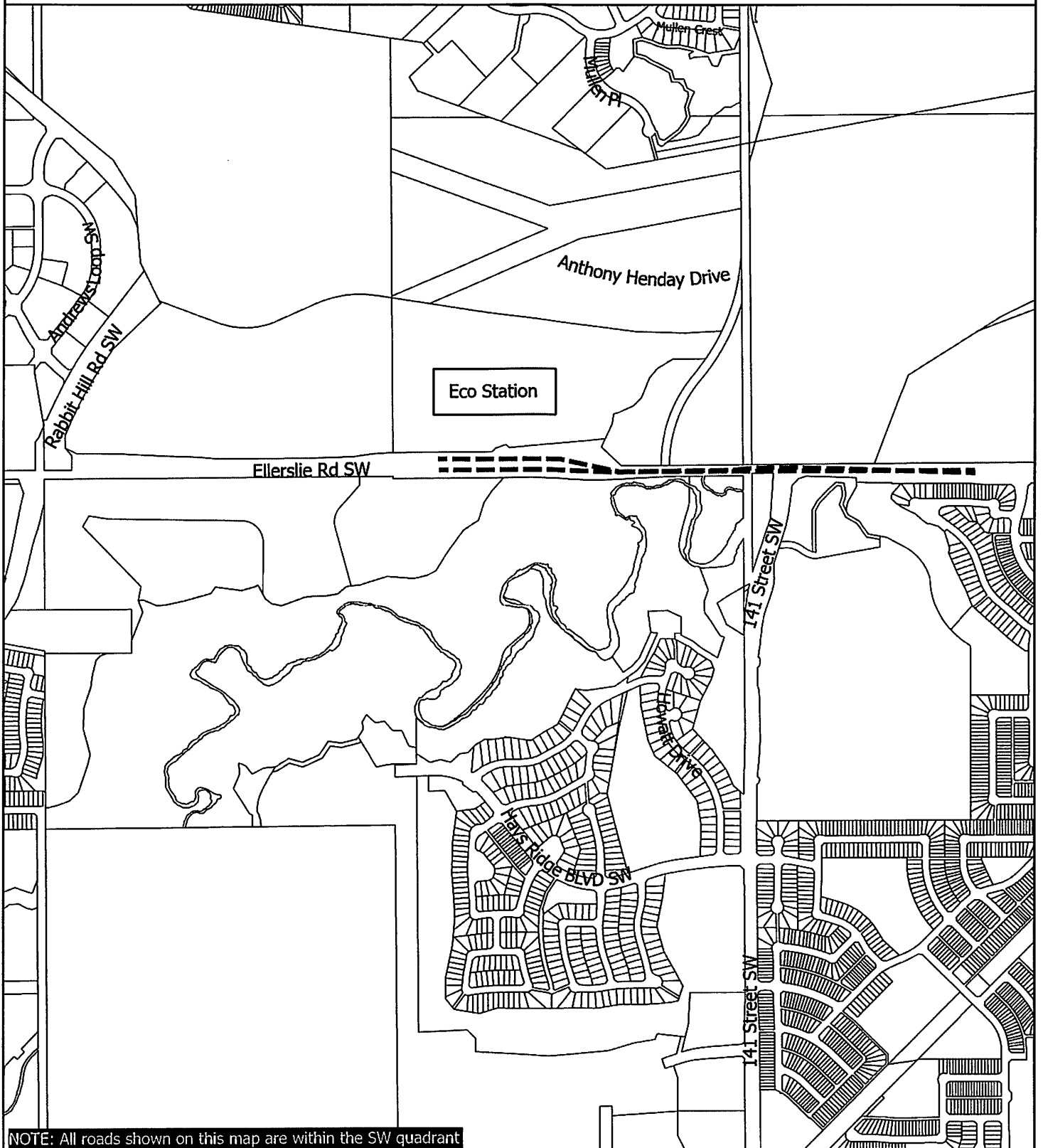


NOTE: All roads shown on this map are within the SW quadrant



- | | |
|--|-----------------------------|
| | Title area to be subdivided |
| | Subdivision area |

--- Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

March 3, 2022

File No. LDA22-0048

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 11, Plan 152 3661, located south of Whitemud Drive and west of Maple Way NW; **MAPLE**

The Subdivision by Bare Land Condominium is APPROVED on March 3, 2022, subject to the following conditions:

1. that the owner register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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.

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/kr/Posse #418564339-001

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 (\$3,095.00 per Unit - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

March 3, 2022

LDA22-0048

**SUBDIVISION CONDITIONS
OF APPROVAL MAP**

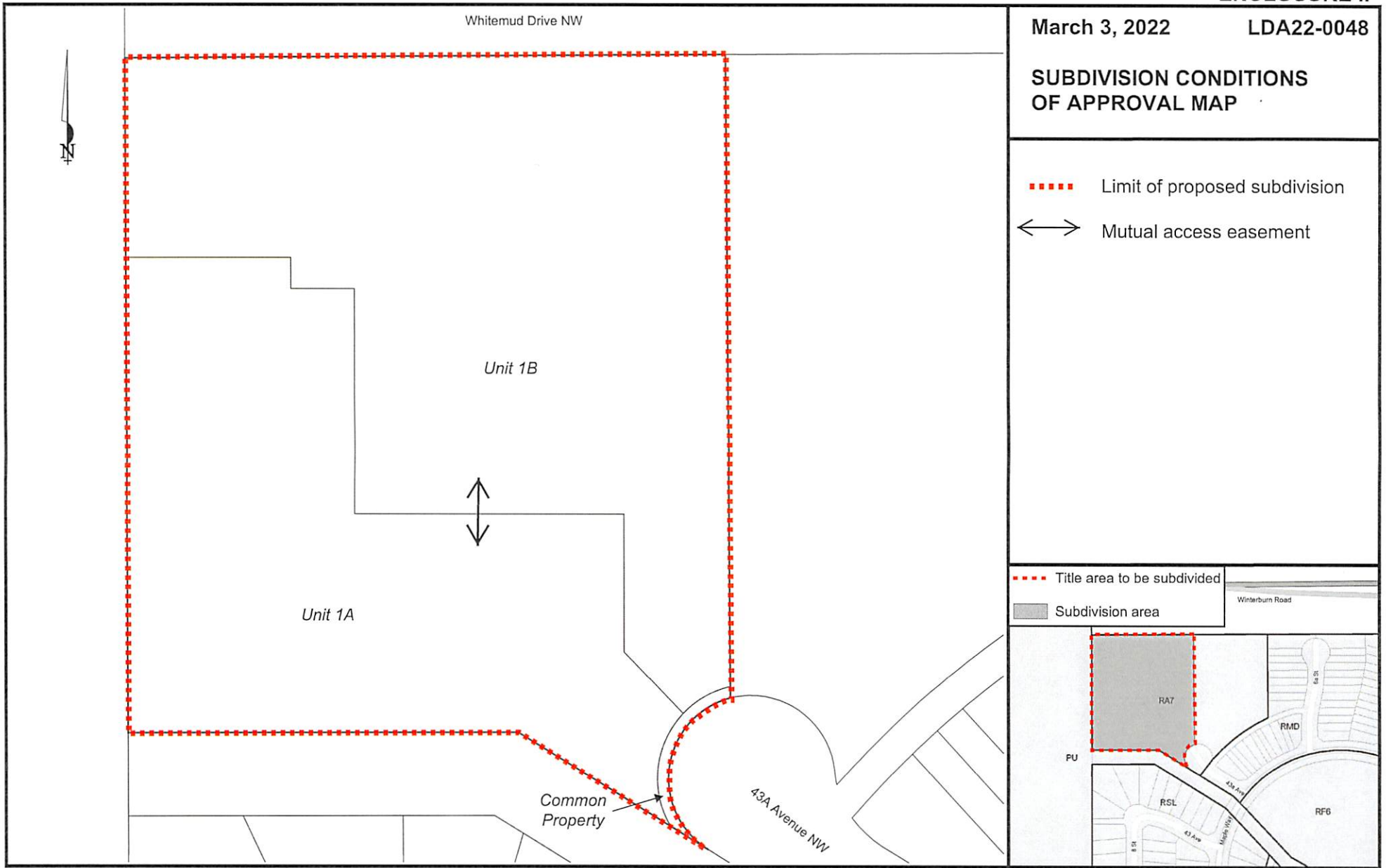
..... Limit of proposed subdivision

↔ Mutual access easement

..... Title area to be subdivided

■ Subdivision area

Winterburn Road





Subdivision Authority

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

March 3, 2022

File No. LDA22-0051

Chanh Vo
8 Meadow Ridge Bay
Rockyview County, AB T1Z0J2

ATTENTION: Chanh Vo

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block D, Plan 2923R, located north of 129 Avenue NW and east of 114 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on March 3, 2022, 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 drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner apply for a permit to demolish the existing garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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/LZ/Posse #421976905-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 114 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The Calder neighbourhood is on the Neighbourhood Renewal Program. The majority of the work in the area of the Calder neighborhood was completed in 2021 with the only outstanding work being landscaping. Subdivision Planning recommends that the owner/applicant contact Courtney Beamish, Engineering Project Manager of Neighbourhood Infrastructure Delivery, at 780-499-3679, or email courtney.beamish@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

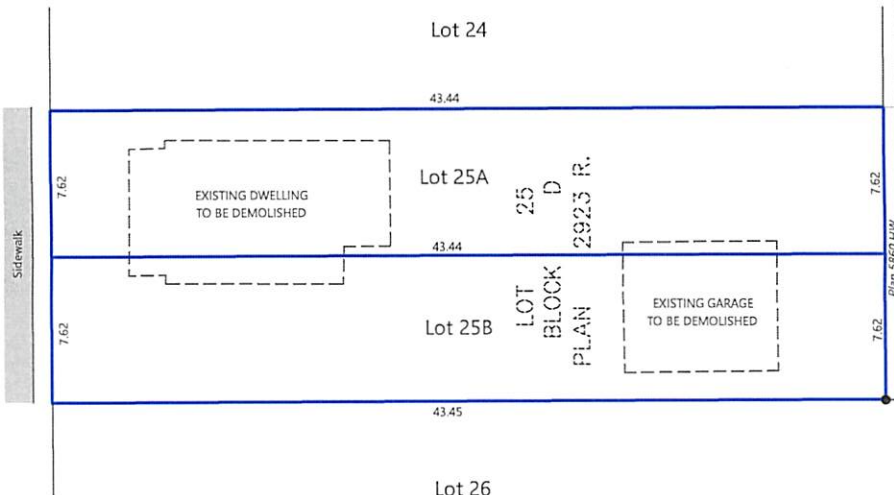
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 water service enters the proposed subdivision approximately 5.64m south of the north property line of Lot 25 off of the lane. The existing sanitary service enters the proposed subdivision approximately 0.9m south of the north wall of the original house 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 water main located within a laneway adjacent to the east property line of Lot 25. 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).
- 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).

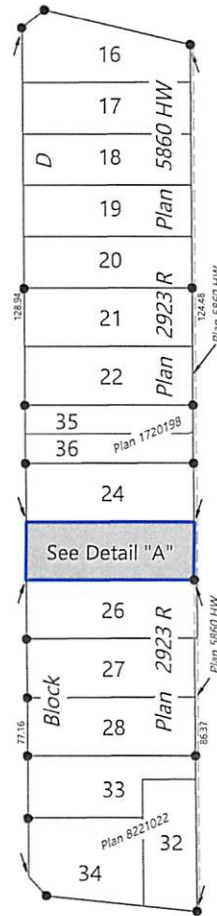


114 Street



Detail "A"
(Scale 1:300)

130 Avenue



129 Avenue

Site Plan
(Scale 1:1500)

TENTATIVE PLAN

Showing A Survey of
SUBDIVISION
of
PART OF LOT 25, BLOCK D, PLAN 2923R
Edmonton - Alberta
2022

SCALE 1:300

LEGEND:

Statutory Iron Survey Posts found shown thus:

Area dealt with by the registration of this plan bounded thus:

All distances are in metres and decimals thereof and are from post to post unless shown otherwise.
Bearings are 3TM grid and are derived from the line from A.S.C.M 97246 to A.S.C.M. 275735.
Bearings and Coordinates are referred to Meridian 114° West, 3TM Grid projection, NAD 83 datum.
Combined Scale factor used = 0.999810.
Area to be registered contains 0.066 Hectares.

Client: Chanh Vo
Property Address: 12925 114 Street NW
Edmonton, AB



Action Surveys Inc.
#200, 9413 45 Avenue
Edmonton, Alberta, T6E 6B9
Tel: 780-851-2289
Fax: 587-401-6867



LIANQIU GAO, A.L.S.
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File: 221123Tentative	JOB No. : 221123
	Plan Date: January 28, 2022



Subdivision Authority

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

March 3, 2022

File No. LDA22-0055

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached house in Lot 24, Block 4, Plan 3847 HW, located south of 122 Avenue NW and east of 42 Street NW. **BEACON HEIGHTS**

The Subdivision by Plan is APPROVED on March 3, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/el/Posse #421548109-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

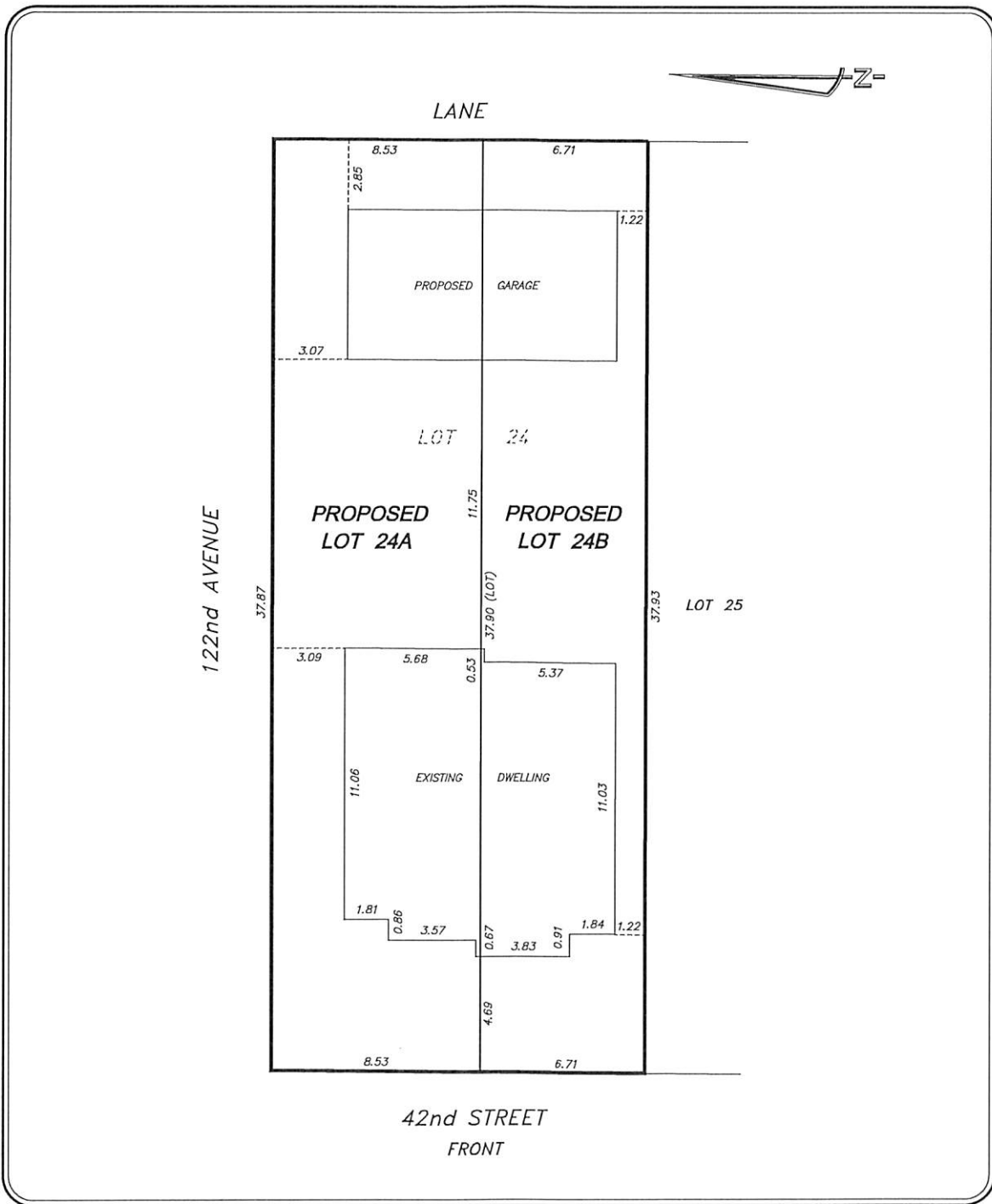
- There are existing boulevard trees adjacent to the site on 42 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 353909671).

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.

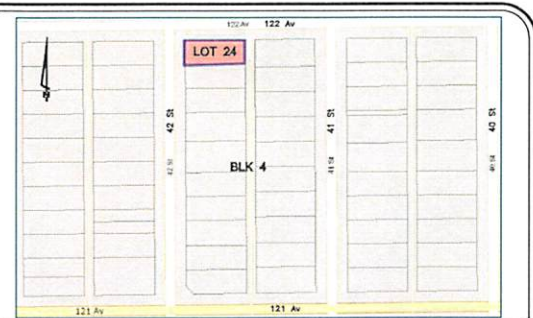
Servicing

- 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 2.78 m north of the south property line of Lot 24B off 42 Street NW, and 3.63m south of the north property line of Lot 24A of 42 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).



TENTATIVE PLAN

LOT: 24		BLOCK: 4		PLAN: 3847 HW	
BUILDER/OWNER: MANOJ PRASAD			SUB.: BEACON HEIGHTS		
ADDRESS: 12141-42 STREET			ZONING: RF1		
CONTACT: manoj.prasad@thermon.com			EDMONTON		
CERTIFICATE OF TITLE AREA		0.058 ha			
AREA IN PARCEL(S) BEING CREATED		0.058 ha			
NUMBER OF PARCEL CREATED		2			
NOTES:					
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF					
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES					
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY					
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY					
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.					
LEGEND:					
LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●					



Alberta Geomatics Inc.

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024



Subdivision Authority

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

March 3, 2022

File No. LDA22-0059

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 20, Plan RN46, located north of 114 Avenue NW and west of 125 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on March 3, 2022, subject to the following conditions:

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

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

Regards,

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Blair McDowell
Subdivision Authority

BM/LZ/Posse #422186076-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- There are existing boulevard trees adjacent to the site on 125 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing concrete stairs that encroach onto the 125 Street road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

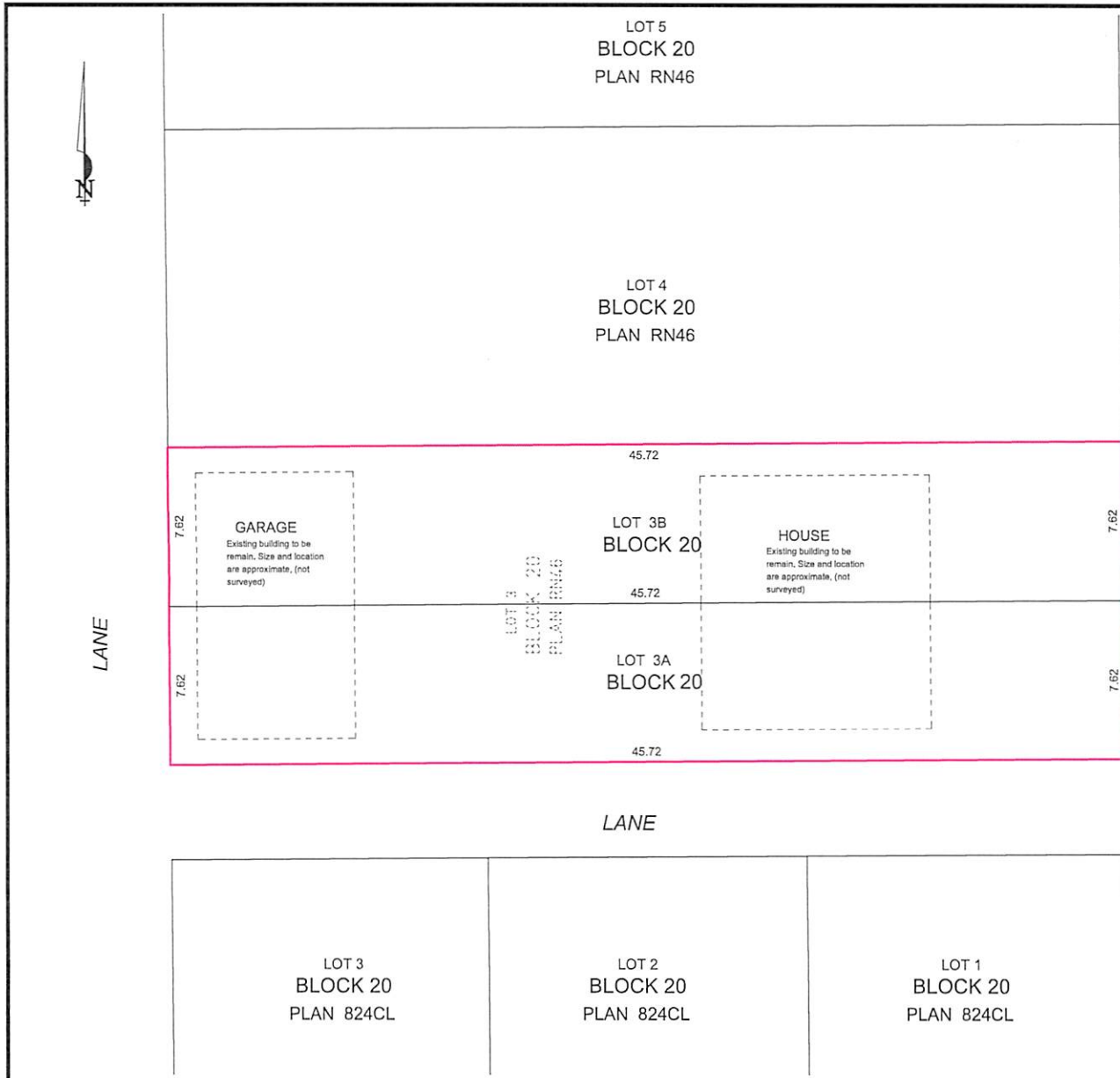
Building / Site

- 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

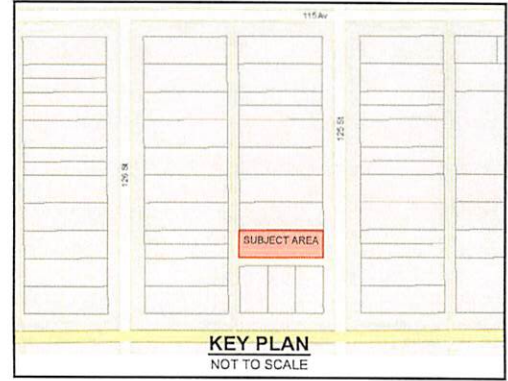
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 southern Lot 3A approximately 7.16 m north of the south property line of Lot 3 off of the lane, and enter the proposed northern Lot 3B at 2.02m south of the north property line of Lot 3 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 water main located within a laneway adjacent to the west property line of Lot 3. 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). Please note any other development on these lots will require a re-assessment by EPCOR Water Services Inc. (EWSI) and will trigger the construction of upgrades to meet municipal standards.
- 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).



DANIEL CARRIERE

- 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 RF3.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.069 ha.



REV. NO.	DATE	ITEM	BY
1	1/31/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

INGLEWOOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 3, BLOCK 20, PLAN RN46
WITHIN THE
S.W. 1/4 SEC. 7 - TWP. 53 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

2022

SCALE: 1:200

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

FILE NO. 62100001T	DRAFTED BY: CN	CHECKED BY: DS
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