

Thursday, March 17, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 11

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 17, 2022 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 10, 2022 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0084 384856417-001	Tentative plan of subdivision to create 163 single detached lots and one (1) Public Utility lot from a portion of SW-¼-13-51-25-4, located southeast of Heritage Valley Trail and northeast of Desrochers Boulevard; DESROCHERS
2.	LDA21-0558 412148588-001	Tentative plan of subdivision to create 6 single detached residential lots from Lot 1, Block 1, Plan 1822050 and Lot 4, Block 1, Plan 2020206 located south of 158 Street SW and east of 160 Street SW; GLENRIDGING RAVINE
3.	LDA21-0584 412148588-001	Tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE 21-51-25-W4M located north of 28 Avenue NW and east of 177 Street SW; KESWICK
4.	LDA22-0044 409819836-001	Tentative plan of subdivision to create 85 single detached residential lots and 20 semi-detached residential lots from NW-14-24-W4M and NE-14-24-W4M located south of 25 Avenue NW and east of 66 Street SW; MATTSON
5.	LDA22-0052 421915612-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot Y, Block 3, Plan 8434ET, located north of 77 Avenue NW and east of 97 Street NW; RITCHIE
6.	LDA22-0081 423434792-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 11A, Plan 9323292, located south of 122 Avenue NW and west of 184 Street NW; KINOKAMAU PLAINS
7.	LDA22-0083 423621911-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5 and a portion of Lot 4, Block 14, Plan 5036S, located north of 79 Avenue NW and east of 87 Street NW; KING EDWARD PARK

8.	LDA22-0087 423761084-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 25-26, Block 42, Plan 6800AK, located north of 104 Avenue NW and west of 81 Street NW; FOREST HEIGHTS
9.	LDA22-0088 423459220-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 1, Plan 935KS, located south of University Avenue NW and east of Saskatchewan Drive NW; BELGRAVIA
5.	OTHER BUSINESS	



Subdivision Authority

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

March 17, 2022

File No. LDA21-0084

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 163 single detached lots and one (1) Public Utility lot from a portion of SW-¼-13-51-25-4, located southeast of Heritage Valley Trail and northeast of Desrochers Boulevard; **DESROCHERS**

I The Subdivision by Plan is APPROVED on March 17, 2022, 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 approved subdivisions LDA18-0669 (Phase 1) be registered prior to or concurrent with this application to provide necessary underground utilities and the logical roadway extension;
4. that Charter Bylaw 20056 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking 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 walkways, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the Phase 1 boundary be amended to include the dedication of Desrochers Boulevard SW to Heritage Valley Trail SW to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. 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
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 (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 construct sanitary and storm sewers within Phase 2 prior to registration of Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner provides accommodations for temporary major drainage from Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the engineering drawings include grading plans for Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination;
10. that the owner provide a zebra marked crosswalk with curb ramps, curb extensions, and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a temporary 12 m radius gravel surface turnaround with Phase 1 with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

13. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the 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.

MR for SW-¼-13-51-25-4 was addressed by Deferred Reserve Caveat with LDA18-0142. The DRC will carry forward on the remainder of the title, subsequent to adjustments for PUL dedication for LDA18-0669, the Road Closure area with LDA12-0209, and Municipal Reserve dedication for LDA12-0209.

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/cp/Posse #384856417-001

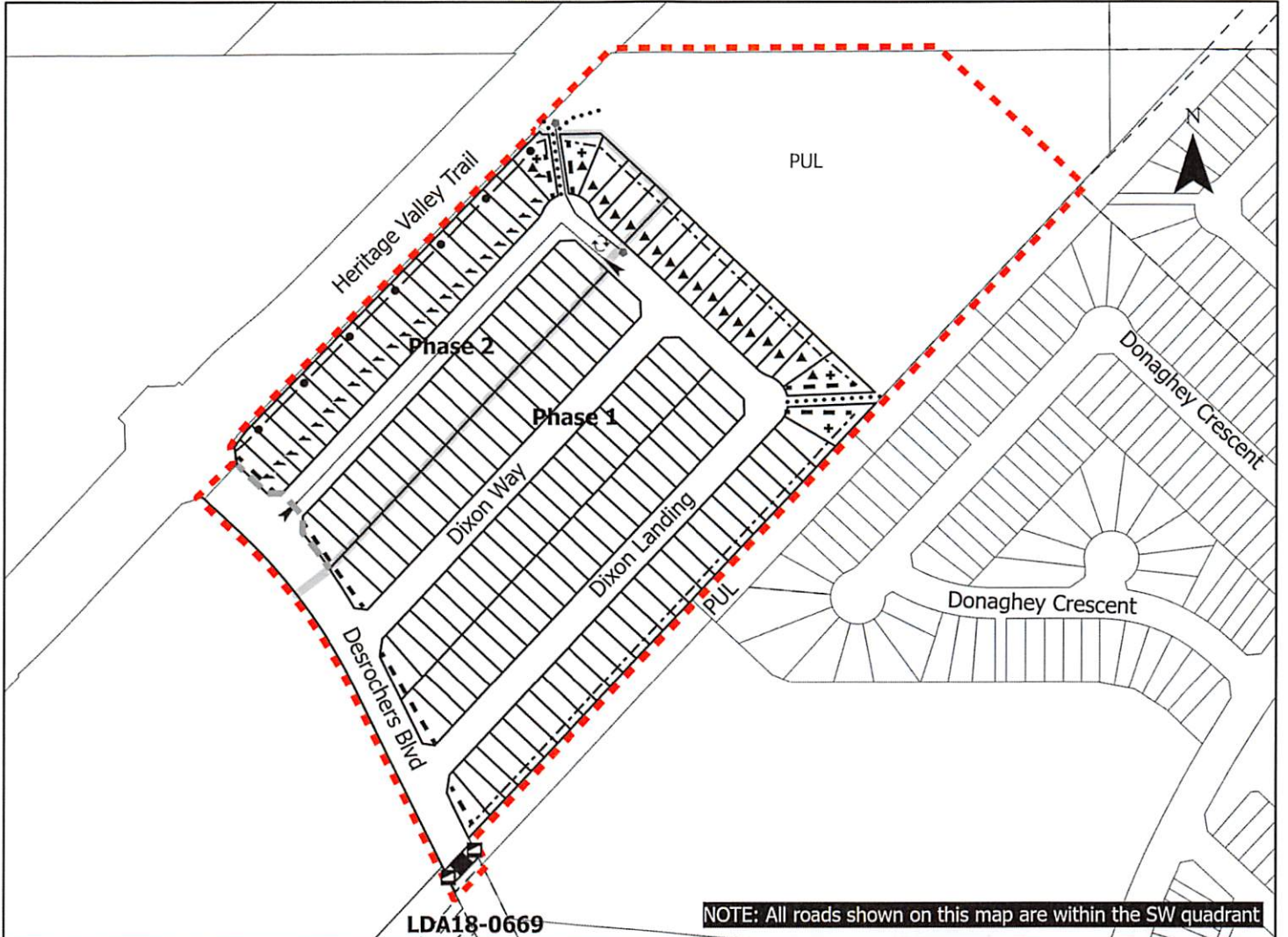
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

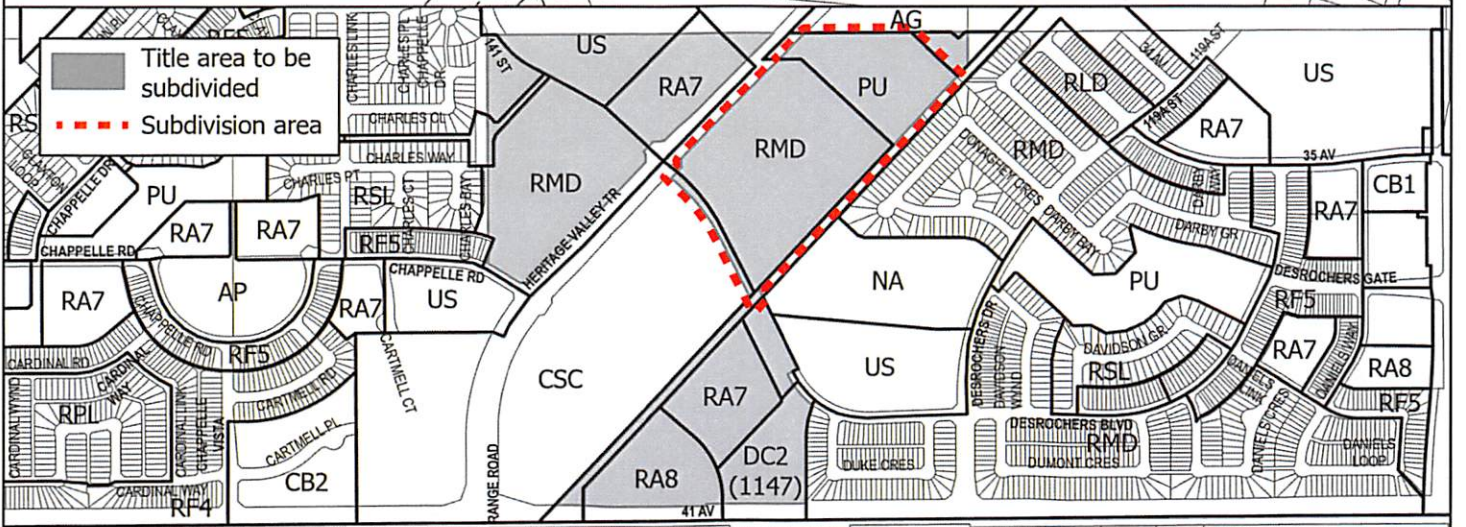
March 17, 2022

LDA21-0084

---●---	Limit of proposed subdivision	—●—	Berm and Noise Attenuation Fence	▣	Curb ramps
—	Phasing Line	▲	Restrictive Covenant re:berm and fence	+	Restrictive Covenant re:disturbed soil
—	Amend phasing boundary	▲	Restrictive covenant re:Freeboard	—●—	Storm sewer extension
- - -	1.8m Uniform Fence - Zoning bylaw	⊙	Temporary 12 m radius turnaround	—	Sanitary sewer extension
· · · · ·	1.2 m Uniform Fence	▣	Zebra Marked Crosswalk	· · · · ·	Concrete Sidewalk 1.8m



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 17, 2022

File No. LDA21-0558

WSP
1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 6 single detached residential lots from Lot 1, Block 1, Plan 1822050 and Lot 4, Block 1, Plan 2020206 located south of 158 Street SW and east of 160 Street SW; **GLENRIDGING RAVINE**

I The Subdivision by Plan is APPROVED on March 17, 2022, 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 subdivision boundary be amended to exclude the portion of 158 Street SW road right of way that was dedicated with LDA19-0400, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA18-0496 (Phase 2) be registered prior to or concurrent with this application to provide logical roadway access and underground utilities;
5. 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 per the applicable development restrictions shown by the CT and Associates Slope Stability Evaluation & Set-Back Distance Determination (File No.02-596.01), as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 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; and
8. 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.

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

Municipal Reserve for Lot 1, Block 1, Plan 182 2050 was previously addressed with LDA19-0400. A small DRC balance is currently registered on the title (0.03 ha). This will be used to dedicate the Environmental Reserve for the adjacent Top of Bank area (to be dedicated with LDA18-0496).

Municipal Reserve for Lot 1, Block 4, Plan 202 0206 was previously addressed with LDA18-0496. The Deferred Reserve Caveat (DRC) for Lot 4, Block 1, Plan 202 0206 will be reduced accordingly (with LDA18-0496), and the balance transferred to the north half of NE-15-51-25-4.

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

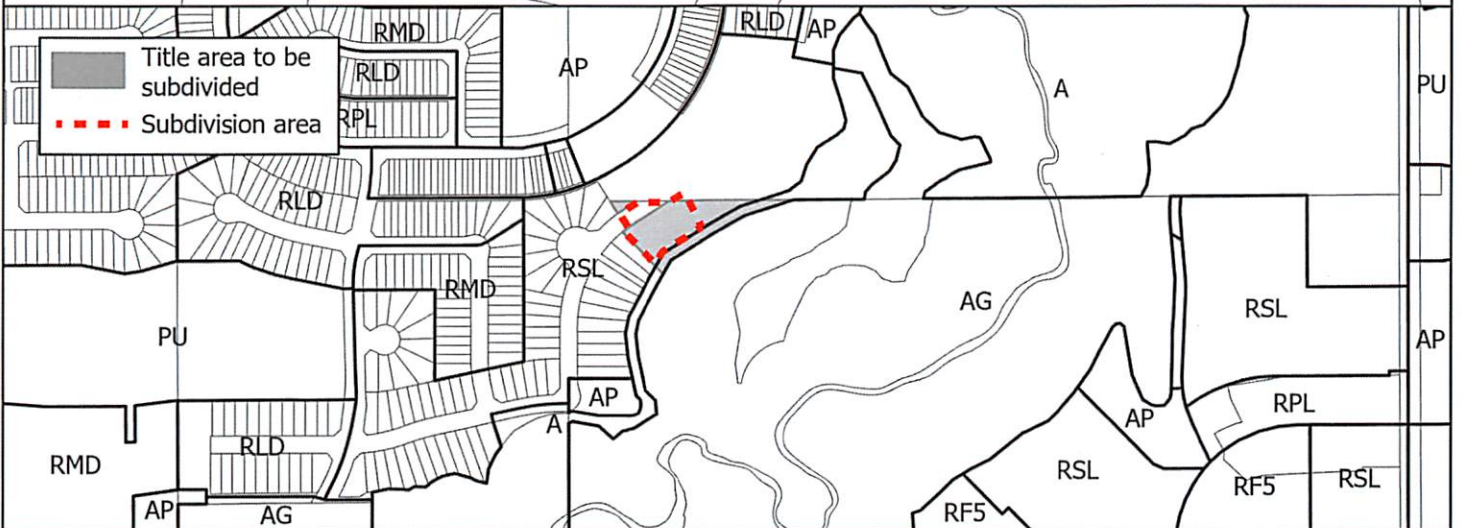
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Enclosure

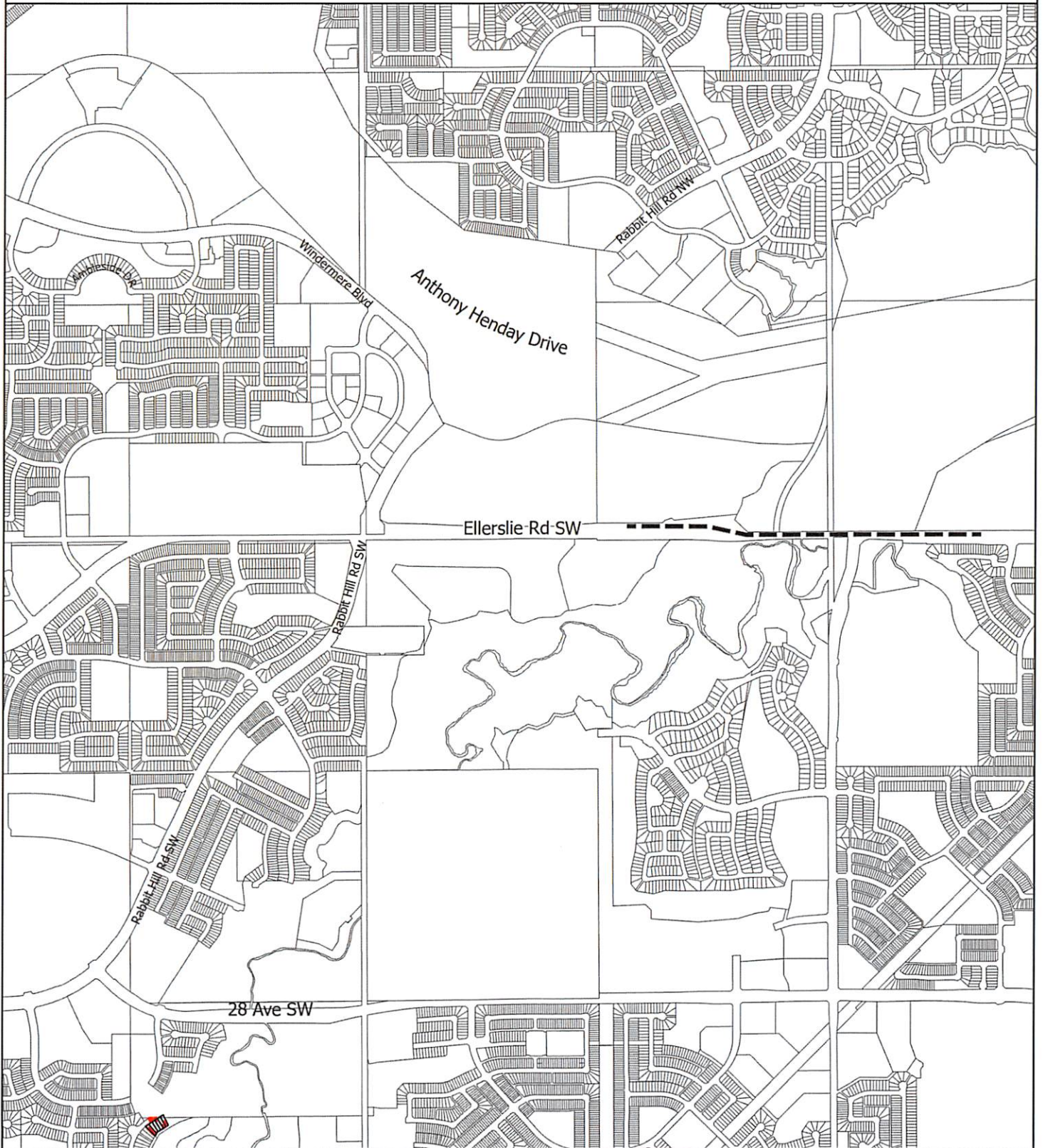
- Limit of proposed subdivision
- Amend Subdivision Boundary
- 1.2 m Uniform Screen Fence
- * Restrictive Covenant re:Top of Bank



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



- Limit of proposed subdivision
- — — Construct two lanes to urban arterial roadway standard





Subdivision Authority

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

March 17, 2022

File No. LDA21-0584

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE 21-51-25-W4M located north of 28 Avenue NW and east of 177 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on March 17, 2022, 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 subdivision boundary be amended to include the dedication of 177 Street SW, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA18-0696 be registered prior to or concurrent with Phase 1 of this application, to provide the logical roadway extension;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 pays a Boundary Assessment for municipal improvements constructed by others within the 177 Street SW road right-of-way from which this development benefits;
8. 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, to the satisfaction of Subdivision and Development Coordination, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
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 constructs a 3 m hard surface shared use path with lighting and bollards, within to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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;
12. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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

15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and walkway 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 (MR) for Pt. SE ¼ 21-51-25-4 was previously addressed with LDA13-0305 by registering a 2.054 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on title.

Municipal Reserve (MR) for Pt. SW ¼ 21-51-25-4 was previously addressed with LDA20-0285 by registering a 1.061 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on 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 #412148588-001

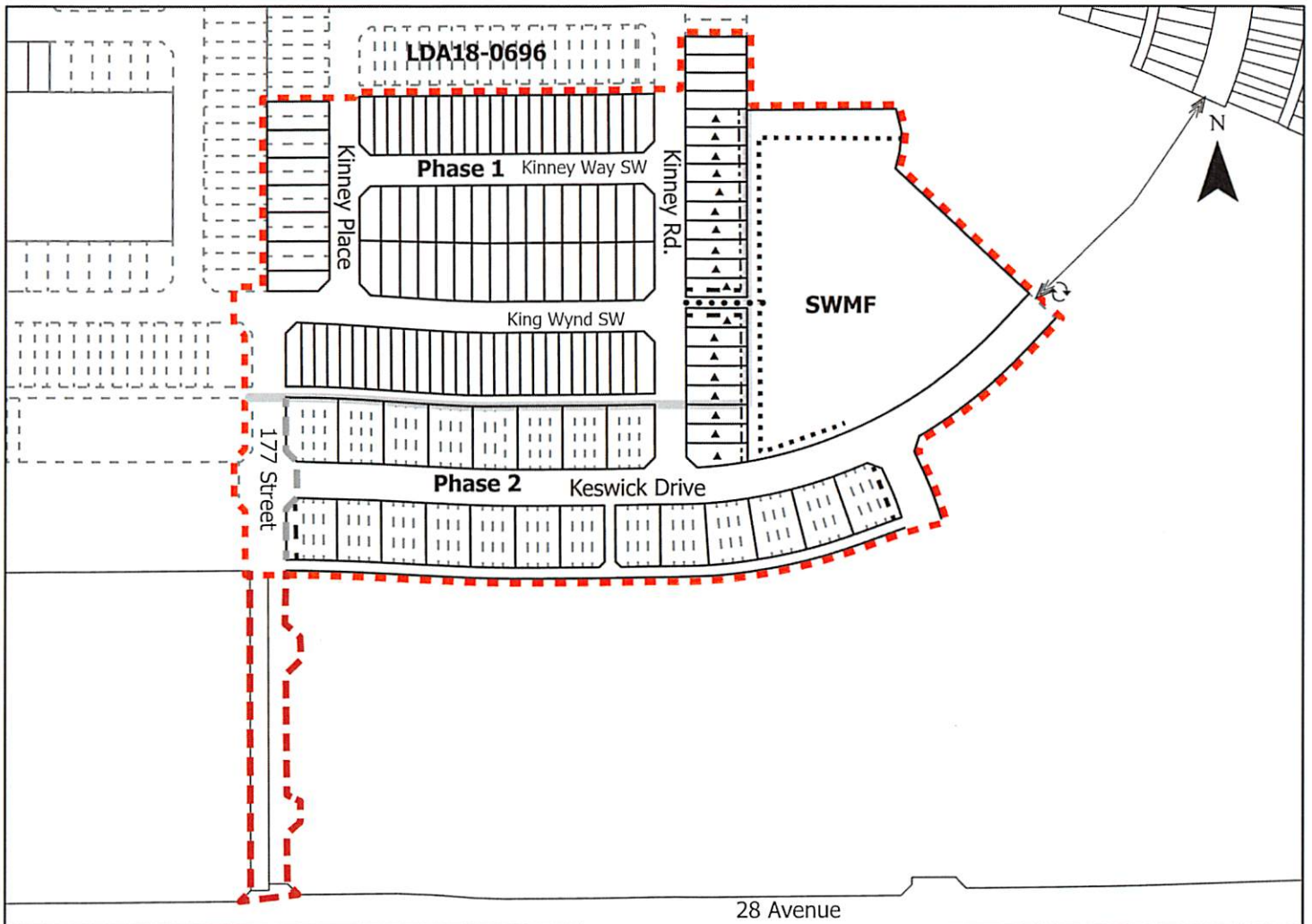
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

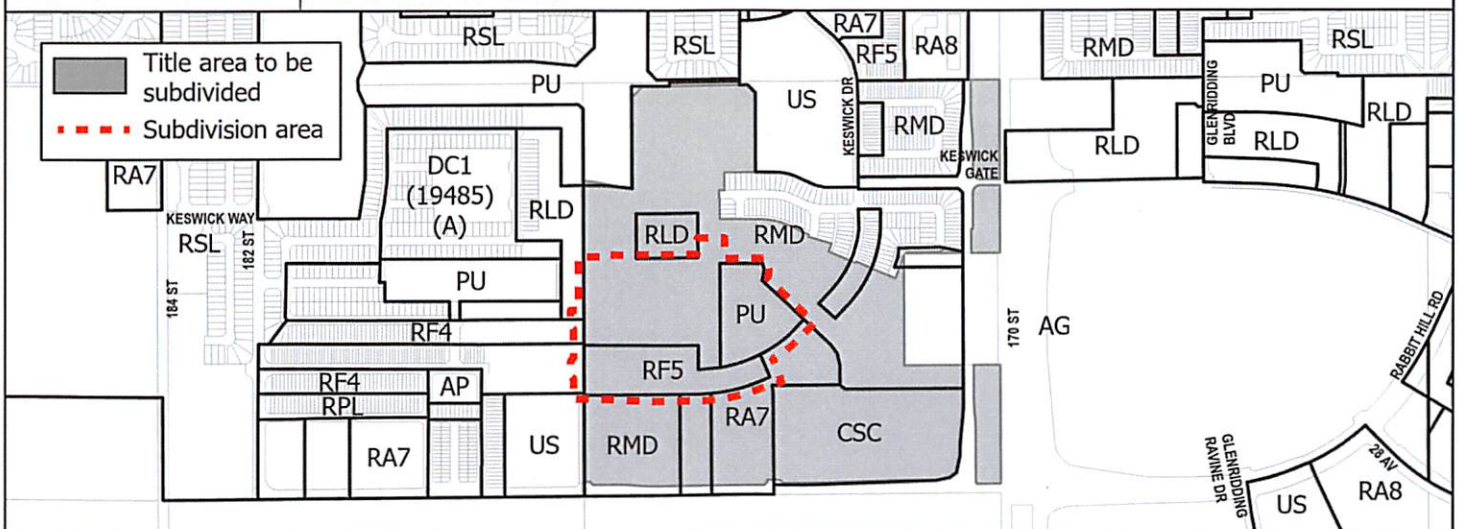
March 17, 2022

LDA21-0584

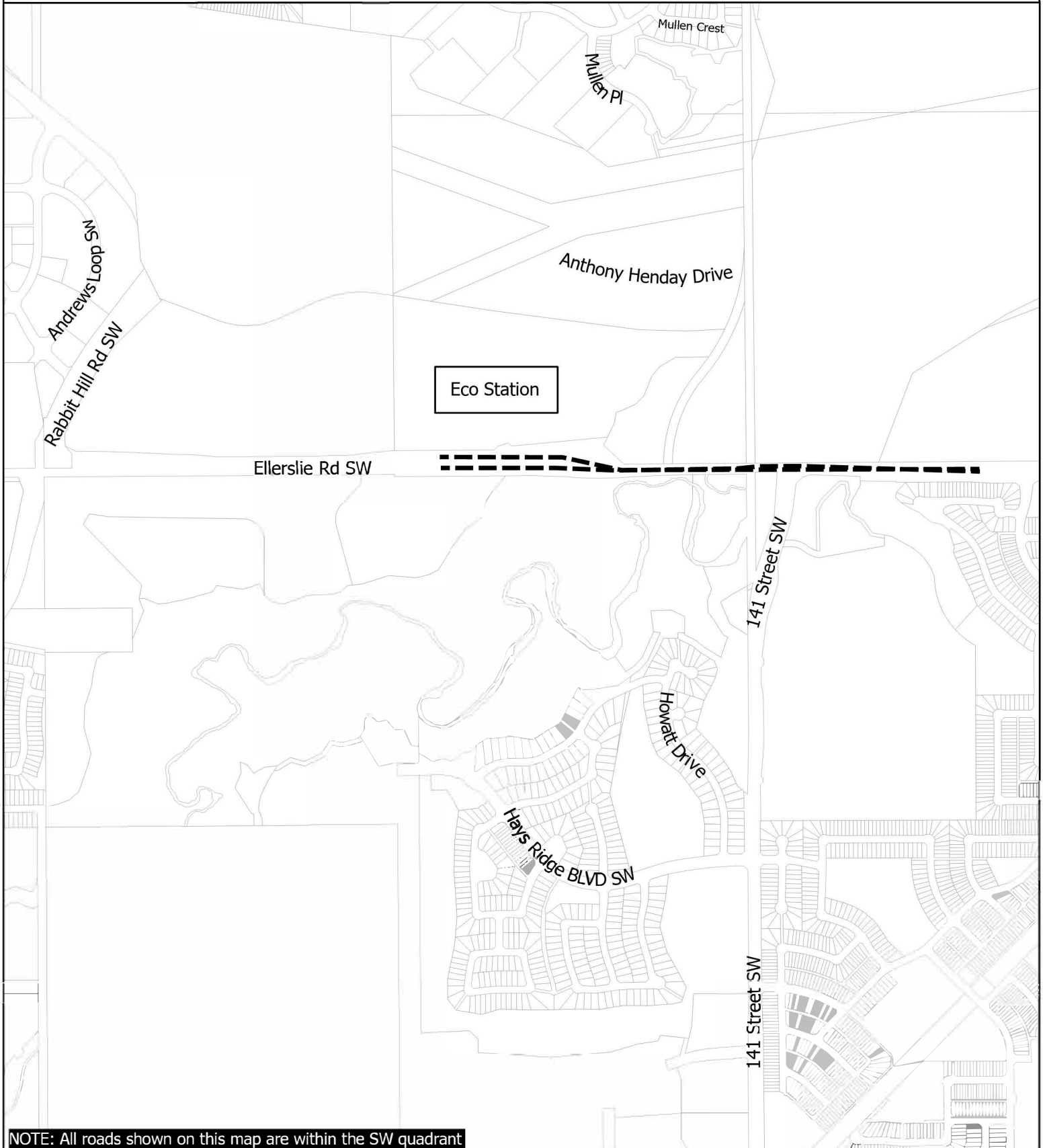
- ■ ■ Limit of proposed subdivision
- ■ ■ Amend Subdivision Boundary
- Phasing Line
- ■ ■ Amend phasing boundary
- ↻ Temporary 12 m radius turnaround
- ▲ Restrictive covenant re:Freeboard
- ↔ Watermain extension
- ■ ■ 1.8m Uniform Fence - Zoning bylaw
- 1.2 m Uniform Screen Fence
- Concrete Sidewalk 1.8m
- 3m Hard surface shared use path



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



--- 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 17, 2022

File No. LDA22-0044

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create 85 single detached residential lots and 20 semi-detached residential lots from NW-14-24-W4M and NE-14-24-W4M located south of 25 Avenue NW and east of 66 Street SW; **MATTSON**

I The Subdivision by Plan is APPROVED on March 17, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 4.083 ha by a Deferred Reserve Caveat registered proportionately against NW-14-24-W4M and NE-14-24-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for the Stormwater Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure II;
5. that the subdivision boundary be amended to include the additional dedication of arterial roadway for 25 Avenue SW and 66 Street SW, and 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 subject to Condition I (5) above, the owner clear and level 25 Avenue SW and 66 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; 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 (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. 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. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct the first two lanes of 25 Avenue SW to an arterial roadway standard, from Watt Drive to the collector roadway, including channelization, accesses, intersections, 3 m shared use path, concrete sidewalk, lighting, landscaping and any transitional improvements, as shown on Enclosure I. Preliminary plans are required to be approved for 25 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the engineering drawings include grading plans for 25 Avenue SW, to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct the collector roadway to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a temporary 12 m radius temporary turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis for waste management vehicles is required to be submitted with engineering drawings to ensure functionality and confirm infrastructure requirements. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

13. that the owner constructs a 3.0 m shared use path with lighting and bollards within the walkway, with connections to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner designs the ultimate SWMF and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
16. that a Final Acceptance Certificate (FAC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
17. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs the temporary offsite sanitary sewer main extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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
20. that the owner is responsible for the landscape design and construction within the road right 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.

MR for NW-14-24-W4M and NE-14-24-W4M in the amount of 4.083 ha is being provided by 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/cp/Posse #409819836-001

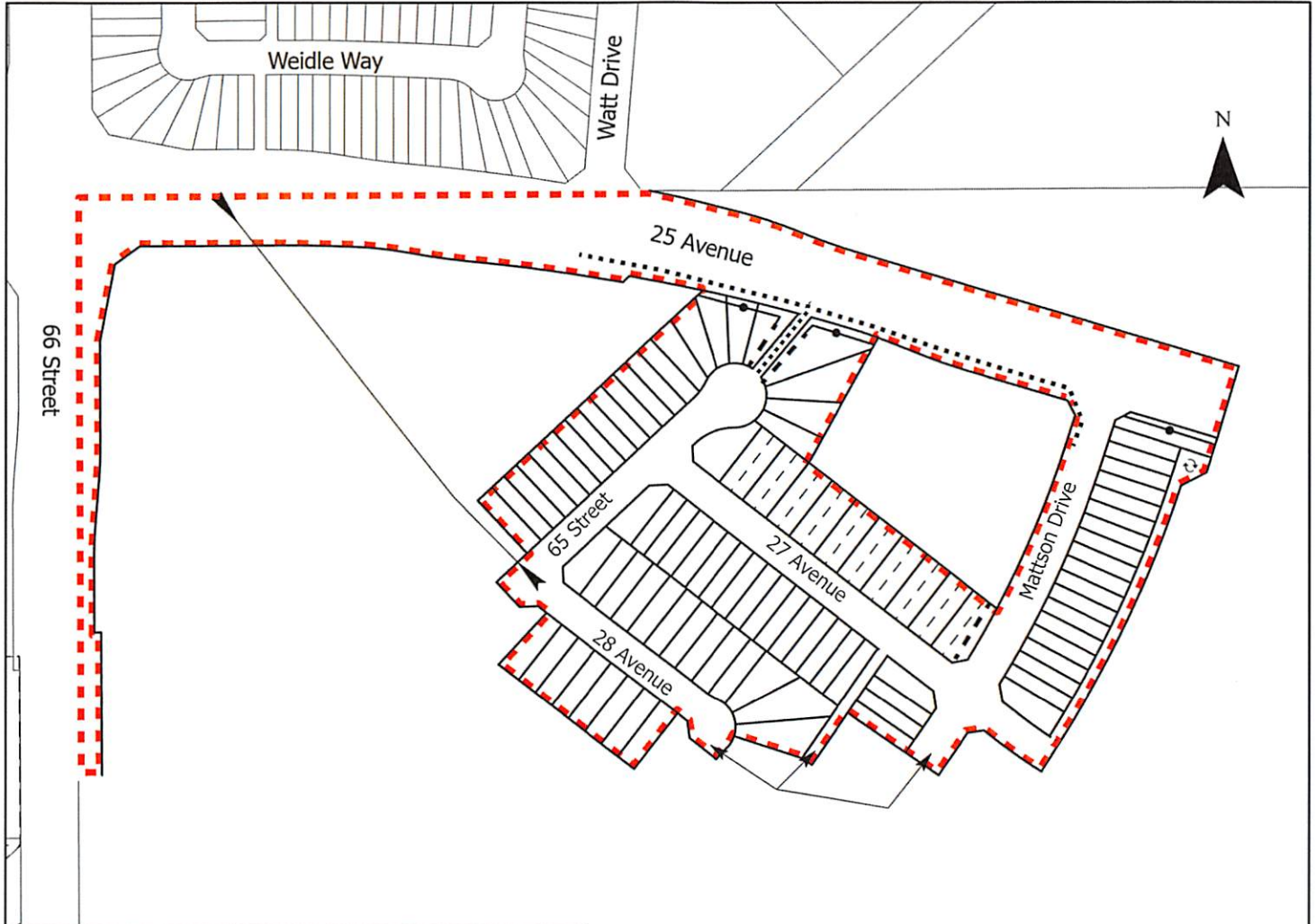
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

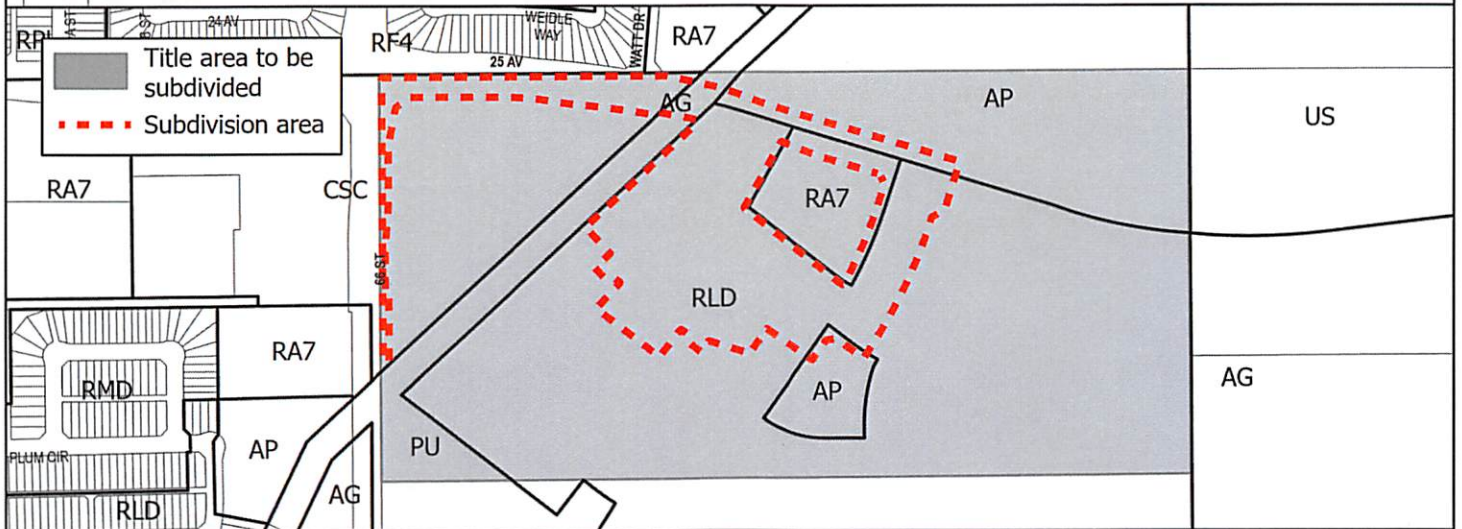
March 17, 2022

LDA22-0044

- Limit of proposed subdivision
- 3m Hard surface shared use path
- - - 1.8m Uniform Fence - Zoning bylaw
- Noise Attenuation Fence
- > Sanitary sewer extension
- ↔ Temporary 6m roadway
- ⊕ Temporary 12 m radius turnaround



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



- Limit of proposed subdivision
- Construct Arterial Roadway
- Register Easement for SWMF
- Amend Subdivision Boundary
- Construct collector roadway



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 17, 2022

File No. LDA22-0052

Ivo Nedev Surveying Ltd.
18811 96 Ave NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot Y, Block 3, Plan 8434ET, located north of 77 Avenue NW and east of 97 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on March 17, 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 make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed lots. These arrangements shall include the removal of the existing 20 mm lead water line that provides service to Lot Y (contact EPCOR Water Services at 780-412-6858); 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 #421915612-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 77 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

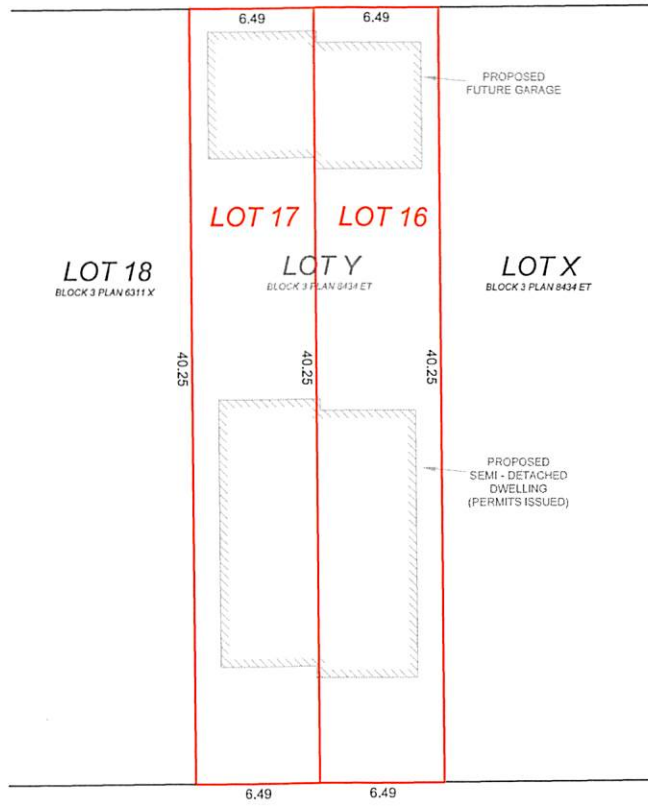
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 2.75 m east of the west property line of Lot Y off 77 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). 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).



LANE



77 AVENUE NW

RF3 UNDERLYING ZONING
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.

REVISION HISTORY

1. Issued for Approval	Jan. 13, 2022
2. Revised	Feb. 14, 2022

LEGAL DESCRIPTION: Lot Y Block 3 Plan 8434ET
MUNICIPAL ADDRESS: 9654 - 77 Avenue NW Edmonton, AB
BUILDER/OWNER: TS Modern Home

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REVISION: 2 DATE: 02.14.22 SCALE: 1:300 PROJECT #: 2021066



18811 - 96 Avenue NW Edmonton, AB. T5T 5L2
www.ivosurveys.ca
Ph: (780) 666-2511
Fax: (780) 666-2359

© 2022



Subdivision Authority

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

March 17, 2022

File No. LDA22-0081

R.N. Heacock A.L.S.
9108 112 Avenue
Edmonton, AB T5B 0H3

ATTENTION: Richard Heacock

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 11A, Plan 9323292, located south of 122 Avenue NW and west of 184 Street NW; **KINOKAMAU PLAINS**

I The Subdivision by Plan is APPROVED on Mar 17, 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 Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); 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/el/Posse #423434792-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- 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.
- The residential culvert crossing access, for proposed Lot 11C, to 122 Avenue has been approved through a Development Permit for the site (POSSE # 340271221-001).
- Upon submission of a development permit application, for the proposed Lot 11D, the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards and access upgrading may be required.
- 184 Street is an existing transit route.

Building / Site

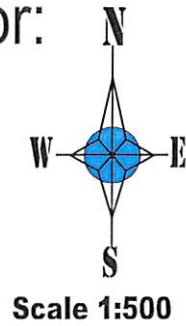
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- Onsite stormwater management systems will be required within the proposed lots with a controlled outflow rate to the City's ditch system, within 122 Avenue NW, of 0.035 m³/s/ha and storage provided within the property to accommodate the excess runoff from a 100 year design rainfall event.
- Permanent sanitary and storm servicing for the Mooncrest Park subdivision area will require an amendment to the current land use in conjunction with a Neighbourhood Design Report (NDR) outlining the proposed servicing scheme for the area.
- As per the EPCOR Drainage Services Bylaw 18100, each separately titled parcel must be independently serviced directly off public sewer mains, when made available. A private sewer system may not cross one separately titled parcel to serve another and connections between the proposed lots must be eliminated.

- As per the City Drainage Bylaw 18093, no owner shall drain their property in such a manner as to cause or have the potential to cause a nuisance, hazard or damage to their property or to adjacent parcels. EPCOR Drainage Services Inc. will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route or a specific overflow point on or from the parcel.
- Temporary sanitary servicing is permitted subject to the owner being responsible for the installation, operation, maintenance and abandonment of all temporary facilities.
 - a. Temporary sanitary servicing requires the use of onsite holding facilities that meet the requirements of the Private Sewage System Standards of Practice (contact EPCOR Infill Water and Sewer Servicing at 780-496-5444 for any additional information).
 - b. Storm sewer servicing is to be provided via the existing ditch system within 122 Avenue NW.
- Each separately titled parcel must drain the storm water and sub-surface drainage entirely to its own private drainage system.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Tentative Plan of Subdivision for: Lot 11A Plan 932-3292 18445-122 Ave. NW City of Edmonton

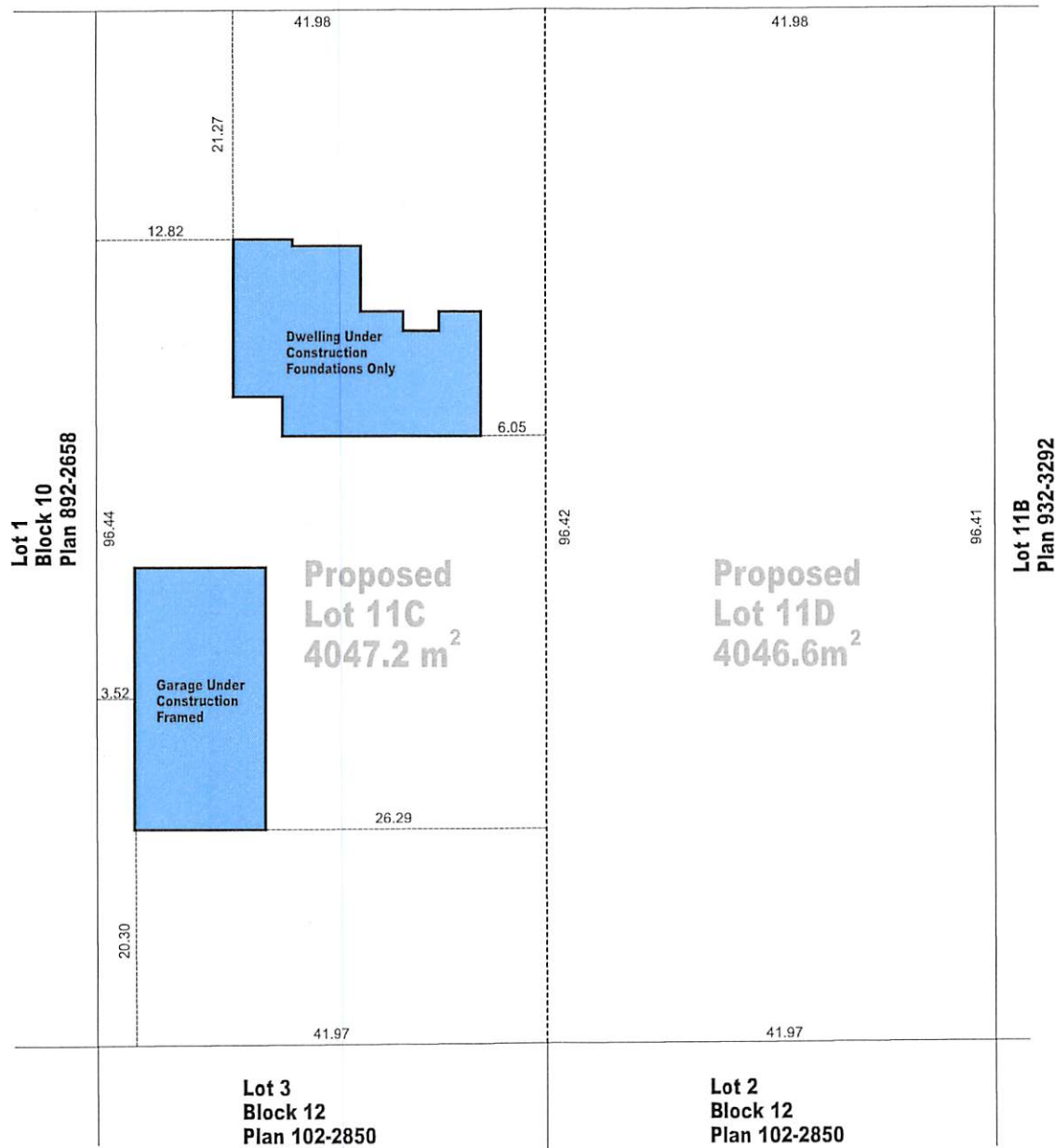


10 February 2022

**Note: Real Property Report Should
 be done before subdivision, to
 ascertain setbacks.**

122 Avenue

To 184 Street



DRAWN BY ZJP

Customer:
 Mik-Tik

R.N. HEACOCK A.L.S.
 (780) 479-3087



Subdivision Authority

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

March 17, 2022

File No. LDA22-0083

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 5 and a portion of Lot 4, Block 14, Plan 5036S, located north of 79 Avenue NW and east of 87 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on March 17, 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 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
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 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/js/Posse #423621911-001

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

- 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 boulevard trees adjacent to the site on 79 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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.
- There is an existing school site directly across 79 Avenue NW from the proposed subdivision. As a current standard practice, front drive access is not permitted for residential properties opposite school sites. 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.

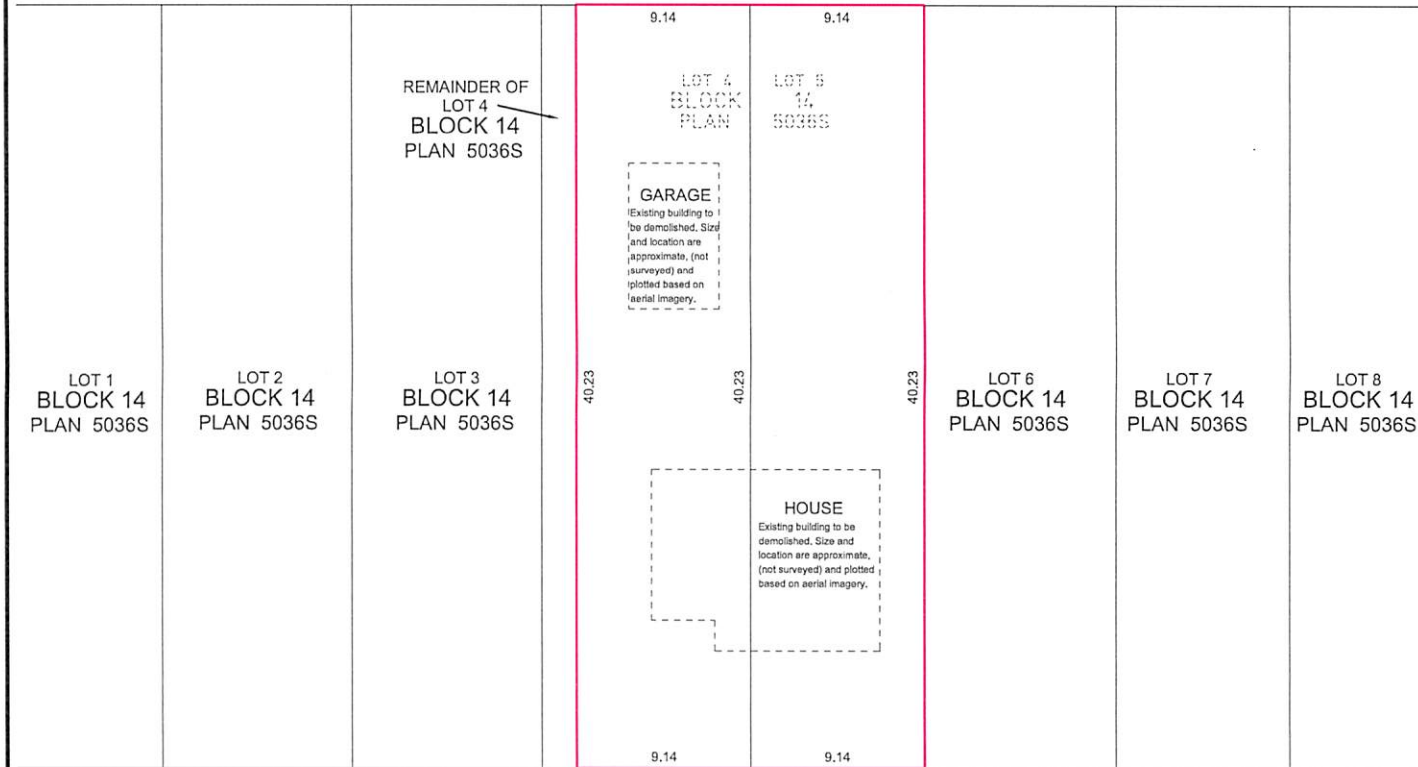
Servicing

- 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 7.94m west of the east property line of Lot 5 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).



LANE

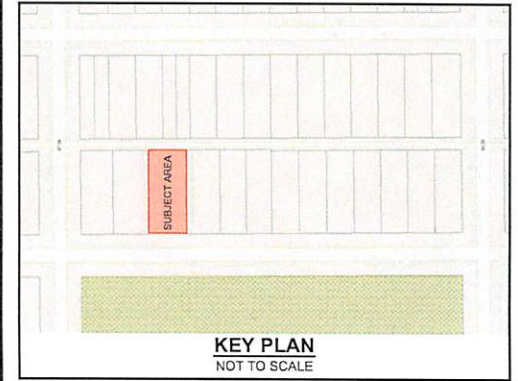


79 AVENUE NW

ACCENT INFILLS LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.074 ha.



REV. NO.	DATE	ITEM	BY
1	FEB. 14/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

KING EDWARD PARK

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 5 AND E. 27' OF LOT 4, BLOCK 14, PLAN 5036S
WITHIN THE
S.E. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@pals-geomatics.com
10794-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62200037T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

March 17, 2022

File No. LDA22-0087

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 25-26, Block 42, Plan 6800AK, located north of 104 Avenue NW and west of 81 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on March 17, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/lz/Posse #423761084-001

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 81 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 is an existing power pole in the alley. Site access must maintain a minimum clearance of 1m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.54 m south of the north property line of Lot 25 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

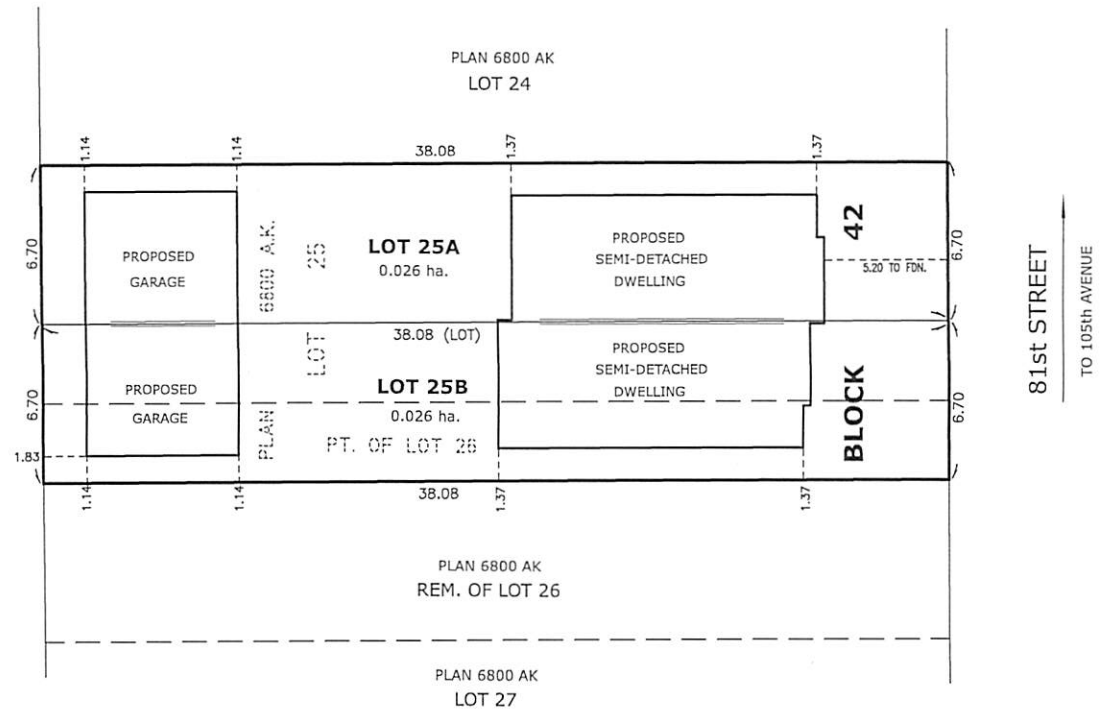
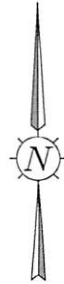
**LOT 25 & PART OF LOT 26,
BLOCK 42, PLAN 6800 A.K.**

IN THE

RL.27 TWP.52 RGE.24 W.4 M.

EDMONTON, ALBERTA

SCALE 1:200 2022 N.R. RONSKO, A.L.S.




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



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:	J.C.	DRAWN BY:	J.C.
DATE:	February 14, 2022	REVISED:	--
DRAWING	22S0071T	FILE NO.	22S0071



Subdivision Authority

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

March 17, 2022

File No. LDA22-0088

R.N Heacock A.L.S.
9108 112 Avenue NW
Edmonton, AB T5B 0H3

ATTENTION: Richard N. Heacock

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 29, Block 1, Plan 935KS, located south of University Avenue NW and east of Saskatchewan Drive NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on March 17, 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,

Blair McDowell
Subdivision Authority

BM/lz/Posse #423459220-001

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 Saskatchewan Drive NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley, as shown on the Enclosure. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

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

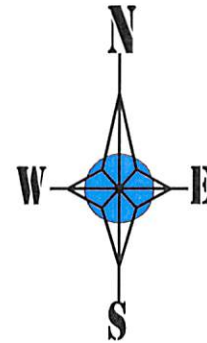
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.32 m north of the south property line of Lot 29 off of the lane. The existing storm service enters the proposed subdivision approximately 11.79 m south of the north property line of Lot 29 off Saskatchewan Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).

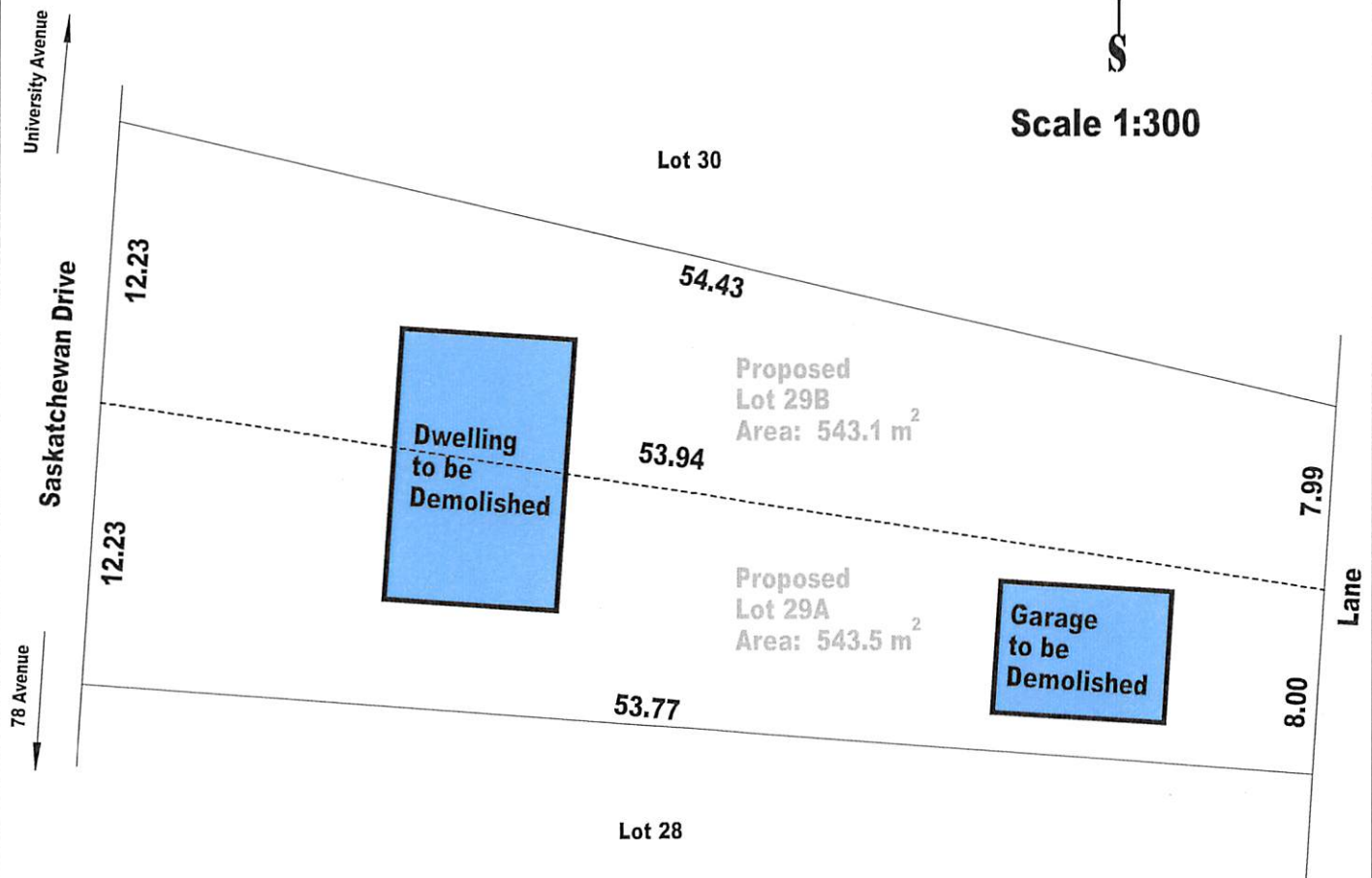
Plan Showing Proposed Subdivision of Lot 29 Block 1 Plan 935 K.S. 8007 Saskatchewan Dr. NW , City of Edmonton

Zoning: RF1

12 February 2022



Scale 1:300



DRAWN BY ZYP

Customer:
Mik-Tik

R.N. Heacock A.L.S.
(780) 479-3087

Thursday, March 10, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 10, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the March 3, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0483 411227487-001	Tentative plan of subdivision to create one (1) other lot, one (1) industrial lot, and one (1) Public Utility from Block B, Plan 4344 HW, located south of 167 Avenue NW and east of 34 Street NW; GORMAN
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA21-0619 417240591-001	Tentative plan of subdivision to create 11 single detached residential lots, 14 semi-detached lots, and 4 row housing lots from Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail NW and east of 199 Street NW; THE UPLANDS
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA21-0537 412442154-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from Units 2 & 3, Condominium Plan 082 2896; Unit 115, Condominium Plan 092 2542; and Condominium Common Property, located west of 156 Street NW and south of Terwillegar Drive NW; SOUTH TERWILLEGAR
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0043 421104573-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 9, Plan 6253KS, located north of Rio Terrace Drive and east of 155 Street NW; RIO TERRACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0053 422089182-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 12, Plan 6045HW, located north of 65 Avenue NW and east of 93 Street NW; HAZELDEAN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0054 421921003-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 15, Plan RN64, located south of 121 Avenue NW and west of 123 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0057 422103122-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 14, Plan 8111 ET, located north of 124 Avenue NW and west of 76 Street NW; ELMWOOD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA22-0060 422380546-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot W, Block 19, Plan 426HW, located north of 73 Avenue NW and east of 96 Street NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:30 a.m.