

Thursday, April 18, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 18, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 11, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0091 488016637-001	Tentative plan of subdivision to create 61 residential lots, from the SW-25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA23-0164 461166650-003	REVISION of conditionally approved tentative plan of subdivision to create 30 residential lots, two (2) multi-unit housing lots, three (3) Environmental Reserve lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from a portion of roadway to be closed and the NE 15-51-25-W4M, located south of 28 Avenue SW and west of Chappelle Boulevard SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA23-0318 487252971-001	Tentative plan of subdivision to create three (3) commercial bare land condominium units from Lot 2, Block 3, Plan 162 0747, located east of 34 Street NW and south of 153 Avenue NW; EBBERS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0087 501418653-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from consolidated Lot 4, Block 3, Plan 242 _____ (comprised of Lot 3, Block 3, Plan 232 0562 and Strata Lots 1 and 2, Block 3, Plan 232 0563), located west of Belvedere Gate NW and south of Fort Road NW; BELVEDERE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0106 503870966-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 31, Plan 2338 HW, located south of 61 Avenue NW and east of 108 Street NW; PLEASANTVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0107 503094043-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 2, Plan 1389 HW, located south of 77 Avenue NW and west of 87 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0113 504047781-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 80, Block 13, Plan 2938 HW, located north of 71 Avenue NW and east of 116 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0118 504061972-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2A, Block 49, Plan 6065 HW, located south of 107 Avenue NW and east of 127 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA24-0119 504101122-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 3-4, Block 8, Plan 1131 HW, located north of 103 Avenue NW and west of 147 Street NW; GROVENOR
MOVED		Blair McDowell

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA24-0121 504322965-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 2, Plan 2831 HW, located south of 80 Avenue NW and east of 119 Street NW; BELGRAVIA
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

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0091

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

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create 61 residential lots, from the SW-25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$1,798,634.72 representing 3.235 ha, pursuant to Section 666 and Section 667 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 approved subdivisions LDA22-0544 be registered prior to or concurrent with this application to provide the logical extension of roadway and utilities;
5. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 231 Street NW and the Whitemud interchange lands, 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 (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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct 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;
9. that the owner construct a 2.8 m berm centered on the property line and 1.83 m noise attenuation fence, or combination thereof, contained wholly within private property, to conform to the Approved Engineering Drawing for LDA22-0544; Stage 36, wholly within private property lines for all lots backing onto Whitemud Drive NW and 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned 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 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 the SW-25-52-26-W4M was previously addressed with LDA20-0427 by registering a 4.33 ha DRC on title. The DRC will be adjusted for the pipeline right-of-way and arterial road dedication. In addition, \$1,798,634.72, representing 3.235 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey. Subsequent to deductions and money in place of MR, the existing DRC will be reduced to 0.765 to reflect the remaining MR owing for the interchange lands, and carried forward on the SW-25-52-26-W4M.

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 #488016637-001

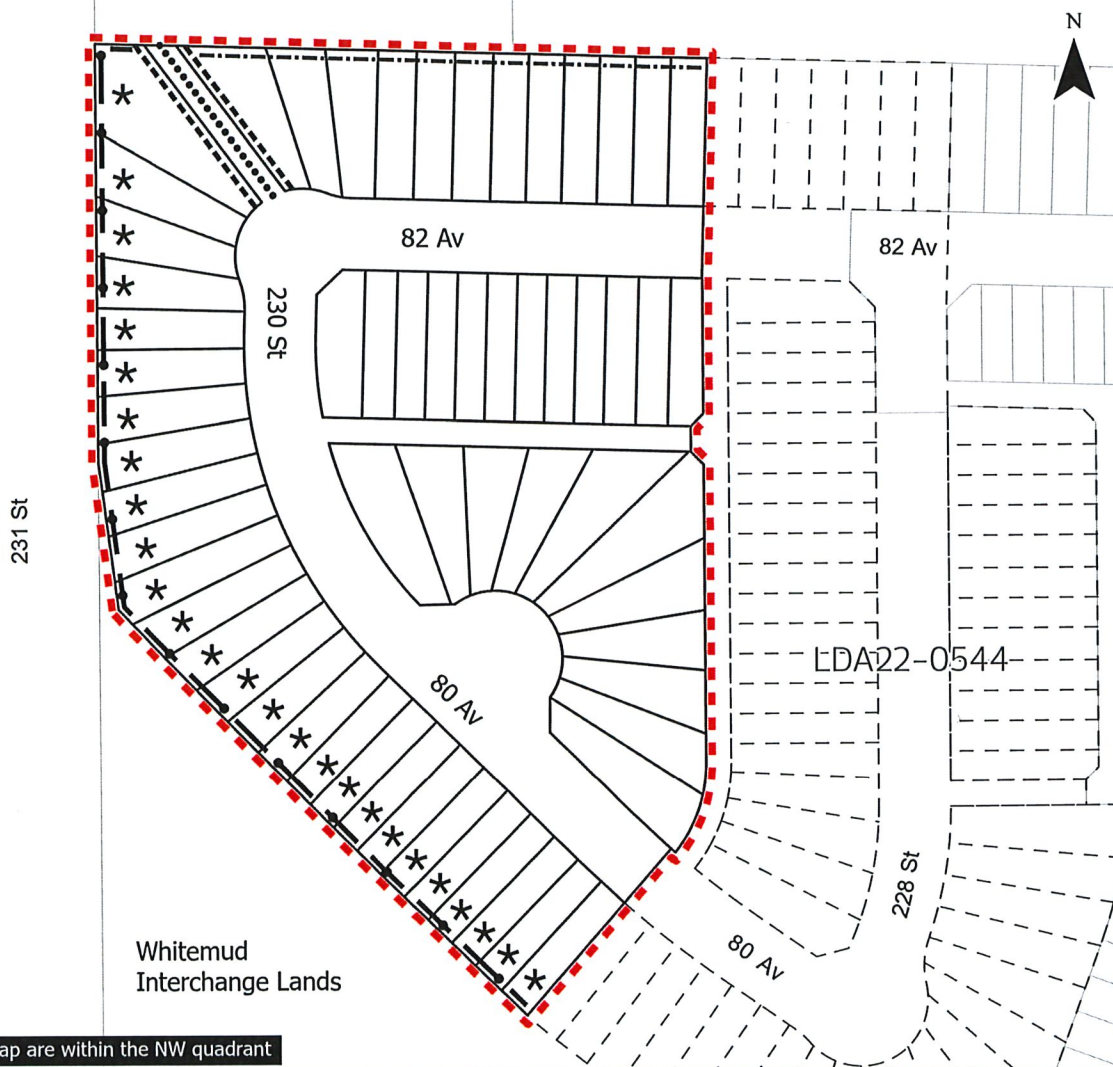
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 18, 2024

LDA24-0091

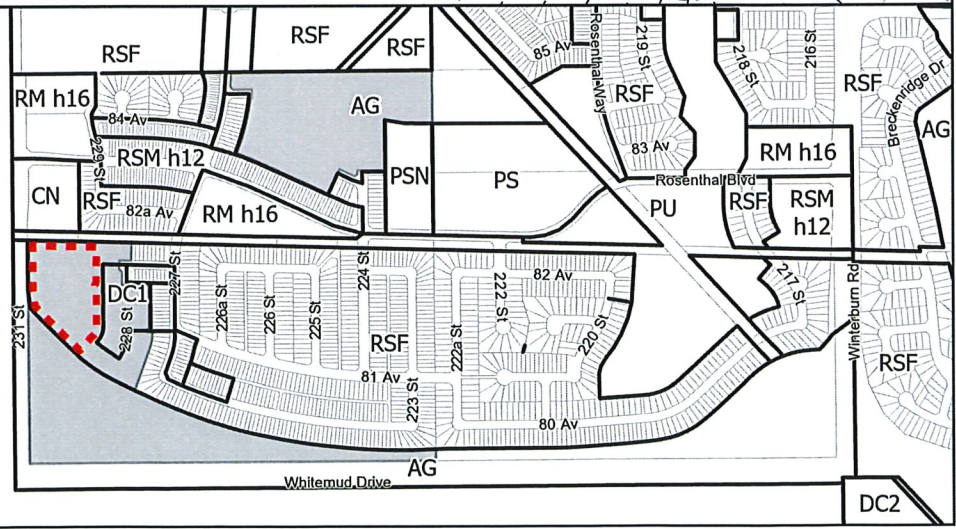
- ■ ■ Limit of Proposed Subdivision
- 1.8m Uniform Screen Fence as per Zoning Bylaw
- Berm and Noise Attenuation Fence
- 1.8m Concrete Sidewalk
- 1.2m Uniform Fence
- * Restrictive Covenant re: Berm and Fence



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

Legend:

- Title area to be subdivided
- ■ ■ Subdivision area





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA23-0164

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

ATTENTION: Connor Pope

RE: REVISION of conditionally approved tentative plan of subdivision to create 30 residential lots, two (2) multi-unit housing lots, three (3) Environmental Reserve lots, one (1) Municipal Reserve lot, and one (1) Public Utility Lot, from a portion of roadway to be closed and the NE 15-51-25-W4M, located south of 28 Avenue SW and west of Chappelle Boulevard SW;
CHAPPELLE

The subdivision was initially approved on February 8, 2024. This Change Request increases the size of the south multi-unit housing lot and reconfigures the adjacent residential lots accordingly.

I The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 6.830 hectare (ha), 0.595 ha, and 0.258 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.18 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 provide money in place of MR in the amount of \$44,712.75 representing 0.077 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of Arterial Roadway Assessments applicable to Phase 3 of this subdivision;
6. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed multi-unit housing lot within Phase 3, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
7. 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;

8. that the owner register an easement for the portion of storm sewer extension within the multi-unit housing lot, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner register a temporary public access easement for a temporary 12 metre (m) turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a temporary emergency access easement for a temporary 4 m emergency access roadway, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the property lines of the residential lots be modified, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for oil well service vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I;
12. 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;
13. that LDA23-0122 to close portions of 156 Street NW shall be approved prior to the endorsement of the plan of survey, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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 J.R. Paine & Associates Ltd. geotechnical report (file no. 2412-424), as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF)/Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the multi-unit housing lot containing the storm sewer main extension, as shown on the "Conditions of Approval" map, Enclosure I; and
17. 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 (4) shall contain, among other things, the following conditions:

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the engineering drawings include identification of the abandoned well site within Chernowski Way SW, demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct Chernowski Way SW as an enhanced local roadway standard, to maintain two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the enhanced local roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner construct 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);
11. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a temporary 4 m roadway to provide private and emergency access to Block E, Plan 982 5711, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The physical closure of this portion of 156 Street Government Road Allowance cannot occur until alternative access to this property is constructed from 28 Avenue SW. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
13. that the owner remove the road structure of the existing 156 Street SW roadway and remediate the road closure area, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I;
14. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage, at the shared use path crossings on Chernowski Way SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct traffic calming measures such as curb ramps, a two-stage crossing, a raised crossing, or curb extensions, at the shared use path crossings on Chernowski Way SW, to the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m asphalt shared use path within the ER lot, including "Shared Use" signage and landscaping, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
17. that the owner construct a 3 m asphalt shared use path within the PUL, with a connection to the existing shared use path to the east, including lighting and bollards, to a residential alley standard roadway, to allow for service vehicle access to the SWMF, as shown on Enclosure I;
18. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway and the MR lot, with connections to the adjacent top of bank shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
20. that the owner construct a temporary 3 m hard surface shared use path, with lighting and bollards, along the south side of the 28 Avenue SW road right of way, with a connection to the existing shared use path from Craig Landing SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a storm sewer extension, with Phase 1, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner abandons any unused interim storm infrastructure, as part of the ultimate SWMF construction, to the satisfaction of Subdivision and Development Coordination;
24. 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

25. that the owner is responsible for the landscape design and construction within the PUL, the Reserve lots, road rights of way, walkway, and greenways 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 the NE 15-51-25-W4M was addressed by registration of a 0.459 ha Deferred Reserve Caveat (DRC 222 166 311) on title with LDA18-0496 and registration of second a DRC (222 108 888) in the amount of 0.520 ha on title with LDA20-0313. The two DRCs total 0.979 ha. An additional 0.046 ha will be owing upon approval of LDA23-0122 to close portions of 156 Street NW, resulting in a total of 1.025 ha owing for the titled area.

ER in the amount of 7.683 ha is being dedicated as three lots with this subdivision, thereby reducing the amount owing by 0.768 ha. Additionally, MR in the amount of 0.18 ha is being provided by dedication with this subdivision. The remaining 0.077 ha is being provided by money in place with this subdivision, in the amount of \$44,712.75. Money in place may change, dependent upon the final plan of survey.

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 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,



Blair McDowell
Subdivision Authority



















BM/kr/Posse #461166650-003

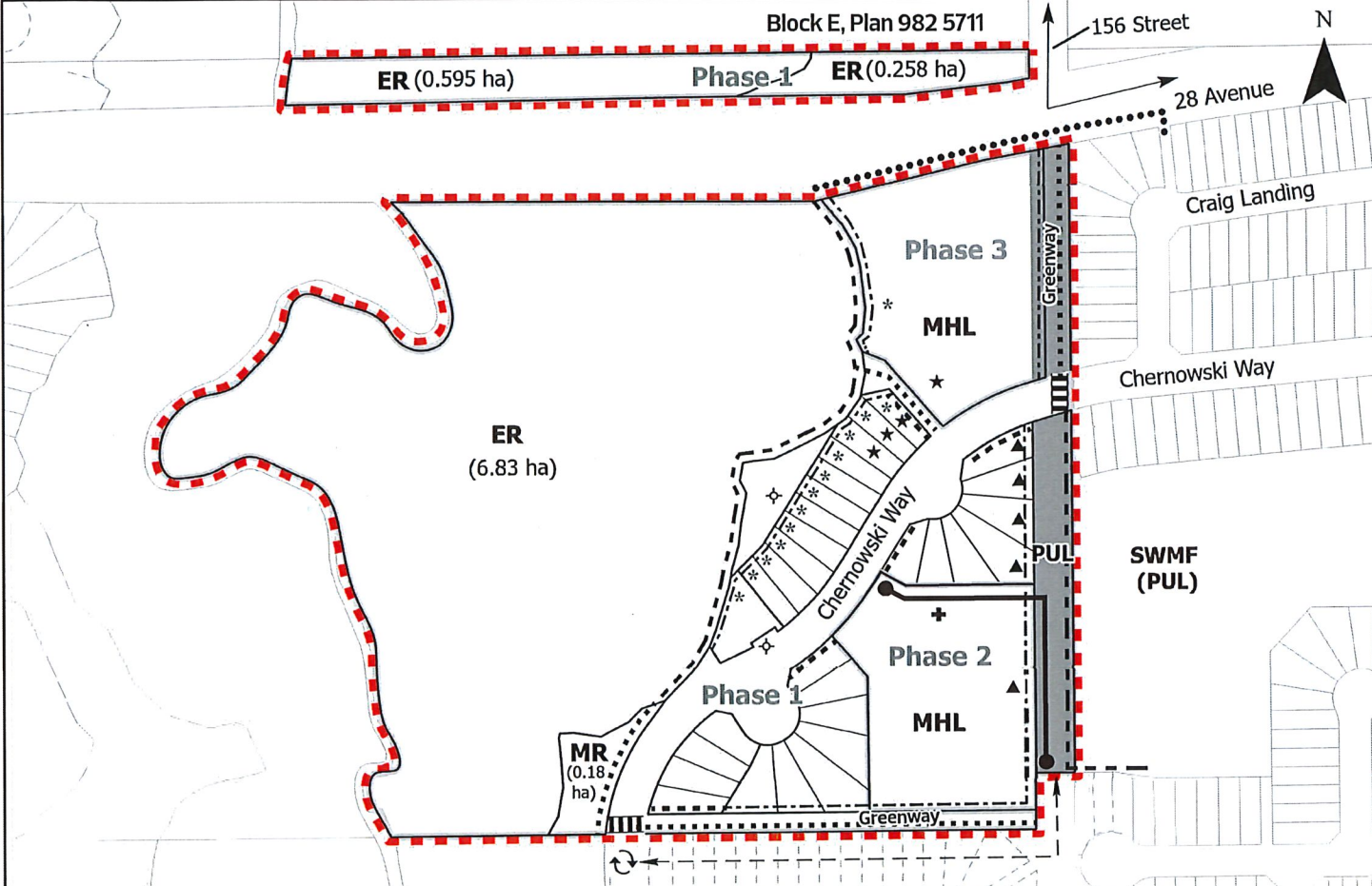
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

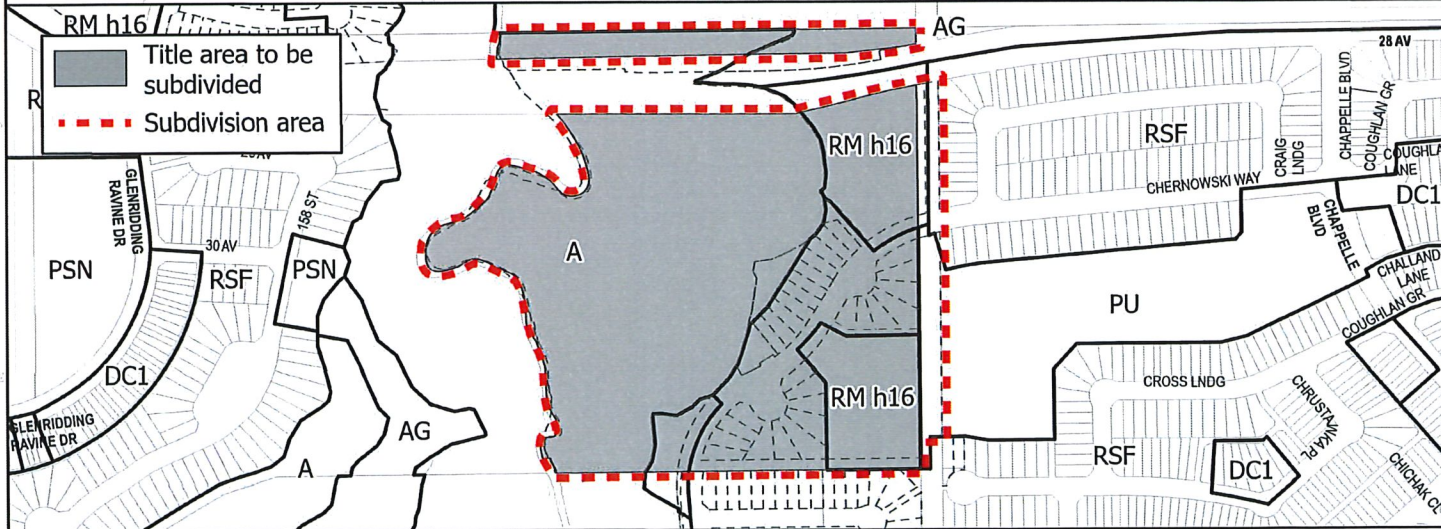
April 18, 2024

LDA23-0164

- | | | |
|--|--|---|
|  Limit of proposed subdivision |  Restrictive Covenant re: Top of Bank |  3m asphalt shared use path |
|  Temporary 12 m radius turnaround; register easement |  Restrictive Covenant re: Freeboard |  3m Hard surface shared use path |
|  Temporary 4m Emergency Access; register easement |  Restrictive Covenant re: Disturbed soil |  Temporary 3m hard surface shared use path |
|  Modify property lines if necessary |  Abandoned well site |  1.2 m Uniform fence |
|  Phasing Line |  Temporary 4m access |  1.8m Uniform fence as per Zoning Bylaw |
|  Road closure area; remove road structure and remediate |  Zebra marked crosswalk; Traffic calming measures |  Storm sewer extension (Phase 1); register easement on MHL |



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA23-0318

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create three (3) commercial bare land condominium units from Lot 2, Block 3, Plan 162 0747, located east of 34 Street NW and south of 153 Avenue NW;
EBBERS

The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$207,489.87 representing 0.311 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the subdivision boundary be amended to exclude previously registered road rights of way, as shown on the "Conditions of Approval" map, Enclosure II; 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.

MR for Lot 2, Block 3, Plan 162 0747 in the amount of \$207,489.87, representing 0.311 ha, is being provided by money in place with this subdivision. Money in place may be reduced with the final plan of survey to account for additional road dedication.

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 #487252971-001

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 (\$7,515 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- A Development Permit (295529024-001) for this site was approved on November 15, 2019. The permit conditions the construction of 34 Street SW to an urban collector road cross section and the registration of a permanent easement to facilitate the construction of 34 Street.
- The engineering drawings for the Amnor Manning Centre have been approved and the Servicing Agreement (SA51922) has been signed for the construction of 34 Street NW, as per the conditions of the Development Permit.

Building / Site

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




Servicing

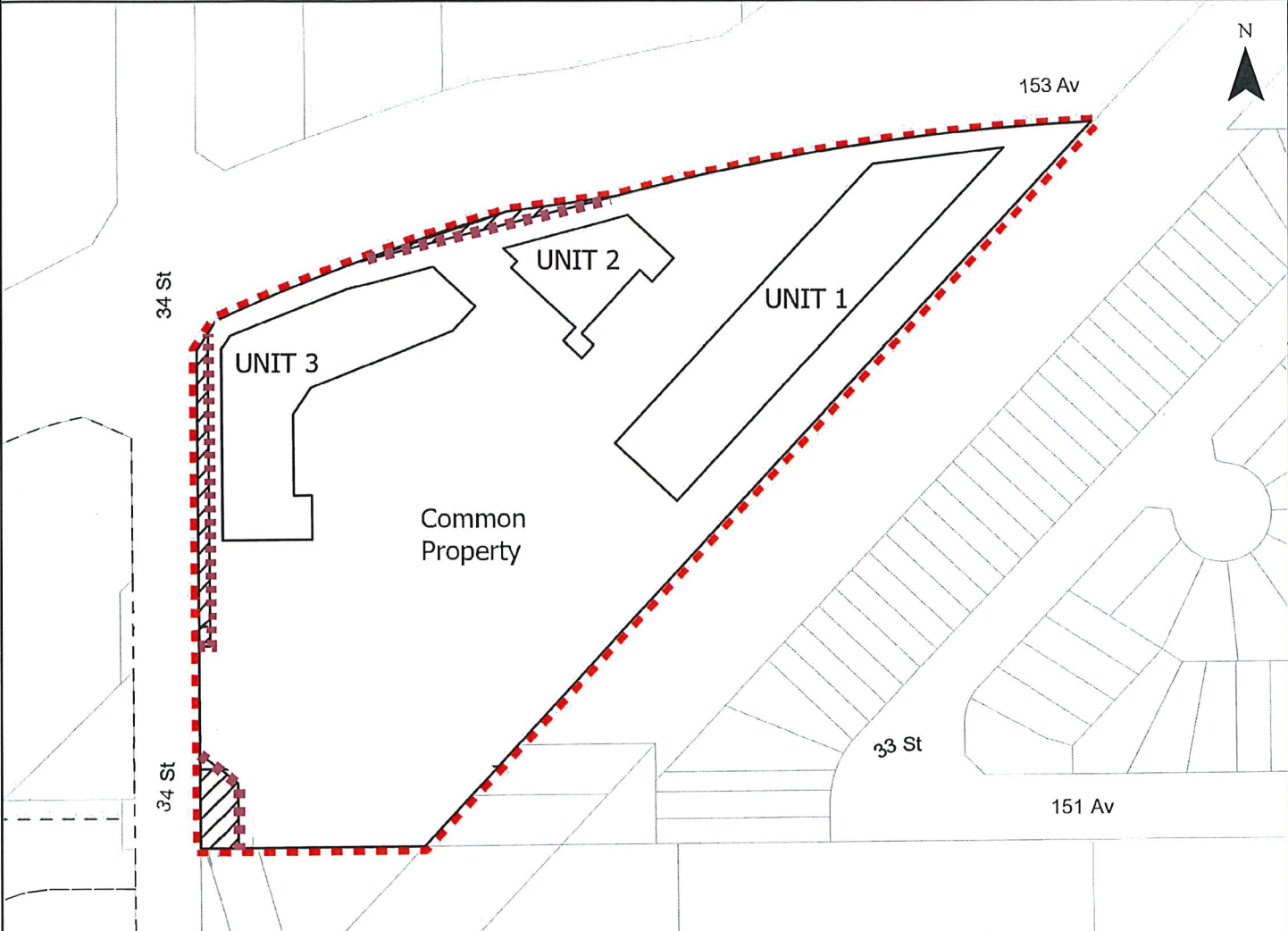
- The existing services (water and sanitary) are proposed to be installed to the existing lot as per the onsite servicing plans that were reviewed by EPCOR iWASS.
- All municipal services must enter the site through Common Property.
- There is an existing 300mm water main located within a 30.5 meter wide Utility Right-of-Way within the subject site. The existing Utility Right-of-Way registered under Instrument 162 052 584 must be maintained for the protection of the water main. Encroachments onto the right-of-ways will not be permitted.
- There is a deficiency in on-street hydrant spacing adjacent to the property. An Infill Fire Protection Assessment (IFPA) response was previously issued through the Development Permit review process (File numbers 452307628-002 and 451910818-002). Fire Rescue Services has concluded that no upgrades to municipal fire protection infrastructure are required with the above noted Development Permits or with this subdivision application.
- 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).

SUBDIVISION CONDITIONS OF APPROVAL MAP



April 18, 2024

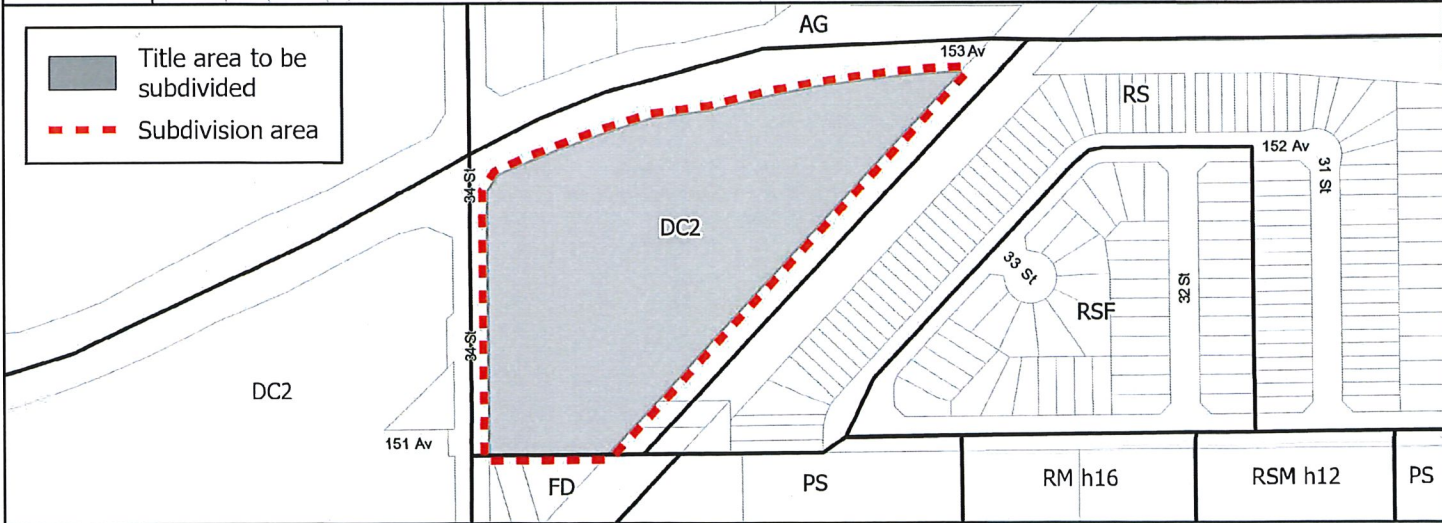
LDA23-0318

-  Limit of Proposed Subdivision
-  Amend Subdivision Boundary
-  Existing road right of way



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

-  Title area to be subdivided
-  Subdivision area





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0087

Scheffer Andrew Limited
#310, 4803 87 Street NW
Edmonton, AB T6E 0V3

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from consolidated Lot 4, Block 3, Plan 242 _____ (comprised of Lot 3, Block 3, Plan 232 0562 and Strata Lots 1 and 2, Block 3, Plan 232 0563), located west of Belvedere Gate NW and south of Fort Road NW;
BELVEDERE

I The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

1. that LDA24-0080 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; 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.

Municipal Reserve (MR) for Lot 1, Block 3, Plan 092 4862 and Lot 2, Block 3, Plan 182 1512 was addressed by dedication with LDA07-0191.

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 #501418653-001

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 (\$2,505 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Any changes to the existing access requires the review and approval of Subdivision and Development Coordination.
- Safe Mobility will review requirements with future Development Permits applications, and additional conditions to ensure safe pedestrian crossings may be required with future development of the site. This may include but is not limited to zebra marked crosswalks with curb ramps and pedestrian signage at the mid-block crossing.

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).
- An Infill Fire Protection Assessment (IFPA) was previously conducted for this site (through the previous subdivision LDA21-0065). Edmonton Fire Rescue Services has confirmed that the previous IFPA decision still stands. Therefore upgrades to municipal on-street fire protection infrastructure are not required as part of this subdivision.
- Multiple services are providing water service to the remnant of Lot 4. As per the City of Edmonton Design and Construction Standards Volume 4 (April 2021) Section 1.9.1.6.2, a Caveat of Restrictive Covenant for Check Valve Installation must be registered on title where more than one service is provided to a single lot. Check valves must be installed and maintained at the applicant's expense where looping of the water main back to the public system is planned or exists. Please contact waterlandadmin@epcor.com to initiate the restrictive covenant process.
- There are existing water, sanitary, and storm services available to proposed Lot 5. Existing water, sanitary, and storm services are also located within the remnant of Lot 4. 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).



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0106

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 31, Plan 2338 HW, located south of 61 Avenue NW and east of 108 Street NW; **PLEASANTVIEW**

The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #503870966-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 61 Avenue NW. Upon redevelopment of proposed Lot 26, the existing residential access to 61 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- The existing fence and brick wall that encroach into the alley right-of-way must be removed, and the owner must discharge the existing encroachment agreement (instrument 122 007 411). A request to discharge the encroachment agreement must be submitted to the City of Edmonton Law Branch. The applicant can contact the Law Branch at legalserviceinquiries@edmonton.ca.

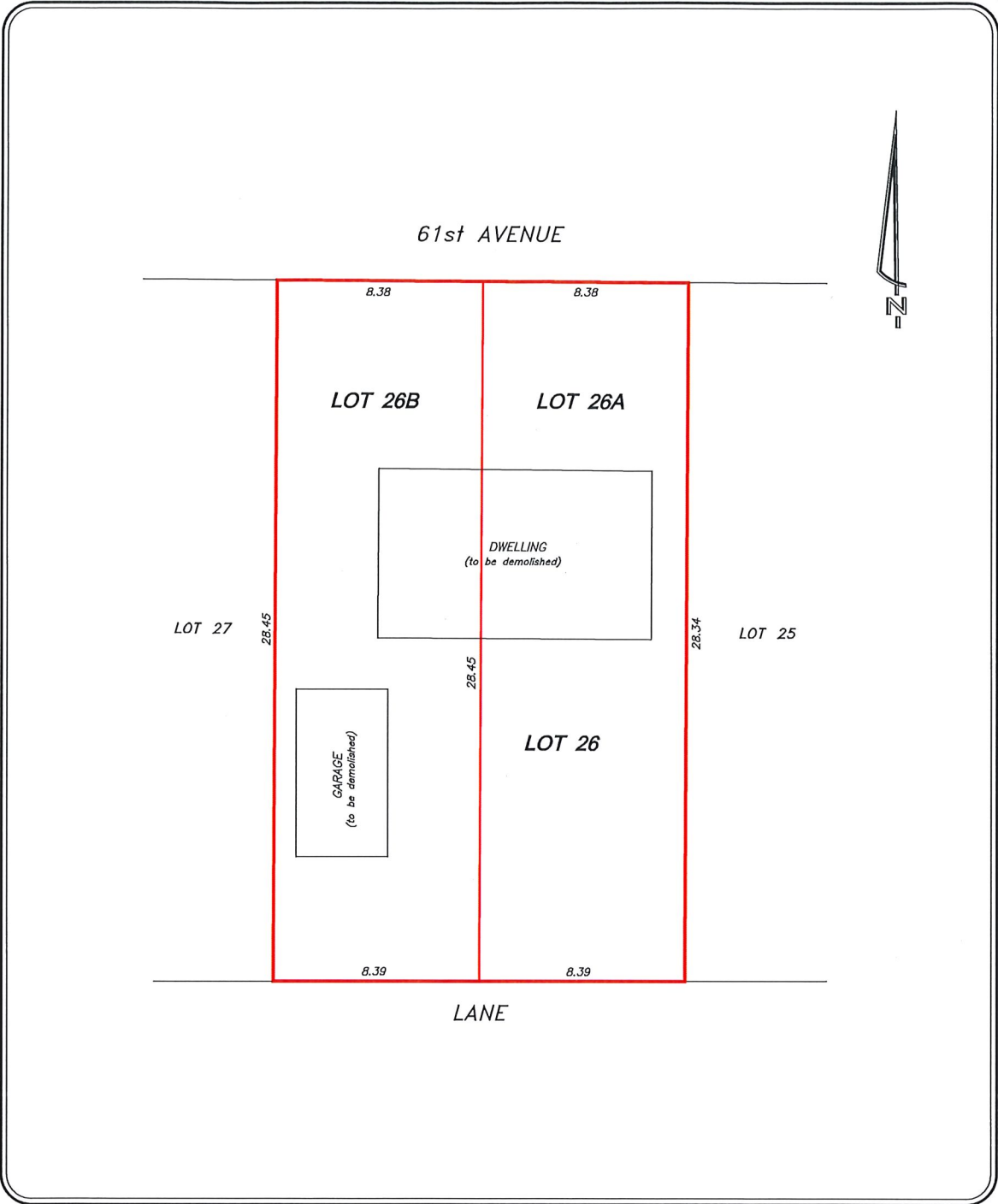
Building / Site

- 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

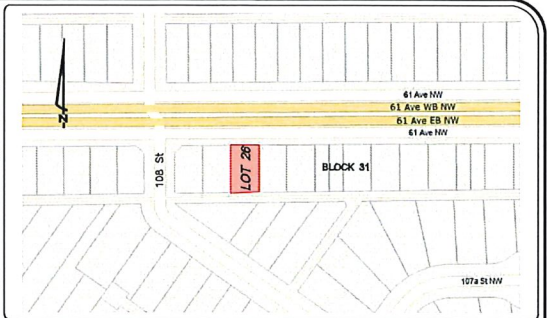
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 1.3 m west of the east property line of Lot 26A off 61 Avenue. 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 an existing power pole and guy wire that may interfere with access to the proposed Lot 26B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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: 26		BLOCK: 31		PLAN: 2338 HW	
BUILDER/OWNER: TECH VIEW HOMES LTD.			SUB.: PLEASANTVIEW		
ADDRESS: 10663-61 AVENUE			ZONING: RS		
CONTACT: info@albertageo.com			EDMONTON		
CERTIFICATE OF TITLE AREA	0.048 ha				
AREA IN PARCEL(S) BEING CREATED	0.048 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.					



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

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0107

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23, Block 2, Plan 1389 HW, located south of 77 Avenue NW and west of 87 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on April 18, 2024, 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 west lot; 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #503094043-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The existing fences that encroach onto the alley right-of-way that must be removed. Permanent objects are not permitted to encroach within road/alley right-of-way without entering into an Encroachment Agreement with the City of Edmonton.
- There are existing concrete stairs that encroach onto the 77 Avenue NW 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.

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.

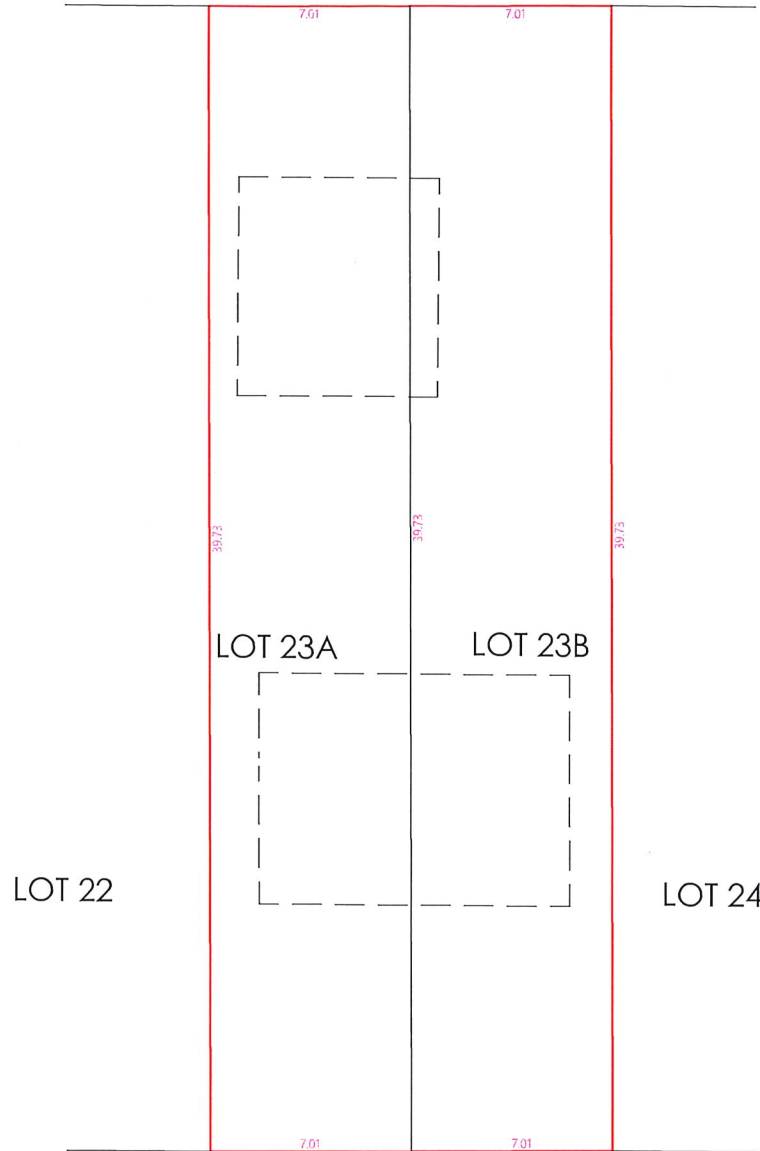
Servicing

- 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 3.8 m west of the east property line of Lot 23A off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot X. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128)
- There is an existing drainage manhole in the alley that may interfere with access to the proposed Lot 23B.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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

Legal Description: LOT: 23 BLOCK: 2 PLAN: 1389HW
KING EDWARD PARK

Municipal Address: 8719 77 AVENUE NW, EDMONTON, AB

Owner (s) / Builder: LANDRIDGE HOMES

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1600



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



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0113

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 80, Block 13, Plan 2938 HW, located north of 71 Avenue NW and east of 116 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #504047781-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 116 Street NW. Upon redevelopment of proposed Lot 80B, the existing residential access to 116 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

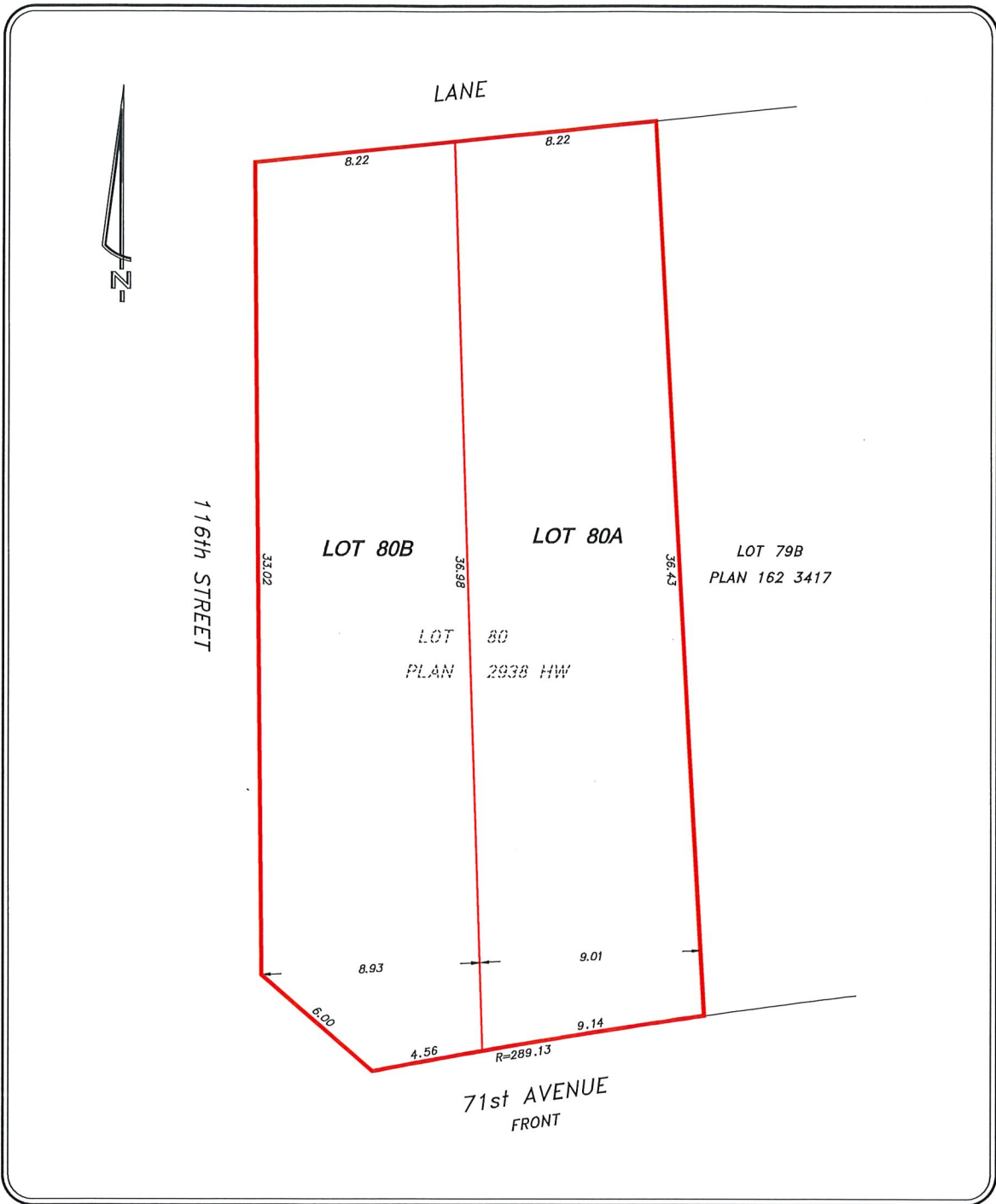
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m east of the west property line of Lot 80 off the lane. The existing storm service enters the proposed subdivision approximately 7.8 m north of the south property line of Lot 80 off 71 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site

plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

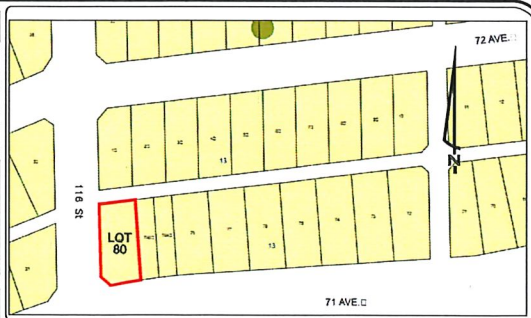
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group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



TENTATIVE PLAN

LOT: 80		BLOCK: 13	PLAN: 2938 HW
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB.: BELGRAVIA	
ADDRESS: 11534-71 AVENUE		ZONING: RS	
CONTACT: Info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.06		
AREA IN PARCEL(S) BEING CREATED	0.06		
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.



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

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0118

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2A, Block 49, Plan 6065 HW, located south of 107 Avenue NW and east of 127 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following condition:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #504061972-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

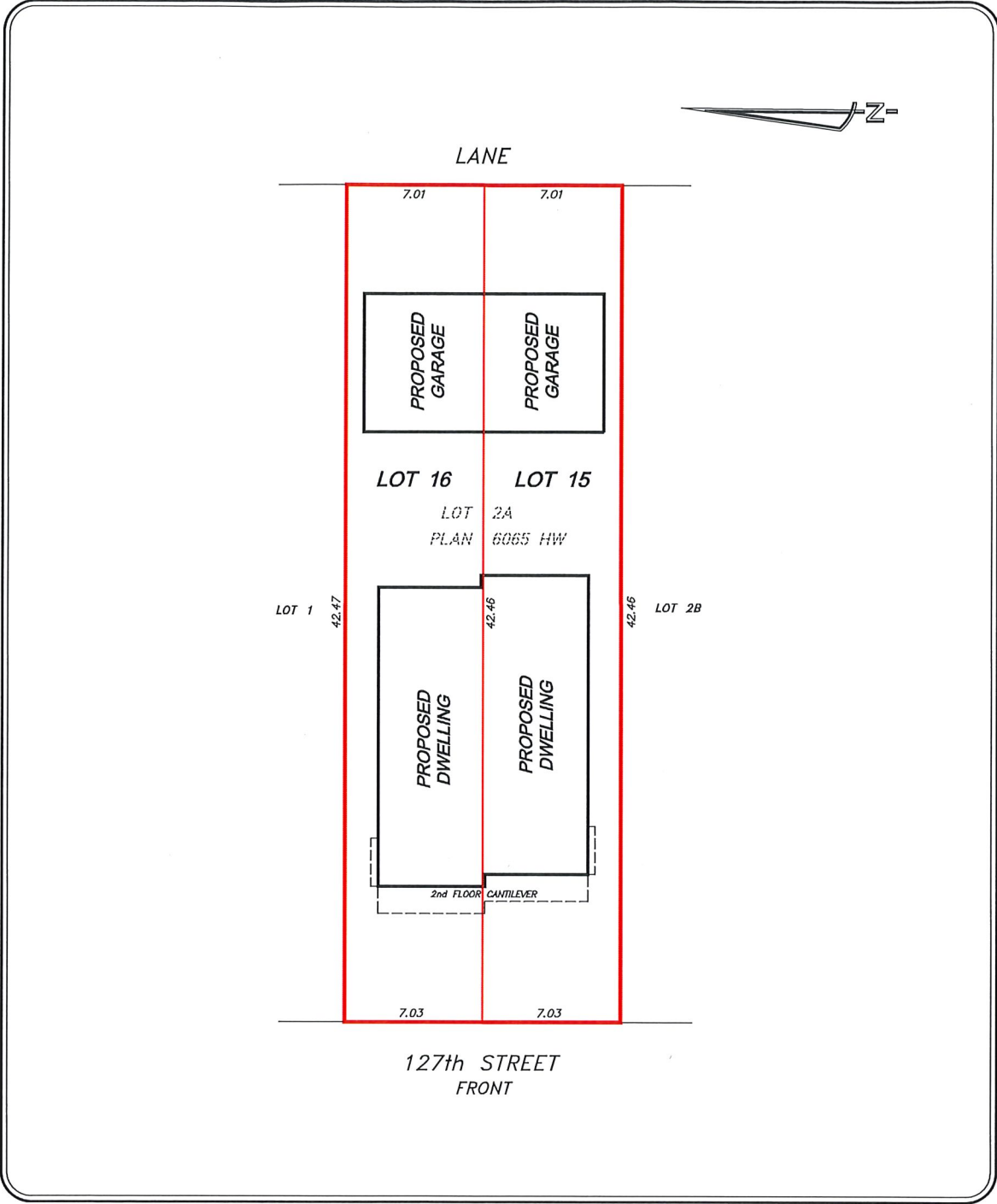
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 3.7 m south of the north property line of proposed Lot 16 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- The existing services (water) enter the proposed subdivision approximately 0.49 m north of the south property line of proposed Lot 15 off the lane. The existing services (sanitary) enter the proposed subdivision approximately 2.7 m north of the south property line of proposed Lot 15 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles,

transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- 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: 2A		BLOCK: 49		PLAN: 6065 HW	
BUILDER/OWNER: PRIVATE			SUB.: WESTMOUNT		
ADDRESS: 10639-127 STREET NW			ZONING: RS		
CONTACT: private email			EDMONTON		
CERTIFICATE OF TITLE AREA		0.06 ha			
AREA IN PARCEL(S) BEING CREATED		0.06 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.					
FILE: E23372		SCALE 1:250		DRAWN BY: D.S.	
				CHECKED BY: P.S.	
				DATE: 2024-03-19	

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

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0119

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 3-4, Block 8, Plan 1131 HW, located north of 103 Avenue NW and west of 147 Street NW; **GROVENOR**

The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority 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 9 of the Matters Related to 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/mc/Posse #504101122-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.87 m south of the north property line of Lot 4 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the south 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 an existing power pole and guy wire that will interfere with access to the proposed Lot 3A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this

pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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

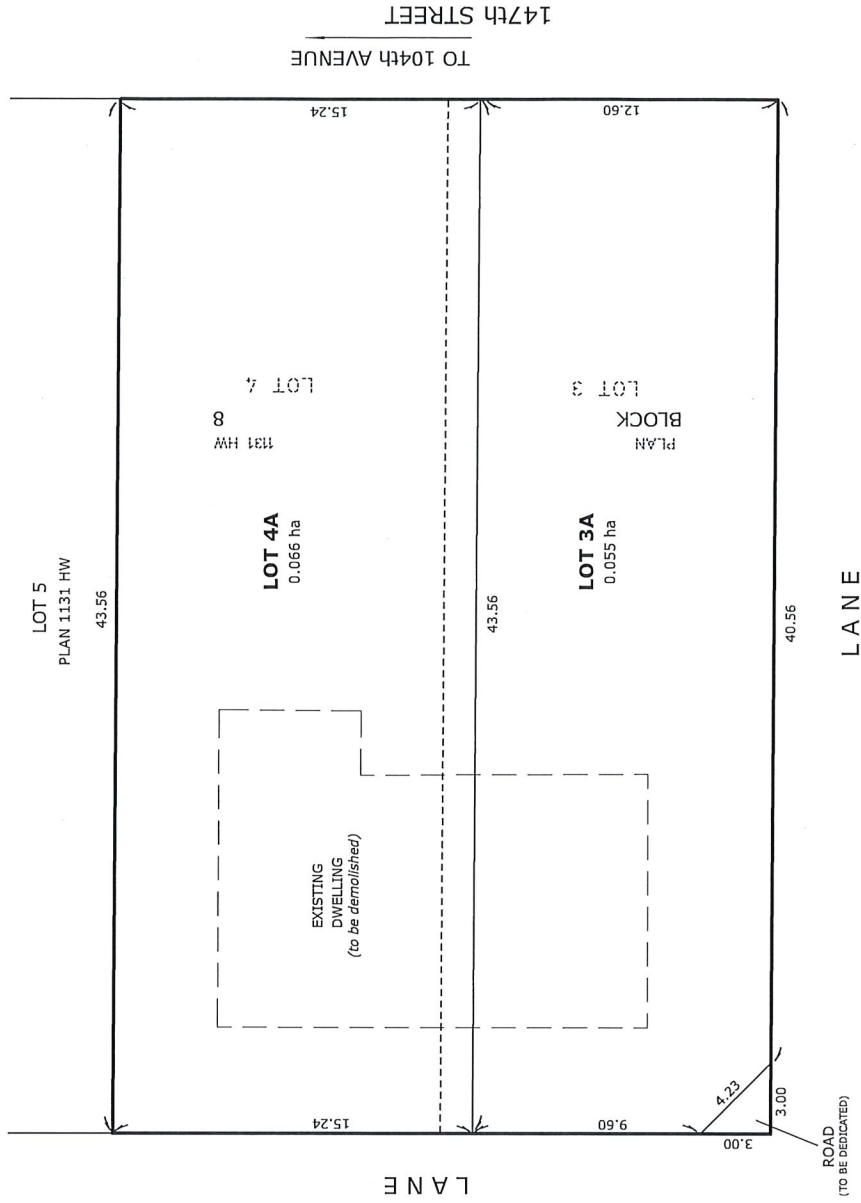
LOTS 3 & 4, BLK. 8, PLAN 1131 HW

IN THE

S.E.1/4 SEC.2, TWP.53, RGE.25, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2024 R.W. SIMPSON, A.L.S.



NOTES:

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

HAGEN SURVEYS
Your comprehensive surveying partner.

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com

SURVEYOR'S STAMP		ALBERTA LAND SURVEYORS ASSOCIATION	
CALCULATED BY:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	FEBRUARY 28, 2024	REVISED:	APRIL 16, 2024
DRAWING	240165T	FILE NO.	240165



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 18, 2024

File No. LDA24-0121

Geodetic Surveys and Engineering Ltd.
6111 101 Avenue NW
Edmonton, AB T6A 0G9

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 20, Block 2, Plan 2831 HW, located south of 80 Avenue NW and east of 119 Street NW; **BELGRAVIA**

The Subdivision by Plan is APPROVED on April 18, 2024, subject to the following conditions:

1. that, due to the central location of the storm service, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the storm service at the property line. Subsequent to that measurement, the property line shall either be deflected or the storm service shall be relocated;
2. that the owner apply for a permit to demolish the existing dwelling 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #504322965-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

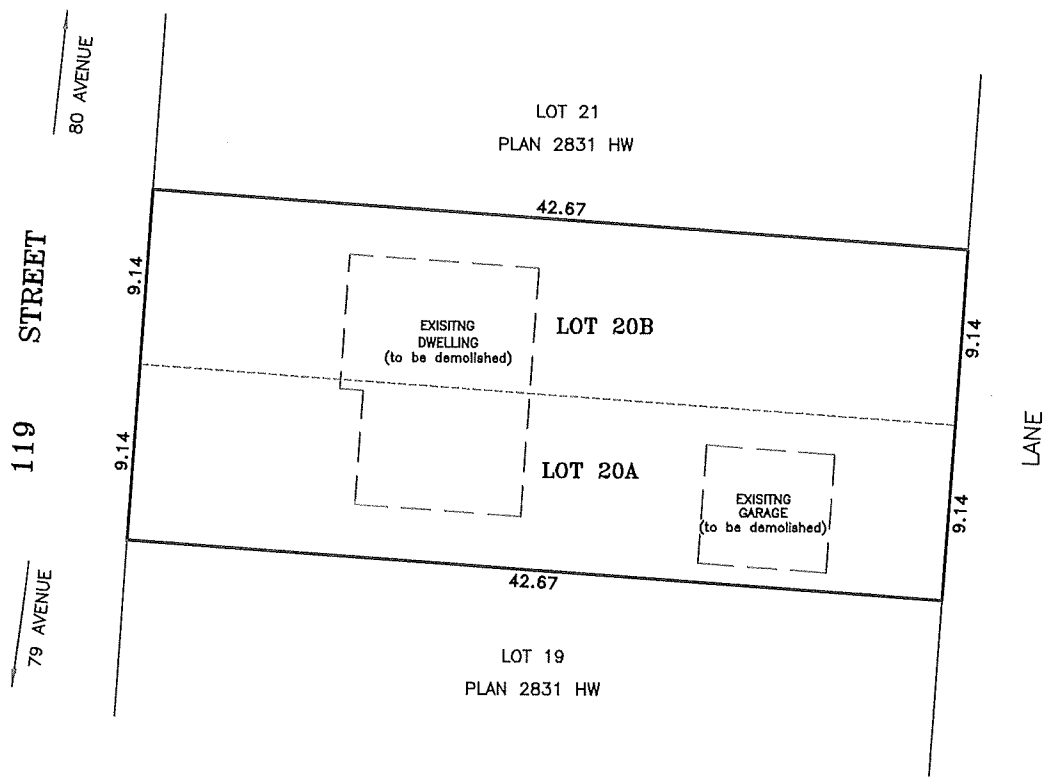
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.7 m south of the north property line of Lot 20B off the lane. Storm service exists on 119 Street NW at 33.5 m south of the south property line of 80 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.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- 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
PROPOSED SUBDIVISION
OF
LOT 20, BLOCK 2, PLAN 2831 HW
SW, SEC. 30, TWP. 52, RGE. 24, W.4M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
AND CONTAINS 0.078 ha.



GEODETIC SURVEYS & ENGINEERING LTD.
6111 - 101 AVENUE, EDMONTON, ALBERTA. T6A 0G9
Ph. (780) 465-3389 Fax. (780) 465-5400 email: hello@geodeticsurveys.com

DRAWN BY: P.S.	SCALE 1 : 300	JOB No. 124104
DATE : MAR. 21st, 2024.		