

Thursday, May 16, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 20

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the May 16, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the May 09, 2024 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0071
497643106-001 Tentative plan of subdivision to create 353 residential lots in eight (8) phases from Lot 1, Plan 802 1976, and SE-21-51-25-4, located west of 170 Street SW and north of 28 Avenue SW; **KESWICK**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA24-0120
500034803-001 Tentative plan of subdivision to create six (6) mixed-use strata lots from Lot 36-38, Plan F, located north of Rice Howard Way NW and east of 100A Street NW; **DOWNTOWN**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

3. LDA24-0143
504207154-001 Tentative plan of subdivision to subdivide 0.0145 hectares from Lot 40A, Block 118, Plan 822 0520 and consolidate that portion with adjacent Lot 36A, Block 118, Plan 822 0520, located south of 89 Avenue NW and east of 99 Street NW; **STRATHCONA**

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

May 16, 2024

File No. LDA24-0071

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 353 residential lots in eight (8) phases from Lot 1, Plan 802 1976, and SE-21-51-25-4, located west of 170 Street SW and north of 28 Avenue SW;
KESWICK

I The Subdivision by Plan is APPROVED on May 16, 2024, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,276,889.25 representing 2.067 ha for the SE ¼ 21-51-25-4, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$203,239.75 representing 0.329 ha for Lot 1, Plan 802 1976, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the Phase 1 boundary be expanded to include the entirety of the frontage for the single detached residential lot, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner revise the walkway location in Phase 6 to provide a connection to the Northeast corner of the future commercial parcel, and reconfigure the lots to accommodate the revised location of the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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. Phases 7 and 8 may be registered prior to the previous six phases;
8. that LDA23-0382 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

9. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street SW, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway in Phase 2, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct the second two lanes of 170 Street SW to an arterial roadway standard, from Rabbit Hill Road SW to Keswick Gate SW, to an approved Concept Plan, including channelization, accesses, intersections, 3 m shared use path(s), lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on the Conditions of Approval map, Enclosure II. Preliminary plans are required to be submitted for 170 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

9. that the owner make necessary modifications to the existing two east side lanes of 170 Street SW, from Rabbit Hill Road SW to Keswick Gate SW, to keep the lanes open and safely allow northbound traffic only on the lanes, as shown on the Conditions of Approval map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
10. that the owner pay for the installation of traffic signals that may include additional infrastructure modifications to support the installation at the intersections of 28 Avenue SW & Keswick Link SW and 28 Avenue SW & Keswick Common SW, as shown on the Conditions of Approval map, Enclosure I. The City of Edmonton shall complete the signals design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the discretion and direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfil this obligation;
11. that the owner construct the local roadways with an elbow geometry to meet turning movement requirements and underground utility spacing offsets, as per the City of Edmonton Design & Construction Standards (Roadways, Drainage and Water), to the satisfaction of Subdivision and Development Coordination, Fire Rescue Services, and EPCOR, as shown on the Conditions of Approval map, Enclosure I. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines. The details for the road design will be determined through the engineering drawing review process, and as a result, may require adjustments to the road right-of-way;
12. that the owner construct a temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the Conditions of Approval map, Enclosure I. These turnarounds will be required prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination);
13. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards with Phases 3, 5, and 7, as shown on the Conditions of Approval map, Enclosure I. A portion of the emergency access from Phase 3 will be retained until Phase 6 is registered (providing a connection from Kinsella Bend to Kinsella Wynd). This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
14. that the owner construct a temporary 6 m wide public access road with Phase 5, 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);
15. that the owner construct the east/west alley in Phase 7 to sufficiently accommodate the load bearing capacity of EFRS's Ladder Apparatus, as well as provide sufficient space for the execution of required turning manoeuvres, should it serve as a temporary emergency access route. A swept path analysis will be required with engineering drawings to verify the required turning movements in accordance with Fire Rescue Services Guidelines, additional road width may be required to accommodate the turning maneuvers. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services Engineering Group shall be consulted through the engineering drawing review process to confirm emergency access requirements;

16. that the owner construct a 3 m hard-surface shared use path, within the walkways, including "Shared Use" signage, lighting, bollards and landscaping, as shown on the Conditions of Approval map, Enclosure I;
17. that the owner construct a 1.38 m berm centered on the property line and a 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
18. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a storm sewer extension (through Phase 2) with the registration of 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;
20. that the owner construct a storm sewer extension and a sanitary sewer extension (through Phases 5 and 6) with the registration of Phase 4, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a storm sewer extension and a sanitary sewer extension (through Phase 8) with the registration of Phase 7, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. 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
23. 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.

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

Municipal Reserve (MR) for the SE ¼ 21-51-25-4 was previously addressed by Deferred Reserve Caveat with LDA21-0279. The DRC will be reduced by 0.001 ha to account for arterial road dedication for 170 Street SW (with LDA23-0127). Subsequent to DRC adjustment and money in place of MR, the existing DRC for SE ¼ 21-51-25-4 will be discharged in full.

Municipal Reserve (MR) for Lot 1, Plan 802 1976 was previously addressed by a 0.369 ha Deferred Reserve Caveat with LDA21-0279. The DRC will be reduced by 0.04 ha to account for arterial road dedication (with LDA21-0279). Subsequent to DRC adjustment and money in place of MR, the existing DRC for Lot 1, Plan 802 1976 will be discharged in full.

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 #497643106-001

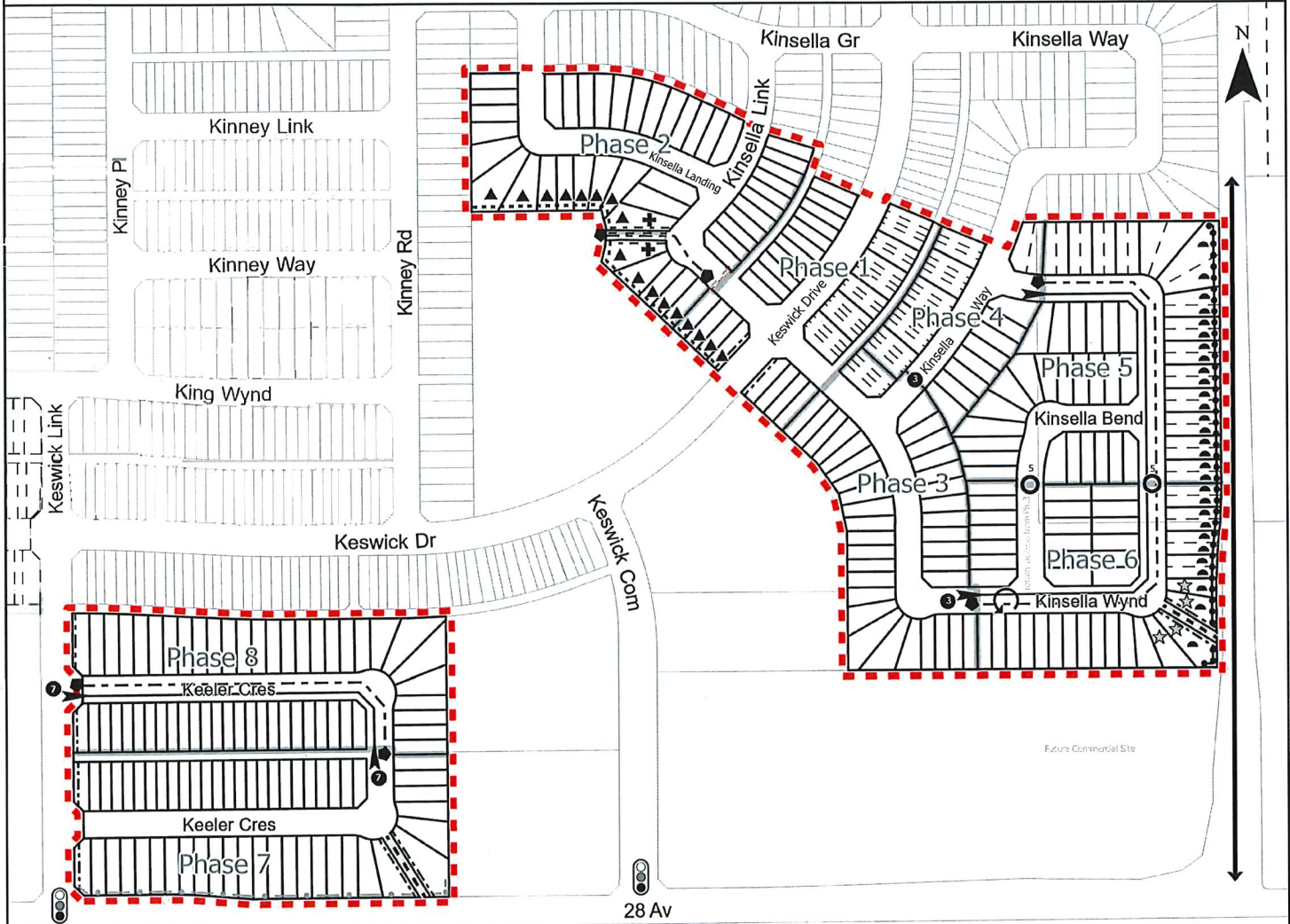
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

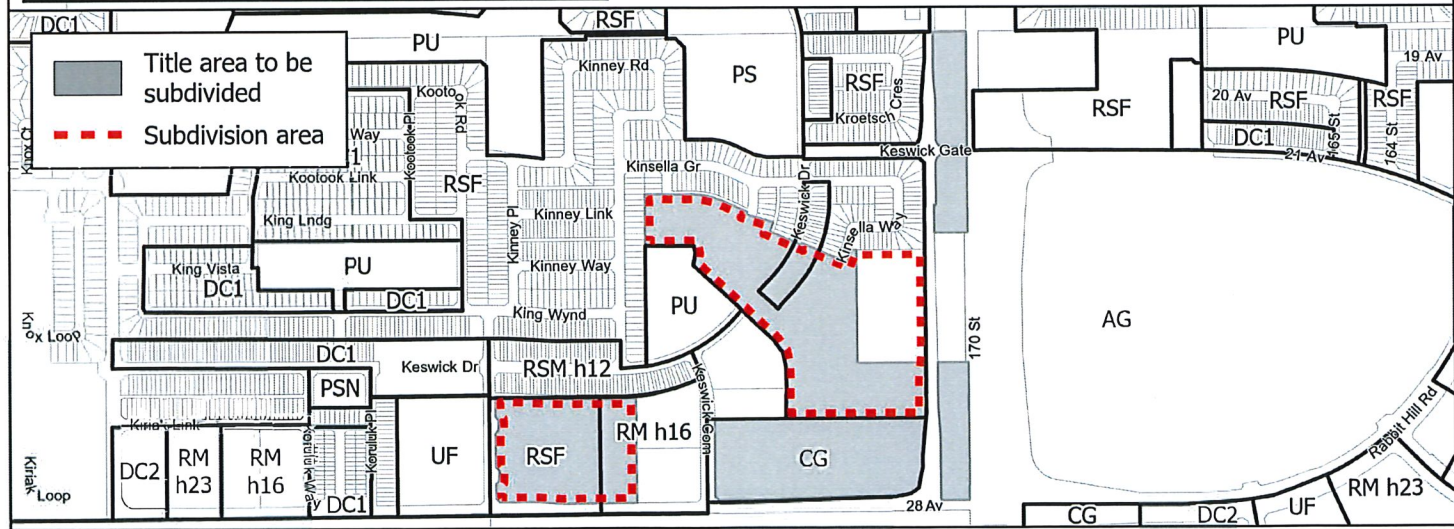
May 16, 2024

LDA24-0071

- | | | | | |
|--|--|---|--|--|
| <ul style="list-style-type: none"> ■ Limit of Proposed Subdivision - - - Amend Phasing Boundary — Phasing Line - - - Construct 3m Shared Use Path - - - 1.8m Fence as per Zoning Bylaw - - - - 1.2 m Uniform Fence | <ul style="list-style-type: none"> - - - Construct 1.8m Noise Attenuation Fence — Construct 1.38m Berm + 1.8m Noise Attenuation Fence ↔ Construct 170 Street Including Shared Use Path(s) | <ul style="list-style-type: none"> — Sanitary Sewer Extension — Storm Sewer Extension ▲ Restrictive Covenant re: Berm and Fence + Restrictive Covenant re: Disturbed soil | <ul style="list-style-type: none"> ▲ Restrictive Covenant re: Freeboard ☆ Reconfigure lots to Accommodate Revised Location of Walkway ↻ Construct 12m Temporary Gravel Turnaround | <ul style="list-style-type: none"> ⦿ Payment for Traffic Signals ○ Construct 6m Temporary Public Access Connection ● Construct 4m Temporary Emergency Access Connection |
|--|--|---|--|--|



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

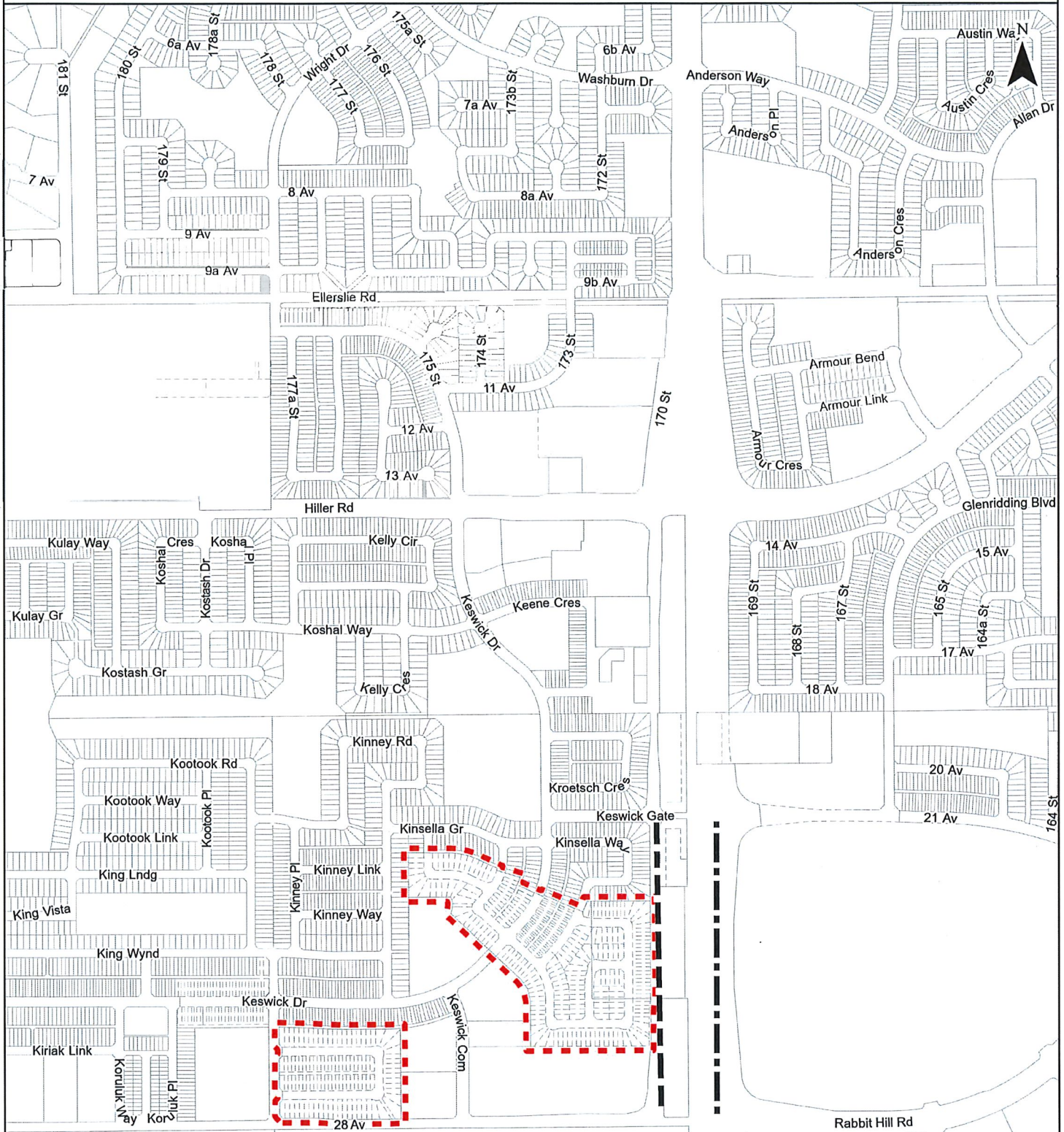


SUBDIVISION CONDITIONS OF APPROVAL MAP

May 16, 2024

LDA24-0071

- ■ ■ Limit of Proposed Subdivision
- — Construct Second Two Lanes of 170 Street Arterial Construction; 3m Shared Use Path Construction
- — Arterial modifications



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

May 16, 2024

File No. LDA24-0120

CORE Geomatics
4503 Brisebois Drive NW
Suite 300
Calgary, AB T2L 2G3

ATTENTION: Connie Petersen

RE: Tentative plan of subdivision to create six (6) mixed-use strata lots from Lot 36-38, Plan F, located north of Rice Howard Way NW and east of 100A Street NW; **DOWNTOWN**

The Subdivision by Plan is APPROVED on May 16, 2024, subject to the following conditions:

1. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of the City of Edmonton Law Branch, EPCOR Water Services Inc., and EPCOR Drainage Services;
2. that the owner register an access easement on all strata parcels for the purpose of providing a legal means of vehicular and pedestrian access for all strata parcels to the adjacent roadways and alley south of 102 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I
The City shall be a party to the easement; 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.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #500034803-001

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 (\$9660.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

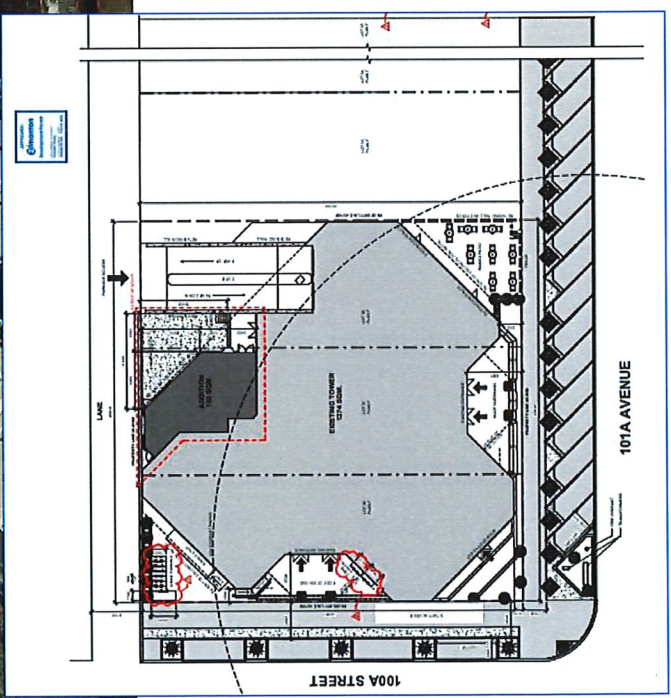
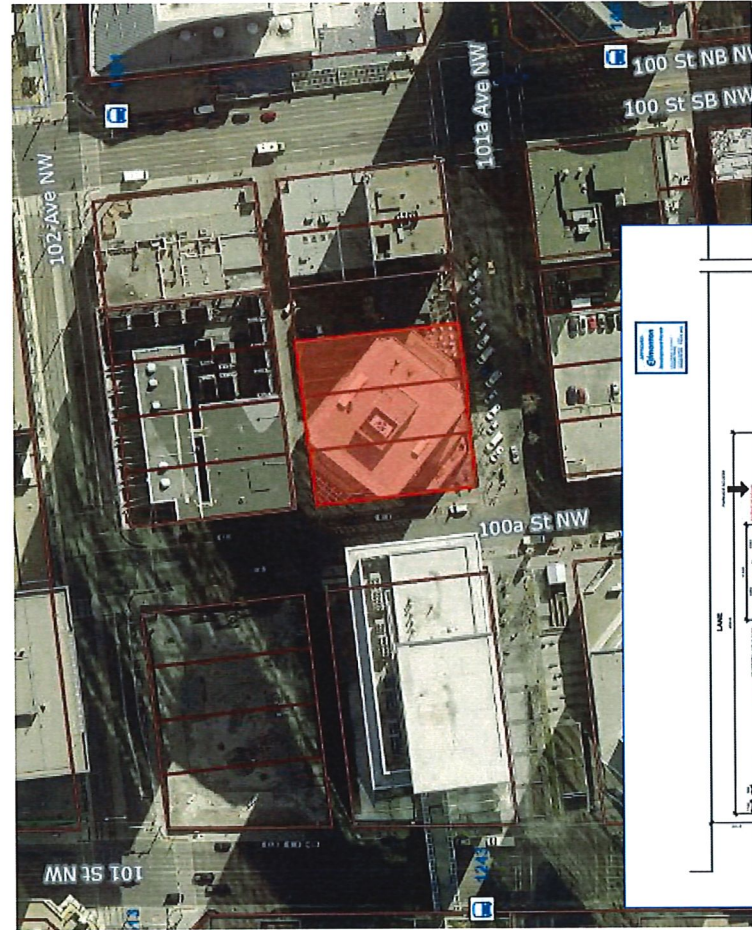
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing water services enters the proposed subdivision approximately 16 m east of the east property line of 100A Street NW off 101A Avenue NW. The existing storm service enters the proposed subdivision approximately 18.9 m south of the north property line of Lot 38 off 100 A Street NW. The existing sanitary service enters the proposed subdivision approximately 11.4 m east of the east property line of 100A Street NW off 101 A 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.
- 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).



**Condition of approval Map
ENCLOSURE II
LDA24-0120**
May 16, 2024

LEGEND

EXISTING ACCESS



LAND TITLES OFFICE

Plan No. _____ Entered and Registered on _____ Instrument number _____ A.D. Registrar _____

SHEET 1 OF 4



Dominic Pelissier, A.L.S.
Professional Land Surveyor
Registration No. P217
Expire Date: 2023-01-01
Commenced with the title of **STRATA SPACES**

OWNERS

Coremat Properties Ltd.

Legend

- Acquired Land
- Acquired Land (Limited Entry)
- Acquired Land (General Entry)
- Acquired Land (Special Entry)
- Acquired Land (Special Entry - Crown)

Notes
1. This plan is subject to all laws, regulations and orders of the Province of Alberta and the City of Edmonton.
2. This plan is subject to the provisions of the Strata Act, R.S.A. 1980, c. S-26.
3. This plan is subject to the provisions of the Strata Development Act, R.S.A. 1980, c. S-49.
4. This plan is subject to the provisions of the Strata Management Act, R.S.A. 1980, c. S-50.

Abbreviations

- A - Acquired
- AL - Acquired Land
- ALC - Acquired Land (Limited Entry)
- ALG - Acquired Land (General Entry)
- ALS - Acquired Land (Special Entry)
- AS - Acquired Land (Special Entry - Crown)
- B - Bound
- BL - Bound Line
- BS - Bound Survey
- C - Common
- CL - Common Line
- CS - Common Survey
- D - Ditch
- DL - Ditch Line
- DS - Ditch Survey
- E - Easement
- EL - Easement Line
- ES - Easement Survey
- F - Fence
- FL - Fence Line
- FS - Fence Survey
- G - Gas
- GL - Gas Line
- GS - Gas Survey
- H - Highway
- HL - Highway Line
- HS - Highway Survey
- I - Irrigation
- IL - Irrigation Line
- IS - Irrigation Survey
- L - Lot
- LL - Lot Line
- LS - Lot Survey
- M - Mechanical
- ML - Mechanical Line
- MS - Mechanical Survey
- N - Natural
- NL - Natural Line
- NS - Natural Survey
- O - Other
- OL - Other Line
- OS - Other Survey
- P - Power
- PL - Power Line
- PS - Power Survey
- R - Road
- RL - Road Line
- RS - Road Survey
- S - Street
- SL - Street Line
- SS - Street Survey
- T - Trench
- TL - Trench Line
- TS - Trench Survey
- U - Utility
- UL - Utility Line
- US - Utility Survey
- V - Vehicle
- VL - Vehicle Line
- VS - Vehicle Survey
- W - Water
- WL - Water Line
- WS - Water Survey
- X - Unknown
- XL - Unknown Line
- XS - Unknown Survey

Plan Showing Survey of Strata Space Subdivision of LOT 53, BLOCK 2, PLAN 242 _____

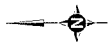
within
Theoretical S.E. 1/4 Sec.5 Twp.53 R96.24 W.4M.
HUDSON'S BAY COMPANY RESERVE
City of EDMONTON
Alberta
2024

Scale - 1:500



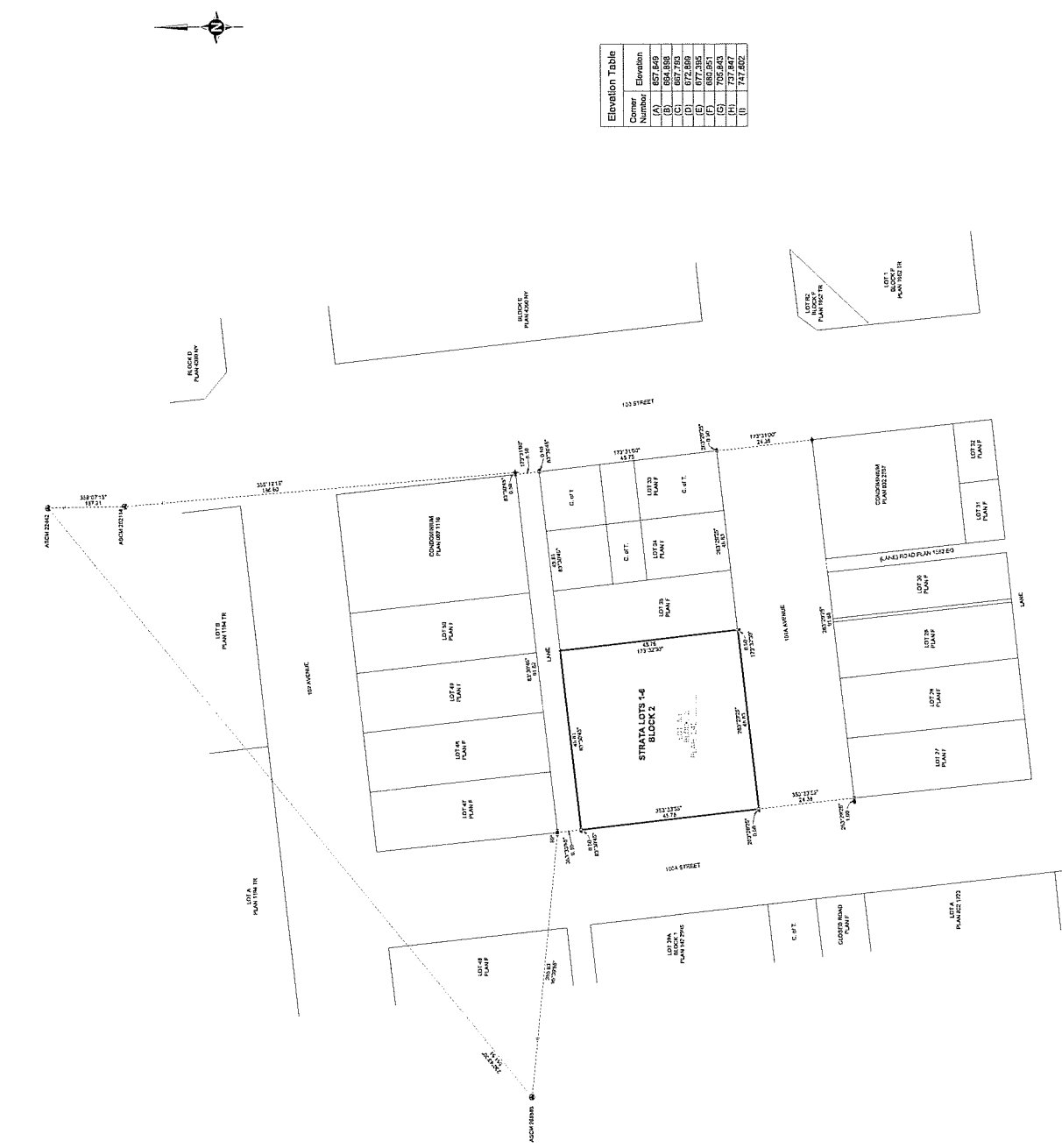
March 22, 2024
Plan No. _____
City of Edmonton
Project No. _____
Project Name: _____
Project Location: _____
Project ID: _____

CORE Geomatics Group Inc.



Elevation Table

Corner Number:	Elevation:
(A)	857.849
(B)	867.356
(C)	857.356
(D)	872.856
(E)	877.356
(F)	882.856
(G)	902.843
(H)	937.847
(I)	947.802



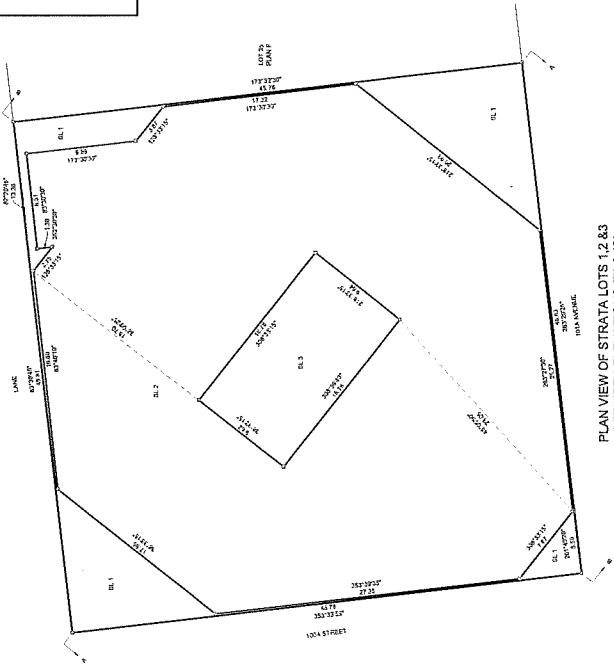
LAND TITLES OFFICE

Plan No. _____
Entered and Registered
on _____
Instrument number _____
A.D. Registrar _____

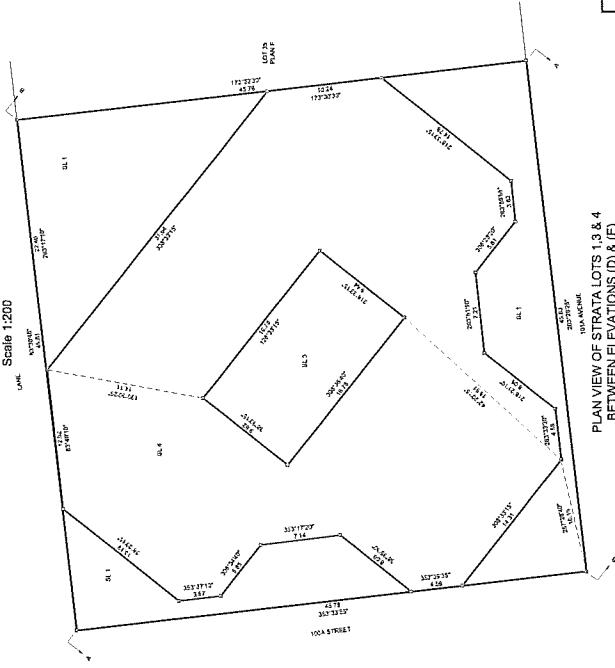
SHEET 2 OF 4
PLAN VIEWS



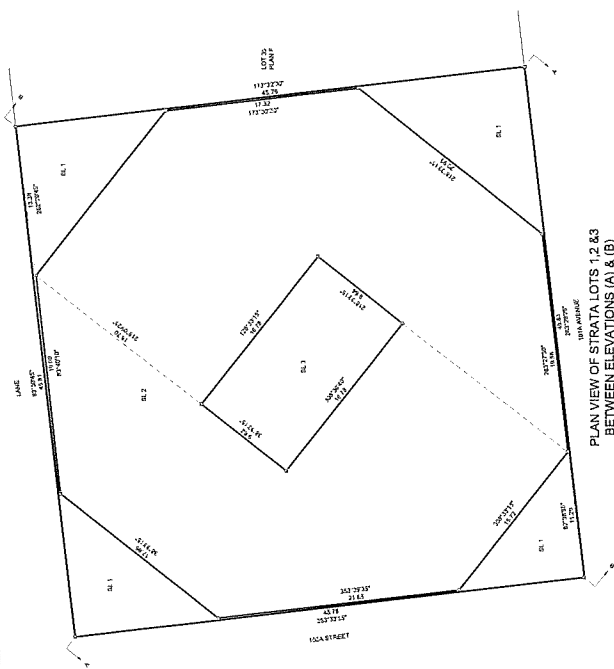
County Number	Elevation
(A)	857.648
(B)	864.808
(C)	867.793
(D)	872.325
(E)	877.395
(F)	880.951
(G)	705.843
(H)	717.416
(I)	727.502



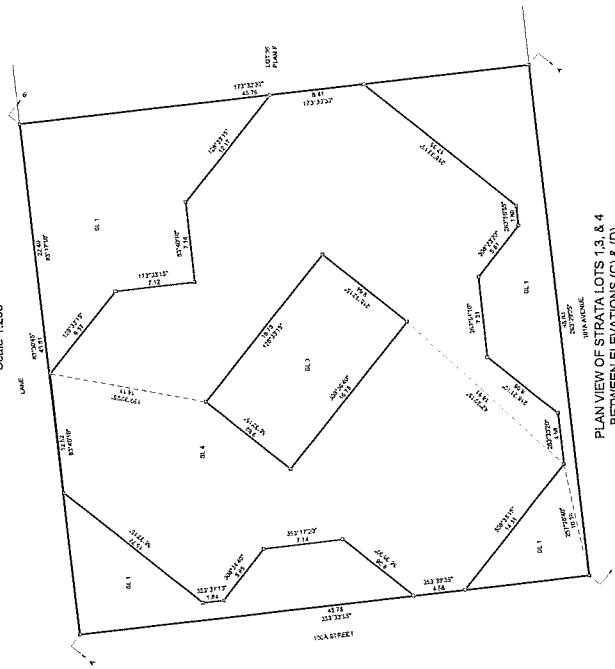
PLAN VIEW OF STRATA LOTS 1.2 & 3
BETWEEN ELEVATIONS (B) & (C)
Scale 1:200



PLAN VIEW OF STRATA LOTS 1.3 & 4
BETWEEN ELEVATIONS (D) & (E)
Scale 1:200



PLAN VIEW OF STRATA LOTS 1.2 & 3
BETWEEN ELEVATIONS (A) & (B)
Scale 1:200



PLAN VIEW OF STRATA LOTS 1.3 & 4
BETWEEN ELEVATIONS (C) & (D)
Scale 1:200

DATE	BY	CHK'D	DATE
19-10-2008
19-10-2008
19-10-2008

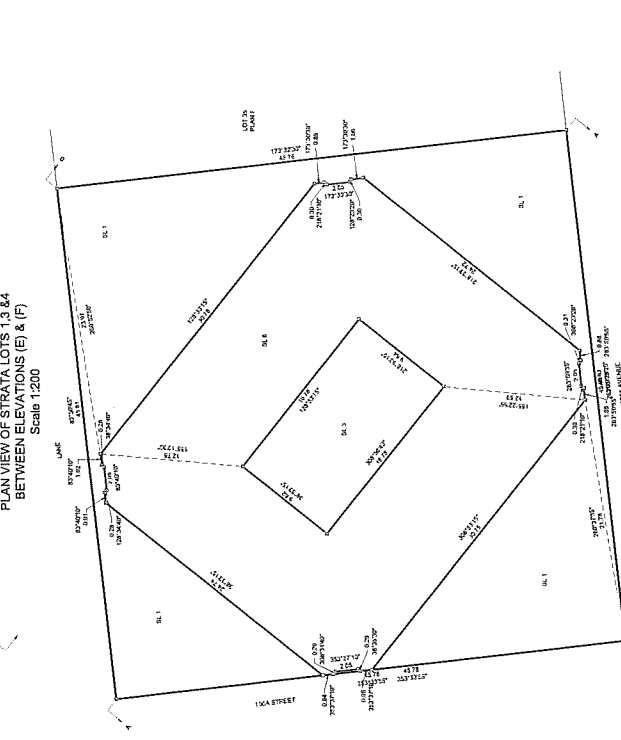
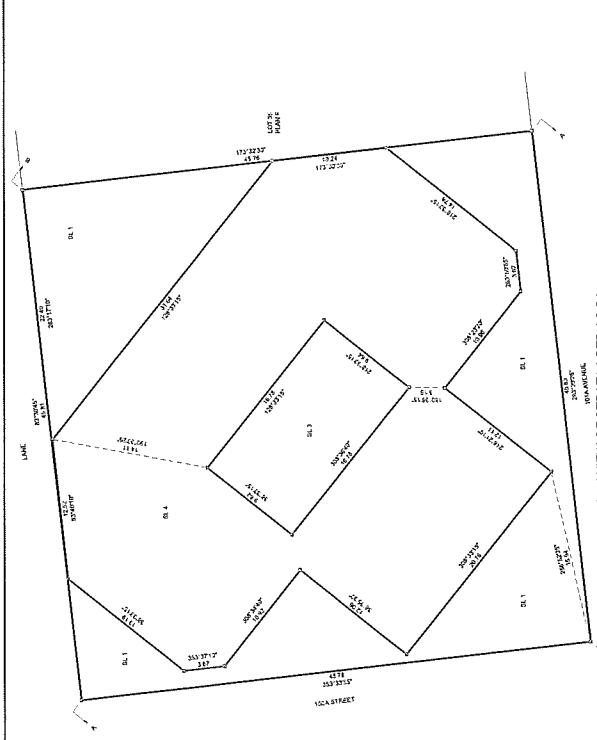
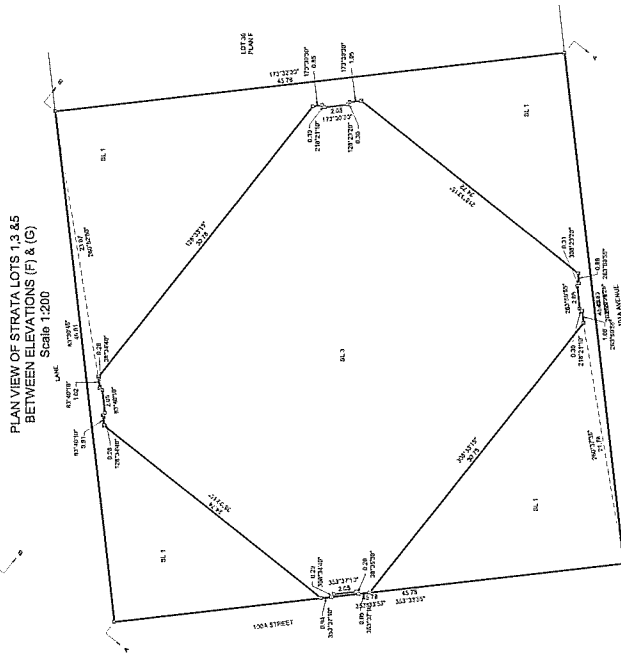
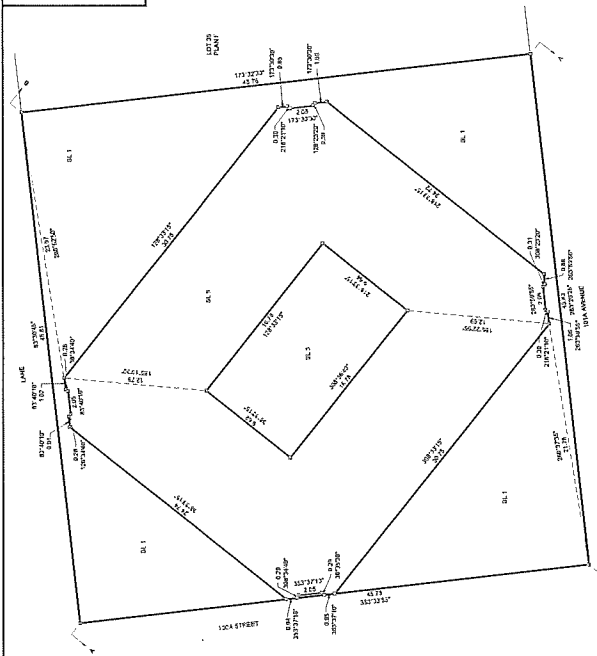
Project D: 210891
CORE Geomatics Group Inc.

LAND TITLES OFFICE

Plan No. _____
 Enrolled and Registered
 on _____
 Instrument number _____
 A.D. Registrar _____

SHEETS OF &
 PLAN VIEWS

Corner	Elevation
(A)	687.848
(B)	684.898
(C)	687.793
(D)	672.888
(E)	680.955
(G)	705.843
(H)	737.847
(I)	747.825



DATE: 14/03/2024
 DRAWN BY: CH/CP
 CHECKED BY: CH/CP
 PROJECT: STRATA 1, 3, 4, 5, 6
 SHEET: 1 OF 4
 CORE Geomatics Group Inc.
 11 Commercial Street, Toronto, Ontario M5E 1B3
 Tel: 416-593-8888

LAND TITLES OFFICE

Plan No. _____
Entered and Registered
on _____
Instrument number _____
A.D. Registrar

SHEET 4 OF 4
CROSS SECTION VIEWS



Center Point	Elevation
(A)	657.749
(B)	654.108
(C)	657.793
(D)	672.899
(E)	659.843
(F)	610.951
(G)	705.843
(H)	727.847
(I)	727.892



CROSS SECTION A
Scale 1:200

CROSS SECTION B
Scale 1:200



Subdivision Authority

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

May 16, 2024

File No. LDA24-0143

Hagen Surveys (1982) Ltd.
2107 87 Avenue NW
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to subdivide 0.0145 hectares from Lot 40A, Block 118, Plan 822 0520 and consolidate that portion with adjacent Lot 36A, Block 118, Plan 822 0520, located south of 89 Avenue NW and east of 99 Street NW; **STRATHCONA**

The Subdivision by Plan is APPROVED on May 16, 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 #504207154-001

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 2.80 MU - Mixed Use Zone of Zoning Bylaw 20001.
- The owner must enter into an Encroachment Agreement with the City of Edmonton for the existing building on Lot 40A that encroaches onto the 99 Street NW road right of way. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Contact encroachmentagreements@edmonton.ca for more 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 24.3 m east of the west property line of Lot 40A off 89 Avenue NW and 2.5 m west of the east property line of Lot 36A off 89 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

**LOT 36A AND PART OF LOT 40A,
BLK.118, PLAN 822 0520**

IN

**RIVER LOT 17, EDMONTON SETTLEMENT
THEO. TWP.52, RGE.24, W.4 M.**

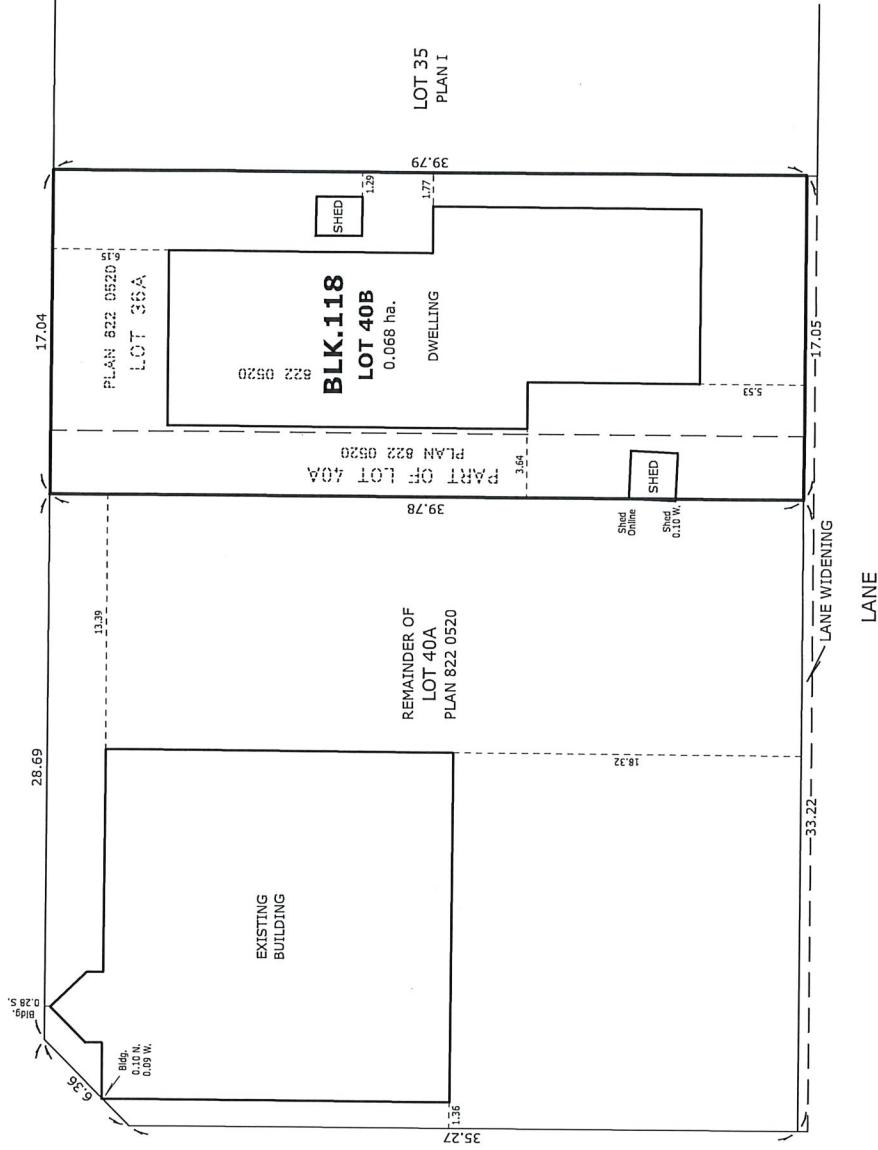
EDMONTON, ALBERTA

SCALE 1:250 2024 N.R. RONSKO, A.L.S.



99th STREET

89th AVENUE




NOTES:

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



HAGEN SURVEYS

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

SURVEYOR'S STAMP	
	CALCULATED BY: J.V. DRAWN BY: J.V. DATE: FEB. 27, 2024 REVISED: -- DRAWING: 240112T FILE NO. 240112