

Thursday, May 30, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 22

PRESENT Kristen Rutherford, Acting Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Kristen Rutherford
That the Subdivision Authority Agenda for the May 30, 2024 meeting be adopted.

FOR THE MOTION Kristen Rutherford **CARRIED**

2. ADOPTION OF MINUTES

MOVED Kristen Rutherford
That the Subdivision Authority Minutes for the May 23, 2024 meeting be adopted.

FOR THE MOTION Kristen Rutherford **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0115
503447033-001 Tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112 2045 located north of Ellerslie Road SW and west of 50 Street SW; **CHARLESWORTH**

MOVED Kristen Rutherford
That the application for subdivision be Approved as Amended.

FOR THE MOTION Kristen Rutherford **CARRIED**

2. LDA22-0529
407412871-001 REVISION of conditionally approved tentative plan of subdivision to create 249 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; **CHAPPELLE**

MOVED Kristen Rutherford
That the application for subdivision be Approved.

FOR THE MOTION Kristen Rutherford **CARRIED**

3.	LDA24-0137 505488405-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot G, Block 36, Plan 5190BA, located south of 124 Avenue NW and east of 89 Street NW; DELTON	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
4.	LDA24-0170 508159394-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 14, Plan N5527 HW, located north of 90 Avenue NW and east of 153 Street NW; JASPER PARK	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	LDA24-0167 507536137-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 8, Plan 5508 MC, located east of Aspen Drive West NW and north of 39 Avenue NW; ASPEN GARDENS	
MOVED		Kristen Rutherford	
		That the application for subdivision be Approved.	
FOR THE MOTION		Kristen Rutherford	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:12 a.m.		



Subdivision Authority

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

May 30, 2024

File No. LDA24-0115

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

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot B, Block 22, Plan 112
2045 located north of Ellerslie Road SW and west of 50 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on May 30, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed parcels a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register a public access easement as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Fire hall Offsite Levy 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 is responsible to provide naturalized landscaping within a 7.5 m buffer to the south of the natural area to the satisfaction of Subdivision and Development Coordination. Ecological considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information), as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner is responsible to ensure post development surface drainage from the subdivision area is designed to drain into the natural area in accordance with Charlesworth Commercial Natural Area Management Plan - 2018 Amendment, to the satisfaction of Subdivision and Development Coordination. Ecological considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
9. that the owner is responsible for the removal of the existing post and wire fence along the south boundary of the natural area, and the construction of a 1.2 m wood post and rail fence to the south of the natural area 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 the road right of way, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (3) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. 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; and
2. that the owner construct the right-in/right-out access to 50 Street SW and extend the southbound right turn lane north of the right-in/right-out access to accommodate the required taper and bay to an arterial roadway standard, including channelization, 3m shared use path along the west side, lighting, landscaping, paint line marking modifications and any transitional improvements, as shown on Enclosure I;
3. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

Enclosure I is a map of the subdivision identifying major conditions of this approval.

Municipal Reserve (MR) for Lot B, Block 22, Plan 112 2045 was previously addressed with LDA09-0078 by registering a Deferred Reserve Caveat (DRC) on title. The DRC was discharged with LDA12-0026 to dedicate a park parcel and the remainder through money-in-place of MR.

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,



Kristen Rutherford
Acting Subdivision Authority

KR/mc/Posse #503447033-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

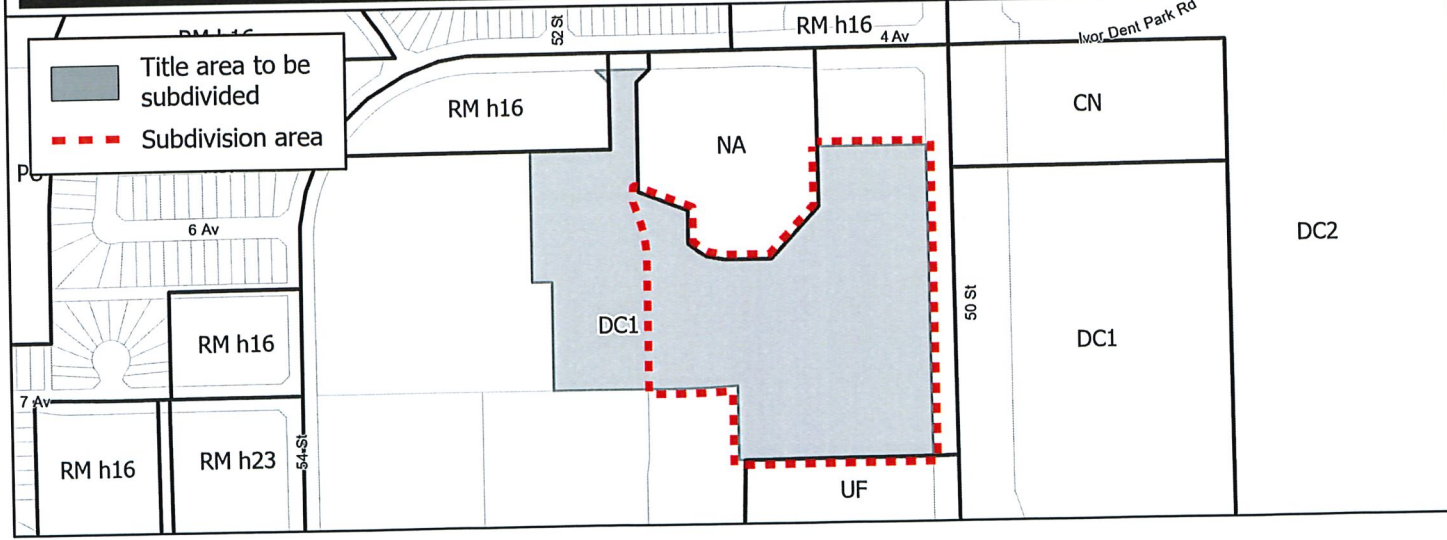
May 30, 2024

LDA24-0115

- - - Limit of Proposed Subdivision
- Phasing Line
- Register Mutual Access Easement
- ★ Register Public Access Easement for Internal Private Roadways & Sidewalks
- 3m SUP
- ↔ Extend Southbound Right Turn Lane Further North to Accomodate 60m Taper and 50m Bay
- ↔ Register Cross Lot Access Easement for Church Site
- 7.5m Naturalized Landscaping Buffer
- 1.2m Wood Post and Rail Fence
- ↪ Right-in/Right-out Access to 50 Street SW; Included with Deferred Servicing Agreement



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 30, 2024

File No. LDA22-0529

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 249 single detached residential lots, one (1) Municipal Reserve lot, two (2) Environmental Reserve lots, from Lot 1, Plan 962 1480, Lot L, Block 99, Plan 112 5833, Lot F, Block 99, Plan 102 4614, and the SE 15-51-25-W4M, located north of Cautley Cove SW and west of Chappelle Green SW; **CHAPPELLE**

This subdivision was originally approved by the Subdivision Authority on August 24, 2023. This Change Request revises the subdivision boundary to create 2 additional residential lots fronting onto Chegwin Wynd.

I The Subdivision by Plan is APPROVED on May 30, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.41 hectare (ha) and 0.06 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 0.66 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 proportional payments in accordance with phasing, in the total amount of \$576,352.16 representing 0.933 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 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;
6. that the owner register an easement for construction of the ultimate Storm Water Management Facility (SWMF), with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II;

7. that the owner modify the property lines, if deemed necessary, to provide a minimum of 3 metre (m) lot frontage to ensure unobstructed access to each individual parcel that fronts onto the 10 m x 15 m easement area of the abandoned well site, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
8. that the Phase 1 boundary be amended to include the complete intersections of Cummins Vista SW and Chegwin Wynd SW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
10. that LDA23-0122 to close 156 Street SW shall be approved prior to the endorsement of the plan of survey for Phase 3, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT & Associates Engineering Inc. geotechnical report (File No. 02-586.02), with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 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;
8. that the owner construct Chegwin Wynd SW to a transit collector roadway standard, including a median to support front access to the residential parcels on the south side of the collector, and a minimum centre line radius of 120 m, with Phase 1, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the engineering drawings include identification of the abandoned well site, demonstrating that all private driveways and a 4 m drive aisle on the local road 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 Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings and as a result, may require adjustments to the road right of way;
10. that the owner construct Chernowski Way SW to an enhanced local roadway standard, to maintain two driving lanes at all times. 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. The design for the portion of Chernowski Way SW at the north boundary is required to incorporate the future curb extension alignment of the mid-block crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove the road structure of the existing 156 Street SW roadway and remediate the road closure area, with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. All costs associated with closure of the roadway to public access, including the removal of the road structure, regrading of the land, landscaping and any utility relocation/modification deemed necessary as a result of the closure, will be the responsibility of the owner;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the road closure area (SWMF), with Phase 3, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path with lighting and T-bollards, within the walkways, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

15. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, and bollards, within the Future Park, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological 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);
16. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, and bollards, within the ER lots, with Phases 2 and 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological 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);
17. that the owner construct a temporary 3 m hard surface shared use path, within the MR lot, with Phase 2, from the Top of Bank shared use path to Chegwin Wynd SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This path will be required prior to Construction Completion Certificate (CCC) for the Top of Bank shared use path (or when required by Subdivision and Development Coordination);
18. that the owner is responsible for the removal of the temporary 3 m hard surface shared use path and restoration of the MR lot, with Phase 3, to the satisfaction of Subdivision and Development Coordination;
19. that the owner construct a 3 m concrete emergency access with lighting and T-bollards, within the walkway, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths, with Phases 1 and 3, 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 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner abandons any unused interim storm infrastructure, as part of the ultimate SWMF construction, to the satisfaction of Subdivision and Development Coordination;
23. that the owner grade and restore the ER lot and Future Park to a natural state, with Phases 2 and 3 respectively, in accordance with the City-Wide Natural Area Management Plan, to the satisfaction of Drainage Planning and Engineering and Parkland Developer services, as shown on the "Conditions of Approval" map, Enclosure I;
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 Reserve lots, Future Park, road rights of way, walkways, and greenway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot L, Block 99, Plan 112 5833 was addressed by registration of Deferred Reserve Caveat (DRC no. 172 041 557), in the amount of 1.64 ha, with LDA16-0132. ER for the titled area in the amounts of 0.41 ha and 0.06 ha are being dedicated with Phases 2 and 3 this subdivision, respectively. MR for the titled area in the amount 0.66 ha is being dedicated with Phase 2 of this subdivision. The remaining 0.933 ha is being provided by money in place, proportionately with each of this subdivision's three phases, in the total amount of \$576,352.16. Money in place may change, dependent upon the final plan of survey. Subsequent to land dedication and money in place of MR, the DRC will be discharged in full.

MR for Lot F, Block 99, Plan 102 4614, was previously addressed with LDA10-0097.

MR for Lot 1, Plan 962 1480, was previously addressed with SO/95-0050.

MR for the SE 15-51-24-W4M was previously addressed with LDA14-0316.

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,



Kristen Rutherford
Acting Subdivision Authority

KR/tv/Posse #407412871-001

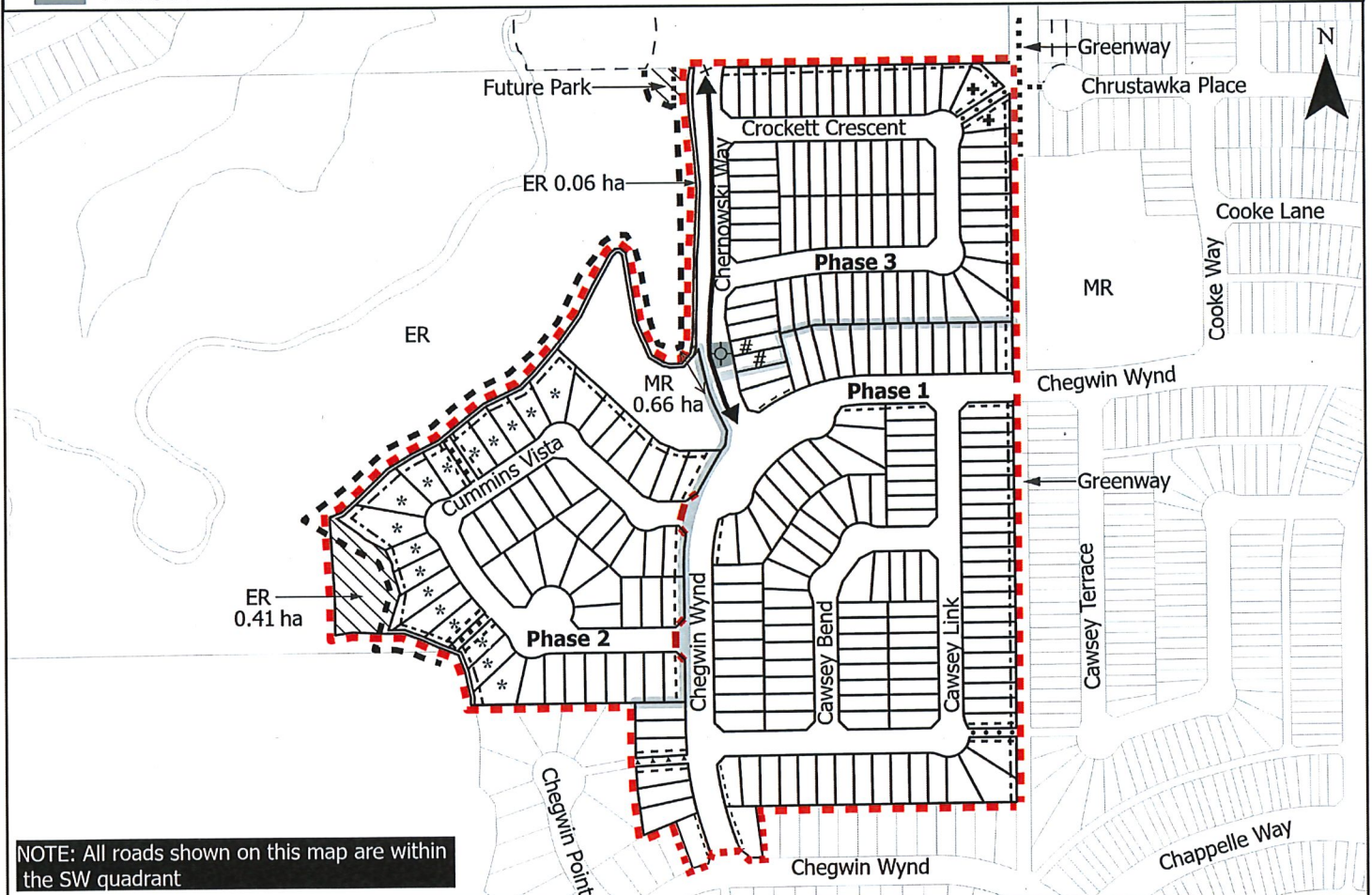
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

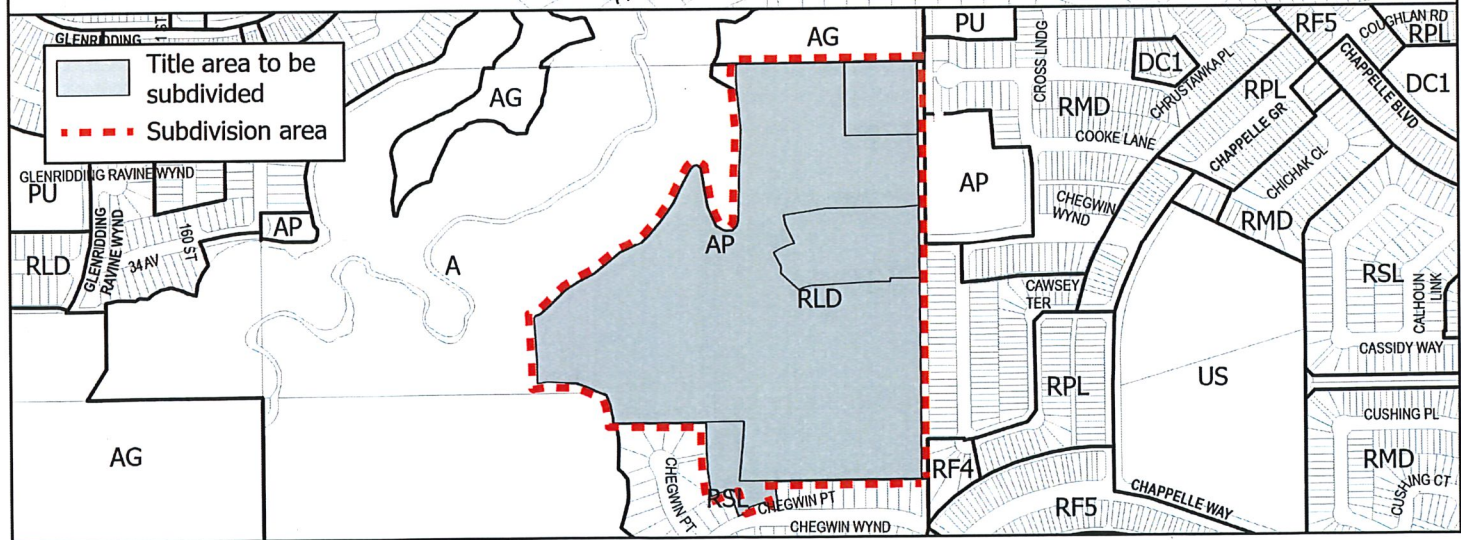
May 30, 2024

LDA22-0529

- Limit of proposed subdivision
- # Modify property lines if necessary
- Amend subdivision boundary
- Phasing line
- * Restrictive Covenant re:Top of Bank
- + Restrictive Covenant re:disturbed soil
- x Curb extension
- ⊗ Abandoned well site
- Maintain 4 m drive aisle width
- ↔ Temporary 3 m hard surface shared use path
- ↔ Enhanced Local Roadway
- ⋯ 3 m hard surface shared use path
- - - 3 m asphalt shared use path
- ▲▲▲▲ 3 m concrete sidewalk
- 1.8 m concrete sidewalk
- ▨ Grade and restore
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- - - 1.2 m uniform fence



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



- Limit of proposed subdivision
- Road closure area; register easement for SWMF
- ■ ■ ■ ■ 3 m hard surface shared use path
- - - - - Remove road structure and remediate





Subdivision Authority

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

May 30, 2024

File No. LDA24-0137

Aplin & Martin Consultants Ltd.
10117 Jasper Avenue NW
Edmonton, AB T5J 1W8

ATTENTION: Richard Heacock

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot G, Block 36, Plan 5190BA, located south of 124 Avenue NW and east of 89 Street NW; **DELTON**

The Subdivision by Plan is APPROVED on May 30, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to proposed Lot 30A;
2. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, 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.

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Kristen Rutherford".

Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #505488405-001

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.
- The setback dimensions shown on the tentative plan of subdivision do not match the building setbacks approved under Development Permit in June 2023 (City file 446797837-002). A revision to that permit is required and may also be required for the related lot grading approval. Please contact developmentpermits@edmonton.ca and lot.grading@edmonton.ca.

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 15.5 m south of the north property line of existing Lot G, 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.
- 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).

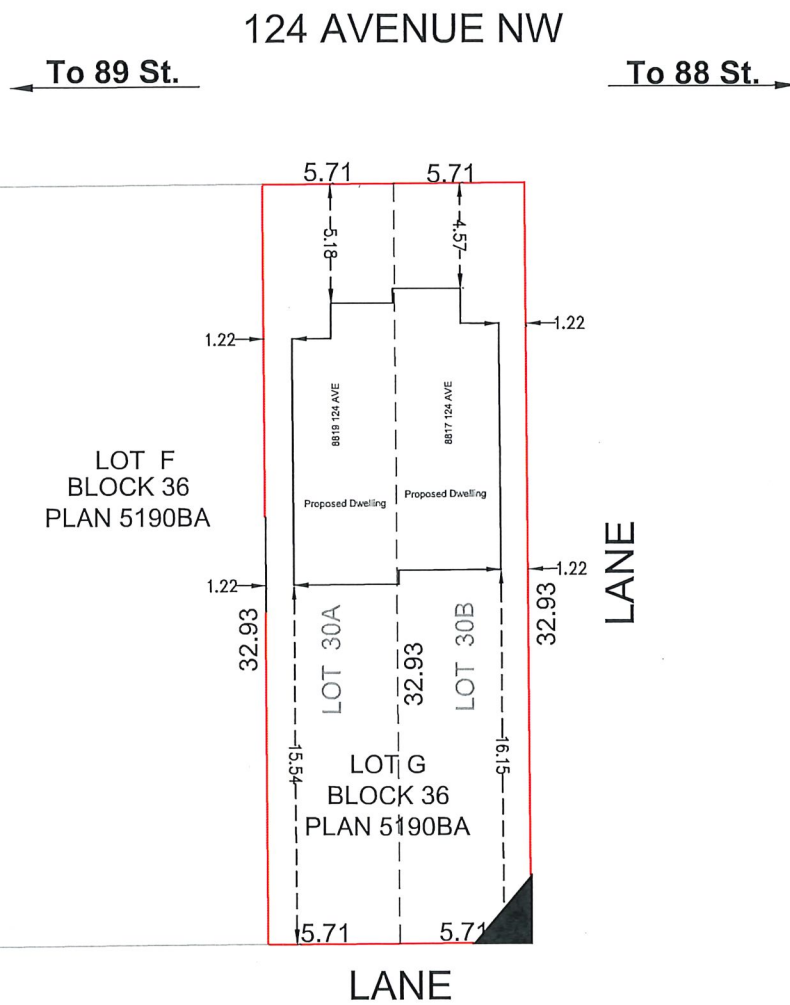
SUBDIVISION APPROVAL CONDITIONS MAP
May 23, 2024

Enclosure II
LDA24-0137

LEGEND



3m x 3m corner cut





Subdivision Authority

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

May 30, 2024

File No. LDA24-0170

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 14, Plan N5527 HW, located north of 90 Avenue NW and east of 153 Street NW; **JASPER PARK**

The Subdivision by Plan is APPROVED on May 30, 2024, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink that reads "Kristen Rutherford". The signature is written in a cursive, flowing style.

Kristen Rutherford
Acting Subdivision Authority

KR/jm/Posse #508159394-001

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

- 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

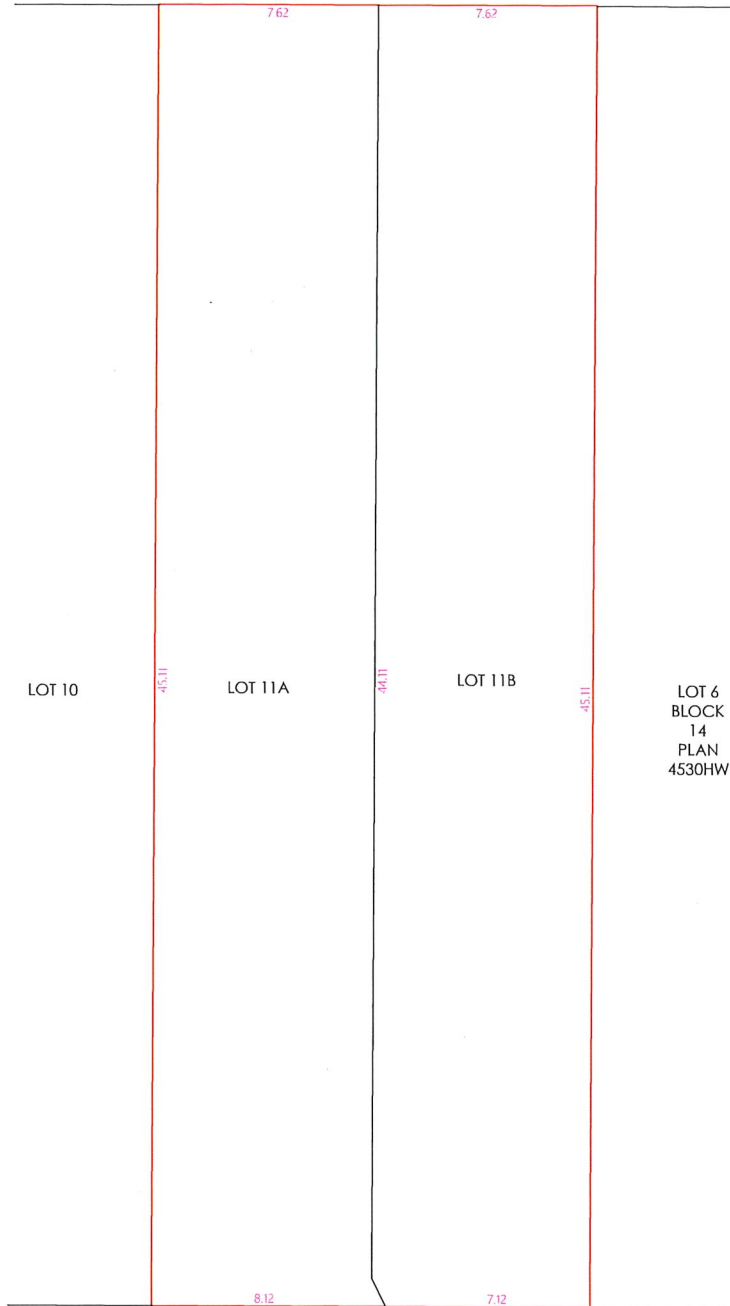
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 7.92 m north of the south property line of existing Lot 11, off 153 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



153 STREET

REVISED 01 - MAY 27, 2024 - LOT LINE DEFLECTION

Legal Description: LOT: 11 BLOCK: 14 PLAN: N5527HW
JASPER PARK

Municipal Address: 9007 153 STREET NW, EDMONTON, AB (TO BE DETERMINED)

Owner (s) / Bullder: GOLD STAR HOMES

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1632



#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

May 30, 2024

File No. LDA24-0167

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 8, Plan 5508 MC, located east of Aspen Drive West NW and north of 39 Avenue NW;
ASPEN GARDENS

The Subdivision by Plan is APPROVED on May 30, 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,



Kristen Rutherford
Acting Subdivision Authority

KR/tv/Posse #507536137-001

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 is an existing driveway to 39 Avenue NW. Upon redevelopment of proposed Lot 8B, the owner/applicant will be required to ensure that the existing residential access meets current City of Edmonton standards. Access upgrading may be required should the access be retained.

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.

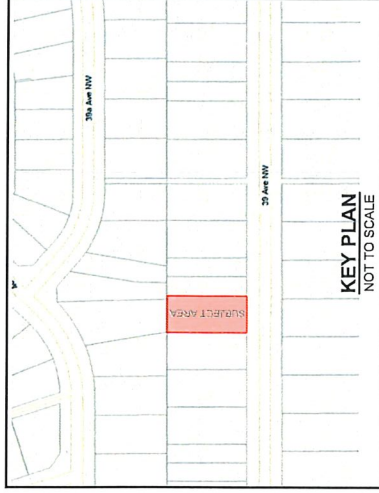
Servicing

- 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, sanitary, and storm) enter the proposed subdivision approximately 9.1 m east of the west property line of existing Lot 8, off 39 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

DARREN YU

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
- THE BOUNDING OF THIS SURVEY IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS, AND CONTAINS: 0.097 ha.



REV. NO.	DATE	ITEM	BY
1	APRIL 02/24	ORIGINAL PLAN COMPLETED	CN
2	APRIL 15/24	LOT SIZE	CN

REVISIONS

ASPEN GARDENS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

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

S.W. 1/4 SEC. 7 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



J Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2647
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6230282007 DRAFTED BY: CN CHECKED BY: DS



LOT 36
BLOCK 8
PLAN 5508 MC

LOT 35
BLOCK 8
PLAN 5508 MC

LOT 34B
BLOCK 8
PLAN 212 1680

LOT 34A
BLOCK 8
PLAN 212 1680

LOT 7
BLOCK 8
PLAN 5508 MC

LOT 8A
BLOCK 8

LOT 8B
BLOCK 8

LOT 9A
BLOCK 8
PLAN 242 0436

LOT 9B
BLOCK 8
PLAN 242 0436

LOT 8
BLOCK 8
PLAN 5508 MC

HOUSE
Existing building to be located in the area shown. Site area, location, orientation and planned (not surveyed) and plotted based on aerial imagery.

39 AVENUE

11.28

10.07

45.78

45.78

45.78

11.28

10.07