

Thursday, December 12, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 50

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the December 12, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the December 05, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA24-0263 509412014-001	Tentative plan of subdivision to create one (1) commercial lot from the SW-18-53-25-W4M located east of Winterburn Road NW and north of Yellowhead Trail NW; PINTAIL LANDING
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA24-0292 507115066-001	Tentative plan of subdivision to create 19 residential lots, from Lot 201, Block A, Plan 222 0182, located north of Maskêkosihk Trail NW (23 Avenue NW) and east of Winterburn Road NW (215 Street NW); THE UPLANDS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0316 521239190-001	Tentative plan of subdivision to create one (1) commercial lot from Block B, Plan 1662 NY, located south of Roper Road NW and east of 75 Street NW; ROPER INDUSTRIAL

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA24-0314 518647694-001	REVISION of conditionally approved tentative plan of subdivision to create 67 residential lots, from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0495 405723733-001	REVISION of conditionally approved tentative plan of subdivision to create 219 residential lots from Lot 2, Block A, Plan 4636 MC located north of Yellowhead Trail NW and west of Winterburn Road NW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA24-0233 513631342-001	Tentative plan of subdivision to create one (1) additional commercial lot from, Plan 082 1851 Block 9 Lot 58A located north of 100 Avenue NW and west of 109 Street NW; DOWNTOWN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0427 536745318-001	Tentative plan of subdivision to create an additional lot from Lots 7 & 8 and the east half of Lot 9, Block 3, Plan 2000U, located north of 78 Avenue NW and west of 91 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0432 536742909-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 55, Plan 2442 KS, located north of Avenue NW and east of 65A Street NW; CAPILANO
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0446 526772109-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 2, Plan RN60, located south of 111 Avenue NW and east of 128 Street NW; WESTMOUNT

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
9.	LDA24-0447 538250298-001	Tentative plan of subdivision to create two (2) additional residential lots, from Lots 18 & 17U, Block 3, Plan 6906 KS, located west of 75 Street NW and south of Rowland Road NW; FOREST HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
10.	LDA24-0451 538640613-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 8, Block 16, Plan 5025 HW, located south of 114 Avenue NW and east of 66 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
11.	LDA24-0457 539164650-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 3, Plan 8661T, located south of 130 Avenue NW and east of 121 Street NW; CALDER
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

December 12, 2024

File No. LDA24-0263

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create one (1) commercial lot from the SW-18-53-25-W4M located east of Winterburn Road NW and north of Yellowhead Trail NW; **PINTAIL LANDING**

I The Subdivision by Plan is APPROVED on December 12, 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; and
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; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a northbound right turn bay and taper and a southbound left turn bay and taper on 215 Street NW to Pintail Drive NW, to an arterial roadway standard, including intersection construction, channelization, lighting, paint line marking modifications, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
9. 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);
10. that the owner construct Pintail Drive NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the north side and transition of carriageway happening outside of the intersection, as shown on Enclosure I;
11. that the owner construct access to the commercial site, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I; and
12. 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 a portion of SW 18-53-25-W4M was addressed by money in place under subdivision file no. 86-X-093-S. As per the MGA, reserves have been addressed for the entire parcel as a result.

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. 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

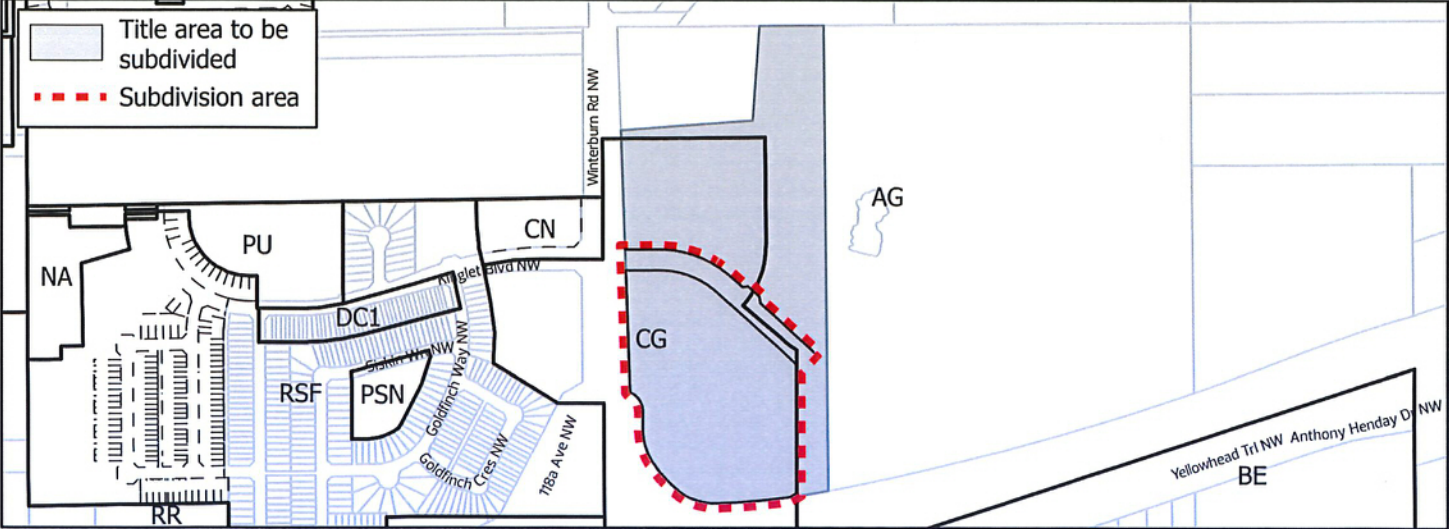
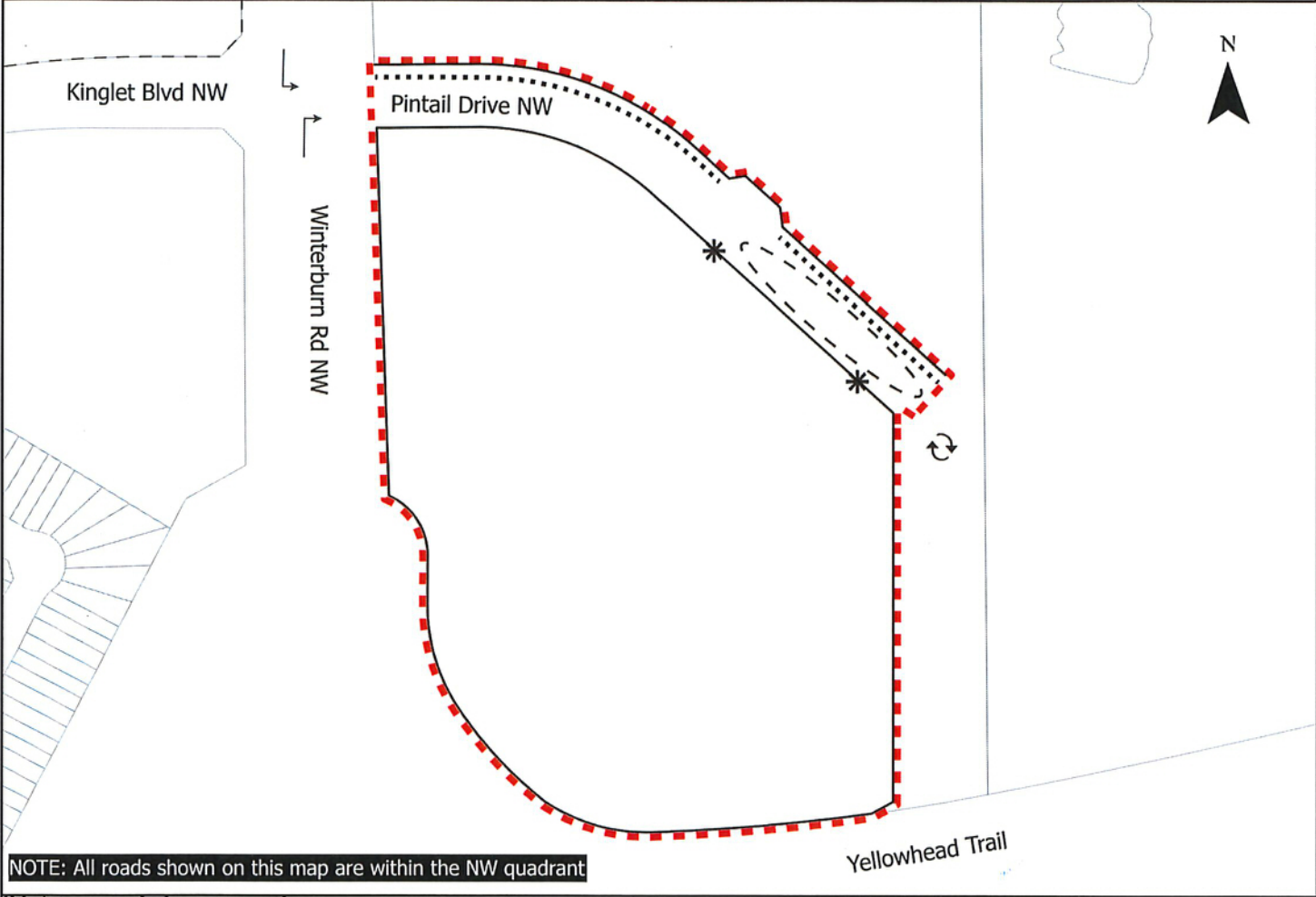
BM/nz/Posse #509412014-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 12, 2024 LDA24-0263

- Limit of proposed subdivision
- 3 m hard surface shared use path
- ↻ Temporary 12 m radius turnaround
- * All directional access
- └ Turn bay
- Carriageway Transition must happen outside of the intersection





Subdivision Authority

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

December 12, 2024

File No. LDA24-0292

Qualico Communities
280, 3203 – 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 19 residential lots, from Lot 201, Block A, Plan 222 0182, located north of Maskêkosiĥk Trail NW (23 Avenue NW) and east of Winterburn Road NW (215 Street NW); **THE UPLANDS**

I The Subdivision by Plan is APPROVED on December 12, 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 approved subdivisions LDA22-0491 and LDA24-0012 be registered prior to or concurrent with this application, to provide the logical roadway and servicing extensions;
4. 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 Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6004-32), as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 3 m hard surface shared use path with bollards and lighting within the walkway, with a connection to the adjacent shared use path and sidewalk, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the road right of way and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 201, Block A, Plan 222 0182 will be addressed in the amount of \$557,420.00, representing 0.96 ha by providing money in place with LDA22-0491. The DRC will carry forward on the remainder of the title until LDA22-0491 is registered.

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. 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/my/Posse #507115066-001

Enclosure

File No. LDA24-0292

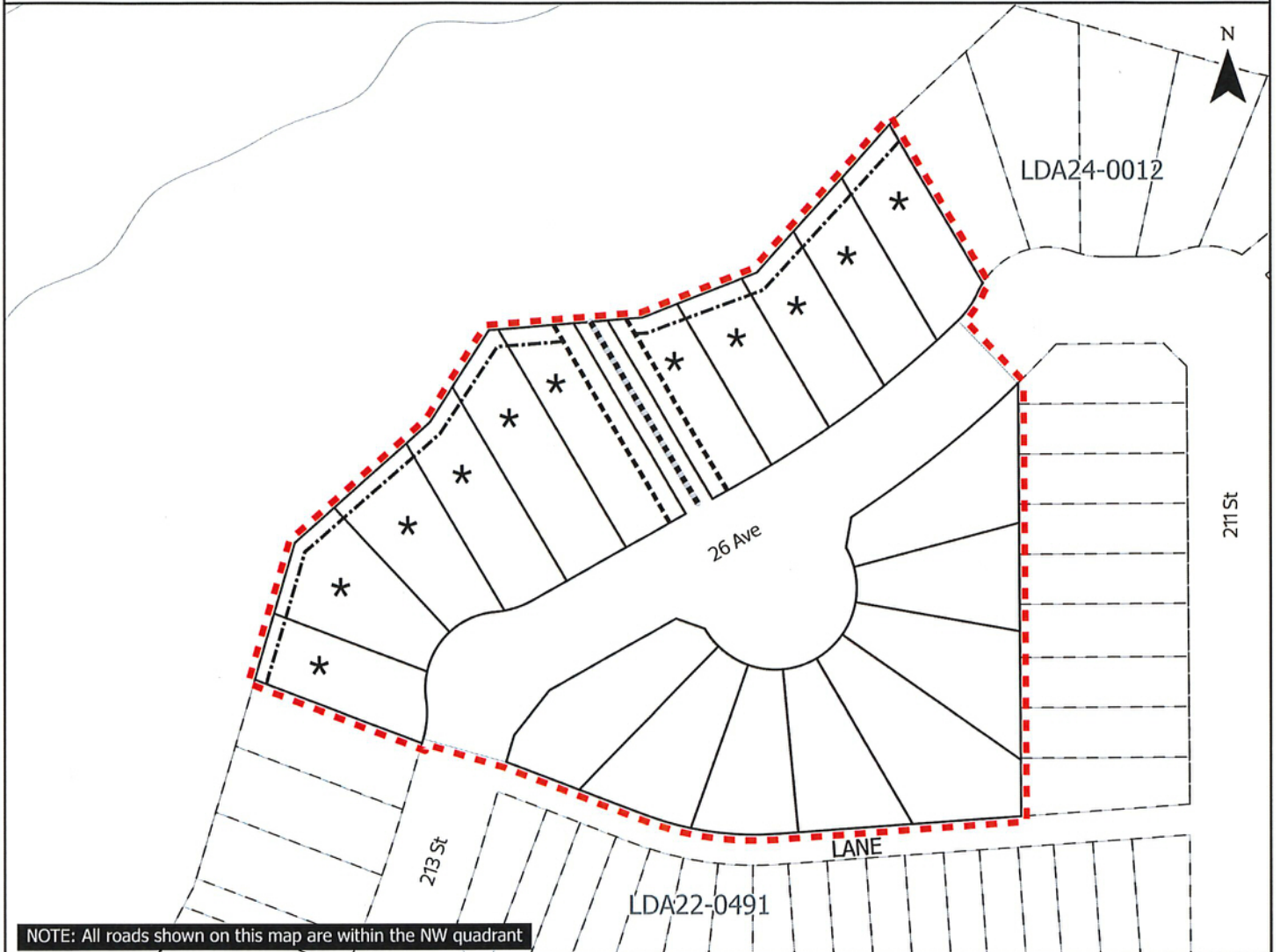
2 of 2

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 12, 2024

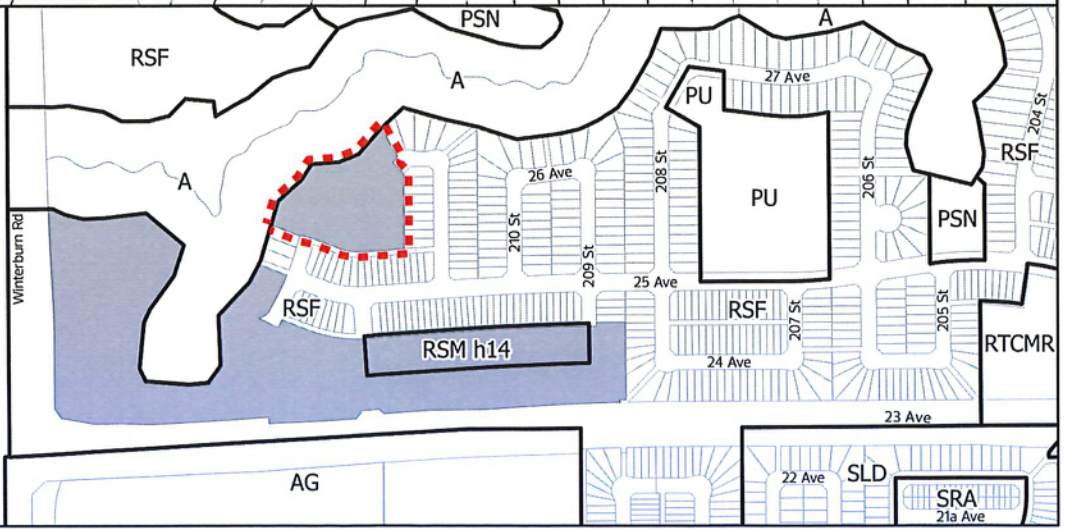
LDA24-0292

- Limit of Proposed Subdivision
- - - 1.2m Uniform Fence
- 1.8 m Uniform Screen Fence as per Zoning Bylaw
- 3m Hard Surface Shared Use Path
- * Restrictive Covenant re: Top of Bank



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

December 12, 2024

File No. LDA24-0316

Arcadis
300 - 10120 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to create one (1) commercial lot from Block B, Plan 1662 NY, located south of Roper Road NW and east of 75 Street NW; **ROPER INDUSTRIAL**

I The Subdivision by Plan is APPROVED on December 12, 2024, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed parcel a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register an easement for mutual access to 70 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner register a public access easement on the proposed parcel and the remnant of Lot B to facilitate future construction of a Top of Bank shared use path as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Deferred Servicing Agreement required in Clause I (1) 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 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 Deferred Servicing Agreement;
3. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
4. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards along the south side of Roper Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
5. 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 an attachment of the major advisements throughout the subdivision process.

Block B, Plan 1662 NY was originally created from the NW 14-52-25-W4M. Municipal Reserves for Block B, Plan 1662 NY were addressed by dedication and money in place of reserves with SUB/99-0081. Reserves were adjusted for the Environmental Reserve dedication to the south and north of Roper Road.

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

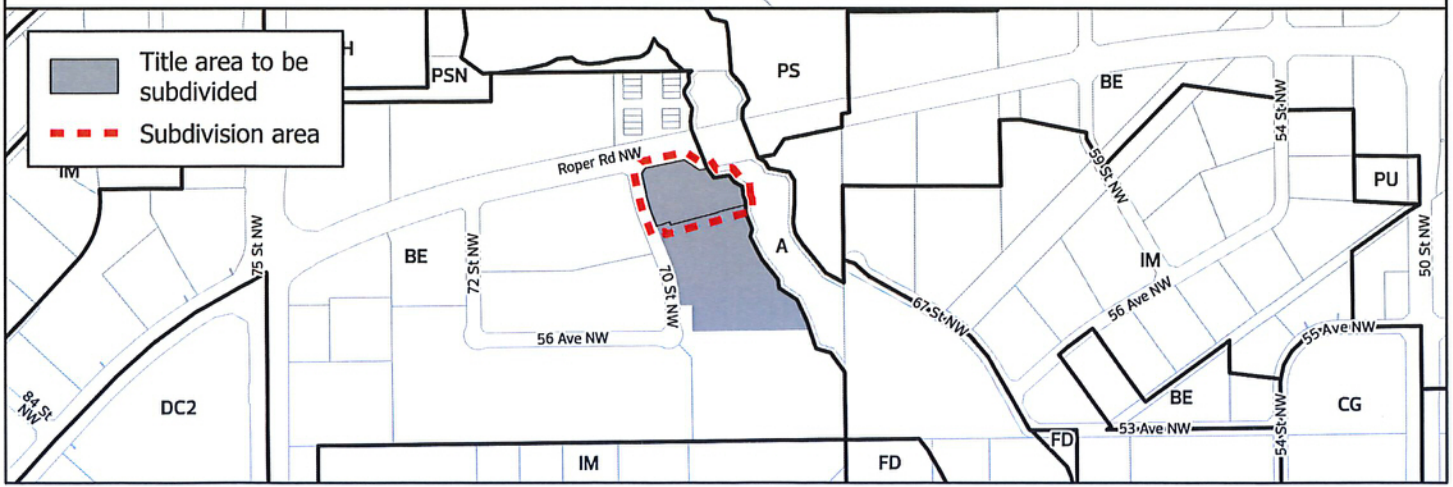
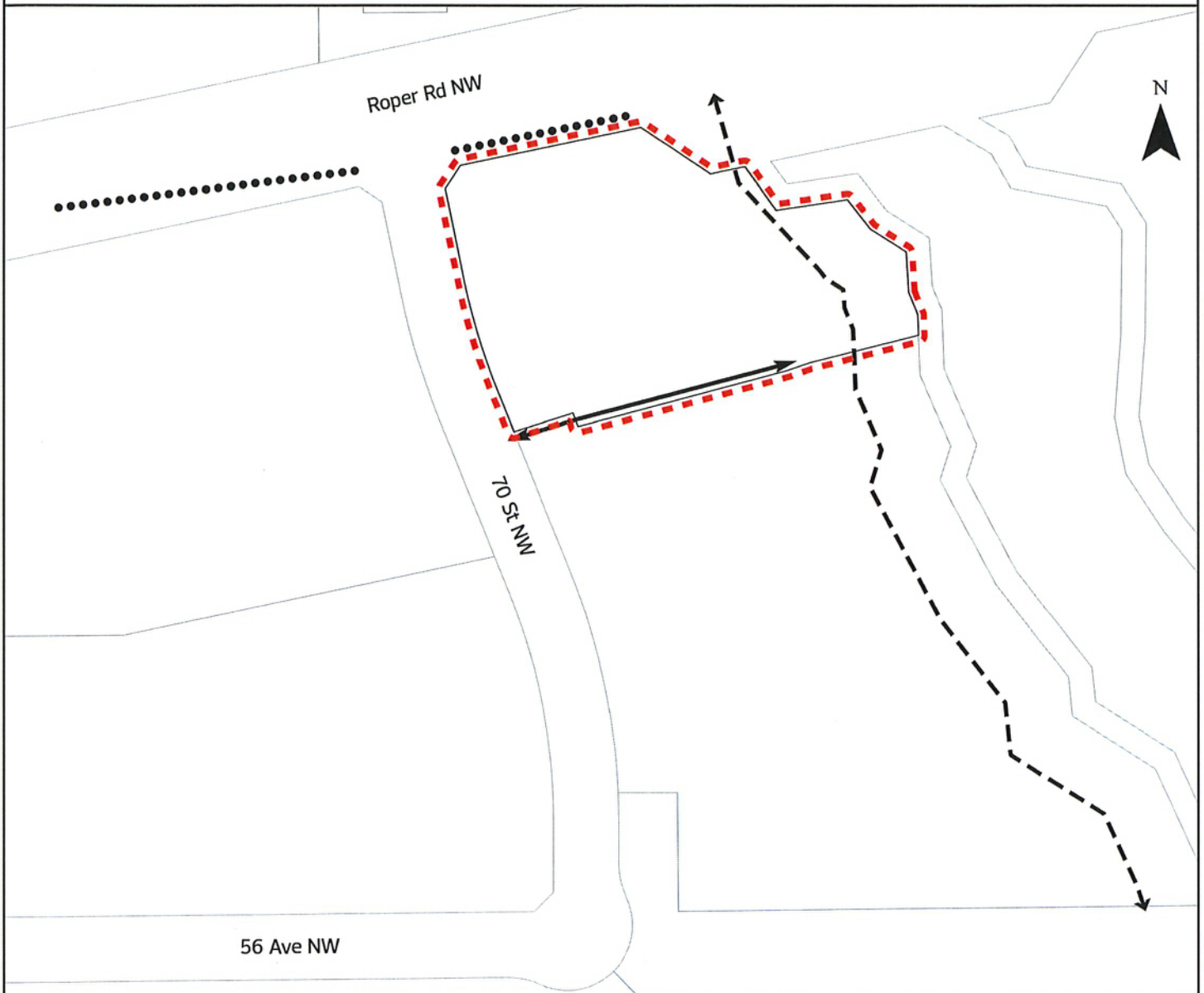
BM/nz/Posse #521239190-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 12, 2024 LDA24-0316

- - - Limit of proposed subdivision
- 1.8 m concrete sidewalk
- ↔ Public access easement
- ↔ Mutual access easement





Subdivision Authority

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

December 12, 2024

File No. LDA24-0314

Arcadis
300 - 10120 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 67 residential lots, from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

This subdivision was originally approved on September 26, 2024. This Change Request alters parcel sizes along the west side of 83A Avenue resulting in an increase of two (2) residential lots (from 65 to 67).

I The Subdivision by Plan is APPROVED on December 12, 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 subdivision be amended to include phasing, as shown on the "Conditions of Approval" map, Enclosure I;
4. that approved subdivision LDA24-0463 shall registered prior to or concurrent with Phase 2 of this application; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies.
7. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the existing 17 m temporary paved turnaround within Phase 2, must be functional for the purposes of existing transit operations until the complete collector roadway of Rosenthal Drive NW is constructed to the north. The collector roadway extension must be open and operational prior to the removal of the turnaround;
9. 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
10. that the owner is responsible for the landscape design and construction within the road rights 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.

Municipal Reserve (MR) was addressed by the registration of LDA24-0091, through a combination of cash in lieu and the proportional deferment for Whitemud Drive Interchange lands.

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/nz/Posse #518647694-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 12, 2024

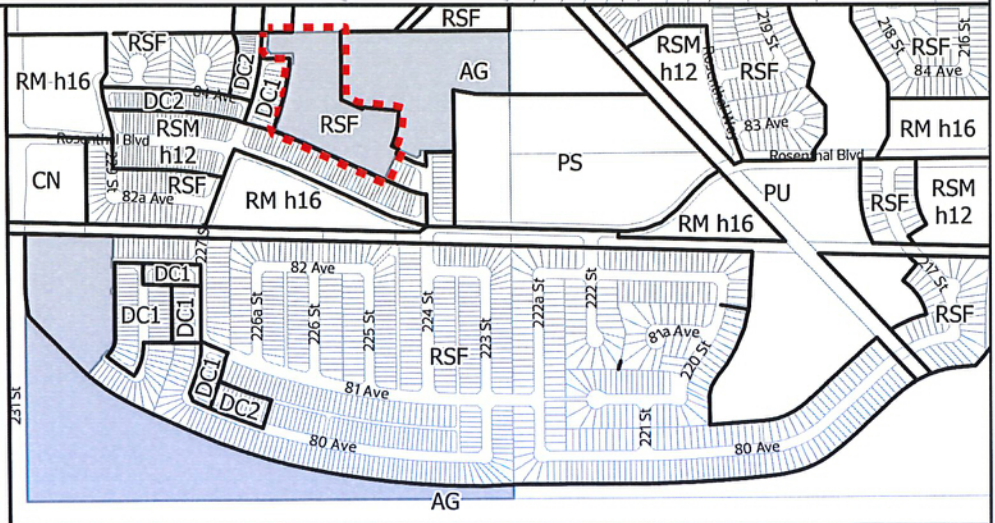
LDA24-0314

- Limit of Proposed Subdivision
 - 1.8m uniform screen fence as per Zoning Bylaw
 - Phasing Line
- ← Temporary 6m Roadway



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

December 12, 2024

File No. LDA21-0495

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 219 residential lots from Lot 2, Block A, Plan 4636 MC located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

This subdivision was originally approved on February 10, 2022. The first Change Request was approved on December 7, 2023. It swapped phases 2 and 3, and re-lotted the row housing along the east side of Kinglet Boulevard, resulting in one less lot. This second Change Request switches the order of phasing, alters the phasing boundary and creates 7 additional lots.

I The Subdivision by Plan is APPROVED on December 12, 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 register temporary public access easements for a temporary roadway connection, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner submits redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. that the owner constructs temporary 6 m gravel surface roadway connections with Phase 3, 4, and 5 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot and 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.

With the registration of Phase 1, Municipal Reserve was addressed by registering a Deferred Reserve Caveat (DRC) on the NE 13-53-26-W4.

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

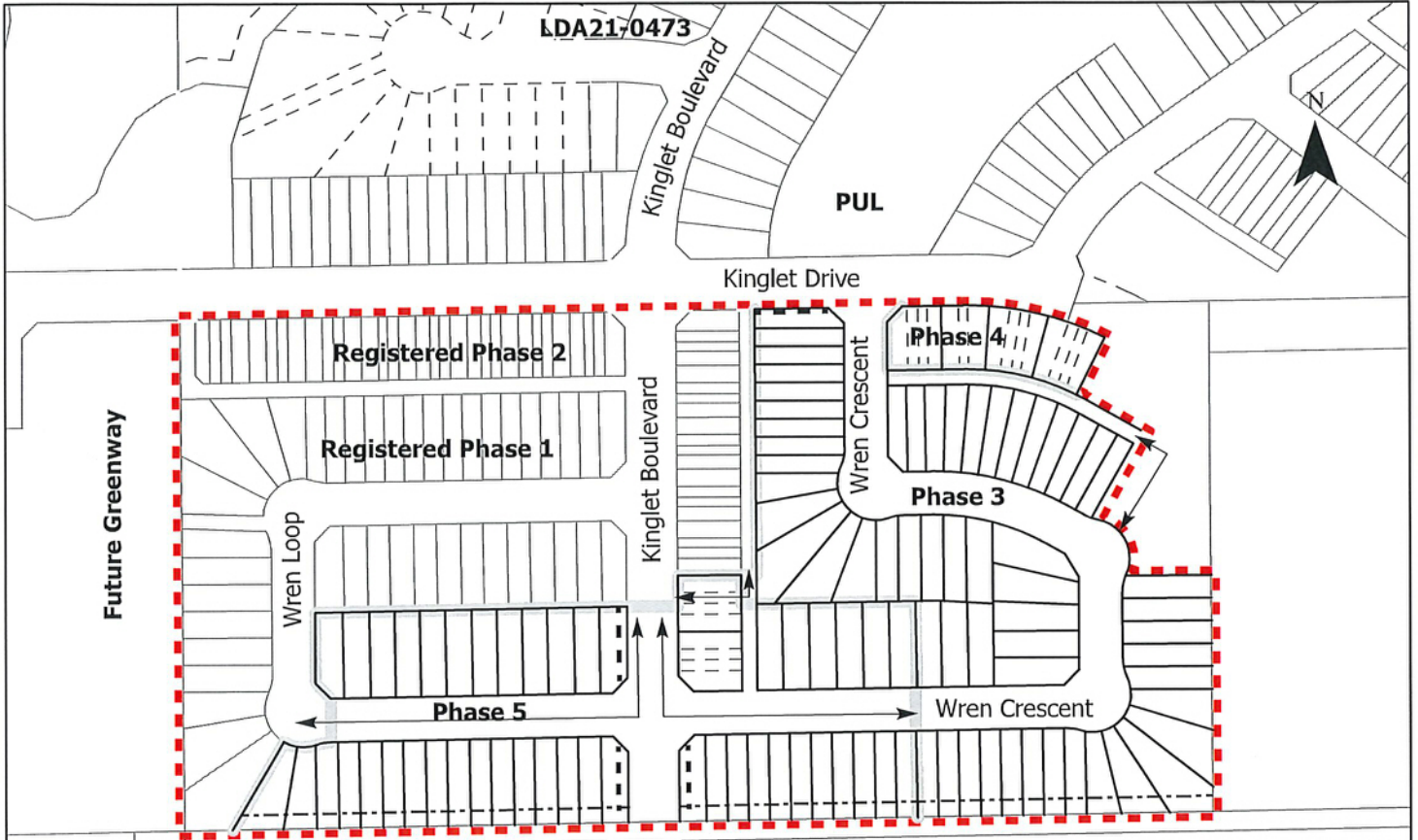
BM/nz/Posse #405723733-001

Enclosure

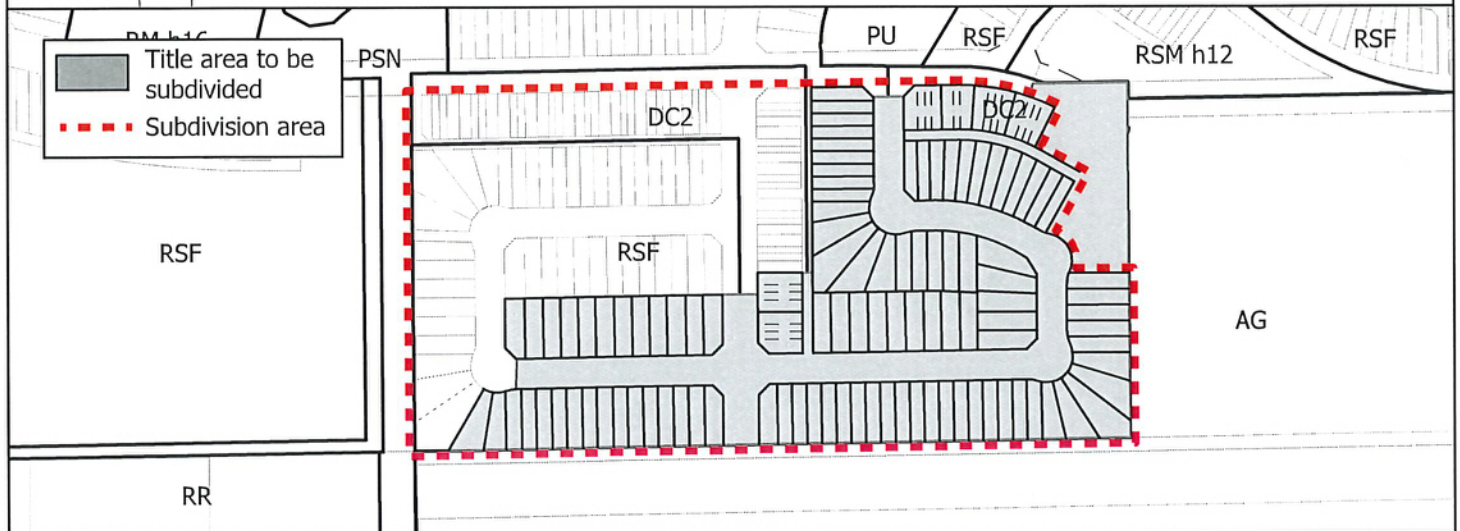
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 12, 2024 LDA21-0495

- ■ ■ Limit of proposed subdivision
- Phasing Line
- ■ ■ 1.8m Uniform Fence as per Zoning Bylaw
- 1.2 m uniform fence
- ↔ Temporary 6m roadway



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





Subdivision Authority

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

December 12, 2024

File No. LDA24-0233

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

ATTENTION: James Saunders

RE: Tentative plan of subdivision to create one (1) additional commercial lot from, Plan 082 1851 Block 9 Lot 58A located north of 100 Avenue NW and west of 109 Street NW; **DOWNTOWN**

I The Subdivision by Plan is APPROVED on December 12, 2024, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Plan 082 1851 Block 9 Lot 58A and the proposed lot a claim of interest by caveat of the Deferred Servicing Agreement 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 Deferred Servicing Agreement;
4. that the owner register a cross lot access easement on the affected parcels for the purpose of ensuring vehicular access to 109 Street NW and/or to the east/west alley is available for proposed Lot 54A. The City of Edmonton will be a party to this easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) 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 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 Deferred Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner submits detailed engineering drawings and technical studies in accordance with the Complete Streets Design and Construction Standards to the satisfaction of Subdivision and Development Coordination;
4. that the owner construct the alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, from 109 Street NW to the west terminus of the existing alley right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner remove the existing gravel roadway, west of proposed Lot 54A and restore the area to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner remove the existing access to 100 Avenue NW and reconstruct the curb, gutter and sidewalk, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner remove the existing access to 109 Street NW in front of Lot 54A and reconstruct the curb, gutter and sidewalk, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

The Municipal Reserve (MR) requirement for Plan 0821851 Block 9 Lot 58A is not applicable as the subject Lot is less than 0.80 hectares in area.

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. 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.

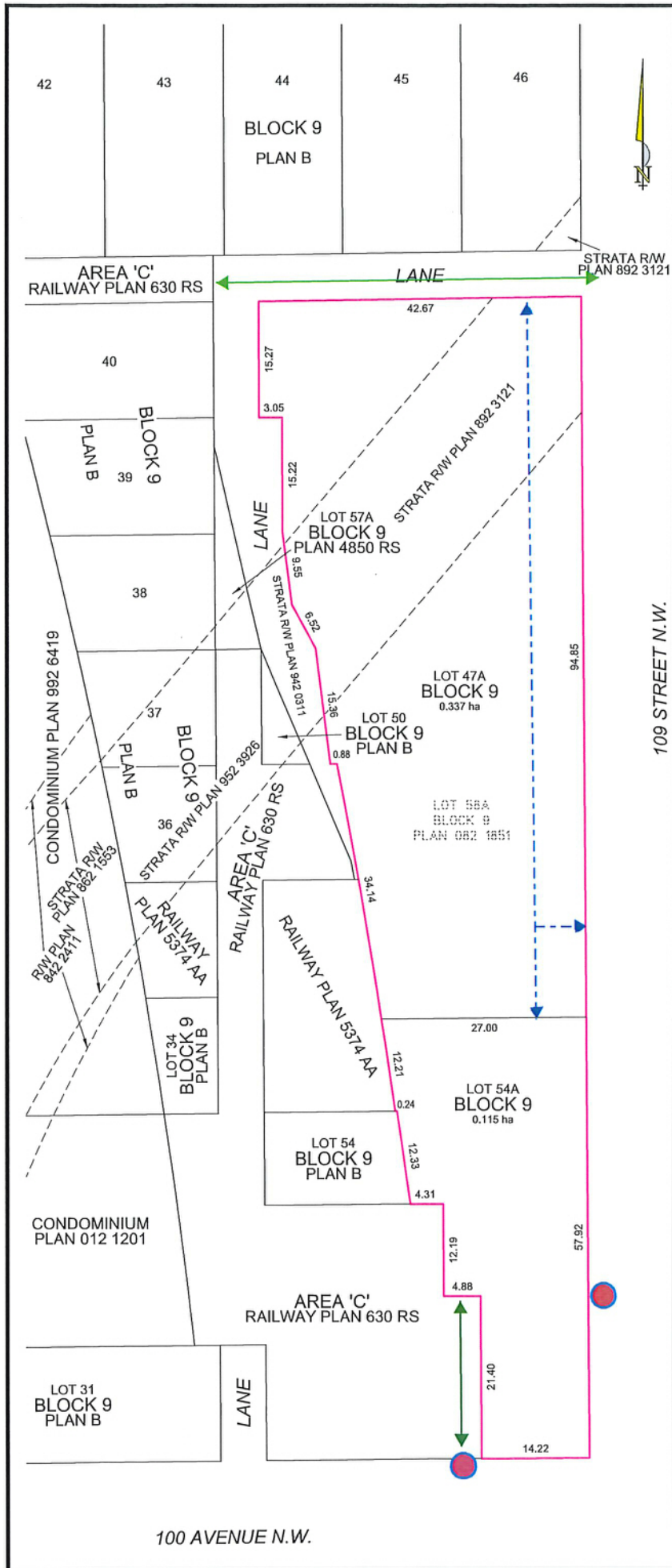
Regards,







Blair McDowell
Subdivision Authority

BM/mb/Posse #513631342-001

Enclosure



-  cross lot access easement
-  Construct alley to a commercial standard
-  Remove existing gravel roadway and restore area
-  Remove existing access and reconstruct the curb, gutter and sidewalk

100 AVENUE N.W.



Subdivision Authority

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

December 12, 2024

File No. LDA24-0427

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create an additional lot from Lots 7 & 8 and the east half of Lot 9, Block 3, Plan 2000U, located north of 78 Avenue NW and west of 91 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on December 12, 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); 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, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/jm/Posse #536745318-001

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.
- Subdivision Planning transportation recommends that an additional 0.5 m of road right-of-way be dedicated for the alley in accordance with the Complete Streets Design and Construction Standard, as shown on the Enclosure.

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 7.1 m east of the west property line of Lot 9 off the lane and 4.11m west of the east property line of Lot 7 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).
- 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).

JEFF BLEROT

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.107 ha.



REV. NO.	DATE	ITEM	BY
2	Oct. 21/24	BOUNDARY	CN
1	Oct. 9/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

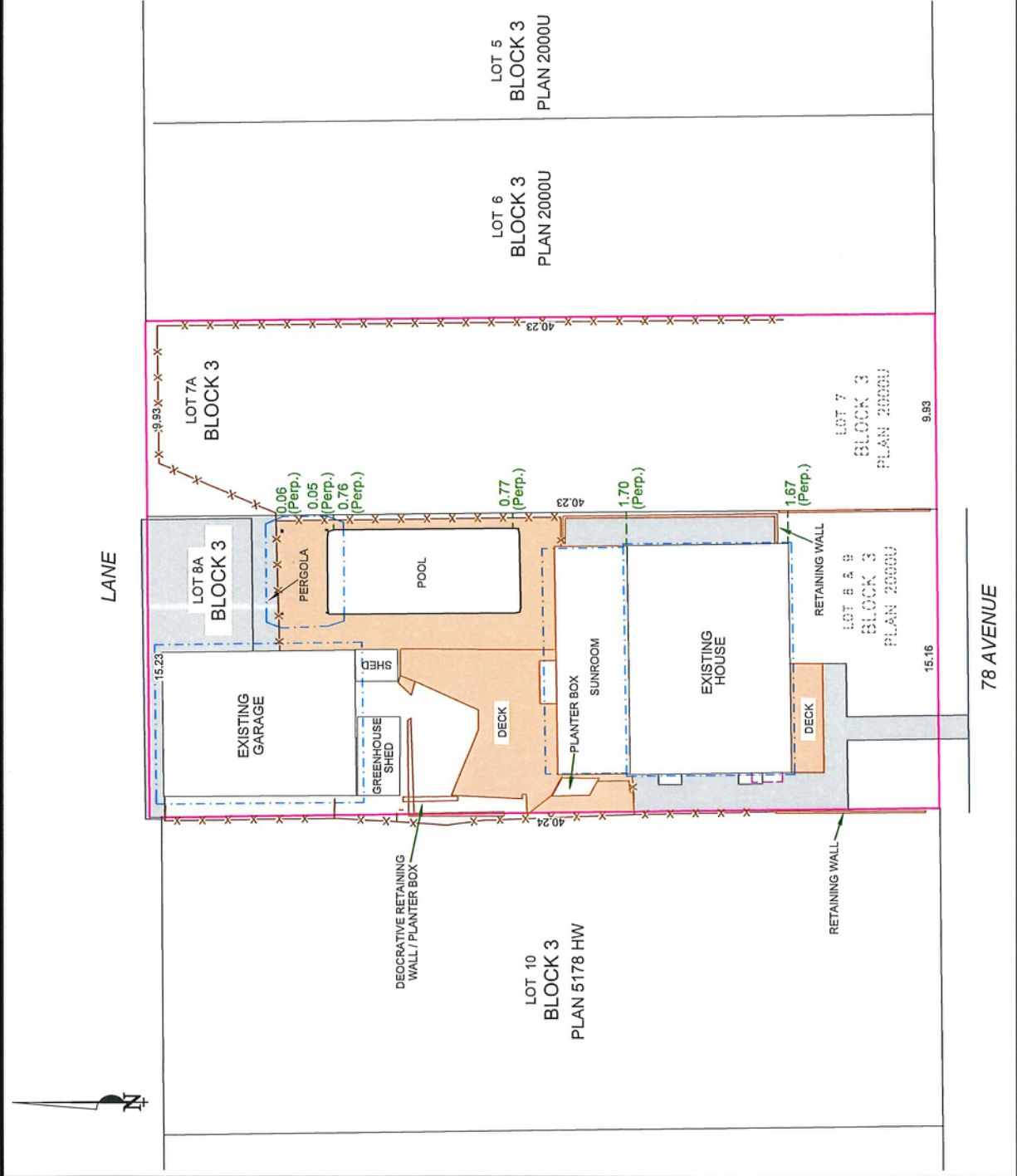
KING EDWARD PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOTS 7, 8 & 9, BLOCK 3, PLAN 20000
WITHIN THE

S.E. 1/4 SEC. 28 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2024

Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
 10904-178 Street NW, Edmonton, Alberta T5S 1G7
 FILE NO. 6242280007 DRAFTED BY: CN CHECKED BY: DS



78 AVENUE



Subdivision Authority

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

December 12, 2024

File No. LDA24-0432

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 6, Block 55, Plan 2442 KS, located north of Avenue NW and east of 65A Street NW; **CAPILANO**

The Subdivision by Plan is APPROVED on December 12, 2024, subject to the following condition:

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.

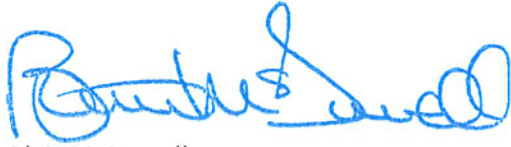
Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton.

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 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/jm/Posse #536742909-001

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 9.66 m west of the east property line of Lot 6 off the lane. The existing storm service enters the proposed subdivision approximately 10.00 m west of the east property line of Lot 6 off 109B 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.
- 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 6, BLK.55, PLAN 2442 KS

IN THE

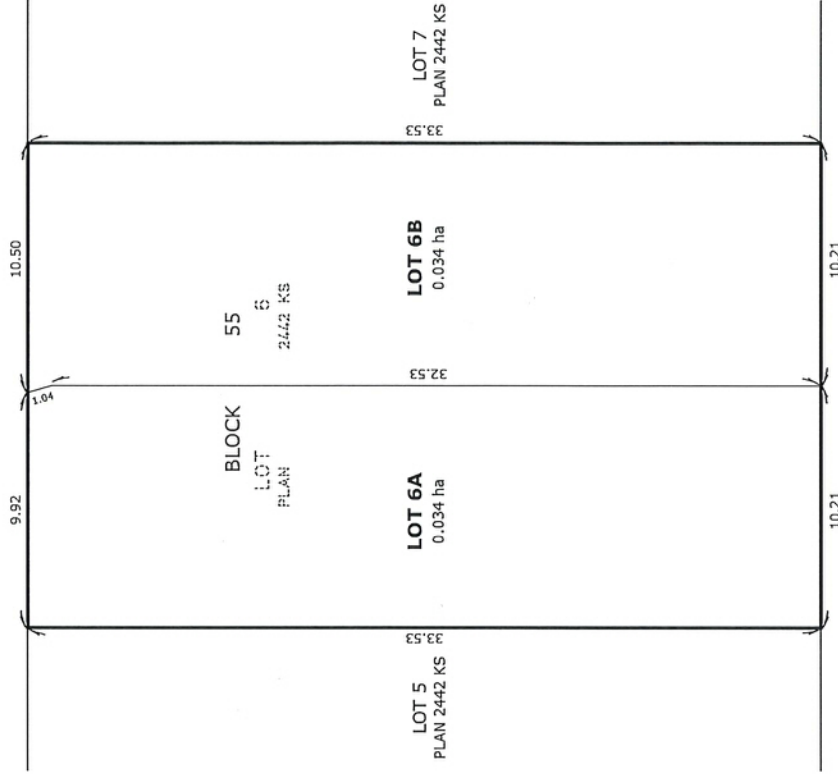
TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

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



TO 65A STREET
109B AVENUE



LANE

NOTES:

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

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

SURVEYOR'S STAMP

CALCULATED BY: E.S.D.	DRAWN BY: E.S.D.
DATE: OCTOBER 21, 2024	REVISED: DEC. 4, 2024
DRAWING: 24-1248T	FILE NO: 241248



Subdivision Authority

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

December 12, 2024

File No. LDA24-0446

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 2, Plan RN60, located south of 111 Avenue NW and east of 128 Street NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on December 12, 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/jm/Posse #526772109-001

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

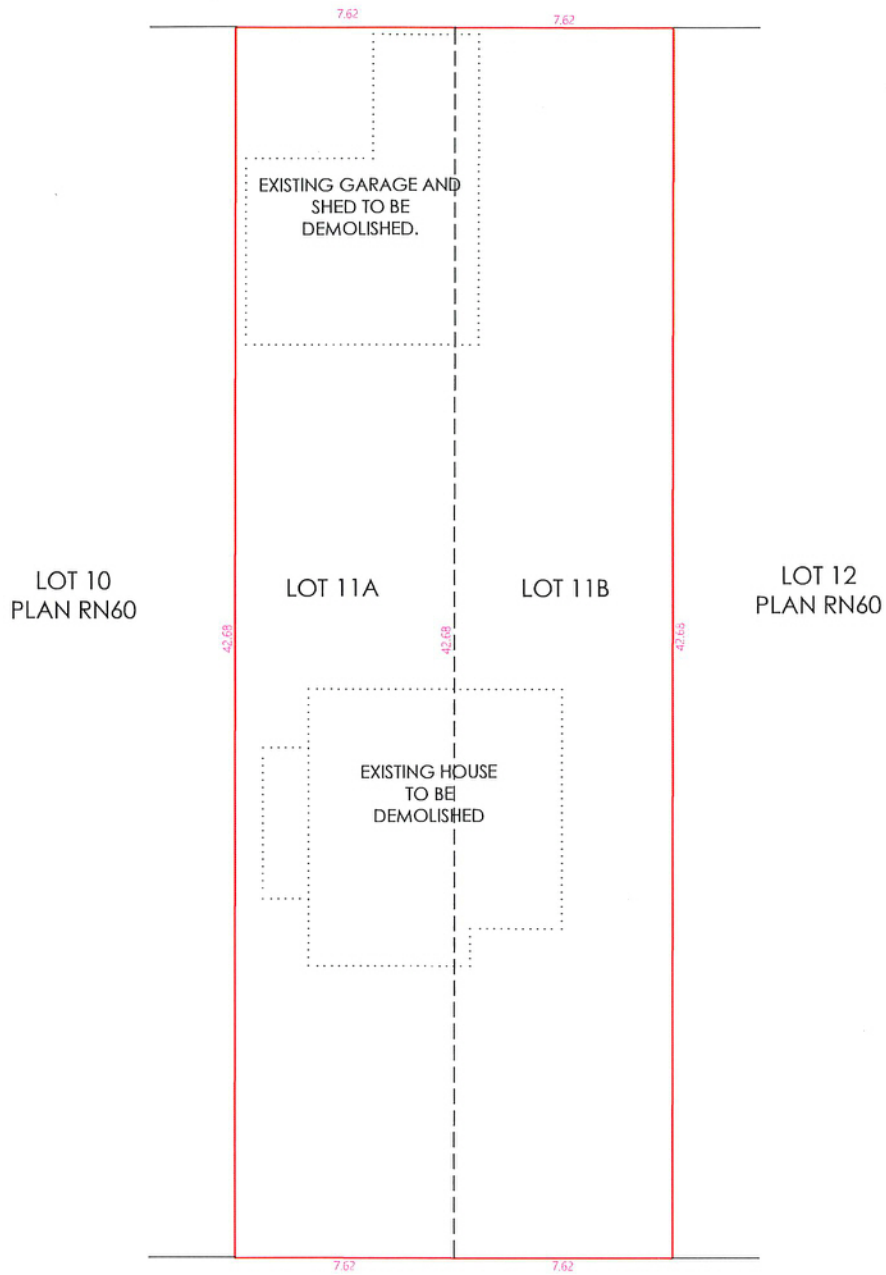
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.5m south of the north property line of Lot 11 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).



LANE



LOT 10
PLAN RN60

LOT 11A

LOT 11B

LOT 12
PLAN RN60

EXISTING HOUSE
TO BE
DEMOLISHED

EXISTING GARAGE AND
SHED TO BE
DEMOLISHED.

128 STREET NW

LOT 11A AREA= 325.22 SQ. MT.
LOT 11B AREA= 325.22 SQ. MT.

PORTION TO BE SUBDIVIDED OUTLINED THUS —————

Legal Description: LOT: 11 BLOCK: 2 PLAN: RN60
WESTMOUNT

Municipal Address: 11037 128 STREET NW, EDMONTON, AB

Owner (s) / Builder: LANDRIDGE HOMES LTD.

Zone: RS Scale 1:200 Job # SA24-1764

DATE: 04/11/2024

TENTATIVE PLAN



Satt Associates Inc.
Always Striving For Excellence

#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

December 5, 2024

File No. LDA24-0447

Pals Geomatics Corp
10704 - 176 St NW
Edmonton AB T5S 1G7

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create two (2) additional residential lots, from Lots 18 & 17U, Block 3, Plan 6906 KS, located west of 75 Street NW and south of Rowland Road NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on December 5, 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 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority

BM/jm/Posse #538250298-001

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 (\$1430.00 - 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 10.36 m east of the west property line of Lot 18 off Rowland Road 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).

URBAN PIONEER INFILLS INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.099 ha



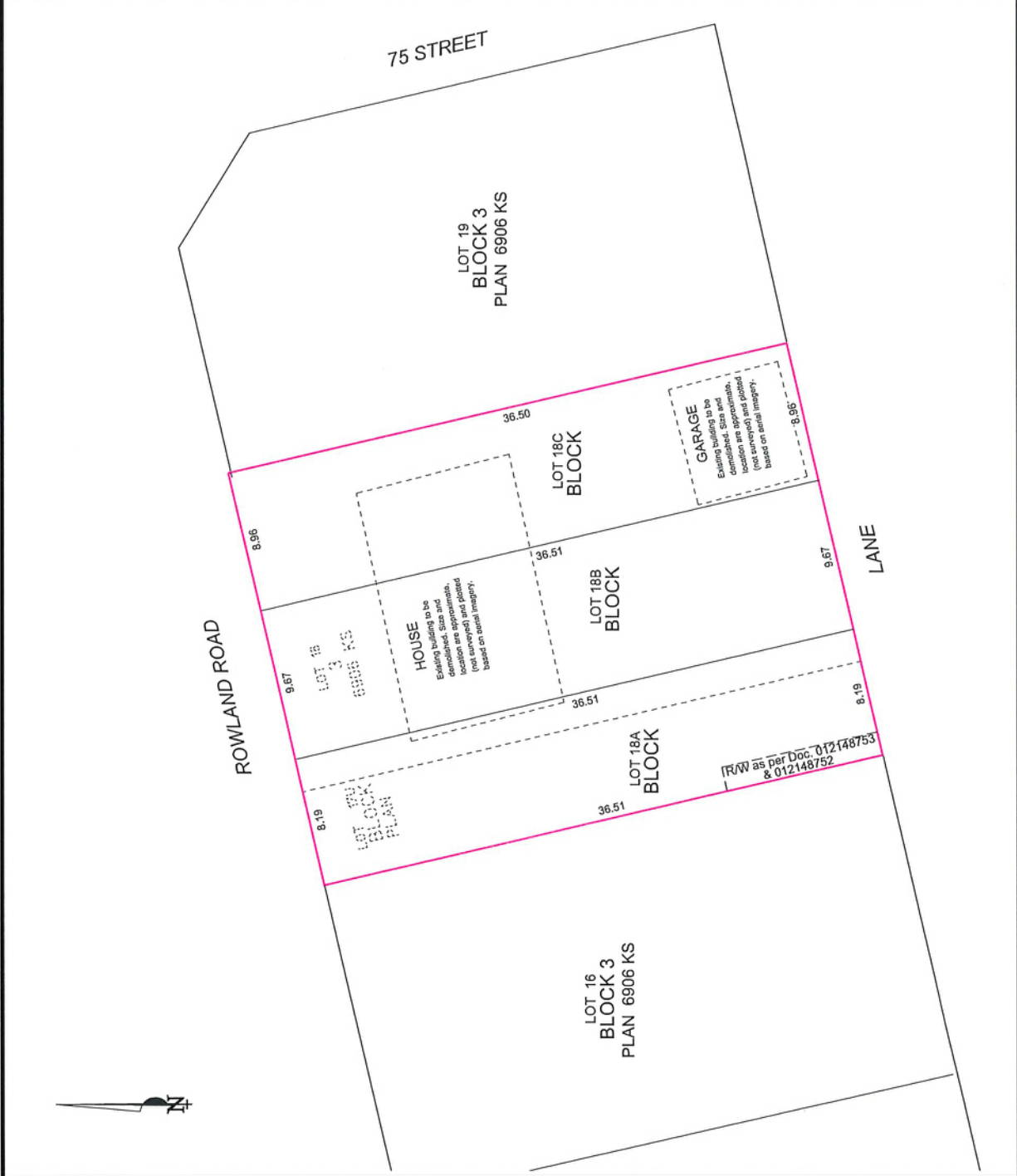
REV. NO.	DATE	ITEM	BY
2	NOV. 4/24	BOUNDARY	CN
1	MAY 21/24	ORIGINAL PLAN COMPLETED	CN

FOREST HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOTS 17U & 18, BLOCK 3, PLAN 6906 KS
WITHIN THE
RIVER LOT 29
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA

SCALE: 1:200
0 2 4 6 8 12 METRES
2024

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10994-17th Street NW, Edmonton, Alberta T5S 1J7
FILE NO. 6240136007 DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

December 12, 2024

File No. LDA24-0451

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 8, Block 16, Plan 5025 HW, located south of 114 Avenue NW and east of 66 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on December 12, 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/jm/Posse #538640613-001

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.
- There is an existing access to 130 Street NW. Upon redevelopment of proposed Lot 8A, the existing residential access to 130 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 7.2m south of the north property line of Lot 8, 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

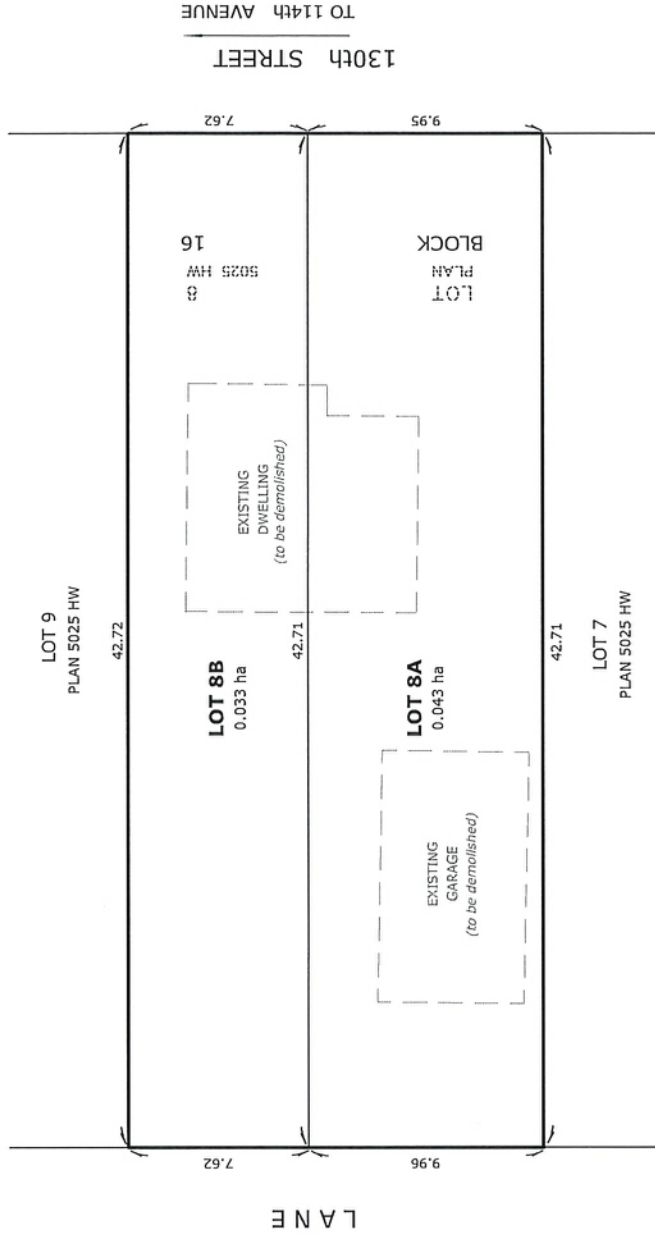
LOT 8, BLK.16, PLAN 5025 HW

IN THE

E.1/2 SEC.12, 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

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

SURVEYOR'S STAMP



CALCULATED BY: E.S.D.	DRAWN BY: E.S.D.
DATE: OCTOBER 31, 2024	REVISED: --
DRAWING: 241243T	FILE NO.: 241243



Subdivision Authority

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

December 12, 2024

File No. LDA24-0457

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 13, Block 3, Plan 8661T, located south of 130 Avenue NW and east of 121 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on December 12, 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/jm/Posse #539164650-001

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

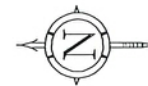
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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

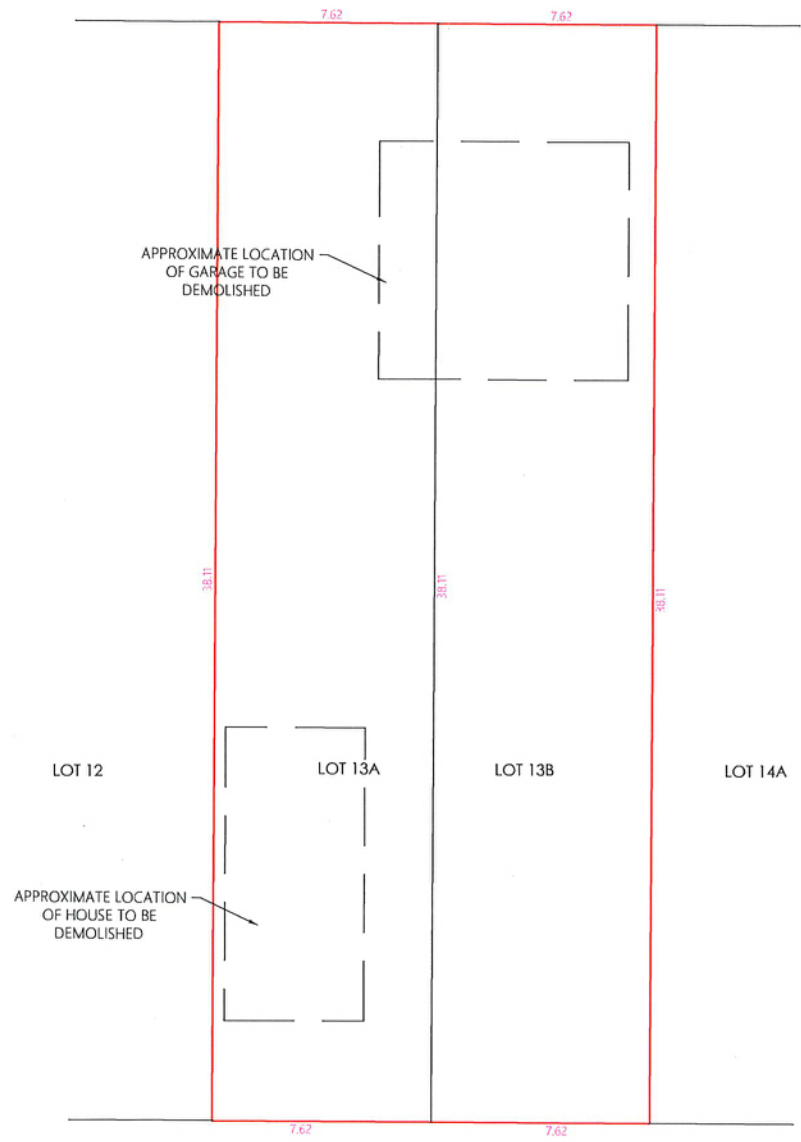
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 36.40m south of the south property line of 130 Avenue 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).
- 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



121 STREET

Legal Description: LOT: 13 BLOCK: 3 PLAN: 8661T CALDER
Municipal Address: 12955 121 STREET NW, EDMONTON, AB
Owner (s) / Builder: BHAI K HOLDINGS

TENTATIVE PLAN

Zone: RS Scale 1:200 Job # SUB24-162-2-1832



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