

Thursday, September 26, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 39

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the September 26, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 19, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0303 517591016-001	Tentative plan of subdivision to create 101 residential lots and one (1) Municipal Reserve lot from Plan 242 1038, Block C, Lot 2, located south of Cristall Crescent SW and east of Carpenter Landing SW; CHAPPELLE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA24-0314 518647694-001	Tentative plan of subdivision to create 65 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 as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	LDA22-0508 445797318-001	REVISION of conditionally approved tentative plan of subdivision to create 214 residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve Lots, and two (2) Public Utility lots, from the SW-19-53-25-W4M

		located north of Yellowhead Trail NW and east of Winterburn Road NW; TRUMPETER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0318 525535793-001	Tentative plan of subdivision to create fifty-seven (57) bare land condominium units from Lot 301, Block 1, Plan 242 0052, located south of 25 Avenue SW and east direction of 66 Street SW; MATTSON
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0229 479738687-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 6, Plan 600 MC, located south of 63 Avenue NW and east of 129 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0308 524981802-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 24, Plan RN64, located north of 121 Avenue NW and east of 122 Street NW; PRINCE CHARLES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0319 525567707-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0320 525637956-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 10, Block 39, Plan 3068 HW, located east of 83 Street NW and north of 77 Avenue NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA24-0331 526581837-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot F, Block 19, Plan 2528 AR, located south of 112 Avenue NW and west of 35 Street NW; BEVERLY HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

September 26, 2024

File No. LDA24-0303

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 101 residential lots and one (1) Municipal Reserve lot from Plan 242 1038, Block C, Lot 2, located south of Cristall Crescent SW and east of Carpenter Landing SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on September 26, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.40 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$533,674.23 representing 0.815 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the approved subdivision LDA24-0078 be registered prior to or concurrent with this application to provide logical roadway and utility extensions; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct the first two lanes of the Heritage Valley Trail SW to an arterial roadway standard, from 35 Avenue SW to 141 Street SW, by the end of the 2026 construction season, including channelization, right turn bay, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a 3 m shared use path with bollards and lighting within the walkway, 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 (including bollard installation) within the Reserve lot, road right of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. NW ¼ 13-51-25-4 were previously addressed with LDA13-0016 by registering a 1.21 ha Deferred Reserve Caveat (DRC) on title. Subsequent to MR dedication, the balance of the MR is to be paid as cash in lieu. Additional adjustments may be required pending verification of the arterial road dedication area (0.051 ha of closure area from LDA24-0125).

Municipal Reserve for Plan 242 1038, Block C, Lot 2 in the amount of \$533,674.23 representing 0.815 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #517591016-001

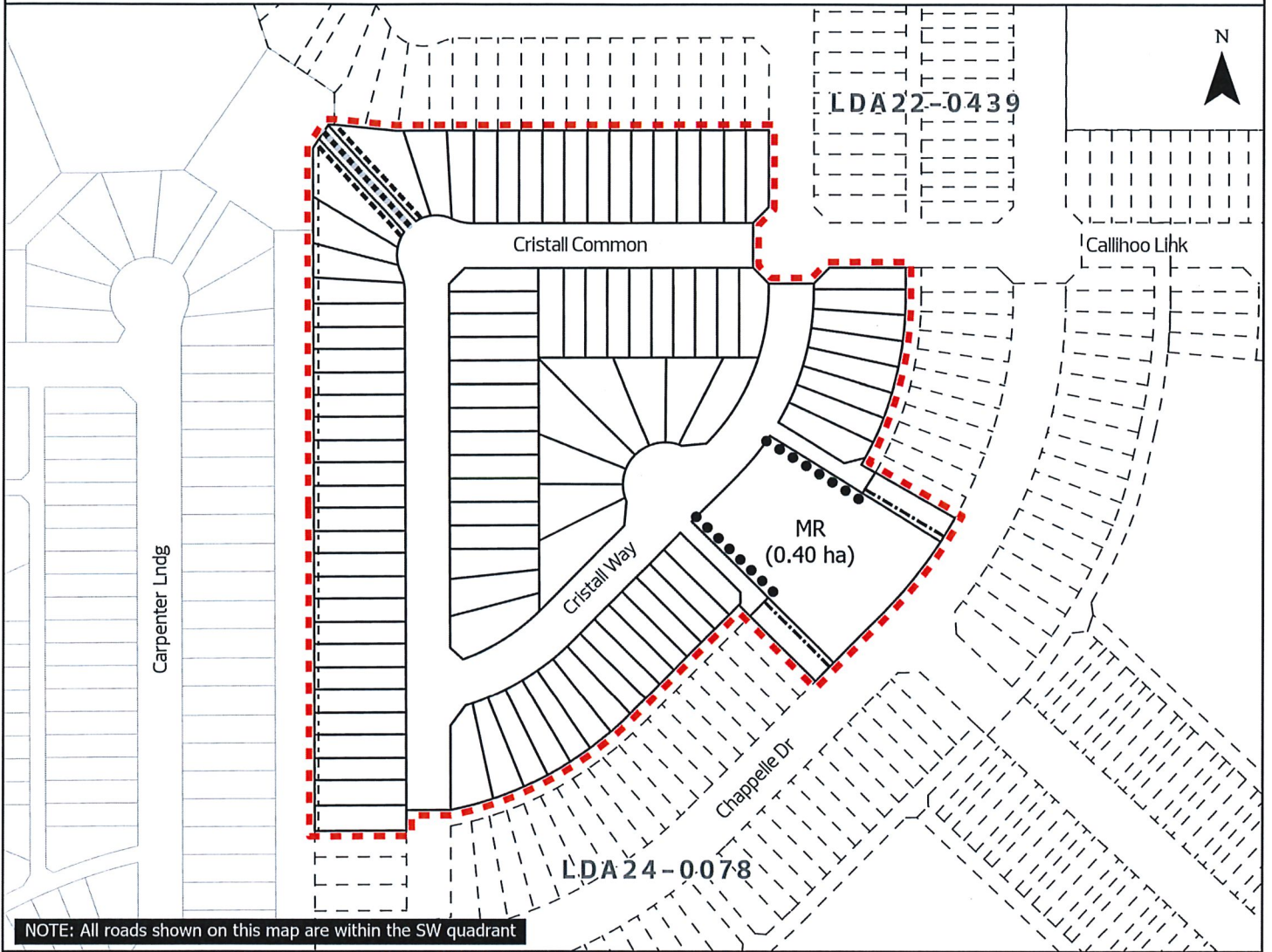
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

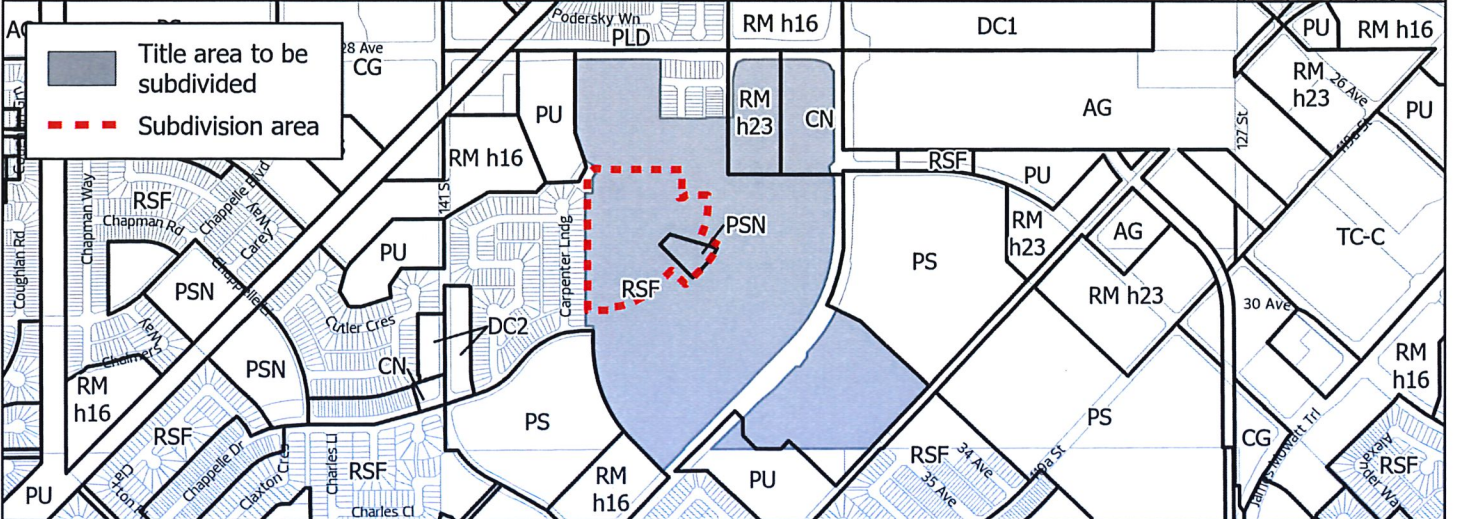
September 26, 2024

LDA24-0303

- Limit of Proposed Subdivision
- Construct 3m Shared Use Path
- Construct 1.8m Screen Fence as per Zoning Bylaw
- 1.2m Uniform Fence
- Install Bollards



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

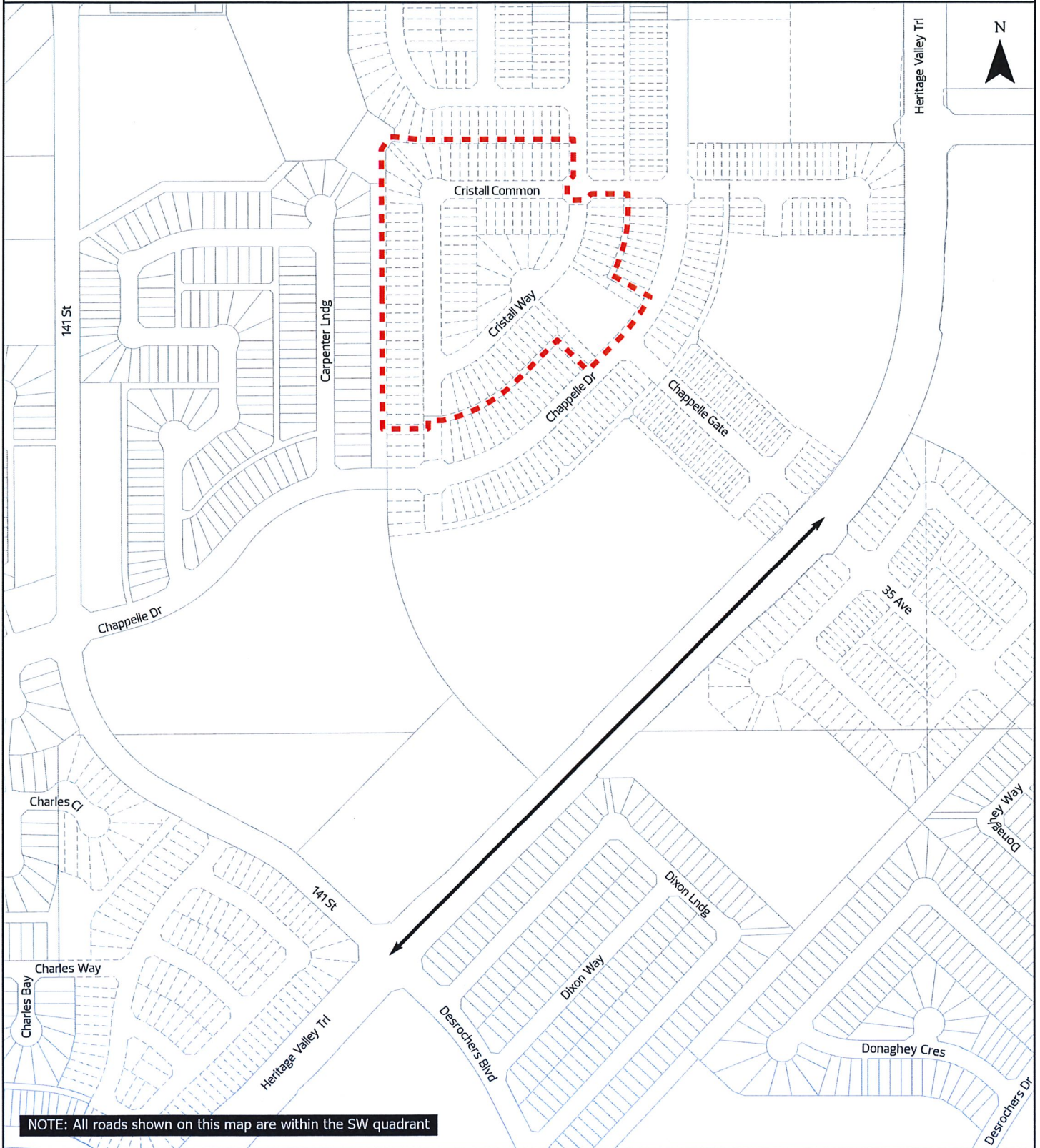


SUBDIVISION CONDITIONS OF APPROVAL MAP

September 26, 2024

LDA24-0303

- ■ ■ Limit of Proposed Subdivision
- ↔ Construct Heritage Valley Trail from 141 Street SW to 35 Avenue SW



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

September 26, 2024

File No. LDA24-0314

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

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 65 residential lots, from the SW-25-52-26-W4M located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on September 26, 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 Charter Bylaw 20973 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. 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 agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the 5 restricted lots until such time that the permanent collector roadway (Rosenthal Drive NW) has been constructed to the north and the existing 17m temporary transit turnaround is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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);
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
File No. LDA24-0314

2 of 2

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 26, 2024

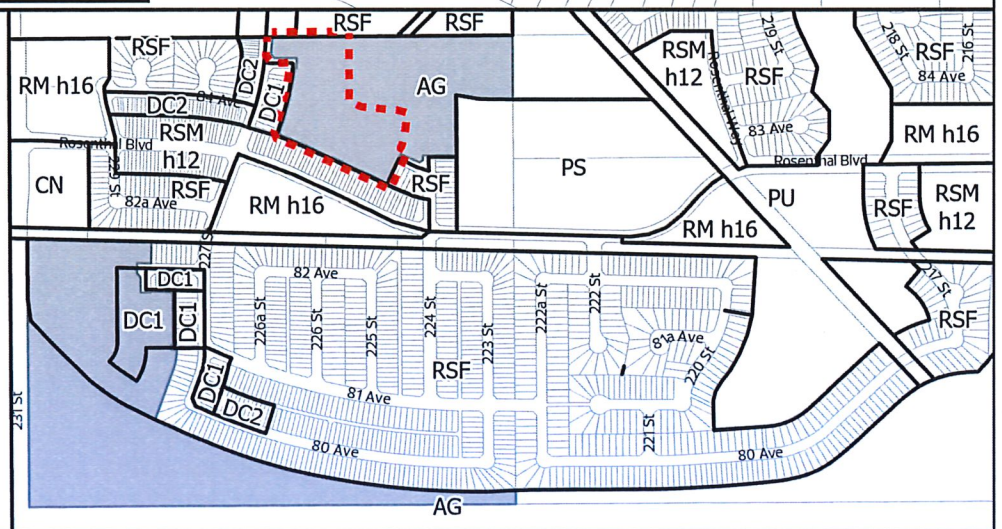
LDA24-0314

- Limit of Proposed Subdivision
- 1.8m Uniform Screen Fence as per Zoning Bylaw
- ↔ Temporary 6m Roadway
- Restricted Lots



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

September 26, 2024

File No. LDA22-0508

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 214 residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve Lots, and two (2) Public Utility lots, from the SW-19-53-25-W4M located north of Yellowhead Trail NW and east of Winterburn Road NW; **TRUMPETER**

The subdivision was initially approved on August 17, 2023. This Change Request alters the built form along 213a street and the north east portion of phase 2 from singles to semis, resulting in an increase of 17 residential lots (from 197 singles to 184 singles and 30 semis). Additionally, the phase order/boundaries and lot configuration of the subdivision have been altered for phases 1, 3, and 4.

I The Subdivision by Plan is APPROVED on September 26, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 3.19 ha and 0.84 ha lots pursuant to Section 664(1.1)(a) of the Municipal Government Act.
2. that the owner dedicate Municipal Reserve (MR) as 0.85 ha, 0.60 ha, 0.32 ha and 0.26 ha lots pursuant to Section 666 of the Municipal Government Act.
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 665 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that Phases 1, 2, 3, 4, and 5 may be registered in non-sequential order at the discretion of the Subdivision Authority, having regard to the prior or concurrent registration of other phases contained within this approval, and approved subdivisions outside of this approval, that are deemed necessary to provide connections to underground utilities and roadways. Phase 3 must be registered prior to or concurrent with Phase 4, alternatively all sewer infrastructure within Phase 3 must be constructed prior to Phase 4 registration;

6. that the approved subdivisions LDA20-0014 and LDA21-0507 be registered prior to or concurrent with phase 2 of this application to provide logical roadway and utility connections;
7. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton, as per the associated geotechnical report, against the lots backing onto and flanking the top of the bank, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate additional road right-of-way and the property lines of the residential lots, backing onto or flanking the alley in Phase 2, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, 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 Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Arterial Roadway 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

9. that the owner construct a 3 m hard surface shared use path in the ultimate alignment of 215 Street NW (Winterburn Street NW) from Trumpeter Way NW to Hawks Ridge Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include grading plans for 215 Street NW (Winterburn Road NW), to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct the alleys in Phase 2 to a residential standard in accordance with the Complete Street Design and Construction Standard. A "Swept Path Analysis" for waste management vehicles must be included in the submissions of engineering drawings to ensure functionality of the alley/alley intersections and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination.
12. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards with Phase 1 and 3, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path, within the north/south PUL greenway in Phase 3, including "Shared Use" signage, lighting, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m hard surface shared use path, including lighting and bollards within the the MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the 0.26 ha Municipal Reserve lot with Phase 1, to the satisfaction of Subdivision and Development Coordination; ;
16. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the east/west walkway in phase 3, with connections to adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 3 m hard surface shared use path, including lighting and bollards within the north/south walkways in Phase 1 and 4, with connections to adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 215 Street NW (Winterburn Road NW), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner construct an offsite sanitary and storm sewers as part of Phase 4 if constructed prior to phase 3 of this subdivision to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
22. 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;
23. that the owner provide full landscaping within the 0.60 ha MR lot with Phase 1 for the proposed shared use path, to the satisfaction of City Departments and affected utility agencies; and
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. SW ¼ 19-53-25-4 were previously addressed with LDA19-0457 by registering a 3.382 ha Deferred Reserve Caveat (DRC) on title. The proposed subdivision is terminal and the DRC will be reduced to dedicate Environmental Reserve (ER) and MR. The balance of the MR in the amount of 0.749 ha, pending verification of the arterial road and Environmental Reserve dedication, will be discharged to address the credit associated with LDA23-0317 (SE ¼ 24-53-26-4).

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/nz/Posse #445797318-001

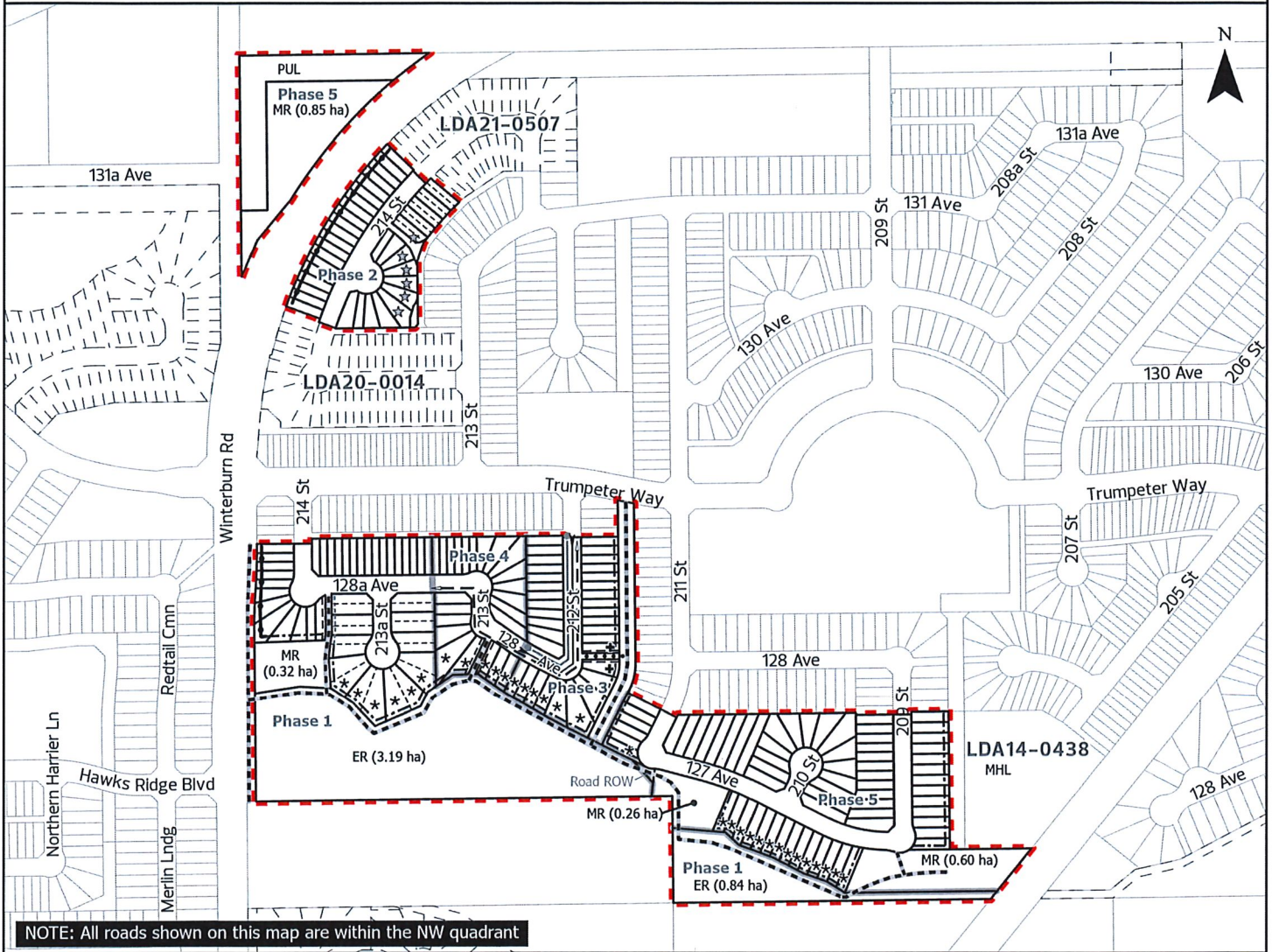
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

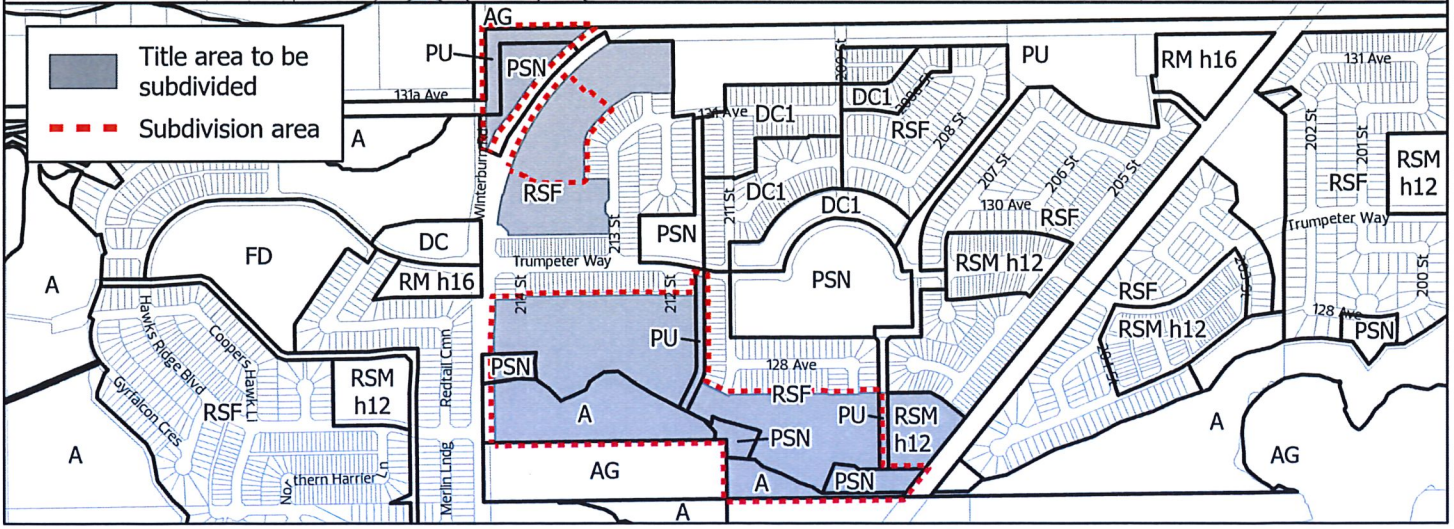
September 26, 2024

LDA22-0508

- Limit of Proposed Subdivision
- Phasing Line
- Noise Attenuation Fence
- 1.2m Uniform Fence
- 1.8m Uniform Screen Fence
- 1.8m Uniform Fence as per Zoning Bylaw
- 1.8m Concrete Sidewalk
- 3m Hard Surface Shared Use Path
- Temporary 4m Emergency Access
- Storm Sewer Extension
- Sanitary Sewer Extension
- ☆ Modify Property Line
- * Restrictive Covenant re: Top of Bank
- + Restrictive Covenant re: Disturbed soil



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

September 26, 2024

File No. LDA24-0318

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create fifty-seven (57) bare land condominium units from Lot 301, Block 1, Plan 242 0052, located south of 25 Avenue SW and east direction of 66 Street SW;
MATTSON

The Subdivision by Bare Land Condominium is APPROVED on September 26 2024, subject to the following conditions:

1. that the owner register an easement for emergency access as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for NW 14-51-24-W4M was previously addressed with LDA22-0044 and LDA22-0221.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #525535793-001

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 (\$40,755.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access to and from 25 Avenue SW is not permitted as it is an arterial roadway Access is limited to the collector roadway.

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 water and sanitary as proposed to be constructed under a private servicing agreement for Mattson Stage 3. All water and sewer services must the site through the common property. The owner/developer is responsible for all water and sewer lines on private property as per the Condominium Property Act of Alberta.
- 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).

THE RISE AT MATTSON INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DIMENSIONS ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS RM 116.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS..... AND CONTAINS: 1.00 ha



REV. NO.	DATE	DESCRIPTION	BY
0		ORIGINAL PLAN COMPLETED	ME

MATTSON TENTATIVE PLAN SHOWING BARE LAND CONDOMINIUM

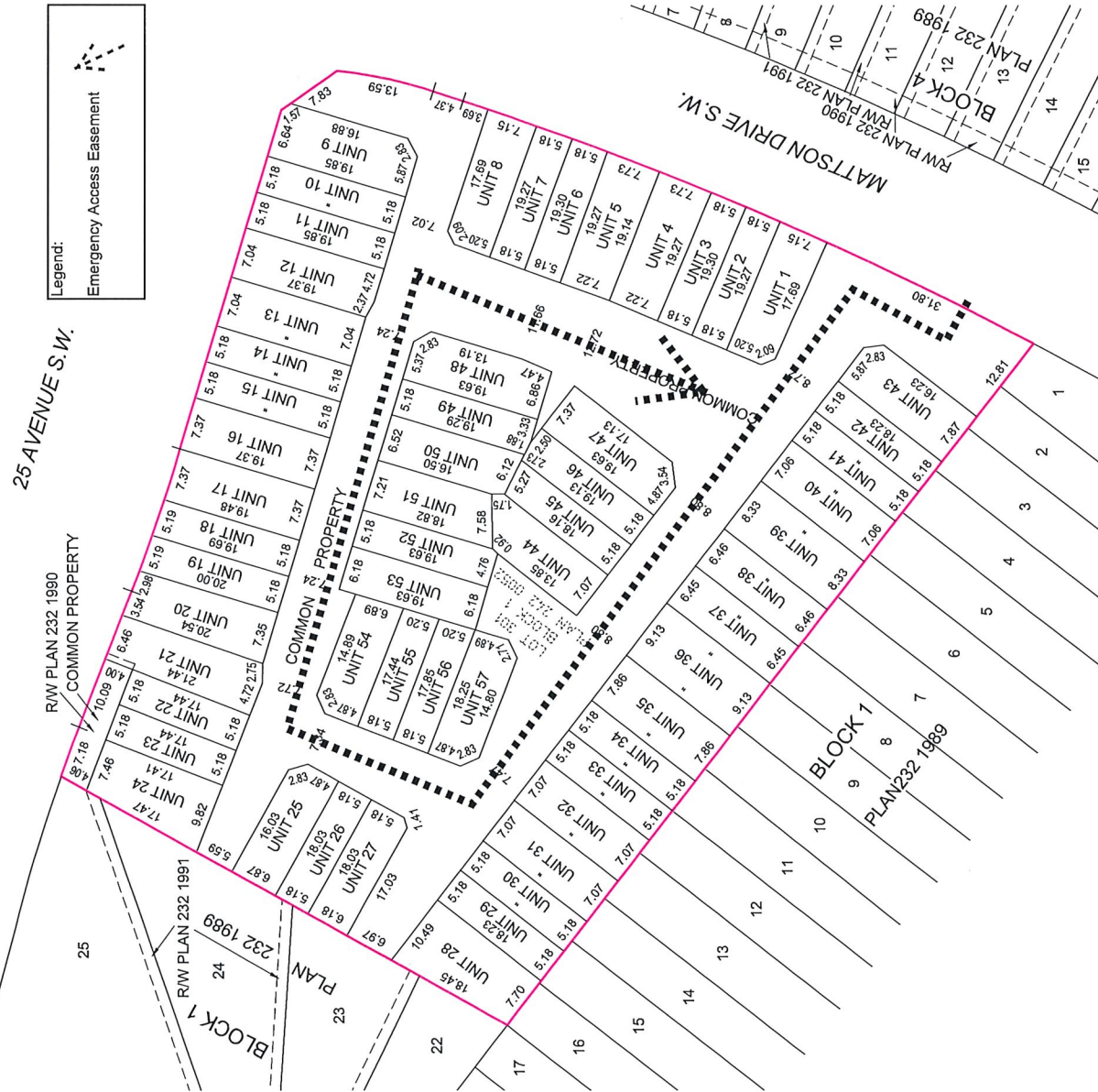
OF
LOT 301, BLOCK 1, PLAN 242 0052
WITHIN THE
N.W. 1/4 SEC. 14 - TWP. 51 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:500 0 6 12 18 24 36 METRES



Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 1240057007 DRAFTED BY: ME CHECKED BY: **





Subdivision Authority

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

September 26, 2024

File No. LDA23-0229

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

ATTENTION: Jordan Widmer

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 6, Plan 600 MC, located south of 63 Avenue NW and east of 129 Street NW; **GRANDVIEW HEIGHTS**

The subdivision was initially approved on September 28, 2023. This change request shifts the proposed property line north, increasing the proposed Lot 4A's site area to facilitate the development of up to five dwellings.

The Subdivision by Plan is APPROVED on September 26, 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 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.

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.

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/ms/Posse #479738687-001

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) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw #20001
- There is an existing access to 63 Avenue NW. Upon redevelopment of proposed Lot 4B, the existing residential access to 63 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

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 12.8 m south of the north property line of Lot 4, off the lane. The existing storm service enters the proposed subdivision approximately 2.1 m southwest of the northeast corner cut of Lot 4, off 63 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 PROPOSED SUBDIVISION OF

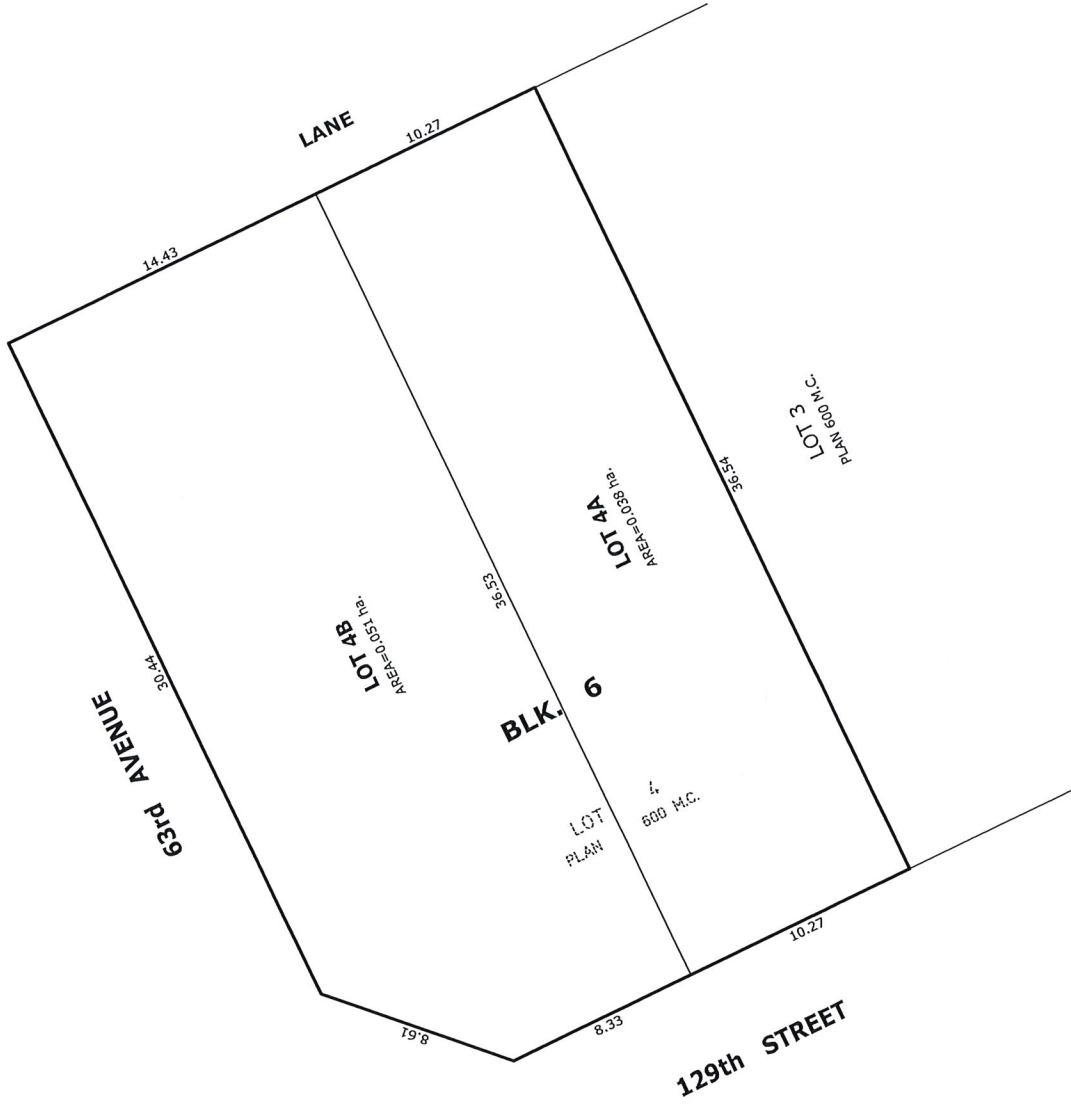
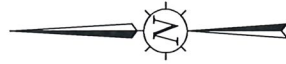
LOT 4, BLK.6, PLAN 600 M.C.

IN THE

S.1/2 SEC.24, TWP.52, RGE.25 W. 4M.


EDMONTON ALBERTA

SCALE 1:200 0 2023 R.W. SIMPSON, A.L.S.




NOTES:

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



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<p>SURVEYOR'S STAMP</p> 	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CALCULATED BY: DA</td> <td style="width: 50%;">DRAWN BY: DA</td> </tr> <tr> <td>DATE: JULY 25, 2023</td> <td>REVISED: APRIL 18, 2024</td> </tr> <tr> <td>DRAWING: 2350257T</td> <td>FILE NO.: 2350257</td> </tr> </table>	CALCULATED BY: DA	DRAWN BY: DA	DATE: JULY 25, 2023	REVISED: APRIL 18, 2024	DRAWING: 2350257T	FILE NO.: 2350257
CALCULATED BY: DA	DRAWN BY: DA						
DATE: JULY 25, 2023	REVISED: APRIL 18, 2024						
DRAWING: 2350257T	FILE NO.: 2350257						



Subdivision Authority

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

September 26, 2024

File No. LDA24-0308

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 24, Plan RN64, located north of 121 Avenue NW and east of 122 Street NW; **PRINCE CHARLES**

The Subdivision by Plan is APPROVED on September 26, 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 #524981802-001

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 4.89 m south of the north property line of existing Lot 18 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 18, BLOCK 24, PLAN RN64

IN THE

S.W.1/4 SEC.18 TWP.53 RGE.24 W 4. M.

EDMONTON, ALBERTA

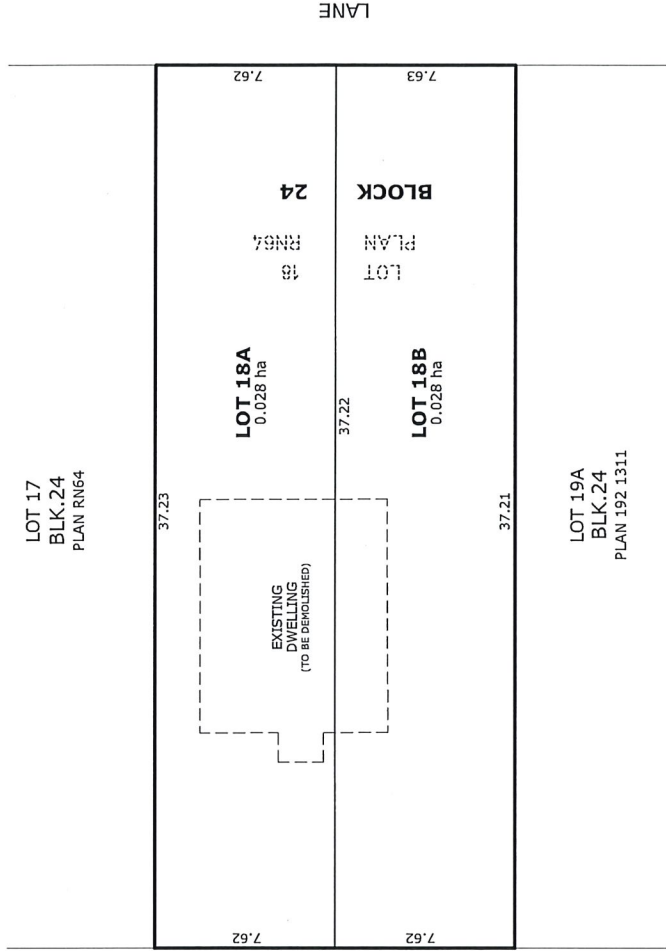
SCALE 1:200

R. W. SIMPSON, A.L.S.




TO 122nd AVENUE
←

122nd STREET



NOTES:

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




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CALCULATED BY:	E.D.G.	DRAWN BY:	E.D.G.
DATE:	JULY 29, 2024	REVISED:	---
DRAWING	240880T	FILE NO.	240880

SURVEYOR'S STAMP





Subdivision Authority

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

September 26, 2024

File No. LDA24-0319

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 3, Block 38, Plan RN46, located north of 117 Avenue NW and west of 122 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on September 26, 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,



Blair McDowell
Subdivision Authority

BM/ms/Posse #525567707-001

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 7.62 m south of the north property line of Lot 3 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

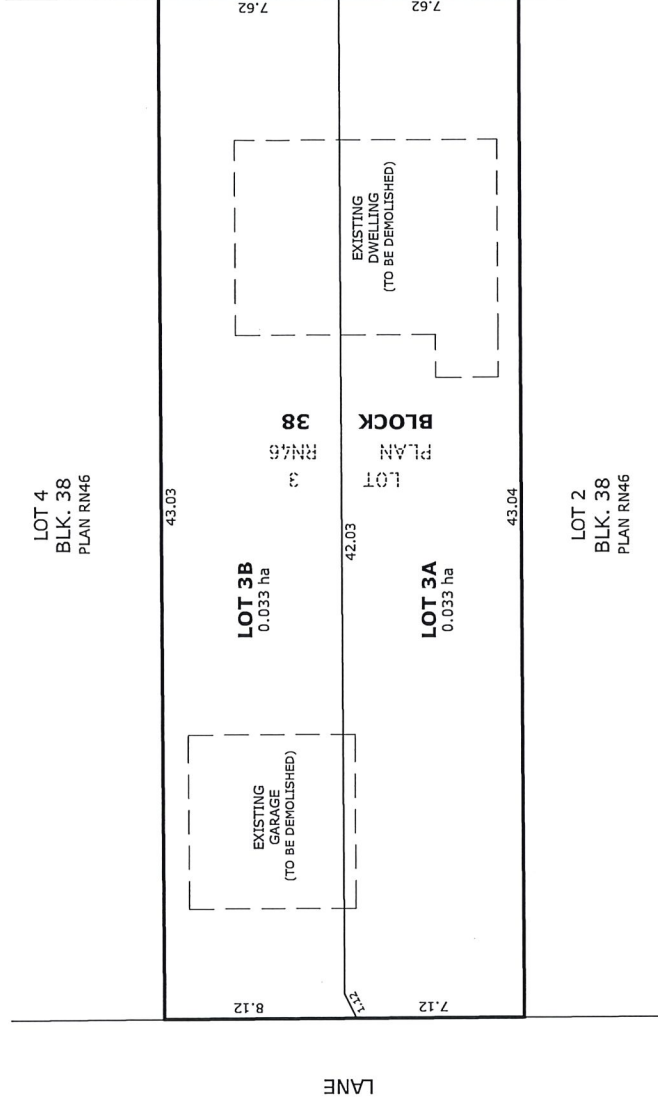
LOT 3, BLOCK 38, PLAN RN46

IN THE

S.W.1/4 SEC.7 TWP.53 RGE.24 W 4. M.

EDMONTON, ALBERTA

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



TO 117th AVENUE

122nd STREET

NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	EDG	DRAWN BY:	EDG
DATE:	AUGUST 6, 2024	REVISED:	SEP. 18, 2024
DRAWING	240907T	FILE NO.	240907



Subdivision Authority

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

September 26, 2024

File No. LDA24-0320

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 10, Block 39, Plan 3068 HW, located east of 83 Street NW and north of 77 Avenue NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on September 26, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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 #525637956-001

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 7.46 m west of the east property line of Lot 10 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services

(CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

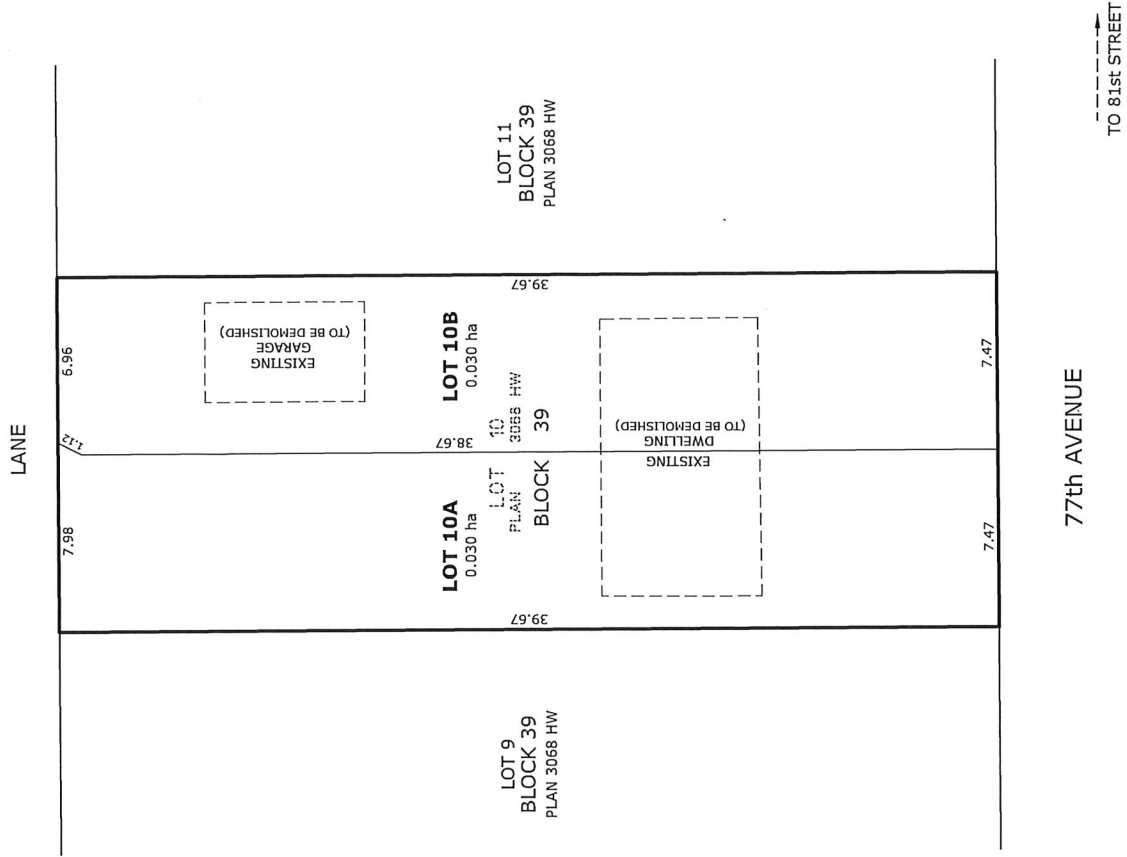
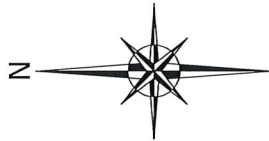
LOT 10, BLK.39, PLAN 3068 HW

IN THE

S.E.1/4 SEC.27, TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 0 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

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SURVEYOR'S STAMP



CALCULATED BY:	EDG	DRAWN BY:	EDG
DATE:	AUGUST 07, 2024	REVISED:	SEP. 9, 2024
DRAWING	240908T	FILE NO.	240908



Subdivision Authority

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

September 26, 2024

File No. LDA24-0331

Arcadis Geomatics (Canada) Inc.
10120 103 Ave NW
Edmonton AB T5J 3R6

ATTENTION: Evan Thompson

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot F, Block 19, Plan 2528 AR, located south of 112 Avenue NW and west of 35 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is APPROVED on September 26, 2024, subject to the following conditions:

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

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


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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #526581837-001

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.
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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

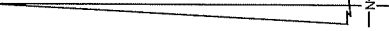
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 11.58 m east of the west property line of existing Lot F off 112 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).
- 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).

EDMONTON, ALBERTA
 PLAN SHOWING TENTATIVE SUBDIVISION OF PART OF
 LOT F, BLOCK 19, PLAN 2528 A.R.
 (C. of T. 202 179 788)

ALL WITHIN THE
 RIVER LOT 40, EDMONTON SETTLEMENT
 (THEO. TWP. 53, RGE. 25, W. 4 MER.)
 SCALE 1:200
 EVAN J. THOMPSON, A.L.S.

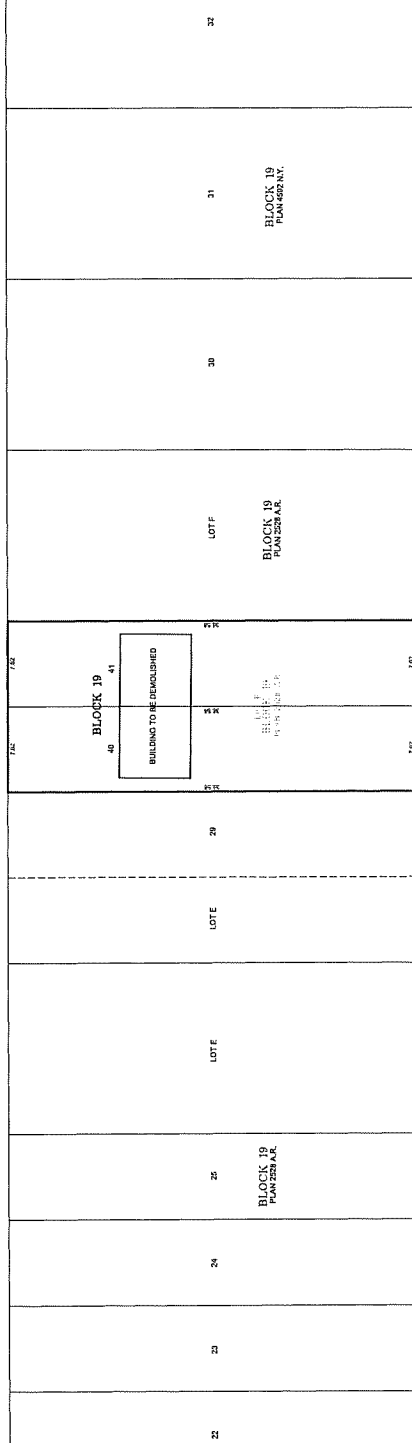


NOTES:

1. The locations shown on this plan were checked from available field notes and all boundaries were confirmed in the field prior to preparation of this plan.
2. All dimensions for curved boundaries are arc lengths.
3. All dimensions for straight boundaries are straight line distances.
4. All dimensions are in metres.

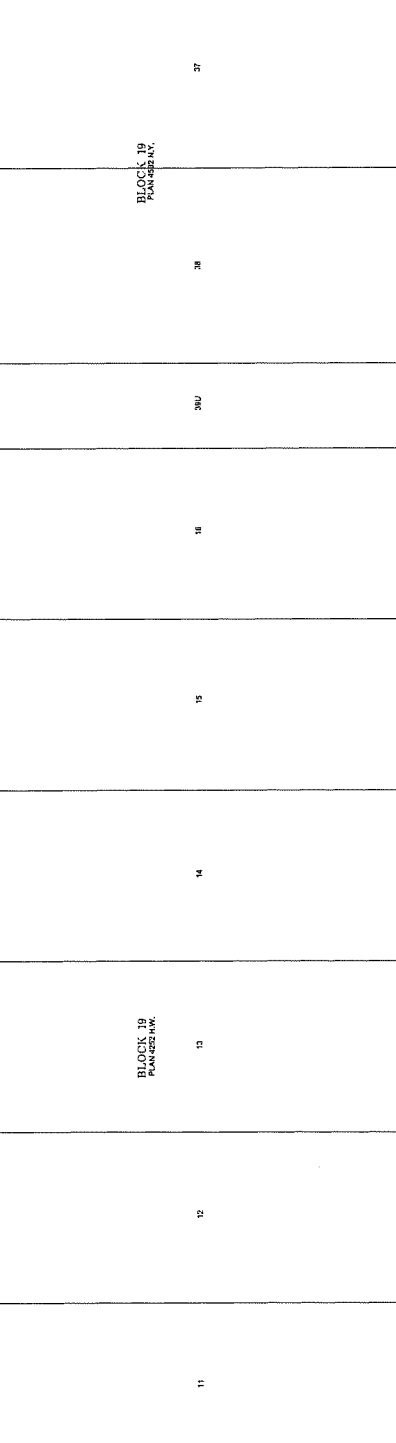
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112 AVENUE N.W.



LANE

LANE



KEYPLAN 1:2000

LEGEND:

STW	3 Degree Transit Instrument	NUDE	North American Datum 1983
PL	Plotted	PL	Plotted
AS	As Shown	AS	As Shown
ASCL	As Shown	ASCL	As Shown
A	Area	A	Area
B	Boundary	B	Boundary
C	Centre Line	C	Centre Line
D	Distance	D	Distance
E	Established	E	Established
F	Footprint	F	Footprint
G	Grade	G	Grade
H	Height	H	Height
I	Intersection	I	Intersection
J	Joint	J	Joint
K	Known	K	Known
L	Location	L	Location
M	Mark	M	Mark
N	North	N	North
O	Offset	O	Offset
P	Point	P	Point
Q	Quadrant	Q	Quadrant
R	Radius	R	Radius
S	Scale	S	Scale
T	Tangent	T	Tangent
U	Unit	U	Unit
V	Vertical	V	Vertical
W	Width	W	Width
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