

Thursday, February 6, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 05

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 6, 2020 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 30, 2020 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0449 342705829-001	Tentative plan of subdivision to create 38 semi-detached residential lots and 50 row housing lots from from the SW 21-51-25-W4M located north of King Wynd SW and east of King Landing SW; KESWICK
2.	LDA17-0589 264814885-001	REVISION of conditionally approved tentative plan of subdivision to create 57 single detached residential lots and 22 semi-detached residential lots from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562, located south of 23 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
3.	LDA18-0536 291076167-001	REVISION of conditionally approved tentative plan of subdivision to create 252 single detached residential lots, 51 row housing lots, one (1) multi-unit housing lot (MHL), three (3) Municipal Reserve lots, one (1) Environmental Reserve lot, one (1) Public Utility lot, and one (1) other lot from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; MARQUIS
4.	LDA19-0443 343363415-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 15, Plan 1389 HW, located north of 79 Avenue NW and east of 89 Street NW; KING EDWARD PARK
5.	LDA19-0527 346448118-001	Tentative plan of subdivision to create one (1) multi unit housing condominium unit and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624 located north of Orchards Green SW and west of Orchards Boulevard SW; THE ORCHARDS AT ELLERSLIE
6.	LDA19-0530 346967991-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13A, Block 21, Plan 192 1702, located south of 115 Avenue NW and east of 44 Street NW; BEVERLY HEIGHTS

7.	LDA19-0578 350097750-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 11 and 12, Block 14, Plan 7884 AH, located north of 79 Avenue NW and east of 73 Street NW; KING EDWARD PARK
8.	LDA19-0579 350115609-001	Tentative plan of subdivision to create separate titles for Lots 10 and 11, Block 16, Plan 2262 S, located north of 75 Avenue NW and east of 95 Street NW; RITCHIE
9.	LDA20-0001 350395489-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 14, Plan 1125 KS, located north of 87 Avenue NW and east of 149 Street NW; PARKVIEW
10.	LDA20-0007 351364032-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4 and the south half of Lot 5, Block 78, Plan 3875 P, located north of 104 Avenue NW and west of 133 Street NW; GLENORA
5.	OTHER BUSINESS	



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA19-0449

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 38 semi-detached residential lots and 50 row housing lots from from the SW 21-51-25-W4M located north of King Wynd SW and east of King Landing SW;
KESWICK

I The Subdivision by Plan is APPROVED on February 6, 2020, 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 dedicate additional road right of way on 182 Street SW and Keswick Drive SW, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA19-0369 be registered prior to or concurrent with this application to provide the logical roadway extension of the alley; 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct two lanes of Ellerslie Road SW to an arterial roadway standard, from the ECO Station access located east of Rabbit Hill Road SW to east of 141 Street SW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs Keswick Drive SW to an approved Complete Streets cross-section, which may include but is not limited to, a zebra marked crosswalk with curb ramps, "no parking" signage and pedestrian signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pays for the installation of "no parking" signage on Keswick Drive SW for transit and emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
10. that the owner constructs 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 also serve as emergency access route and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. 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
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 and II are maps of the subdivision identifying major conditions of this approval.

Municipal Reserve for the SW 21-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA17-0564. The DRC will carry forward on the remainder of the title.

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.

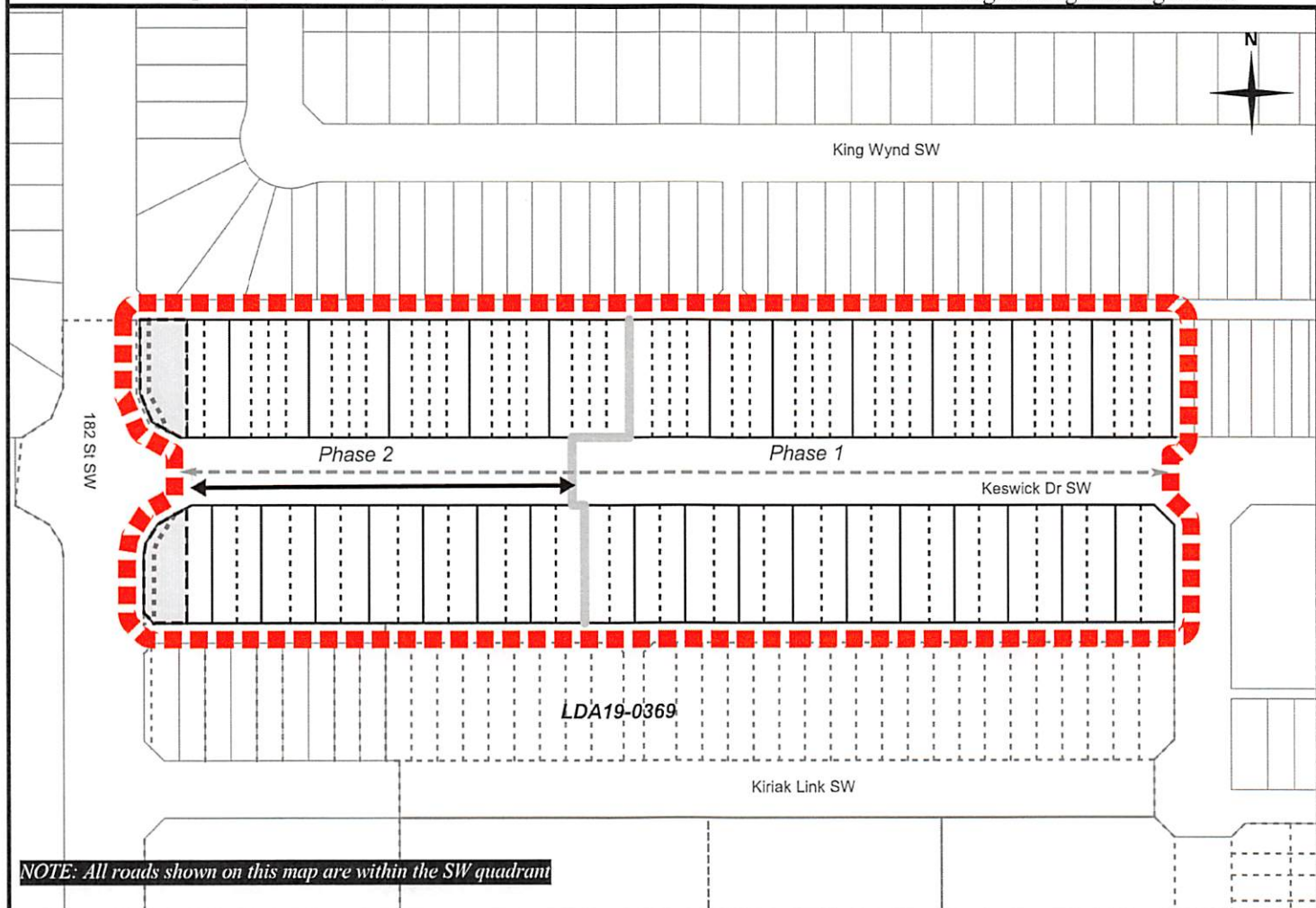
Regards,

Blair McDowell
Subdivision Authority

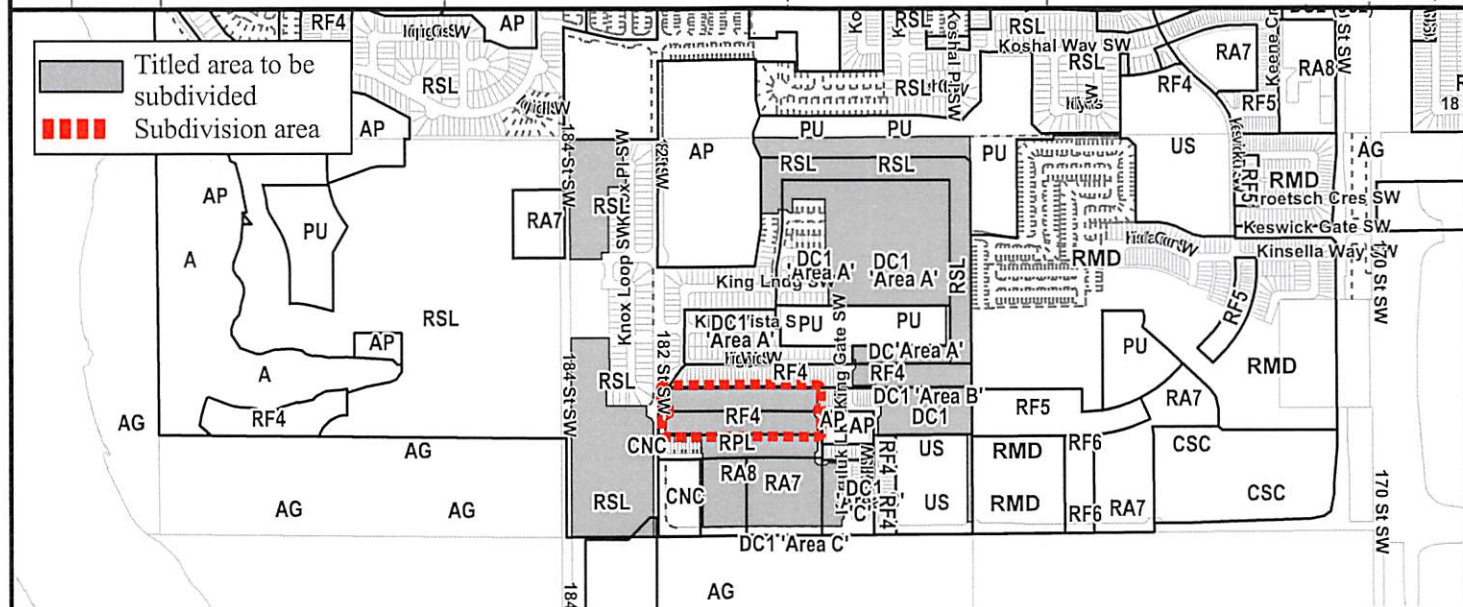
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Enclosures

-  Limit of proposed subdivision
-  Phasing line
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Temporary 6 m roadway
-  Construct to an approved Complete Streets design and cross section
-  Property lines may be modified if necessary as per engineering drawing review



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



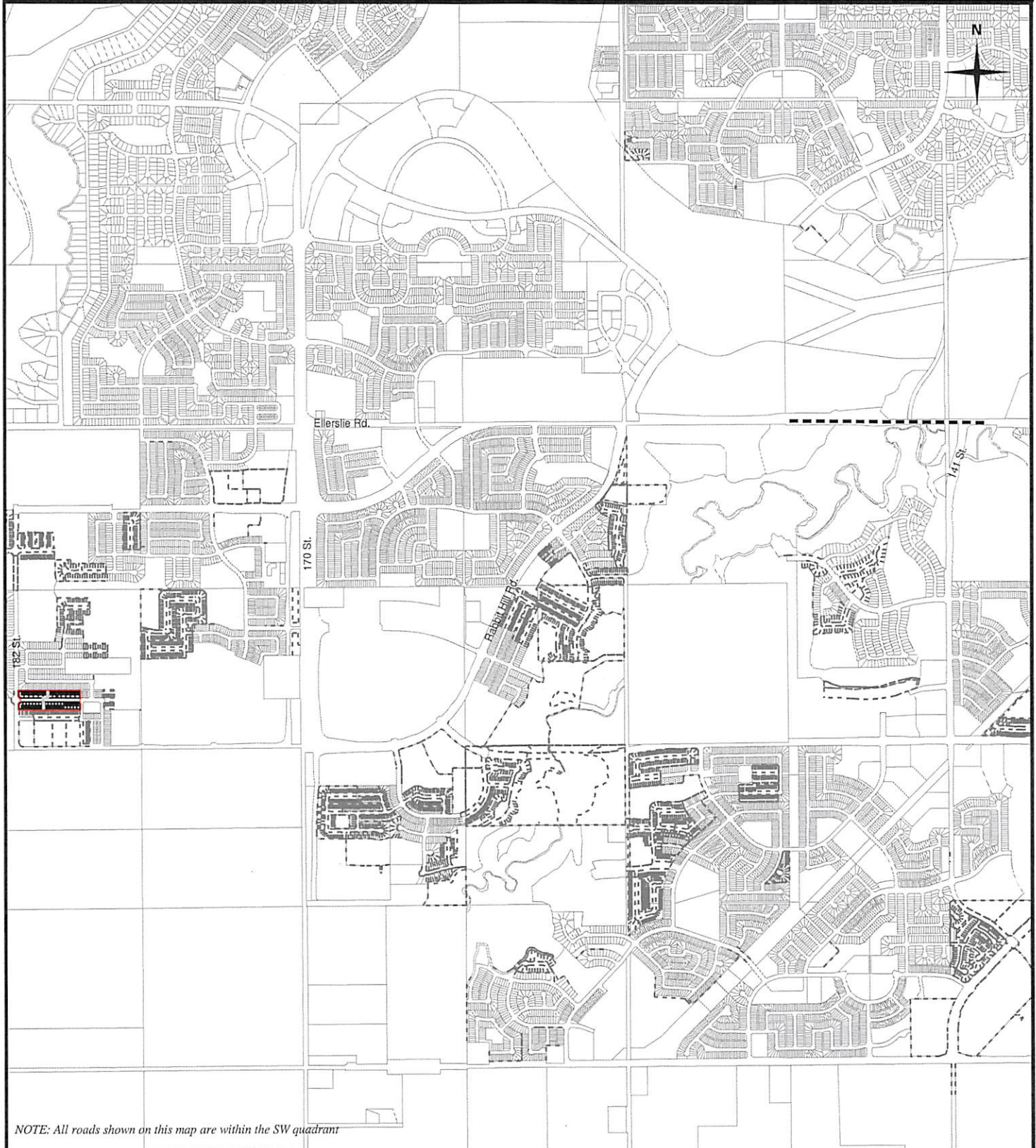
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2020

LDA19-0449

■■■■ Limit of proposed subdivision
— Phasing line

■■■ Construct two lanes to an arterial roadway standard



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



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA17-0589

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 57 single detached residential lots and 22 semi-detached residential lots from Lot A, Block 1, Plan 182 1095 and Lot 300, Block 21, Plan 182 2562, located south of 23 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

This subdivision application was previously conditionally approved by the Subdivision Authority on June 28, 2018. Whereas the original approval involved 43 single detached residential lots and 38 semi-detached residential lots, this revised approval now involves 57 single detached lots and 22 semi-detached lots (which ultimately reduces the total lot count by 1 overall).

I The Subdivision by Plan is APPROVED on February 6, 2020 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 Inc., 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 subdivision LDA17-0587 be registered prior to or concurrent with this application for underground servicing and logical roadway extensions;
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;
5. that the owner provide Municipal Reserve (MR) in the amount of 7.438 ha by a Deferred Reserve Caveat registered against Lot A, Block 1, Plan 1821095 pursuant to Section 669 of the Municipal Government Act;
6. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.0273ha by a Deferred Reserve Caveat registered against Lot 300, Block 21, Plan 1822562, pursuant to Section 669 of the Municipal Government Act; and

7. 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:

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 constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs temporary major drainage infrastructure for this subdivision to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs the storm sewers within Phase 2 prior to or concurrent with the construction of Phase 1, to the satisfaction of 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 walkway and road rights 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.

Previously, Municipal Reserve (MR) for the former NE/NW 15-51-24-W4M was addressed through LDA07-0201 with a Deferred Reserve Caveat (DRC) in the amount of 4.208 ha. This DRC was exhausted to assemble a portion of the School/Park site in LDA14-0525 (Lot 200MR, Block 16, Plan 152 3283).

MR for the former NE/NW 15-51-24-W4M and the former NE/SE of 15-51-24-W4M (later consolidated to become Lot A, Block 1, Plan 182 1095) was addressed by two DRC's. A portion of the combined DRC

amounts was used for the dedication of the 4.60 ha school/park site (Lot 1MR, Block 33, Plan 182 2472) under LDA17-0208. MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC in the amount of 1.238 ha with LDA14-0219, which was transferred to Lot 300, Block 21, Plan 182 2562. The DRC will carry forward on the remainder of the title.

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/cw/Posse #264814885-001

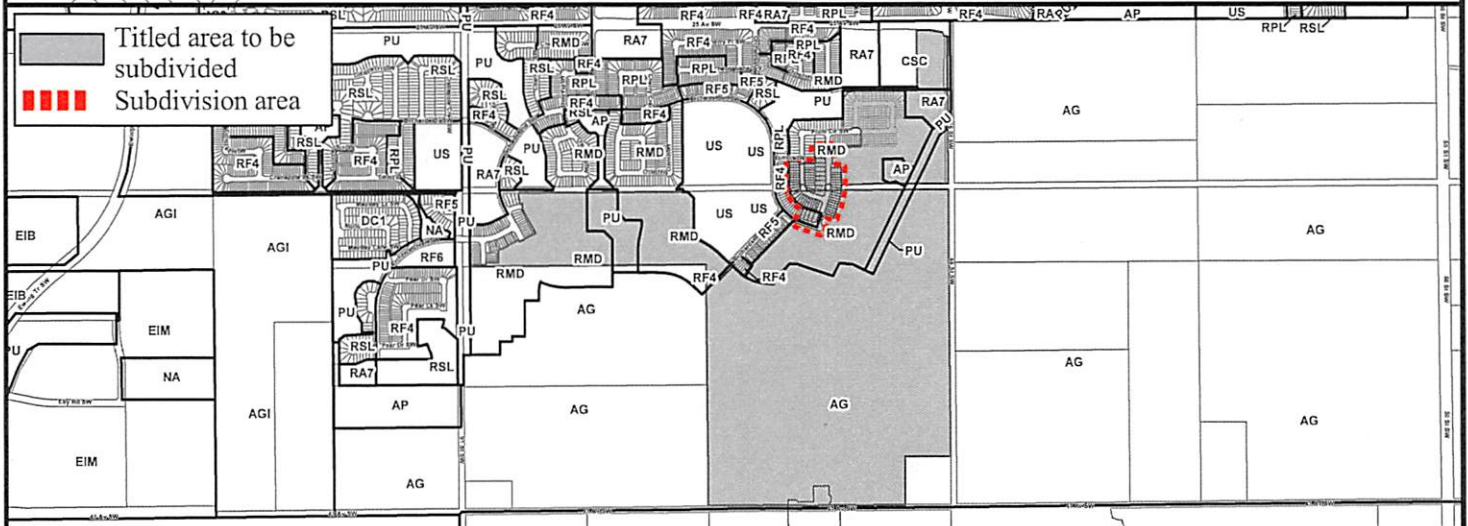
Enclosure(s)

- Limit of proposed subdivision
- Phasing line

- 1.5 m concrete sidewalk
- 1.8 m uniform screen fence as per Zoning Bylaw



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





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA18-0536

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Shane Gerein

RE: REVISION of conditionally approved tentative plan of subdivision to create 252 single detached residential lots, 51 row housing lots, one (1) multi-unit housing lot (MHL), three (3) Municipal Reserve lots, one (1) Environmental Reserve lot, one (1) Public Utility lot, and one (1) other lot from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; **MARQUIS**

The application was originally approved on April 25, 2019. This change request will result in a net increase of 9 residential lots and one other lot (entry feature lot).

I The Subdivision by Plan is APPROVED on February 6, 2020, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 1.59 ha, 2.15 ha, and 2.18 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner 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 subdivision and phasing boundary be amended to include the full intersection dedication and construction, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for Marquis Boulevard from Meridian Street to the west boundary of the Natural Area;
7. that the owner dedicate road right of way for the construction of Meridian Street (and the Horse Hill Creek and wildlife crossing) on the adjacent private properties to the south, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that subject to Conditions I (6) and I (7) above, the owner clear and level Meridian Street and Marquis Boulevard NE as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
9. that the owner register temporary public access easements for the temporary 6m roadway or the 12 m temporary turnaround, for the alley construction in Phase 1, and the shared use path construction in the future Natural Area, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register easements for the Storm Water Management Facility (SWMF) 10, for the watermain extension, and for the sanitary extension, as shown on the "Conditions of Approval" map, Enclosures I and II;
11. 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;
12. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 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 the first two lanes of Meridian Street to an arterial roadway standard from Marquis Boulevard to 167 Avenue with Phase 1, including the Horse Hill Creek and wildlife crossing, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval map, Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination. The Servicing Agreement must stipulate that engineering drawings for Meridian Street (between Marquis Boulevard and 167 Avenue) and the Horse Hill Creek and wildlife crossing shall be complete by August 31, 2020, and construction complete by November 30, 2021;
8. that the owner construct the first two lanes of Meridian Street to an arterial roadway standard from the east end of permanent 153 Avenue construction to 161 Avenue with Phase 1, including re-alignment of 153 Avenue to its ultimate alignment, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial, to the satisfaction of Subdivision and Development Coordination. The Servicing Agreement must stipulate that engineering drawings for Meridian Street between 153 Avenue and 161 Avenue shall be completed by August 31, 2022, and construction complete by November 30, 2023;
9. that the owner construct the first two lanes of Meridian Street to an arterial roadway standard from 161 Avenue to 167 Avenue with Phase 2, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Meridian Street prior to the approval of engineering drawings for arterial and Phase 2 of the subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner maintain the rural portion of 153 Avenue NW and Meridian Street with Phase 1, between the end of permanent 153 Avenue construction and 167 Avenue, to the satisfaction of the City of Edmonton, and until the improvements identified in conditions 11.8 and 11.9 (above) are complete;
11. that the owner construct, at a minimum, the first two lanes of Marquis Boulevard to an arterial roadway standard, from Meridian Street to the west edge of the Natural Area, including full roundabout construction, channelization, accesses, intersections, sidewalk with Phase 1 and shared use path with Phase 2, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Marquis Boulevard prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;

12. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, or that the owner construct a temporary 6 m gravel surface roadway connection south of 4 Street NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The turnaround or roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
14. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and bollards, in the Natural Areas with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) 8 in Phase 2, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct 1.8 m concrete sidewalk with bollards, within the Natural Areas, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner designs the ultimate SWMF 10 and constructs the interim facility within Phase 1, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the engineering drawings include grading plans to accommodate the future 3 m shared use path within SWMF 10, to the satisfaction of Subdivision and Development Coordination;
20. that the owner designs and constructs the ultimate SWMF 8 within Phase 2, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that Construction Completion Certificate (CCC) for the subdivision storm system will not be issued until such time that an acceptable Interim Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;

22. that CCC for SWMF 10 will not be issued until such time that the permanent storm servicing for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
23. that a CCC for the storm system will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined through consultation and collaboration with the City;
24. that Final Acceptance Certificate (FAC) for the storm system will not be issued until such time that the permanent storm servicing for this subdivision, as indicated in the Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
25. that the security holdback in the Servicing Agreement account for additional costs associated with operation and maintenance of the interim storm system and the incomplete downstream system;
26. that the owner is responsible for the operation and maintenance of the temporary storm servicing system, at their own cost, until such time that the downstream storm sewer system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
27. that the owner constructs an offsite sanitary with Phase 1, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure II;
28. that the owner constructs a watermain extension from 167 Avenue to the future Horse Hill Drive within Meridian Street with Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
29. that the owner constructs a watermain extension from the future Horse Hill Drive to Manning Drive NW within Meridian Street with Phase 2, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
30. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
31. that the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time that the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination;
32. that the owner implement a monitoring plan for the temporary discharge of stormwater into Horse Hills Creek, as per the Meridian Street Crossing at Horse Hills Creek: Environment Impact Assessment Addendum;
33. that the owner constructs a pressure reducing valve within Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
34. that the owner construct all fences wholly on privately-owned land and the 1.59 ha MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

35. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat

(DRC) with LDA16-0607. The DRC will be reduced with the dedication of the MR lots. The DRC will also be reduced by 0.026 ha for the dedication of the ER lot. The DRC will be reduced to account for the future dedication of arterial roadway. The DRC will carry forward on the remainder of the title.

The City of Edmonton purchased a 2.50 ha parcel (Lot 3MR, Block 2, Plan 182 3079). It was transferred to the City as MR and acquired on June 22, 2018.

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.

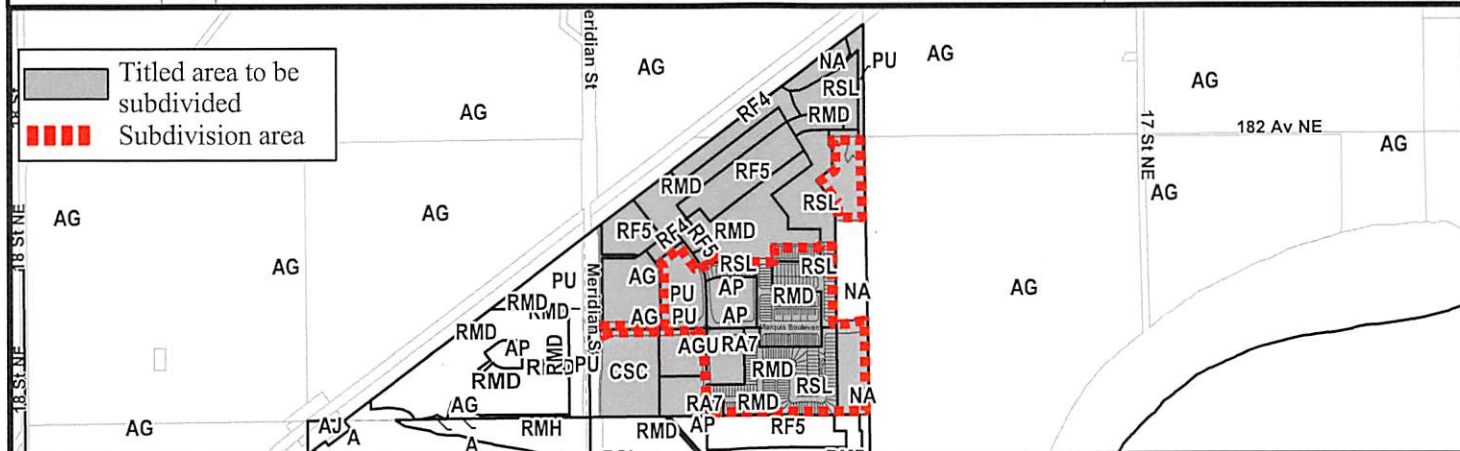
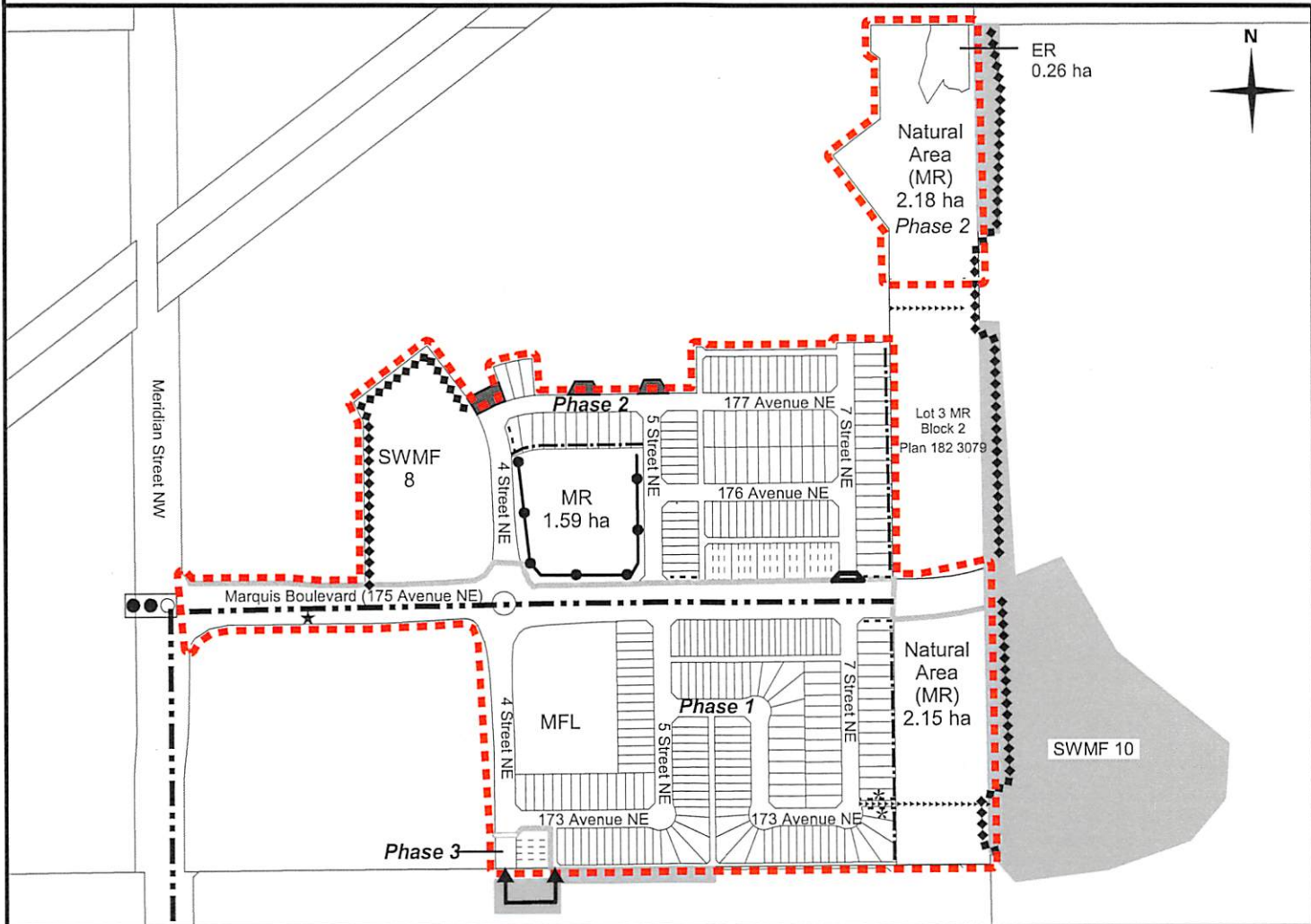
Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #291076167-001

Enclosure(s)

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | Register easement |
|  | Amend subdivision boundary |  | Traffic signal |
|  | Amend phasing boundary in Phase 1 |  | 3 m hard surface shared use path |
|  | Phasing line |  | Temporary 6 m roadway or Temporary 12 m radius turnaround |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | 1.8 m concrete sidewalk |
|  | Construct arterial roadway |  | Post and rail fence |
|  | 1.2 m uniform fence |  | Pressure reducing Valve |
|  | Construct interim SWMF including grading |  | Restrictive covenant re: Disturbed Soil |

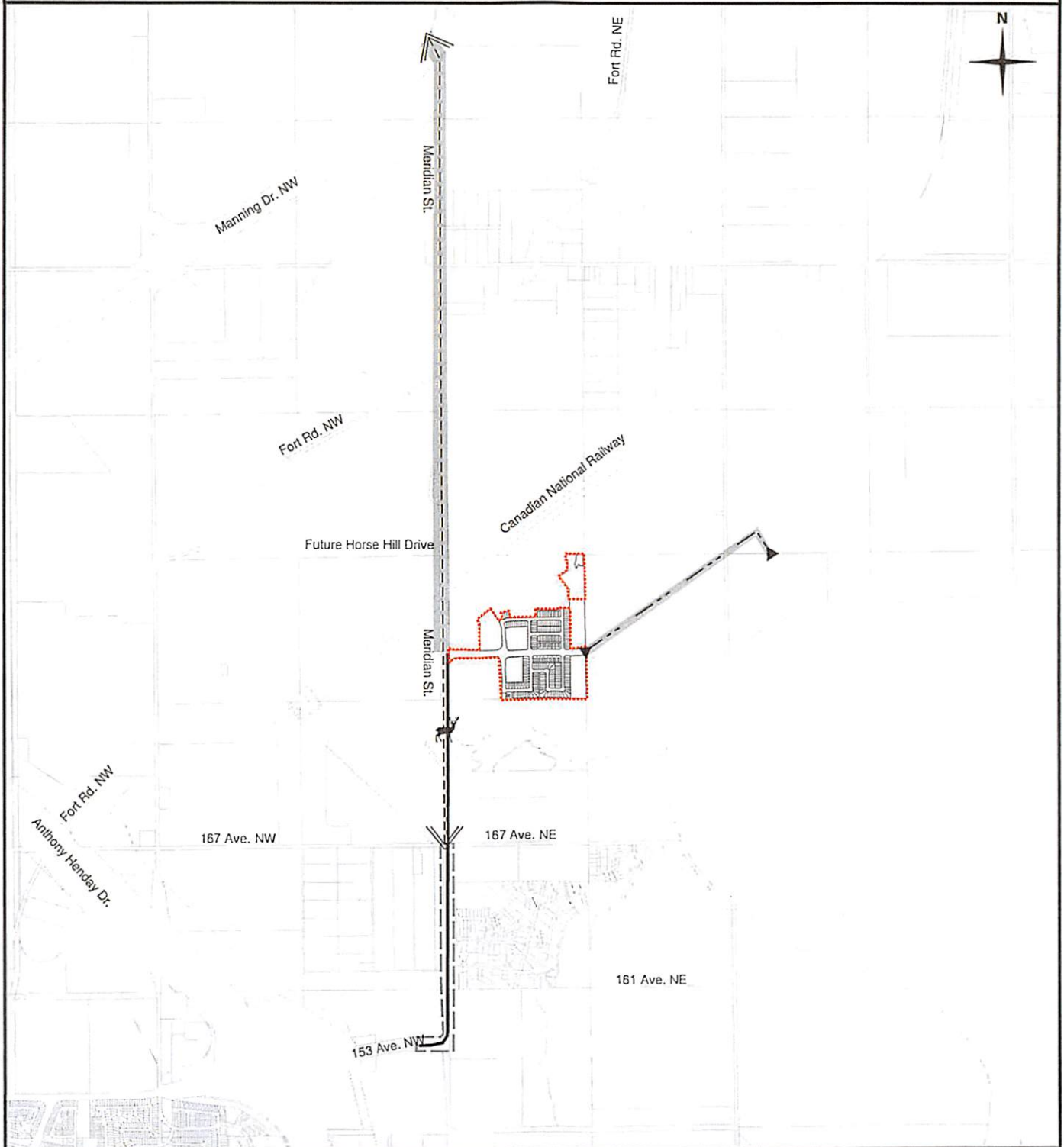


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2020

LDA18-0536

- | | | | |
|---|-------------------------------|---|--|
|  | Limit of proposed subdivision |  | Dedicate and construct first two lanes to an arterial roadway standard |
|  | Register easement |  | Sanitary sewer extension |
|  | Wildlife crossing |  | Watermain extension |
|  | Maintain roadway | | |





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA19-0443

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1, Block 15, Plan 1389 HW, located north of 79 Avenue NW and east of 89 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on February 6, 2020, 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 Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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/cs/Posse #343363415-001

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 (\$686.00 - 2020 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 on 89 Street NW and 79 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- Upon redevelopment of proposed Lot 1A, the existing drop curb on 89 Street NW must be restored with straight faced curb and gutter. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

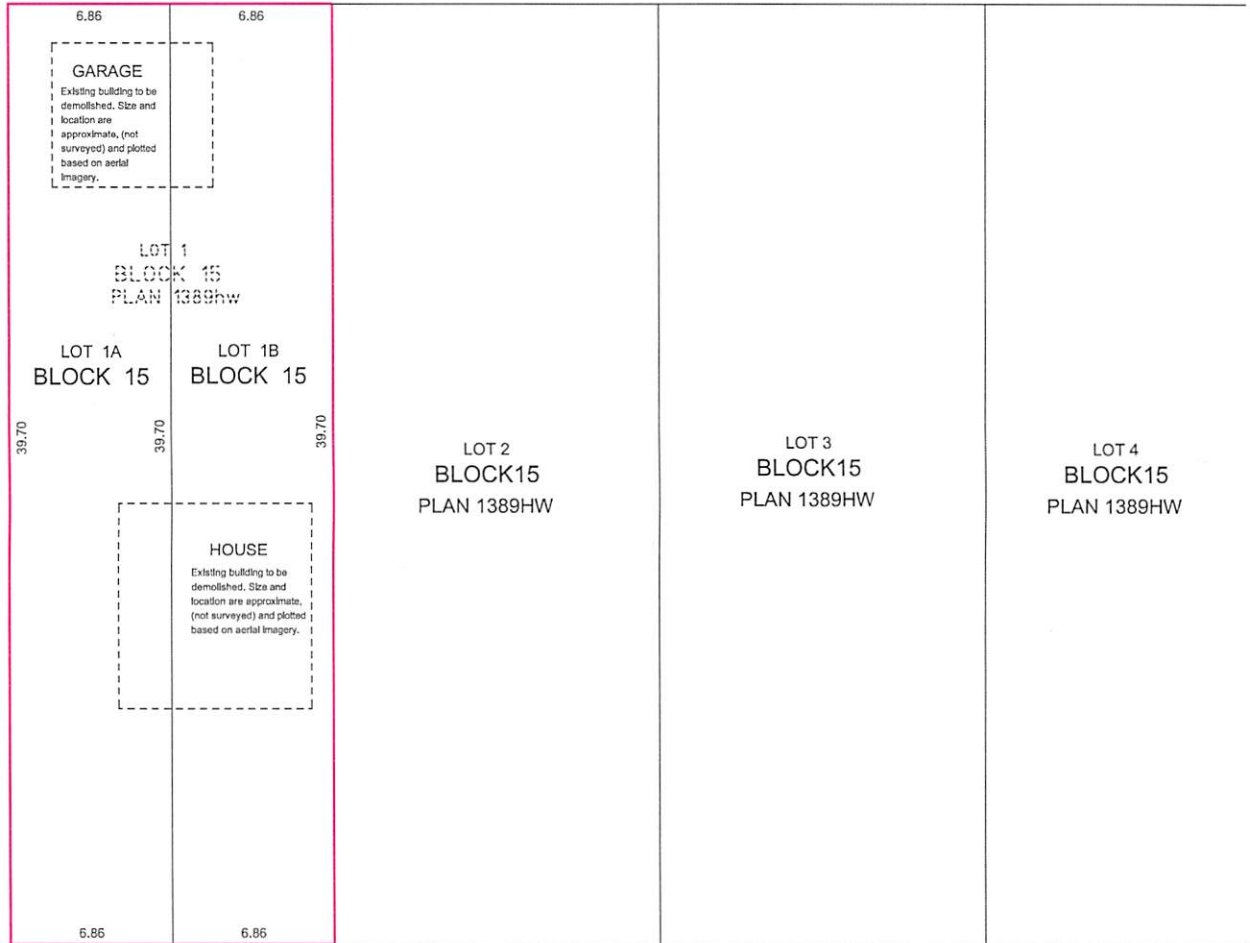
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- 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).



89 STREET NW



LANE

79 AVENUE NW

ACCENT INFILLS

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".
- THE ZONING OF THIS SUBJECT AREA IS R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.054 ha.



REV. NO.	DATE	ITEM	BY
1	SEPT. 17/19	T-PLAN	CN

REVISIONS

KING EDWARD PARK

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 1, BLOCK 15, PLAN 1389HW
WITHIN THE
S.W. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO.	61800092T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA19-0527

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create one (1) multi unit housing condominium unit and one (1) remnant unit from Lot 1, Block 23, Plan 172 3624 located north of Orchards Green SW and west of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

The Subdivision by Phased Condominium is APPROVED on February 6, 2020, 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/cs/Posse #346448118-001

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 (\$3,031.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Upon submission of a Development Permit application, the owner/applicant will be required to ensure that the future access to Orchards Boulevard SW meets current City of Edmonton standards. Any sidewalk or boulevard damage occurring as a result of construction traffic must be restored.

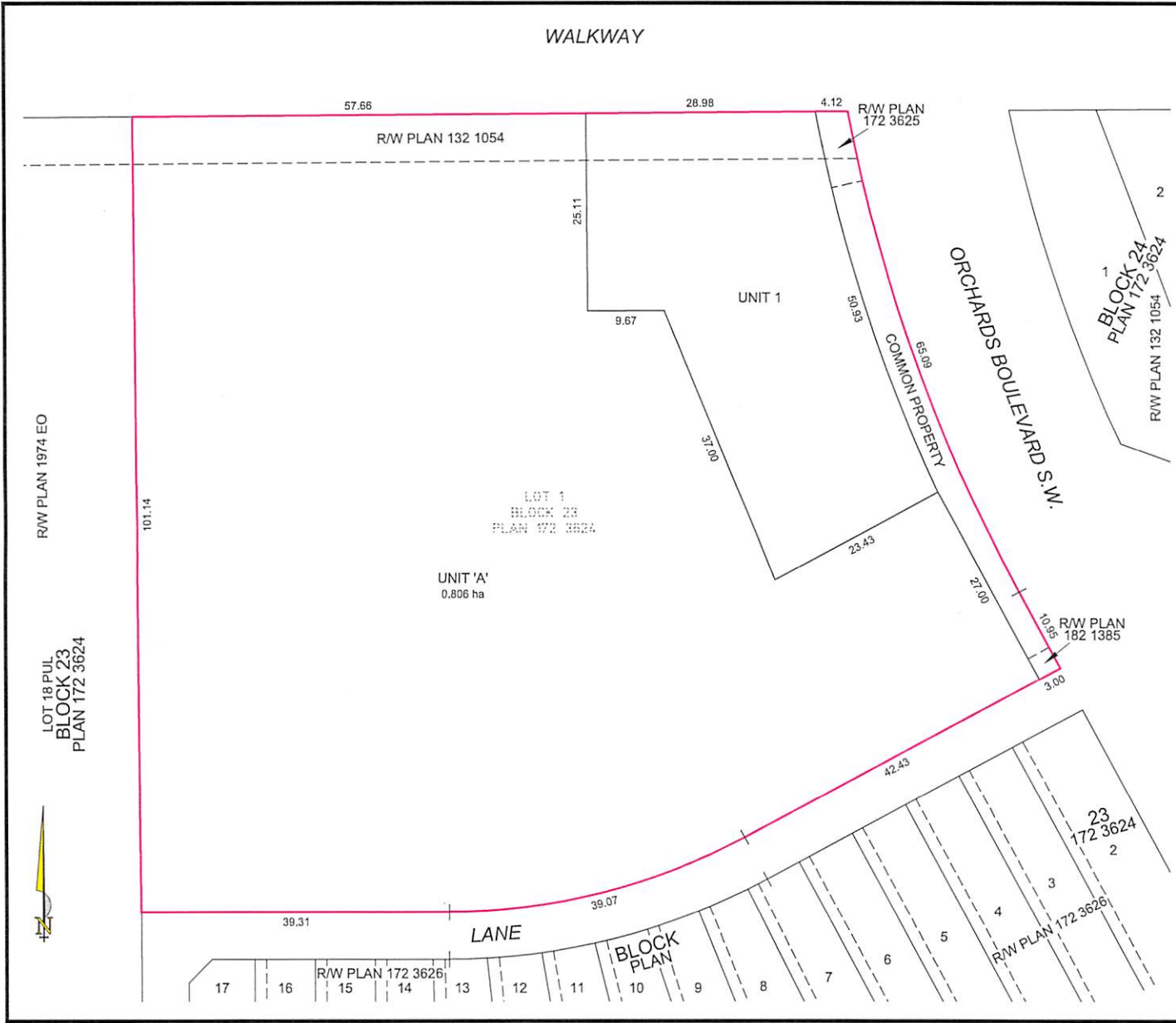
Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- Any changes to the proposed phased condominium units or remnant units require a revision be submitted to the Subdivision Authority for approval.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

WALKWAY



ORCHARDS LANDING LTD.

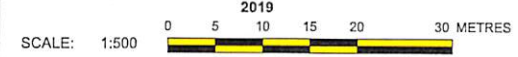
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R47.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.986 ha



REV. NO.	DATE	ITEM	BY
0	NOV. 8/19	ORIGINAL PLAN COMPLETED	ME

REVISIONS

THE ORCHARDS AT ELLERSLIE
TENTATIVE PLAN SHOWING
PHASED CONDOMINIUM DEVELOPMENT
OF
LOT 1, BLOCK 23, PLAN 172 3624
WITHIN THE
N.W. 1/4 SEC. 15 - TWP. 51 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO.	11900458T	DRAFTED BY:	ME	CHECKED BY:	SM
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA19-0530

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

ATTENTION: Ryan Smith

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13A, Block 21, Plan 192 1702, located south of 115 Avenue NW and east of 44 Street NW; **BEVERLY HEIGHTS**

The Subdivision by Plan is **APPROVED** on February 6, 2020, subject to the following conditions:

1. that the existing residential access to 44 Street NW must be removed, the curb, gutter and sidewalk constructed, and boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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 #346967991-001

Enclosure(s)

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #315535302-001).
- There is an existing access to 44 Street NW. Upon redevelopment of proposed Lot 20, the existing residential access to 44 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton. A Curb Crossing Permit (POSSE# 315535303-006) was issued on July 19, 2019, however the access was never removed. The applicant must re-apply for another Curb Crossing Permit prior to endorsement of the subdivision.

Building / Site

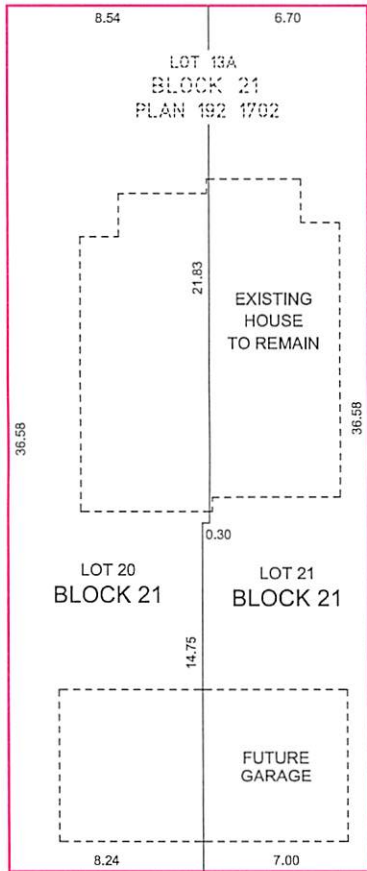
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.
- Any future developments made to the existing Semi-detached House may be a Class B approval due to the Site Width on Lot 21 no longer conforming with current zoning regulations after the land is subdivided.

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).
- There is a deficiency in on-street fire protection 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).



44 STREET



LOT 13B
BLOCK 21
PLAN 192 1702

LOT 14
BLOCK 21
PLAN 2668 HW

LOT 15
BLOCK 21
PLAN 2668 HW

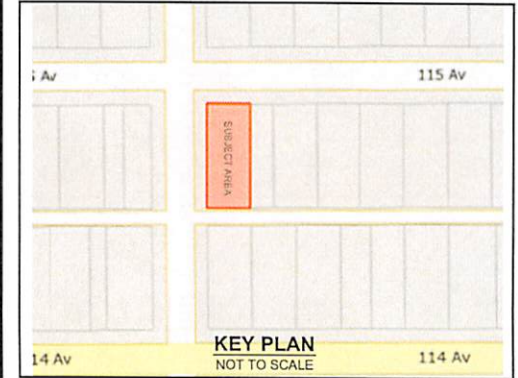
115 AVENUE

LANE

URBAN PIONEER INFILLS

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'.
- THE ZONING OF THIS SUBJECT AREA IS R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.055 ha.



REV. NO.	DATE	ITEM	BY
1	NOV. 5/19	T-PLAN	CN

REVISIONS

BEVERLY HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 13A, BLOCK 21, PLAN 192 1702

EDMONTON - ALBERTA



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

FILE NO.	61800216T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA19-0578

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 11 and 12, Block 14, Plan 7884 AH, located north of 79 Avenue NW and east of 73 Street NW;
KING EDWARD PARK

The Subdivision by Plan is APPROVED on February 6, 2020, 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 Permanent Area Contributions, 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 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 #350097750-001

Enclosure(s)

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 (\$686.00 - 2020 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 on 79 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 79 Avenue NW. Upon redevelopment of proposed Lot 11, the existing residential access to 79 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 0.4 m west of the east property line of Lot 12 off 79 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION (TITLE SEPARATION)

OF

LOTS 11 & 12, BLOCK 14, PLAN 7884 A.H.

IN THE

S.W.1/4 SEC.26-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 D.G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

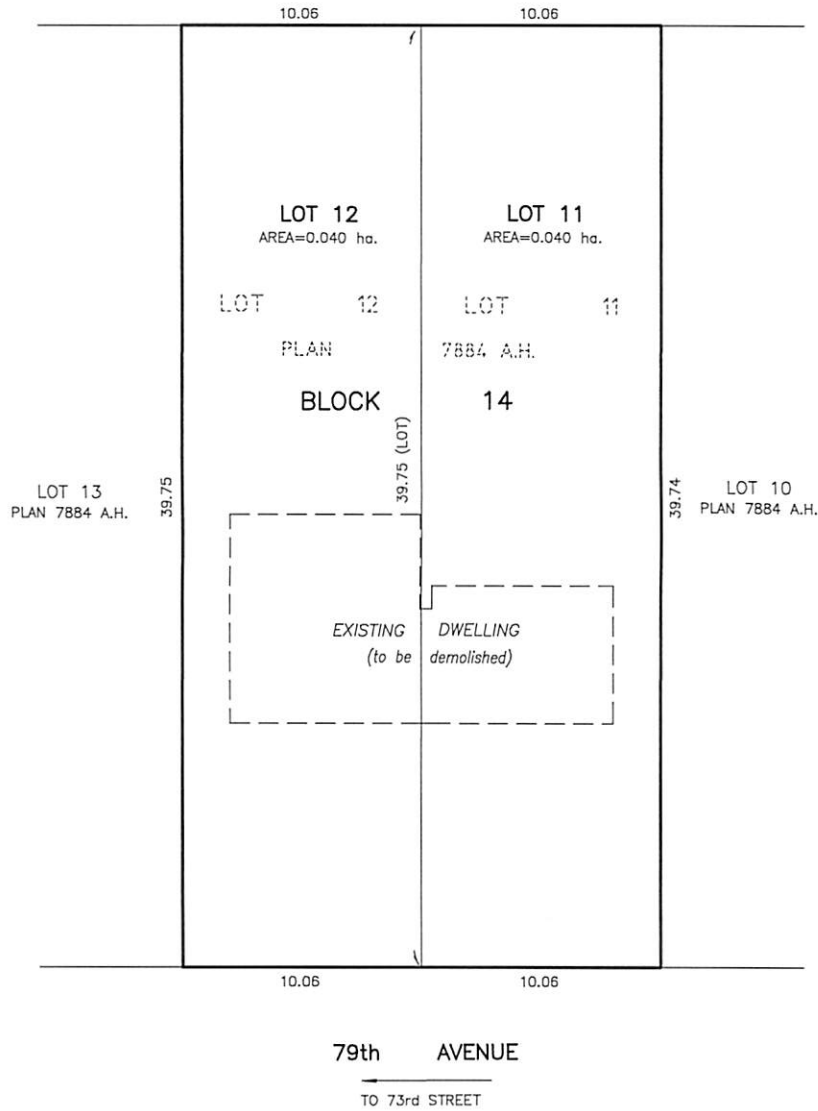
CALC'D. BY: -

DATE: DECEMBER 12, 2019
 REVISED: -

FILE NO. 19S0819

DWG.NO. 19S0819T

LANE





Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA19-0579

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for Lots 10 and 11, Block 16, Plan 2262 S, located north of 75 Avenue NW and east of 95 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on February 6, 2020, 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 Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca);
2. that the owner remove and replace the existing lead water service to proposed Lot 10 (contact EPCOR Water Services at 780-412-6858);
3. that the owner apply for a permit to demolish the existing dwelling and two garages prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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/cs/Posse #350115609-001
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 (\$686.00 - 2020 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 on 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 75 Avenue NW. Upon redevelopment of proposed Lot 10, the existing residential access to 75 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

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 (Lot 11) approximately 3.0 m west of the east property line of Lot 11 off 75 Avenue NW. The other existing services (lead water and sanitary) enter the proposed subdivision (Lot 10) approximately 34.4 m west of the east property line of 93 Street NW off 75 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION (TITLE SEPARATION)

LOTS 10 & 11, BLOCK 16, PLAN 2262 S.

IN THE
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:250 2019 D.G. CHEN, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



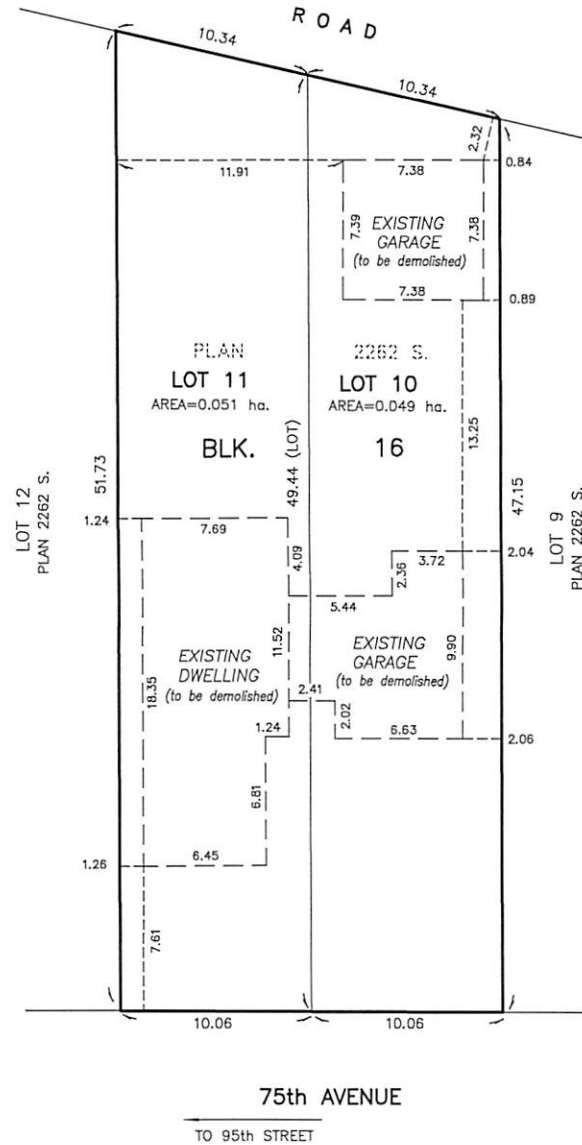
DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: DECEMBER 12, 2019
REVISED: -

FILE NO. 19C0466

DWG.NO. 19C0466T



75th AVENUE

TO 95th STREET



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA20-0001

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 31, Block 14, Plan 1125 KS, located north of 87 Avenue NW and east of 149 Street NW;
PARKVIEW

The Subdivision by Plan is APPROVED on February 6, 2020, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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 #350395489-001

Enclosure(s)

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 (\$686.00 - 2020 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 in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 88 Avenue NW. Upon redevelopment of proposed Lot 31A, the existing residential access to 88 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m west of the east property line of existing Lot 31 off of the lane. The existing storm service enters the proposed subdivision approximately 7.9 m west of the east property line of existing Lot 31 off 88 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

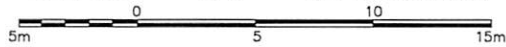
LOT 31, BLOCK 14, PLAN 1125 K.S.

IN THE

N.E.1/4 SEC.26-52-25-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON, Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: JC

CALC'D. BY: JC

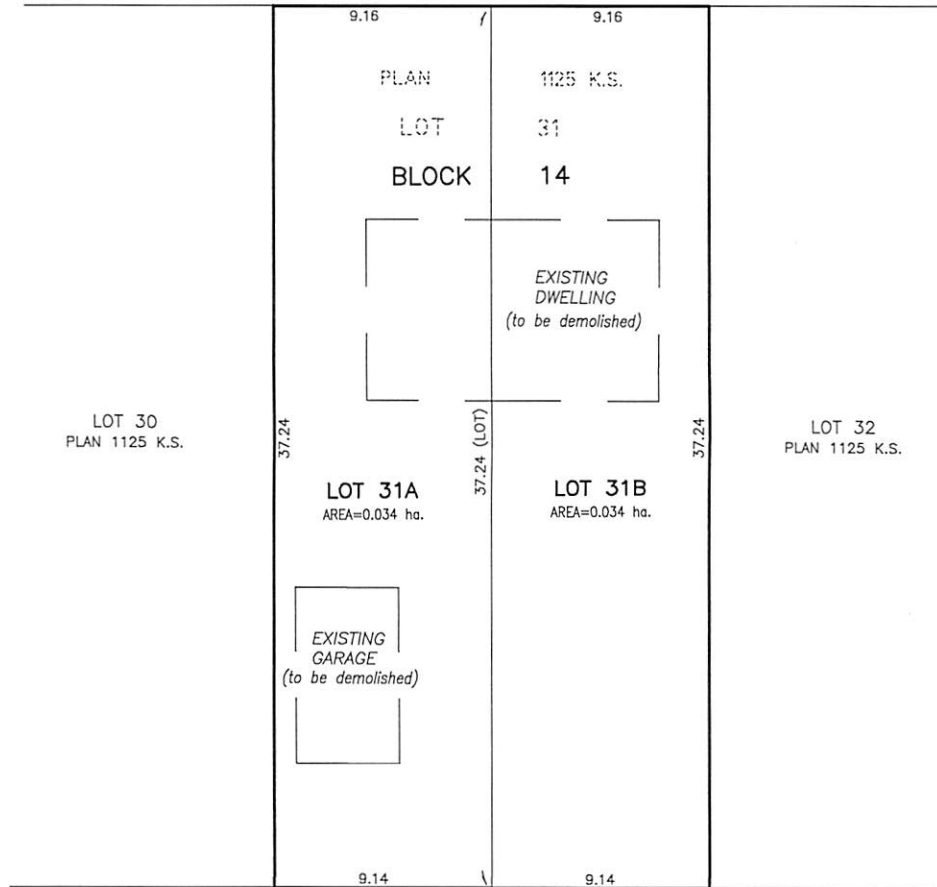
DATE: NOVEMBER 13, 2019
 REVISED: -

FILE NO. 19S0777

DWG.NO. 19S0777T

TO 147th STREET

88th AVENUE



LOT 30
 PLAN 1125 K.S.

LOT 32
 PLAN 1125 K.S.

LANE



Subdivision Authority

7th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 6, 2020

File No. LDA20-0007

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4 and the south half of Lot 5, Block 78, Plan 3875 P, located north of 104 Avenue NW and west of 133 Street NW; **GLENORA**

The Subdivision by Plan is **APPROVED** on February 6, 2020, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and both garages prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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/cs/Posse #351364032-001

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 (\$686.00 - 2020 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 on 133 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 13.7 m north of the south property line of Lot 4 off of 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

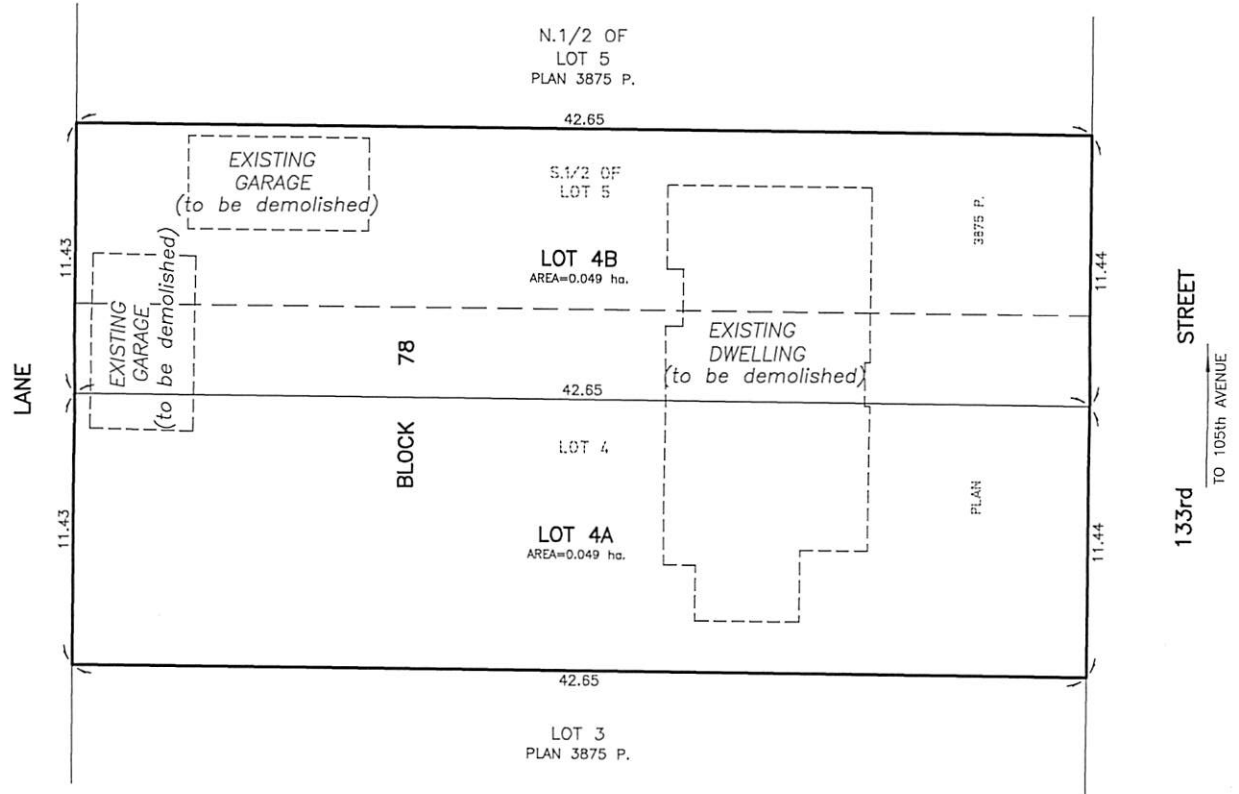
LOT 4 & S.1/2 OF LOT 5,
BLOCK 78, PLAN 3875 P.

IN
RIVER LOT 2, EDMONTON SETTLEMENT
THEO. TWP.53, RGE.25, W.4 M.
EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 23, 2019
REVISED: -

FILE NO. 19S0834

DWG.NO. 19S0834T

Thursday, January 30, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the January 30, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the January 23, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA19-0417 342185438-001	Tentative plan of subdivision to create 47 single detached residential lots, from part of the SE 23-51-24-W4M, located south of 22 Avenue SW and east of 54 Street SW; WALKER
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA19-0426 340562624-001	Tentative plan of subdivision to create 39 single detached residential lots, 26 semi-detached residential lots, and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; EDGEMONT
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA19-0526 346901361-001	Tentative plan of subdivision to create one single detached residential lot and one block shell parcel from Lot 1, Plan 982 3999, located north of Charlesworth Drive SW and east of 40 Street SW; CHARLESWORTH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA14-0567 164239866-001	REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots, 34 semi-detached residential lots, and 44 row housing lots, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street SW; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA18-0061 273302578-001	REVISION of conditionally approved tentative plan of subdivision to create four (4) semi-detached residential lots, three (3) row housing lots and one (1) multi-unit housing lot (MHL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA18-0588 294343213-001	Tentative plan of subdivision to create ten (10) row housing lots and one (1) multi-unit housing lot (MHL), from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA19-0507 343526519-001	Tentative plan to subdivide the north 20 feet from Lot 25, Block 1, Plan 762 1366 to consolidate with adjacent Lot 24, Block 1, Plan 762 1366, located north of 45 Avenue NW and west of 101 Street NW; PAPASCHASE INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA19-0556 348915072-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 5, Plan 935 KS, located north of 78 Avenue NW and east of Saskatchewan Drive NW; BELGRAVIA

MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT	
	The meeting adjourned at 10:20 a.m.	