

Thursday, February 18, 2021

10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 07

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the February 18, 2021 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the February 11, 2021 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|--|
| 1. | LDA20-0372
375040925-001 | Tentative plan of subdivision to create 82 single detached residential lots, 16 semi-detached residential lots, from Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located east of Chappelle Way SW and south of Cooper Bend SW; CHAPPELLE |
| 2. | LDA16-0053
179555900-001 | REVISION of conditionally approved tentative plan of subdivision to create 145 single detached residential lots and one (1) Public Utility lot from the west half of SE-5-52-25-W4M and SW-5-52-25-W4M, located north of 23 Avenue NW and west of 184 Street NW; RIVER'S EDGE |
| 3. | LDA19-0583
348600877-001 | REVISION of conditionally approved tentative plan of subdivision to create 42 single detached residential lots from Lot 1, Plan 982 3999 and the SE 25-51-24 W4M, located north of Ellerslie Road and west of 34 Street SW;
CHARLESWORTH |
| 4. | LDA20-0254
371498410-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 13, Plan 239 HW, located north of 57 Avenue NW and west of 110 Street NW; PLEASANTVIEW |
| 5. | LDA20-0370
376002759-001 | Tentative plan to subdivide 0.037 hectare (ha), 0.081 ha, and 0.056 ha portions from the SE 5-52-25-W4M and consolidate those portions with the SW 5-52-25-W4M, and to subdivide 0.082 ha, 0.007 ha, and 0.003 ha portions from the SW 5-52-25-W4M and consolidate those portions with the SE 5-52-25-W4M, located east of 99 Street NW and south of Maskêkosihk Trail NW; RIVER'S EDGE |

6.	LDA20-0393 377306577-001	Tentative plan of subdivision to subdivide 0.025 ha and 0.011 ha portions from Lot 200, Block 1, Plan 202 1921 and consolidate those portions with the SW 6-52-25-W4M, and to subdivide 0.006 ha, 0.006 ha and 0.006 portions from the SW 6-52-25-W4M and consolidate those portions with Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and east of Winterburn Road NW; THE UPLANDS
7.	LDA20-0443 381622930-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 1, Plan 8661 T, located south of 128 Avenue NW and west of 120 Street NW; CALDER
8.	LDA20-0446 381135803-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 42, Plan RN46, located north of 117 Avenue NW and east of 127 Street NW; INGLEWOOD
9.	LDA21-0012 383058754-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 27, Plan 5112 HW, located north of 90 Avenue NW and west of 79 Street NW; HOLYROOD
10.	LDA21-0017 383430900-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 351, Block 1, Plan 7540 AH, located north of 112 Avenue NW and east of 102 Street NW; SPRUCE AVENUE
5.	OTHER BUSINESS	



Subdivision Authority

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

February 18, 2021

File No. LDA20-0372

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

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create 82 single detached residential lots, 16 semi-detached residential lots, from Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located east of Chappelle Way SW and south of Cooper Bend SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on February 18, 2021, 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 19609 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 to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the walkway, with connections to adjacent shared use paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct all fences wholly on privately-owned 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 greenway to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot M, Block 99, Plan 142 3965 was addressed by dedication or with LDA19-0470. LDA19-0470 also created a DRC for Block C, Plan 172 1297 in the amount of 0.094 ha that was transferred to Lot M, Block 99, Plan 142 3965. 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,

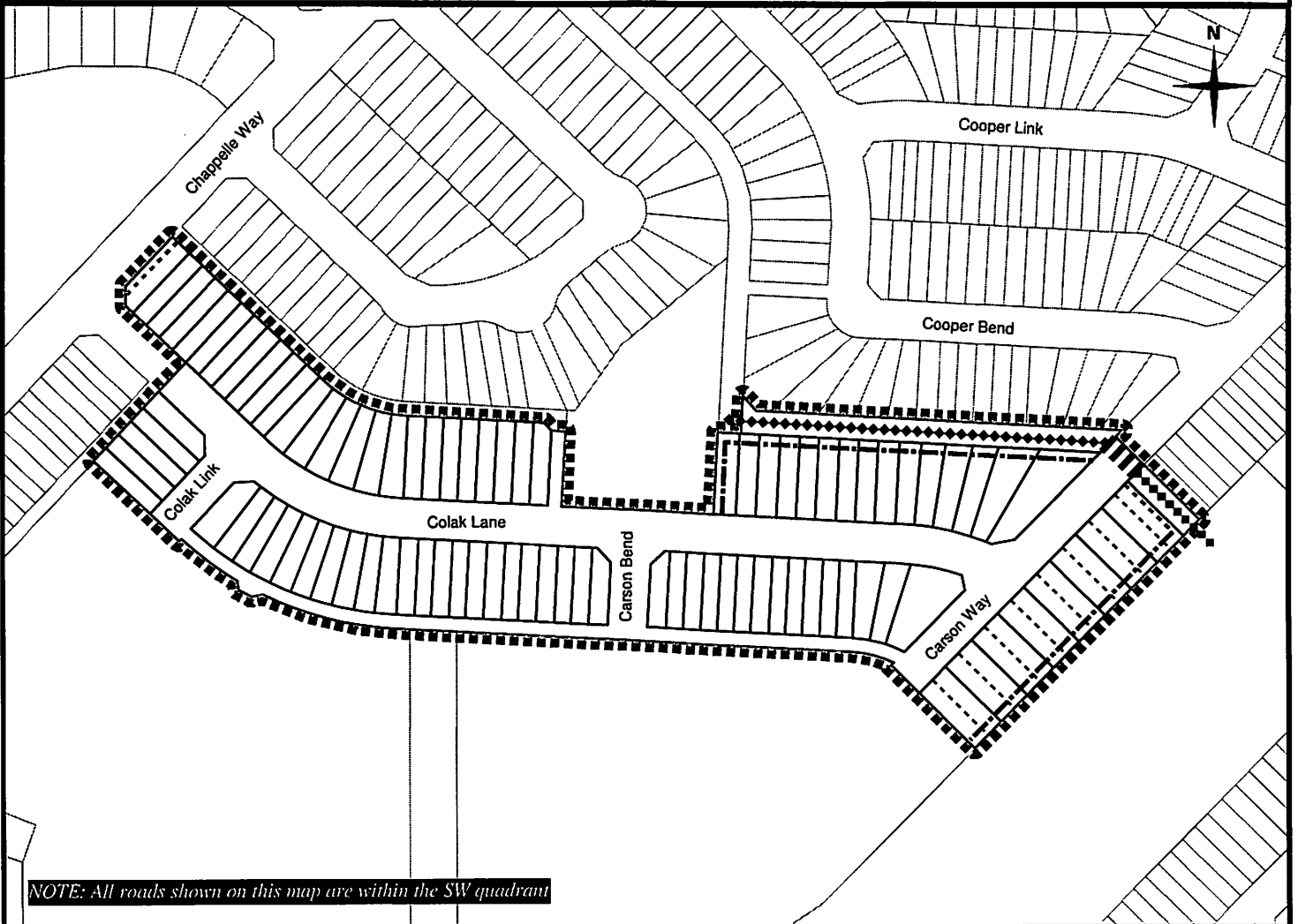
Blair McDowell
Subdivision Authority

BM/mb/Posse #375040925-001

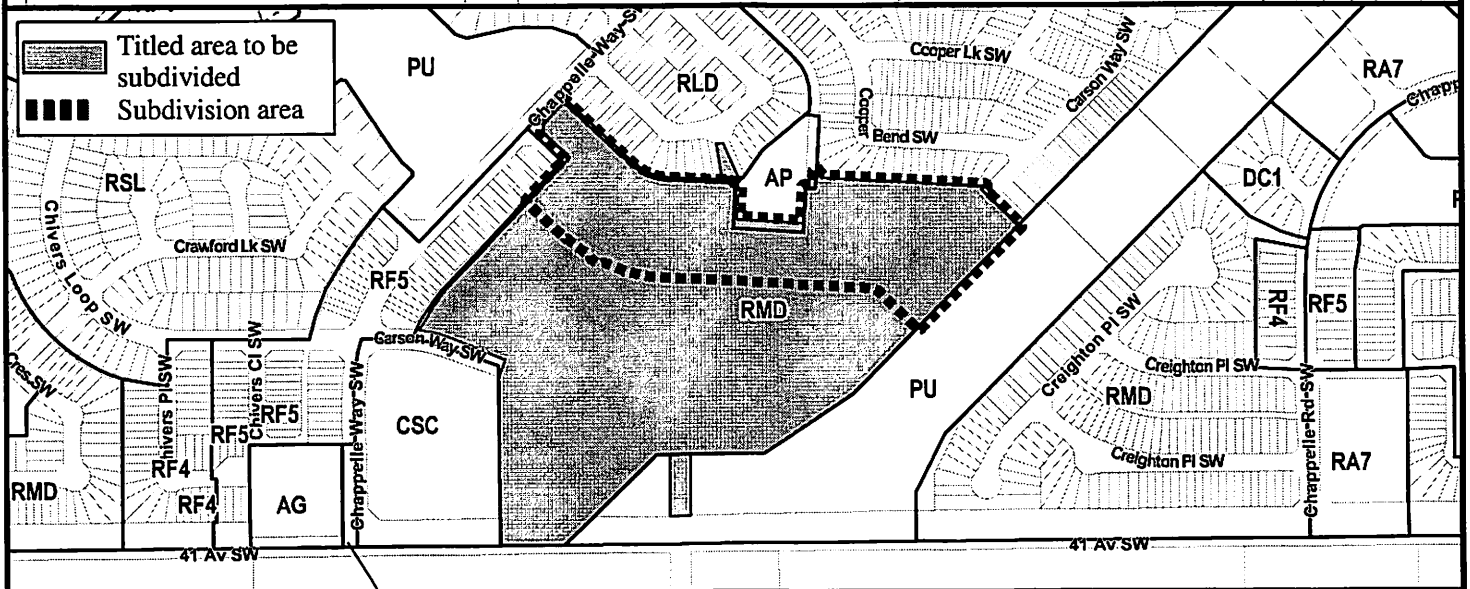
Enclosure

- ▣▣▣▣ Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- 1.2 m uniform fence

- ||||| Zebra marked crosswalk
- ◆◆◆ 3 m hard surface shared use path



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 18, 2021

File No. LDA16-0053

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

ATTENTION: Reanna Rehman

RE: REVISION of conditionally approved tentative plan of subdivision to create 145 single detached residential lots and one (1) Public Utility lot from the west half of SE-5-52-25-W4M and SW-5-52-25-W4M, located north of 23 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

The application has been revised by adding a phasing line and removing Riverview Boulevard from the application boundary. The purpose of the phasing line is to facilitate separate servicing agreements based on ownership. The dedication and construction of Riverview Boulevard has been removed from this approval and is conditioned with the LDA16-0056. With the previous approval the ultimate storm servicing was proposed to drain to the North Saskatchewan River, but that requirement is being deferred with this change request, and instead, will temporarily utilize provincial infrastructure in the Transportation Utility Corridor. In addition, this application defers the construction of Riverview Lift Station, and instead, directs local sewers to the Uplands Lift Station which subsequently flows to the Edgemont sanitary sewer system.

I The Subdivision by Plan is APPROVED on February 18, 2021, 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 road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and integrated Infrastructure for Maskekosihk Trail (23 Avenue NW), as shown on the "Conditions of Approval" map, Enclosures I and II;
4. that subject to Condition 3 above, the owner clear and level Maskekosihk Trail NW, as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
5. that the owner dedicate sufficient road right of way on 192 street to accommodate a 2.5 m mono-walk adjacent to the school/park site, 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, Enclosures I;

6. that the owner register the Phases 1 and 2 of this plan of subdivision in phases concurrently to the satisfaction of Subdivision and Development Coordination;
7. that LDA16-0053 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the approved subdivision LDA20-0370 be registered prior to or concurrent with this application;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Maskekosihk Trail, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 shall submit redline revisions or resubmit engineering drawings for River's Edge Stage 2 (LDA16-0056) to remove the temporary 4 m gravel emergency access roadway and

construct a 1.8 m concrete sidewalk in the northeast walkway, to the satisfaction of Development Servicing Agreements;

8. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner is responsible, at their cost, for the disposal of any sewage generated from the proposed development, until such time that the temporary sanitary pump station, temporary forcemain and offsite sanitary sewers are completed and operational, to the satisfaction of Subdivision and Development Coordination;
10. that the owner design and construct the temporary sanitary storage component to the satisfaction of Subdivision and Development Coordination, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont and Riverview neighborhoods;
11. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements of the ultimate servicing scenario prior to reaching 85% peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview as determined by monitoring the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview Neighbourhoods exceed the capacity of the Edgemont lift station;
12. that the Construction Completion Certificate (CCC) for Storm Sewers and Sanitary Sewers will be applied for and issued concurrently;
13. that CCC for the Storm Sewers will not be issued, nor deemed to have been issued, until SWMF 11 & 12 have been constructed and are operational to the satisfaction of the Engineer. For the purposes of this Article, the term 'operational' does not require the CCC for the Storm Water Management Facility to be issued;
14. that CCC for the Sanitary Sewers will not be issued, nor deemed to have been issued, until a CCC has been issued for the required upgrades to the temporary Lift Station originally constructed under "SA50057 - The Uplands Stage 1" and ownership of the Lift Station has transferred to Drainage Services, EPCOR Utilities Inc;
15. that the Final Acceptance Certificate (FAC) for the Storm Sewers will not be issued, nor deemed to have been issued, until the permanent stormwater management system, including the River's Edge Outfall and the interconnecting storm infrastructure from SWMF 11 & 12 to the outfall, has been constructed and is operational to the satisfaction of the Engineer;
16. 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 permanent downstream drainage system or an acceptable alternate interim servicing scheme is constructed and operational, to the satisfaction of the City;

17. That the owner is responsible, at their own cost, for the ultimate connections to the permanent storm and sanitary systems and abandonment of any temporary sanitary and storm infrastructure, to the satisfaction of the Engineer;
18. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner constructs the first two (2) lanes of Maskekoshk Trail to an arterial roadway standard, from the existing 184 Street/Anthony Henday Drive intersection to 192 Street NW, including channelization, accesses, intersections, 3 m shared use path, 1.8 m concrete sidewalk, extension of the temporary emergency access roadway, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I and II. Preliminary plans are required to be approved for Maskekoshk Trail, prior to the approval of engineering drawings for arterial roads and subdivision, to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs 192 Street NW to an approved Complete Streets design and cross-section, including a 2.5 m mono-walk with straight faced curb and gutter adjacent to the future school site to accommodate pick-up/drop-off activity, and a 3 m hard surface shared use path on the east side of 192 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. That the owner construct Phases 1 and 2 concurrently, to the satisfaction of Subdivision and Development Coordination;
22. that the owner construct a temporary 12 m radius gravel surface turnaround on 192 Street NW, with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to the FAC for roads (or when required by Subdivision and Development Coordination);
23. that the owner construct a temporary 12 m radius gravel surface turnaround on 190 Street NW, with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
24. that the owner constructs a 3 m hard surface shared use path including lighting, within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I;
25. that the owner constructs a temporary 4 m gravel surface emergency access with tie-ins to Maskekoshk Trail NW, T-bollards, and emergency access signage, 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). A swept path analysis

will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;

26. that the owner constructs 1.8 m concrete sidewalks with lighting, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto Maskekosiik Trail, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design Standards Drawing #5205 and in conformance with the accepted noise study, for all lots backing onto Riverview Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
29. 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
30. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Ministerial Consent is required for the construction of Maskekosiik Trail (23 Avenue NW) within the Transportation Utility Corridor (TUC) and the application for Ministerial Consent is made by the owner.

Municipal Reserves (MR) for the SW ¼ 5-52-25-5 were previously addressed with LDA14-0567 through a 0.5 ha parcel dedication and 5.455 ha Deferred Reserve Caveat DRC # 172 123 445. The DRC will carry forward title and will be adjusted with future subdivision to account 23 Avenue arterial road dedication.

MR of the west of SE ¼ 5-52-25-4 were previously addressed with LDA16-0056 by registering 3.04 DRC on title. The amount of DRC will be adjusted to account for arterial road dedication at the time of endorsement with LDA16-0056. Further DRC adjustments will be required for arterial road dedication with LDA16-0053.

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 #179555900-001

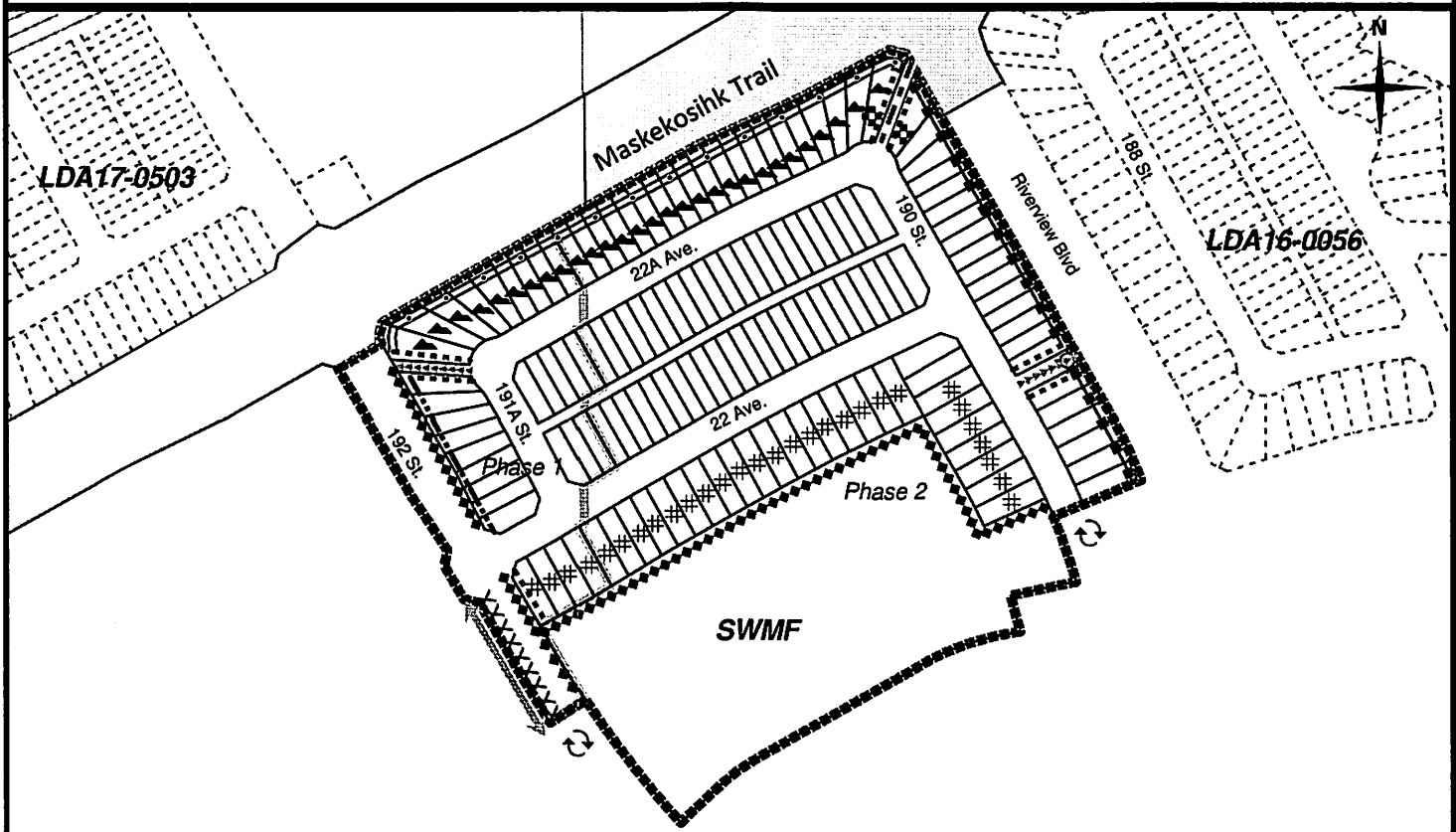
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

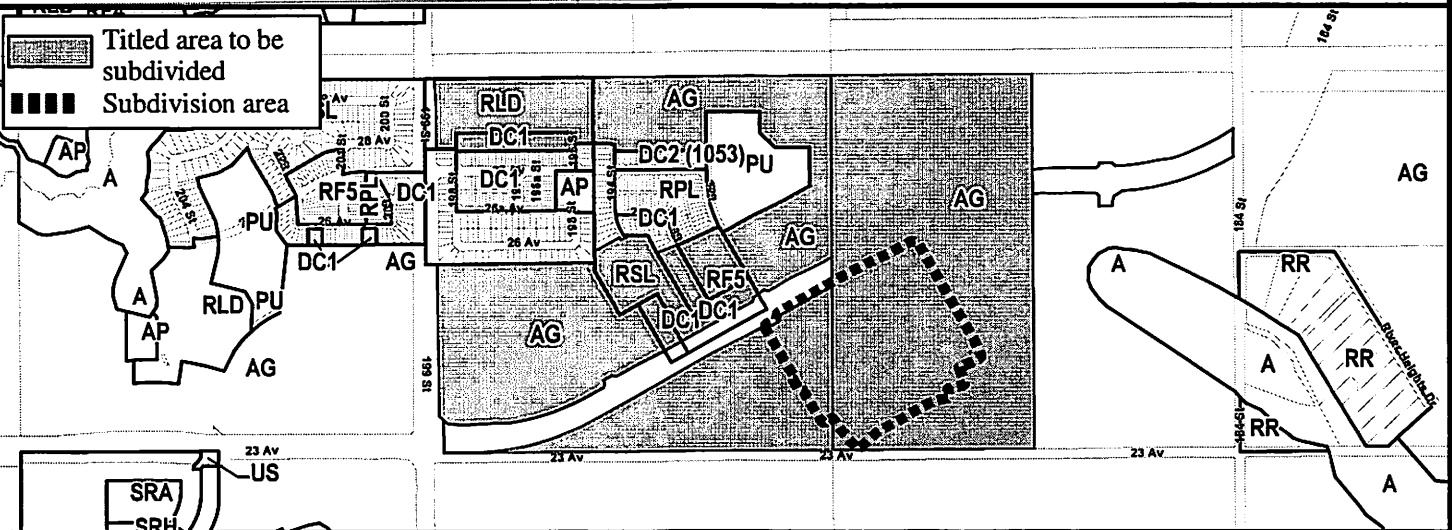
February 18, 2021

LDA16-0053

	Limit of proposed subdivision		Temporary 4 m gravel surface emergency access
	Phasing line		Dedicate to approved concept plan and construct first two lanes to an arterial roadway standard
	1.8 m uniform screen fence as per Zoning Bylaw		Temporary 12 m radius turnaround
	1.8 m uniform screen fence		Abandoned well site
	Noise attenuation fence		Restrictive covenant re: Freeboard
	Berm and noise attenuation fence		Restrictive covenant re: Berm and Fence
	1.8 m concrete sidewalk		Restrictive covenant re: Disturbed Soil
	2.5 m mono-walk		Dedicate sufficient road right of way
	3 m hard surface shared use path		

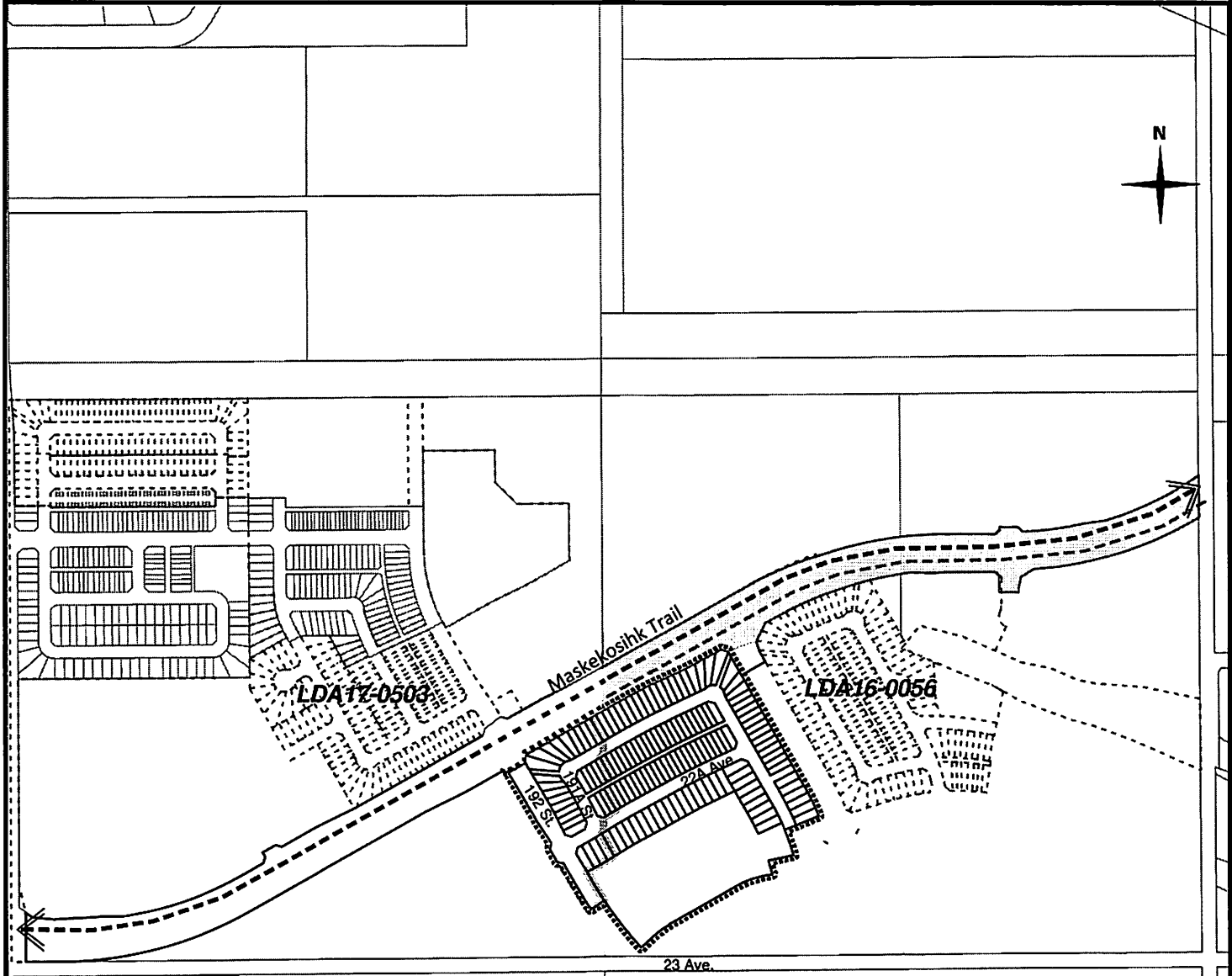


NOTE: All roads shown on this map are within the NW quadrant



- ▣▣▣▣ Limit of proposed subdivision
- Phasing line
- ▨▨▨▨ Dedicate as road right of way

- — — — Construct first two lanes to an arterial roadway standard
- ←••••→ 600 mm offsite watermain



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



Subdivision Authority

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

February 18, 2021

File No. LDA19-0583

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 42 single detached residential lots from Lot 1, Plan 982 3999 and the SE 25-51-24 W4M, located north of Ellerslie Road and west of 34 Street SW; **CHARLESWORTH**

The original subdivision was conditionally approved on April 16, 2020. The first phase has been registered. This revision adds one single detached residential lot to proposed Phase 2.

I The Subdivision by Plan is APPROVED on February 18, 2021, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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; 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:

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 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 a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto or flanking 34 Street and Ellerslie Road, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of 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 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) for the SE 25-51-24 W4M was addressed by dedication.

MR for Lot 1, Plan 982 3999 was addressed by Deferred Reserve Caveat (DRC) with LDA17-0175. This DRC will be addressed by dedication with LDA18-0119.

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/sm/Posse #348600877-001

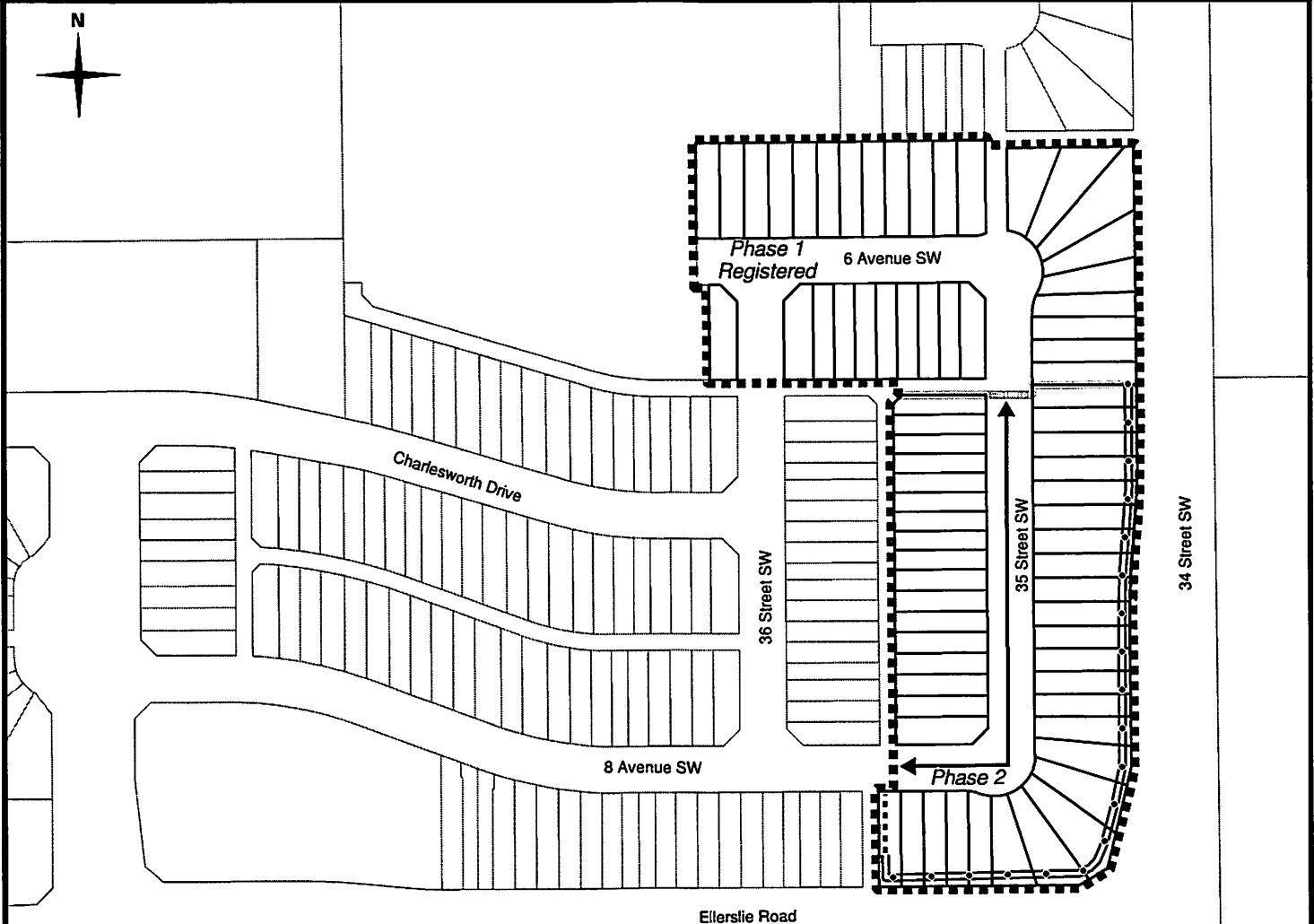
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

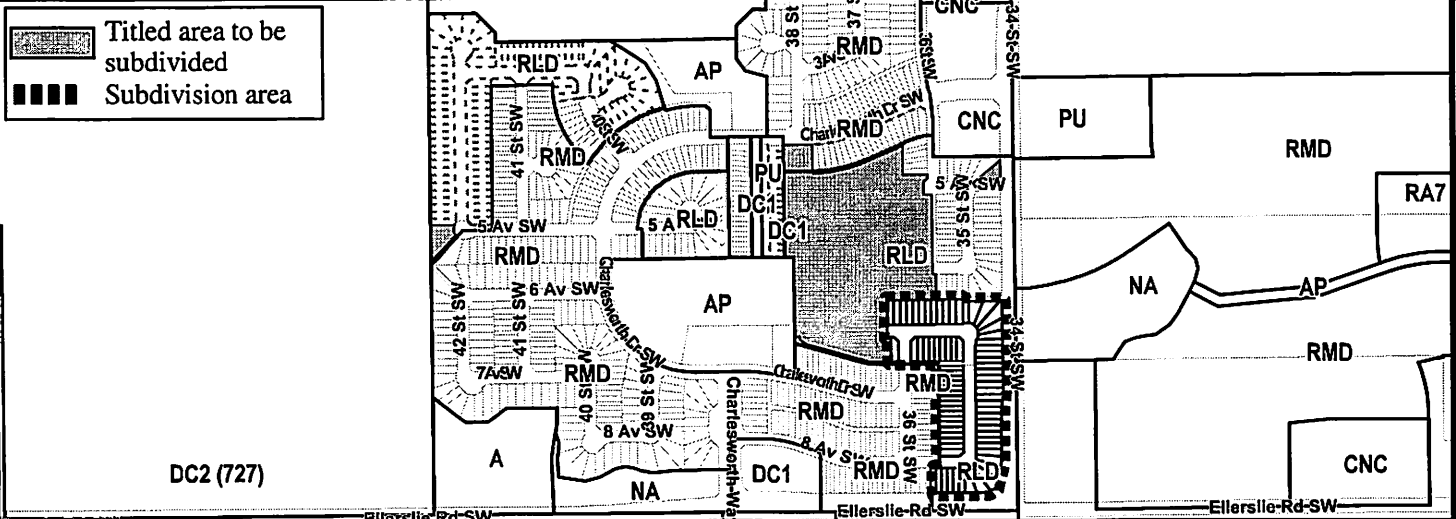
February 18, 2021

LDA19-0583

- Limit of proposed subdivision
- Phasing line
- 1.8 m uniform fence as per Zoning Bylaw
- Noise attenuation fence
- Temporary 4 m emergency access



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 18, 2021

File No. LDA20-0254

Satt Engineering Ltd.
206 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 13, Plan 239 HW, located north of 57 Avenue NW and west of 110 Street NW;
PLEASANTVIEW

The Subdivision by Plan is APPROVED on February 18, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

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 7 of the 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/mb/Posse #371498410-001

Enclosure

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 - 2021 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 110 Street NW that must be protected during construction. Future access to lot 8 A must maintain a minimum clearance of 3.0 m from the existing boulevard tree. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- There is an existing access to 110 Street NW. Upon submission of a development permit application, the owner/applicant will be required to ensure that the existing access to Lot 8B meets current City of Edmonton standards and that upgrading may be required.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2022. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

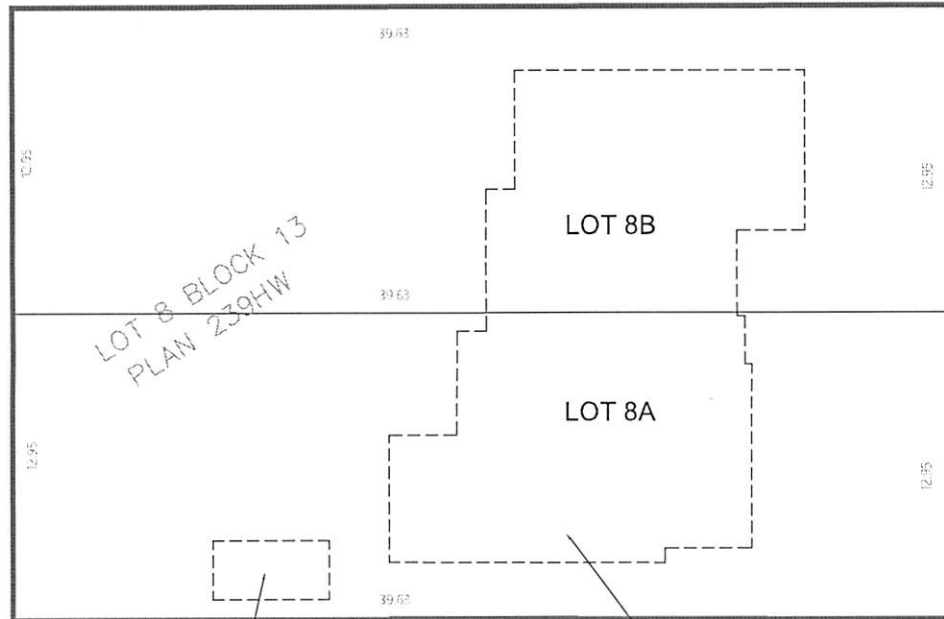
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.1 m north of the south property line of Lot 8 off 110 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).

111 STREET



APPROXIMATE LOCATION OF
EXISTING GARAGE AS DETERMINED
FROM GOOGLE SATELLITE IMAGERY
2019 (EXISTING SHED TO BE
DEMOLISHED)

LOT 7

APPROXIMATE LOCATION OF
EXISTING RESIDENCE AS
DETERMINED FROM GOOGLE
SATELLITE IMAGERY 2018
(EXISTING RESIDENCE TO BE
DEMOLISHED)

LOT 9

LOT 8B

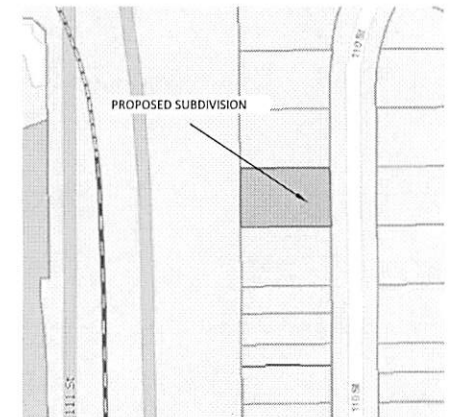
LOT 8A



110 STREET

TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION OF
LOT 8 BLOCK 13, PLAN 239HW
PLEASANTVIEW
EDMONTON, ALBERTA
WITHIN
(N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4th MER.)

SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.10 ha



Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315 6887

Job # : SA20- 733

Drawn by:BU

Checked by: FS



Subdivision Authority

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

February 18, 2021

File No. LDA20-0370

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

ATTENTION: Reanna Rehman

RE: Tentative plan to subdivide 0.037 hectare (ha), 0.081 ha, and 0.056 ha portions from the SE 5-52-25-W4M and consolidate those portions with the SW 5-52-25-W4M, and to subdivide 0.082 ha, 0.007 ha, and 0.003 ha portions from the SW 5-52-25-W4M and consolidate those portions with the SE 5-52-25-W4M, located east of 99 Street NW and south of Maskêkosihk Trail NW;
RIVER'S EDGE

The Subdivision by Plan is **APPROVED** on February 18, 2021, 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 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.

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 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/kr/Posse #376002759-001

Enclosure



Subdivision Authority

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

February 18, 2021

File No. LDA20-0393

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

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to subdivide 0.025 ha and 0.011 ha portions from Lot 200, Block 1, Plan 202 1921 and consolidate those portions with the SW 6-52-25-W4M, and to subdivide 0.006 ha, 0.006 ha and 0.006 portions from the SW 6-52-25-W4M and consolidate those portions with Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and east of Winterburn Road NW; **THE UPLANDS**

I The Subdivision by Plan is APPROVED on February 18, 2021, 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 a map of the subdivision identifying major conditions of this approval.

Municipal Reserve for Lot 200, Block 1, Plan 202 1921 was addressed by Deferred Reserve Caveat (DRC) with LDA11-0004. The DRC was adjusted with LDA14-0566 to account for arterial road and Environmental Reserve (ER) dedication. The DRC will carry forward on the remainder of the title.

Municipal Reserve for the SW 6-52-25-W4M was addressed by DRC with LDA11-0004. 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.

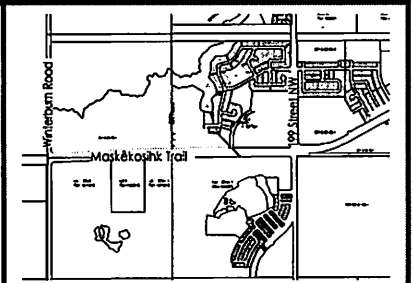
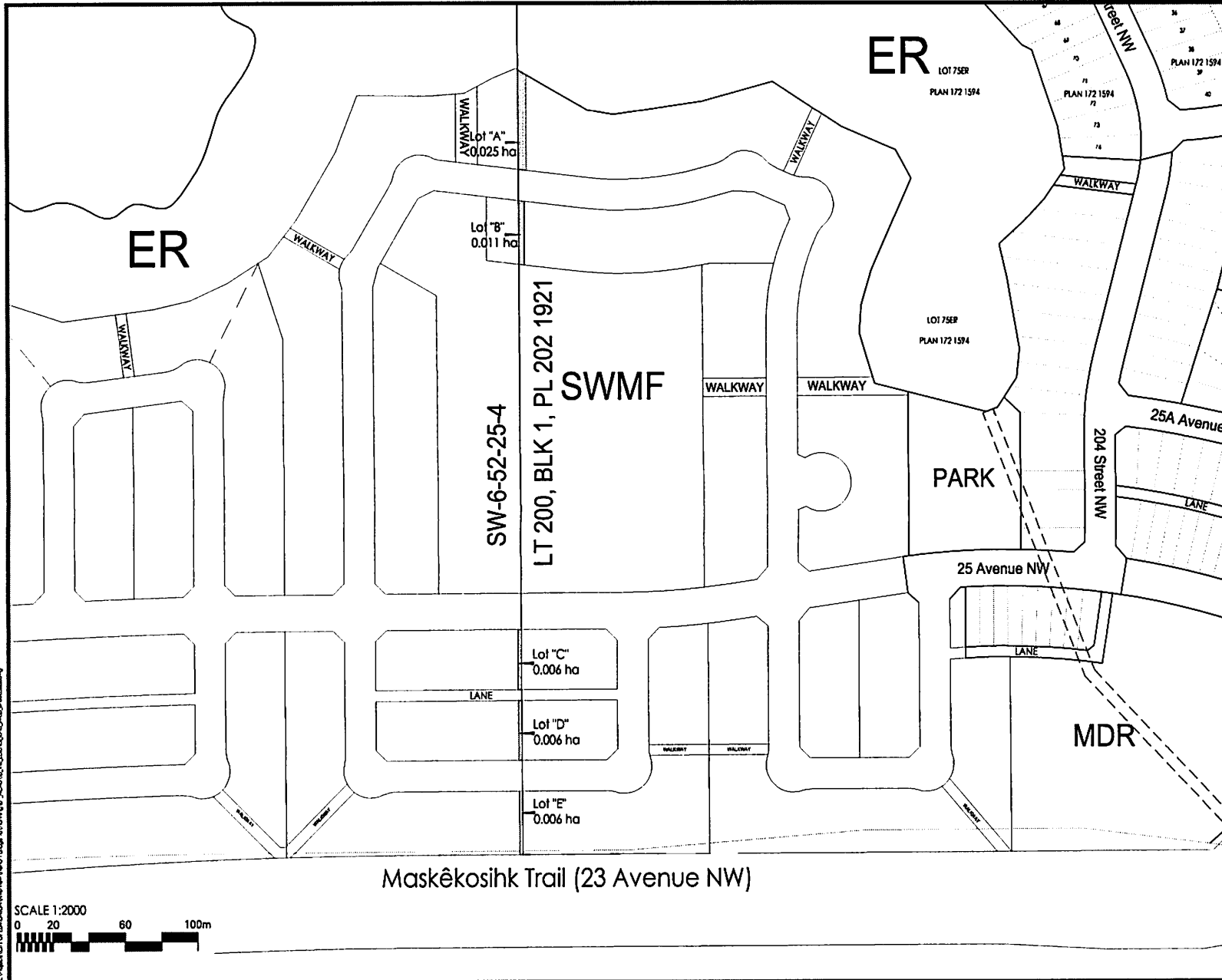
If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #377306577-001

Enclosure(s)



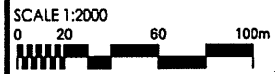
LOCATION PLAN
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:
SW 6-52-25-W4M & LT 200, BLK 1, PL 202 1921

NOTES:
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THIS, ——— AND CONTAINS APPROXIMATELY 0.054 ha.

STATISTICS:

LOT "A"	= 0.025 ha
LOT "B"	= 0.011 ha
LOT "C"	= 0.006 ha
LOT "D"	= 0.006 ha
LOT "E"	= 0.006 ha
TOTAL	= 0.054 ha




TENTATIVE PLAN
 STAGE 10 - LAND SWAP
 THE UPLANDS - EDMONTON - ALBERTA
 December 7, 2020


L:\Users\CD\Documents\Projects\1920\Stage 10\Drawings\CD\1920_Uplands_Edmonton_Alberta_Plan2020.dwg



Subdivision Authority

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

February 18, 2021

File No. LDA20-0443

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 7, Block 1, Plan 8661 T, located south of 128 Avenue NW and west of 120 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on February 18, 2021, 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. Apply online at www.edmonton.ca/permits;
2. that the owner dedicate a 6 m x 6 m corner cut as road right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
3. that subject to Condition 2, the owner remove the fencing and landscaping within the road dedication area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; 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.

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 7 of the 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/sm/Posse #381622930-001

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 - 2021 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 128 Avenue NW and 120 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.
- The Calder neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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 11.6 m south of the north property line of Lot 7 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 water main located within a laneway adjacent to the west property line of Lot 7. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is an existing power pole that may interfere with access to the proposed Lot 7A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Distribution & Transmission for more information.
- 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

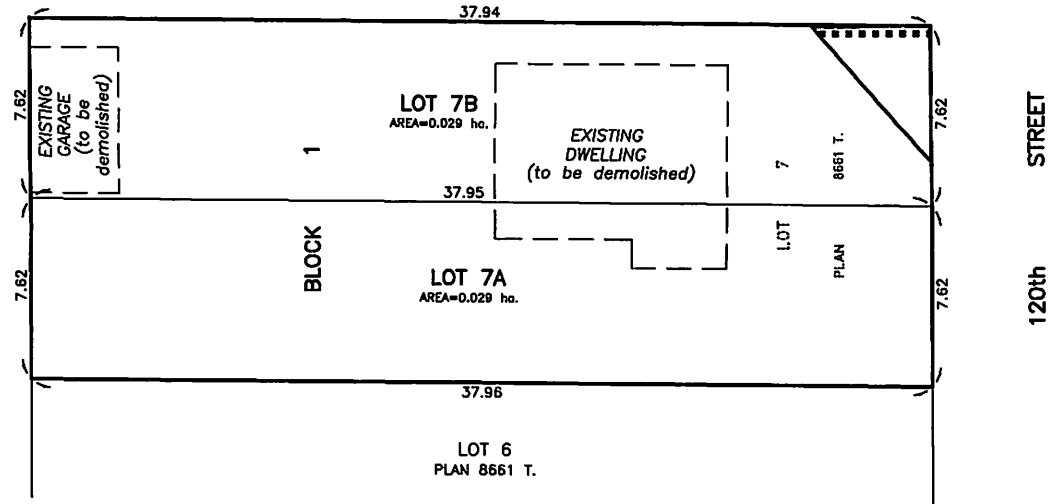
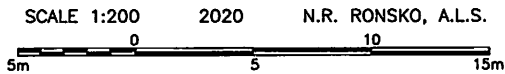
SHOWING SUBDIVISION OF

LOT 7, BLOCK 1, PLAN 8661 T.

IN THE
S.W.1/4 SEC.19-53-24-4

EDMONTON ALBERTA

128th AVENUE

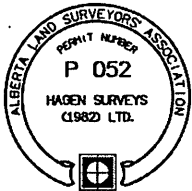


NOTE:
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.

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 21, 2020
REVISED: -

FILE NO. 20S0712

DWG.NO. 20S0712T

Dedicate 6 m x 6 m road right of way

Remove existing fence and landscaping in the road dedication area



Subdivision Authority

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

February 18, 2021

File No. LDA20-0446

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 23, Block 42, Plan RN46, located north of 117 Avenue NW and east of 127 Street NW;
INGLEWOOD

The Subdivision by Plan is **APPROVED** on February 18, 2021, 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.

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 7 of the 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/tv/Posse #381135803-001

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 - 2021 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 127 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.
- 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
- There is an existing access to 127 Street NW. Upon redevelopment of proposed Lot 23B, the existing residential access to 127 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.
- The owner is advised that 127 Street is part of the active transportation network and the existing Bike Network. It has been designed to include protected/physically separated bike lanes within the 127 Street road right-of-way.
- The Inglewood neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.1 m north of the south property line of existing Lot 23 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 water main located within a laneway adjacent to the east property line of existing Lot 23. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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

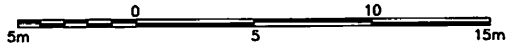
SHOWING SUBDIVISION OF

LOT 23, BLOCK 42, PLAN RN46 (XLVI)

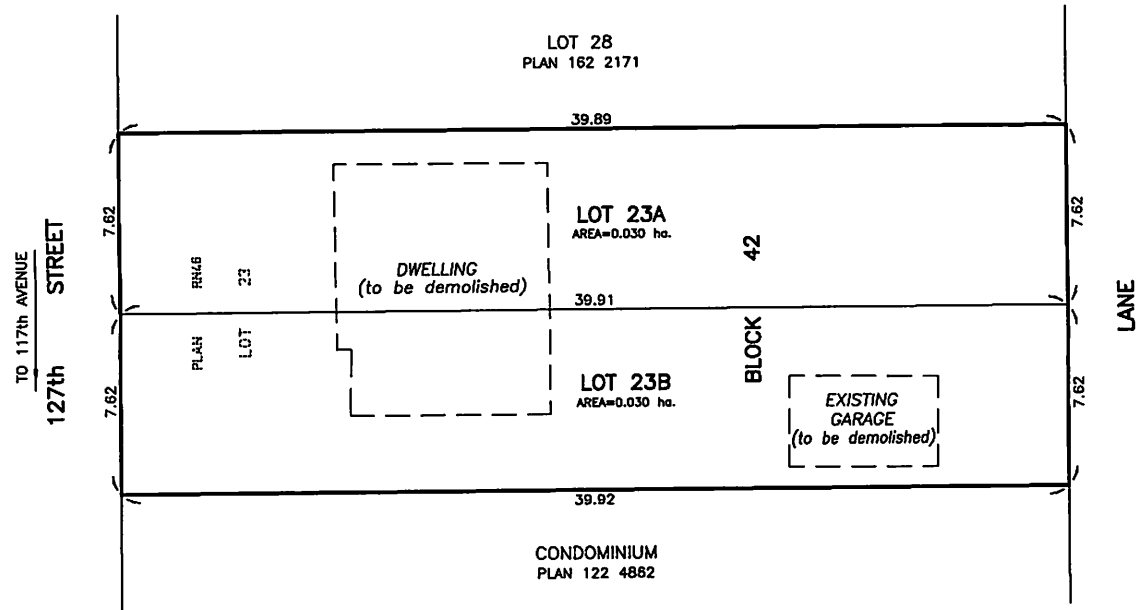
IN THE
N.W.1/4 SEC.7-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 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: J.V.

CALC'D. BY: J.V.

DATE: December 16, 2020

REVISED: -

FILE NO. 20S0700

DWG.NO. 20S0700T



Subdivision Authority

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

February 18, 2021

File No. LDA21-0012

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 27, Plan 5112 HW, located north of 90 Avenue NW and west of 79 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on February 18, 2021, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to the proposed western lot; 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.

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 7 of the 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/tv/Posse #383058754-001
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 - 2021 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 91 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.

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.

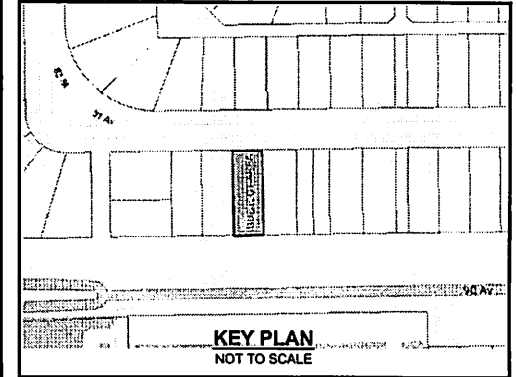
Servicing

- 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 8.6 m east of the west property line of existing Lot 19 off 90 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).

ONE80 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-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.065 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	JAN 6/20	T-PLAN	CN

REVISIONS

HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

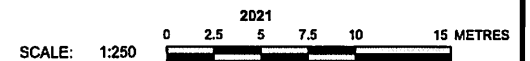
OF

LOT 19, BLOCK 27, PLAN 5112 HW

WITHIN THE

N.W. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO. 62000191T DRAFTED BY: CN CHECKED BY: DS

91 AVENUE NW



7.62 7.62

LOT 19
BLOCK 27
PLAN 5112 HW

LOT 19B
BLOCK 27

LOT 19A
BLOCK 27

LOT 18
BLOCK 27
PLAN 5112 HW

LOT 17B
BLOCK 27
PLAN 182 2797

LOT 21
BLOCK 27
PLAN 5112 HW

LOT 20
BLOCK 27
PLAN 5112 HW

42.65

42.65

42.65

7.62 7.62

LANE



Subdivision Authority

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

February 18, 2021

File No. LDA21-0017

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 351, Block 1, Plan 7540 AH, located north of 112 Avenue NW and east of 102 Street NW; **SPRUCE AVENUE**

The Subdivision by Plan is APPROVED on February 18, 2021, 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.

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 7 of the 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/tv/Posse #383430900-001
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 - 2021 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 102 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 5.8 m south of the north property line of existing Lot 351 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 water main located within a laneway adjacent to the east property line of existing Lot 351. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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

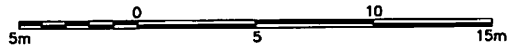
LOT 351, BLOCK 1, PLAN 7540 A.H.

IN

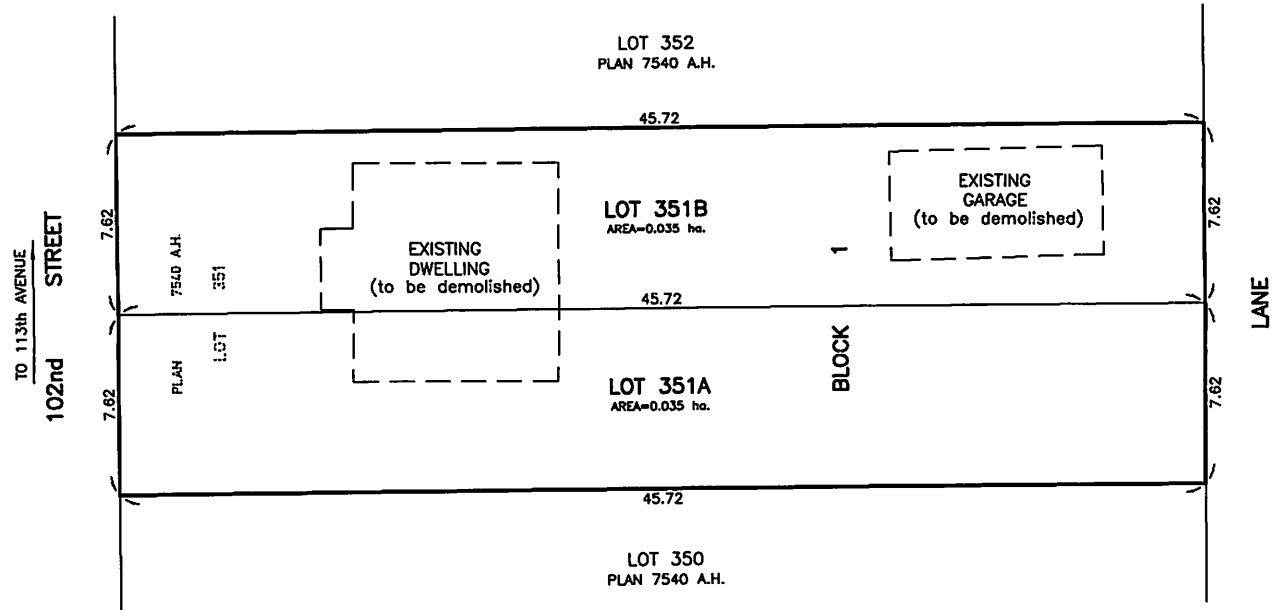
HUDSON'S BAY COMPANY RESERVE
THEO. TWP.53 RGE.24 W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2021 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: J.V.

CALC'D. BY: J.V.

DATE: January 8, 2021

REVISED: -

FILE NO. 20S0733

DWG.NO. 20S0733T

Thursday, February 11, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 06

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 11, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 4, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA20-0389
378420846-001

Tentative plan of subdivision to create 12 single detached residential lots from Lot A, Block 1, Plan 182 1095 located east of Orchards Road SW and south of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA20-0329
375964333-001

Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 43, Block 12, Plan 4116 HW, located north of University Avenue NW and west of 117 Street NW; **WINDSOR PARK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA20-0404 379391363-001	Tentative plan of subdivision to subdivide and consolidate the west portion of Lot 13A, Block 110, Plan 872 2370 and the east portion of Lot 14A, Block 110, Plan 872 2370. This subdivision will create one (1) additional single detached residential lot, located south of 88 Avenue NW and east of 98 Street NW; STRATHCONA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA20-0439 381565155-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lots 9 and 10, and a portion of Lot 8, Block 7, Plan 2099 HW, located south of 113 Avenue NW and west of 128 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0002 382148038-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 14, Plan 5908 AF, located north of 113 Avenue NW and east of 123 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0004 382125074-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 12, Plan 4629 KS, located north of 89 Avenue NW and west of 140 Street NW; PARKVIEW
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0016 383464852-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 11, Block 14A, Plan 2109 HW located west of 113 Street NW and south of 111 Avenue NW; QUEEN MARY PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0022 381347168-001	Tentative plan of subdivision of Lot 3PUL, Block 2, Plan 792 1727 and lot 6PUL, Block 2, Plan 862 1389 for the purpose of consolidation with Lots 8 and 9, Block 2, Plan 092 5800, located south of 118 Avenue NW and east of 178 Street NW; ARMSTRONG INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	