

Thursday, September 9, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 36

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell	
		That the Subdivision Authority Agenda for the September 9, 2021 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell	
		That the Subdivision Authority Minutes for the September 2, 2021 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA21-0270 373169921-001	Tentative plan of subdivision to create two (2) commercial lots and three (3) other lots, from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and west of 109 Street NW; BLATCHFORD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA21-0271 385852033-001	Tentative plan of subdivision to create one (1) multiple-housing lot (MHL), from Lot 2, Block 6A, Plan 922 0135 located north of Kingsway NW and west of 109 Street NW; BLATCHFORD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA21-0272 385855022-001	Tentative plan of subdivision to create one (1) other lot, from Lot 2, Block 6A, Plan 922 0135 located north of Kingsway NW and west of 109 Street NW; BLATCHFORD	

MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA21-0329 373767194-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 2, Block 6A, Plan 922 0135, located south of 118 Avenue NW and west of 109 Street NW; BLATCHFORD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA13-0371 142488985-001	REVISION of conditionally approved plan of subdivision to create seven (7) industrial lots and one (1) Public Utility lot from Block 7, Plan 179 HW and portions of the SW 27-53-25-W4M, located east of 170 Street and north of 137 Avenue; MISTATIM INDUSTRIAL	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA18-0150 277246817-001	REVISION of conditionally approved tentative plan of subdivision to create ten multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; ERMINESKIN	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA19-0290 324235764-001	REVISION of conditionally approved tentative plan of subdivision to create 38 single detached residential lots and 26 semi-detached residential lots from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; EDGEMONT	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA21-0378 404623101-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 21, Plan 5184 HW, located north of 92 Avenue NW and west of 76 Street NW; HOLYROOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA21-0380 404623101-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13A, Block 93, Plan 3875P, located north of Stony Plain Road NW and east of 136 Street NW; GLENORA	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA21-0381 404982973-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 22, Plan 2655 HW, located south of 71 Avenue NW and east of 96 Street NW; HAZELDEAN	
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.		



Subdivision Authority

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

September 9, 2021

File No. LDA21-0270

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create two (2) commercial lots and three (3) other lots, from Lot 2, Block 6A, Plan 922 0135, located north of Kingsway NW and west of 109 Street NW;
BLATCHFORD

I The Subdivision by Plan is APPROVED on September 9, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register on the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 owner dedicate additional road right of way north of 120 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of the roads along the south boundaries of the proposed commercial lots, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate additional road right of way along the north to south road located west of the Multi-Housing Lot in LDA21-0271, to accommodate the utility offsets within the proposed cross sections should it be deemed necessary through the review of the engineering drawings, to the satisfaction of Subdivision and Development Coordination;
8. that the owner register a road plan within the Multi-Housing Lot in LDA21-0271 and around the roundabout, to accommodate the utility offsets within the proposed cross sections should it be deemed necessary through the review of the engineer drawings, to the satisfaction of

Subdivision and Development Coordination. The owner must register a road plan for the required road right-of-way. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;

9. that the property lines of the identified lots around the roundabout be modified should it be deemed necessary through the review of engineering drawings and submission, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner dedicate the titled parcel on the west side of 109 Street NW north of 118 Avenue NW (Block E, Plan 992 4602), as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I and II. The owner must register a road plan for the required road right-of-way. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
11. that the owner register public access easements for the roadways within LDA21-0271 and LDA21-0272, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
12. that the owner register an easement for the sanitary sewer main extension south of 120 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure II. EPCOR Drainage Services shall be a party to the easement;
13. that the approved subdivisions LDA20-0039 be registered prior to or concurrent with this application for the Public Utility Lot and logical extension of roadway connections;
14. that Charter Bylaws 19844 and 19845 (LDA20-0334) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
15. 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 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;
5. 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;

6. that the owner provide a Transportation Study for the Blatchford neighbourhood prior to the approval of engineer drawings, to the satisfaction of Subdivision and Development Coordination;
7. that the owner construct additional requirements that may be triggered to support traffic generated by the development of the subject parcels that may include roadway connections to the external road network, arterial upgrades and traffic signals, should it be determined necessary through the Transportation Study, to the satisfaction of Subdivision and Development Coordination;
8. that the owner provide grading plans for the roads running east/west south of the proposed commercial lots, to the approval and satisfaction of Development Engineering and Drawing Review (contact Mark Pivovar at 780-944-7693 for more information);
9. that the owner construct all roadways within the subdivision boundary to an approved Complete Streets design and cross section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a roundabout, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for Edmonton Transit buses must be included in the submission of engineering drawings to ensure functionality through all seasons;
11. that the owner construct the most western north to south road to an approved Complete Streets design and cross section, including wide pedestrian through zones and incorporating "passing" layby areas throughout the corridor that will maintain two driving lanes and allow for transit operations to pull in and vehicles to pass when approaching an oncoming Edmonton Transit Service (ETS) bus, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of the Transportation Study and engineering drawings;
12. that the owner construct Blatchford Road NW, to an approved Complete Streets design and cross section, including a 4 m shared use path, cycling corridor incorporating "passing" layby areas throughout the corridor that will maintain two driving lanes and allow for transit operations to pull in and vehicles to pass when approaching an oncoming ETS bus, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of the Transportation Study and engineering drawings;
13. that the owner provide a zebra marked crosswalk with curb extensions, curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct the 118 Avenue NW "Active Modes" only corridor with 1.8 m concrete sidewalks and a separated cycle track, to an approved Complete Streets design and cross section, including intersection improvements at 109 Street and connections to the adjacent parcels for improved connectivity, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of engineering drawings;
15. that the owner constructs temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to

Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

16. 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 be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
17. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle and Edmonton transit access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
18. that the owner constructs offsite sanitary sewer main extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner constructs offsite storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
20. that the owner provides accommodations for major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner constructs an offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner installs the fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II; and
23. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

III The review and approval of the Transportation Study will determine if the following 120 Avenue upgrades are required with this subdivision in the Servicing Agreement in Clause I (1). Should the Transportation Study confirm that they can be deferred then the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner construct additional requirements that may be triggered to support traffic generated by the development of the subject parcels that may include roadway connections to the external road network, arterial upgrades and traffic signals, should it be determined necessary through the Transportation Study, to the satisfaction of Subdivision and Development Coordination;
2. that the owner construct 120 Avenue NW to an approved Complete Streets design and cross section, including a 3 m shared use path on the south side and a 2.5 m monowalk on the north side, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of engineering drawings; and
3. that the owner construct intersection improvements at 120 Avenue NW and 109 Street NW to ensure operation and functionality of the intersection in the ultimate design and build out of the collector roadway, as shown on the "Conditions of Approval" map, Enclosure I. A detailed plan must be submitted for 120 Avenue NW for review and approval by Subdivision and Development

Coordination. Details relative to this requirement will be reviewed with the submission of engineering drawings.

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

Municipal Reserve for Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. 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

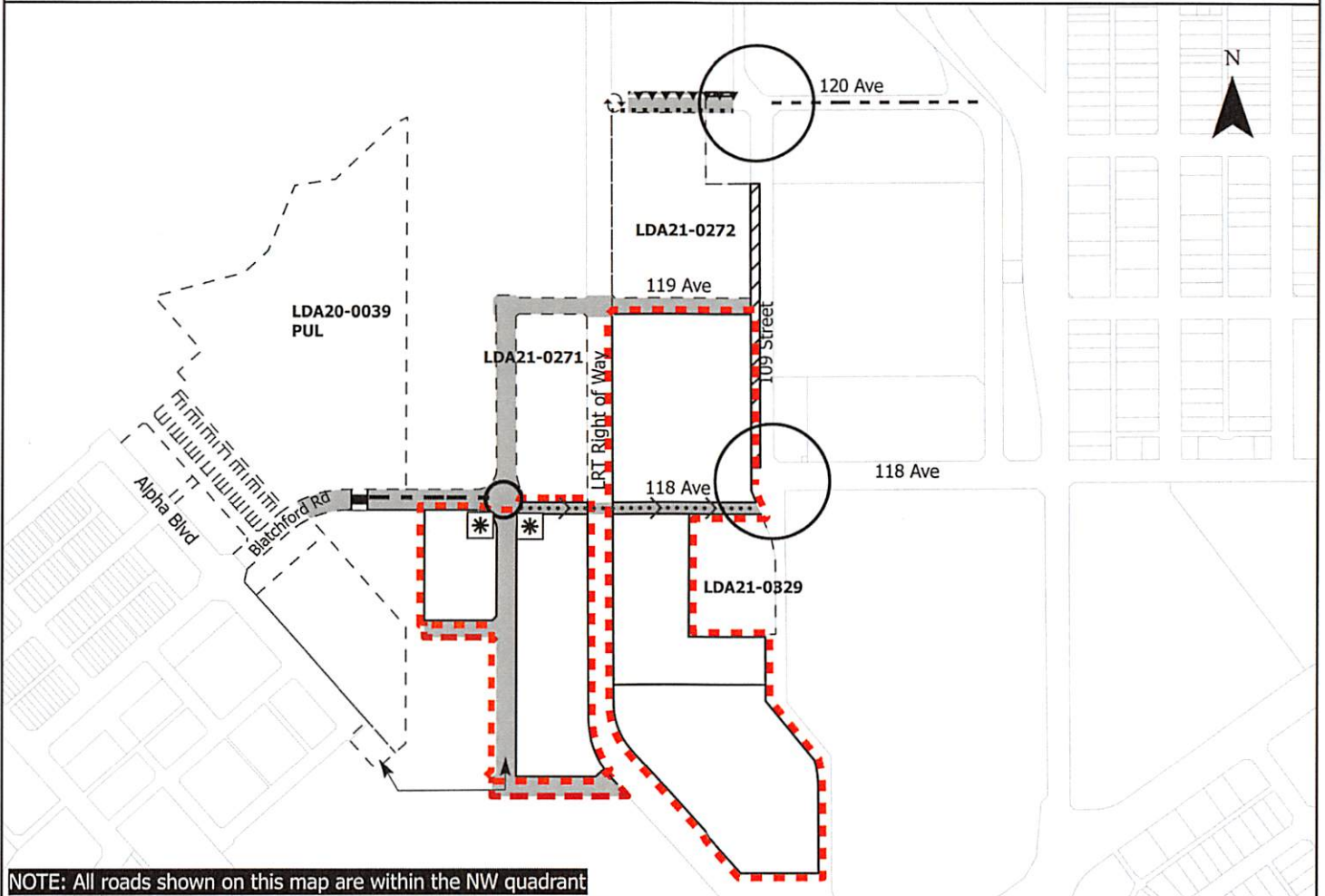
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Enclosure(s)

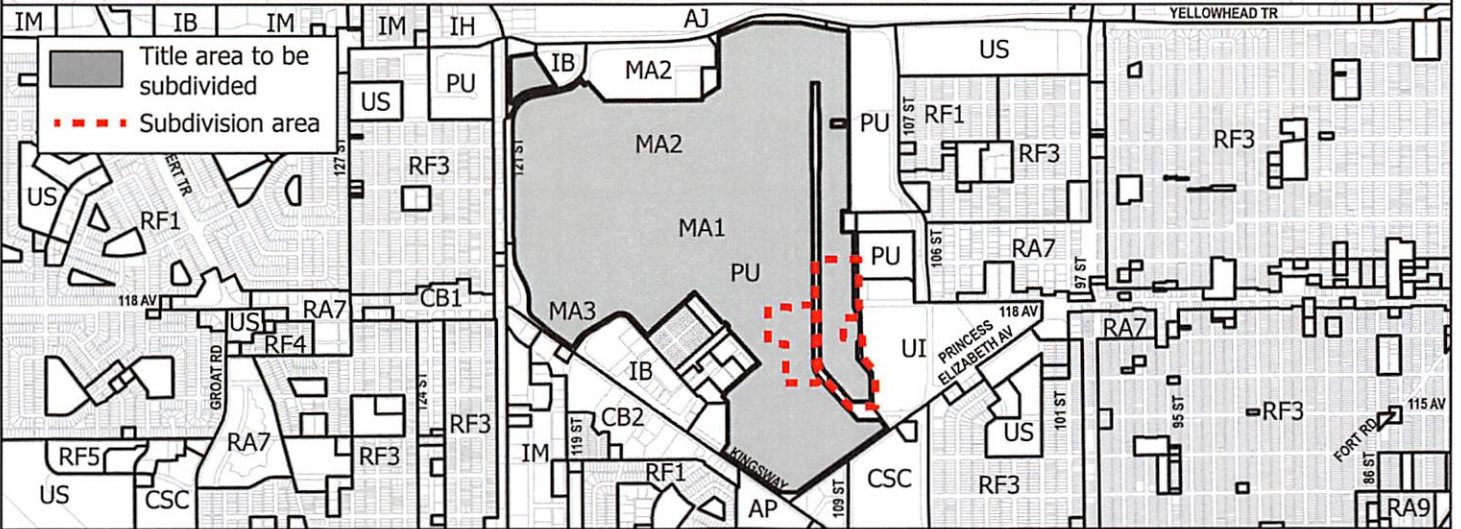
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA21-0270

- Limit of proposed subdivision
- - - Amend subdivision boundary
- Temporary 6 m roadway
- ▨ Dedicate as road right of way
- Construct Roundabout
- ▬ Zebra marked crosswalk
- ▼▼▼▼ 2.5 m mono-walk
- - - Construct collector roadway
- ⋯⋯⋯ 3 m hard surface shared use
- - - 4 m shared use path
- ✱ Modify property lines
- Intersection Improvements
- ▬ Construct Roads to a Complete Streets Design and Cross Section
- ↻ Temporary 12 m turnaround
- ⋯⋯⋯ Active Modes Corridor












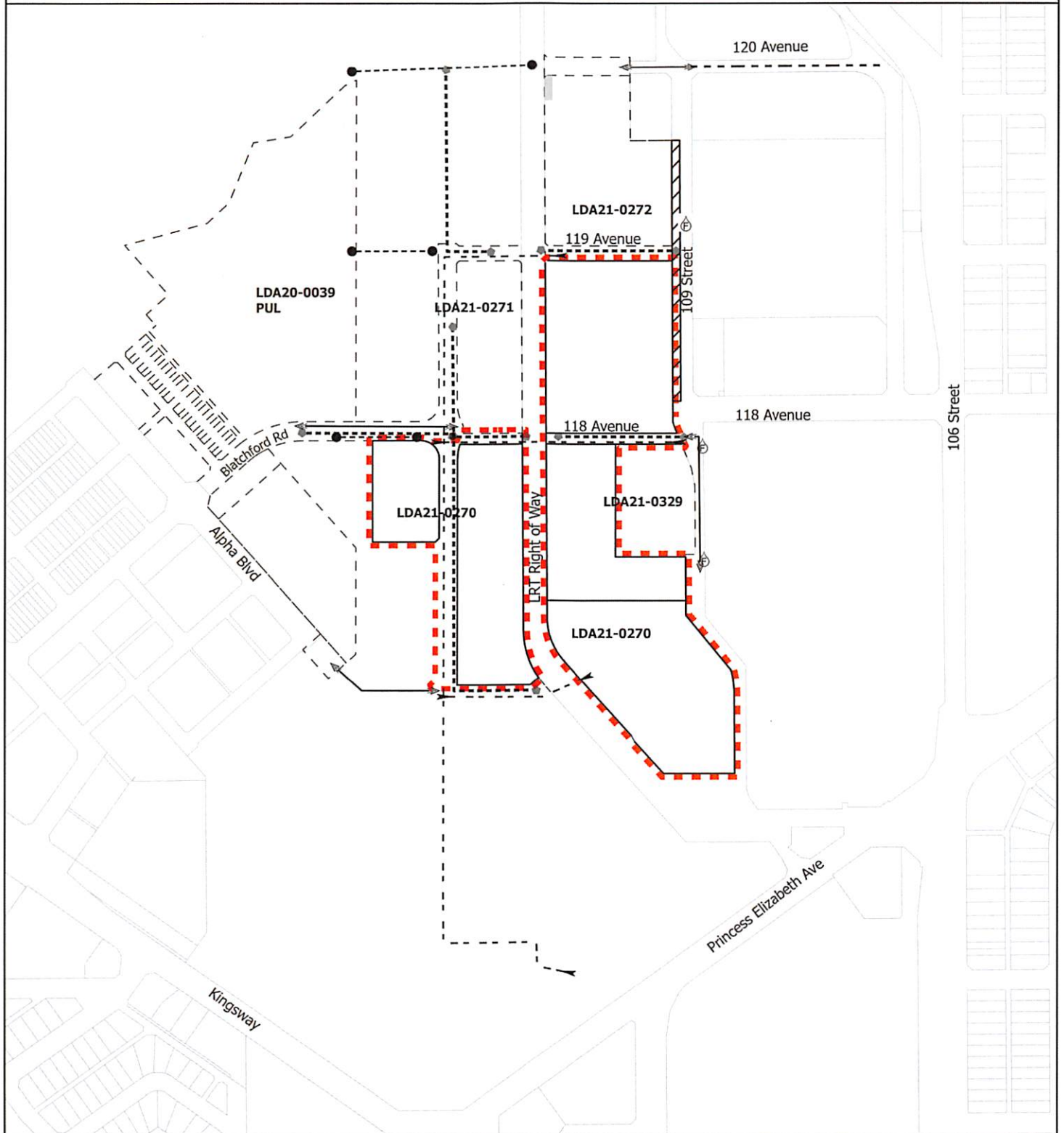
NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA21-0270

-  Dedicate as road right of way
-  Major drainage infrastructure
-  Limit of proposed subdivision
-  Construct collector roadway
-  Sanitary sewer extension
-  Storm sewer extension
-  Fire hydrant
-  Watermain extension
-  Register Easement





Subdivision Authority

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

September 9, 2021

File No. LDA21-0271

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) multiple-housing lot (MHL), from Lot 2, Block 6A, Plan 922 0135 located north of Kingsway NW and west of 109 Street NW; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on September 9, 2021, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register on the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the dedication of Blatchford Road NW, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the north to south road located to the west of the Multi-Housing Lot be amended to include the additional dedication, to accommodate the utility offsets within the proposed cross sections, should it be deemed necessary through the review of the engineer drawings, to the satisfaction of Subdivision and Development Coordination;
6. that the property lines of the identified lot around the roundabout be modified should it be deemed necessary through the review of engineering drawings and submission, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA20-0039 be registered prior to or concurrent with this application for the Public Utility Lot and logical extension of roadway connections;
8. that Charter Bylaws 19844 and 19845 (LDA20-0334) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and

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

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the 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 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;
5. 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;
6. that the owner provide a Transportation Study for the Blatchford neighbourhood prior to the approval of engineering drawings, to the satisfaction of Subdivision and Development Coordination;
7. that the owner construct additional requirements that may be triggered to support traffic generated by the development of the subject parcels that may include roadway connections to the external road network, arterial upgrades and traffic signals, should it be determined necessary through the Transportation Study, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct a roundabout, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for Edmonton Transit buses must be included in the submission of engineering drawings to ensure functionality through all seasons;
9. that the owner construct the north to south road located to the west of the Multi-Housing Lot to an approved Complete Streets design and cross section, including wide pedestrian through zones and incorporating "passing" layby areas throughout the corridor that will maintain two driving lanes and allow for transit operations to pull in and vehicles to pass when approaching an oncoming Edmonton Transit Service (ETS) bus, as shown on the "Conditions of Approval" map, Enclosure I. Further analysis of the "passing" laybys should be included as part of the Transportation Study anticipated later this year. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
10. that the owner construct Blatchford Road NW to an approved Complete Streets design and cross section, including a 4 m shared use path, cycling corridor incorporating "passing" layby areas throughout the corridor that will maintain two driving lanes and allow for transit operations to pull in and vehicles to pass when approaching an oncoming ETS bus, as shown on Enclosure I.

Further analysis of the "passing" laybys should be included as part of the Transportation Study anticipated later this year. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;

11. that the owner provide a zebra marked crosswalk with curb extensions, curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 119 Avenue NW to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs an offsite sanitary sewer main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner constructs an offsite storm sewer main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner provides accommodations for major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. 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; and
17. 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 Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. 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

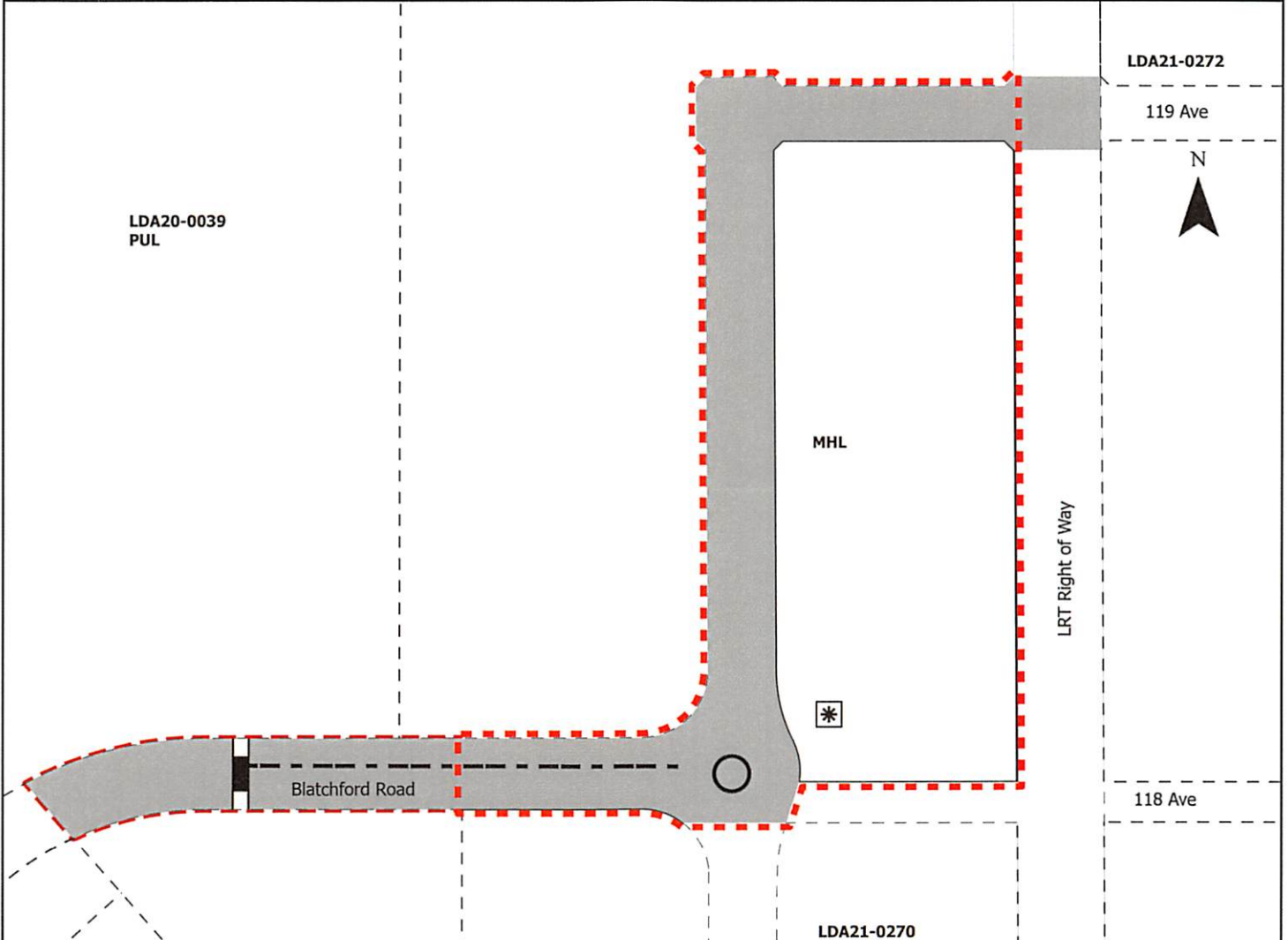
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Enclosure(s)

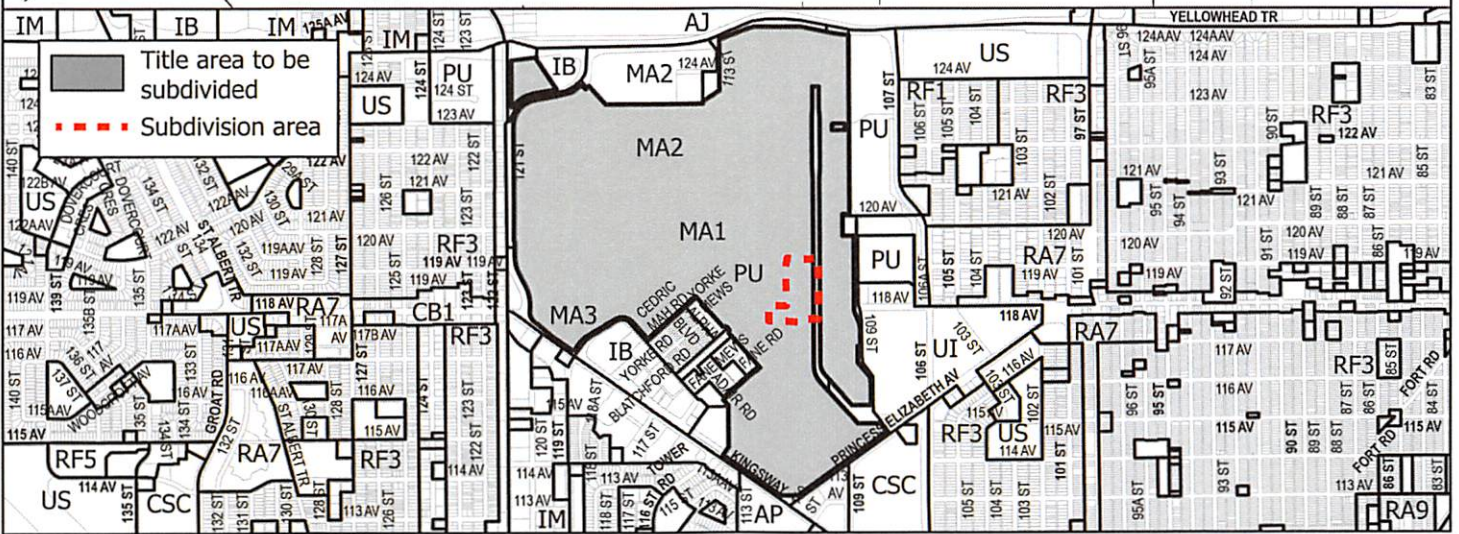
SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA21-0271

- - - - Limit of proposed subdivision
- - - - Amend subdivision boundary
- Construct Roundabout
- 4 m shared use path
- * Modify property lines
- Zebra marked crosswalk with curb ramps
- Construct Roads to a Complete Streets Design and Cross Section



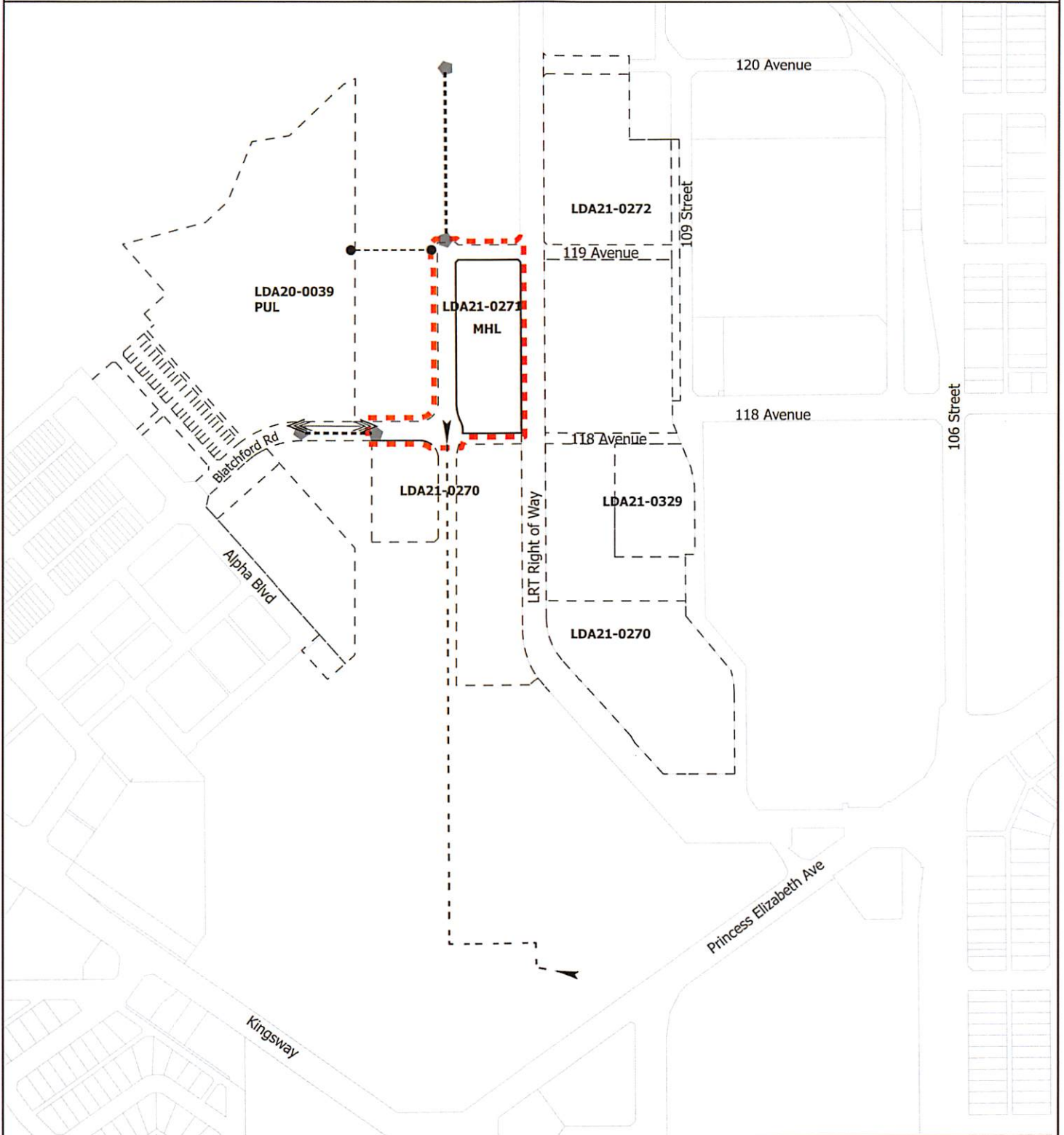
NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA21-0271

- Major drainage infrastructure
- ↔ Watermain extension
- ▶ Sanitary sewer extension
- ◀ Storm sewer extension
- Limit of proposed subdivision





Subdivision Authority

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

September 9, 2021

File No. LDA21-0272

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) other lot, from Lot 2, Block 6A, Plan 922 0135 located north of Kingsway NW and west of 109 Street NW; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on September 9, 2021, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register on the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road right of way north of 120 Avenue, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate the titled parcel on the west side of 109 Street NW north of 118 Avenue NW (Block E, Plan 992 4602), as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I and II. The owner must register a road plan for the required road right-of-way. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
6. that the owner register an easement for the sanitary sewer main extension south of 120 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure II. EPCOR Drainage Services shall be a party to the easement;
7. that the approved subdivisions LDA20-0039 be registered prior to or concurrent with this application for the Public Utility Lot;
8. that Charter Bylaws 19844 and 19845 (LDA20-0334) to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and

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

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the 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 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;
5. 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;
6. that the owner provide a Transportation Study for the Blatchford neighbourhood prior to the approval of engineer drawings, to the satisfaction of Subdivision and Development Coordination;
7. that the owner construct additional requirements that may be triggered to support traffic generated by the development of the subject parcels that may include roadway connections to the external road network, arterial upgrades and traffic signals, should it be determined necessary through the Transportation Study, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct 120 Avenue NW to an approved Complete Streets design and cross section, including a 3 m shared use path on the south side and a 2.5 m monowalk on the north side, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of engineering drawings;
9. that the owner construct intersection improvements at 120 Avenue NW and 109 Street NW to ensure operation and functionality of the intersection in the ultimate design and build out of the collector roadway, as shown on the "Conditions of Approval" map, Enclosure I. A detailed plan must be submitted for 120 Avenue NW for review and approval by Subdivision and Development Coordination. Details relative to this requirement will be reviewed with the submission of engineering drawings;
10. that the owner construct 119 Avenue NW to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to

Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

12. that the owner constructs an offsite sanitary sewer main extension extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner constructs an offsite storm sewer main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner provides accommodations for major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. 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;
16. that the owner installs the fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II; and
17. 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 Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. 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

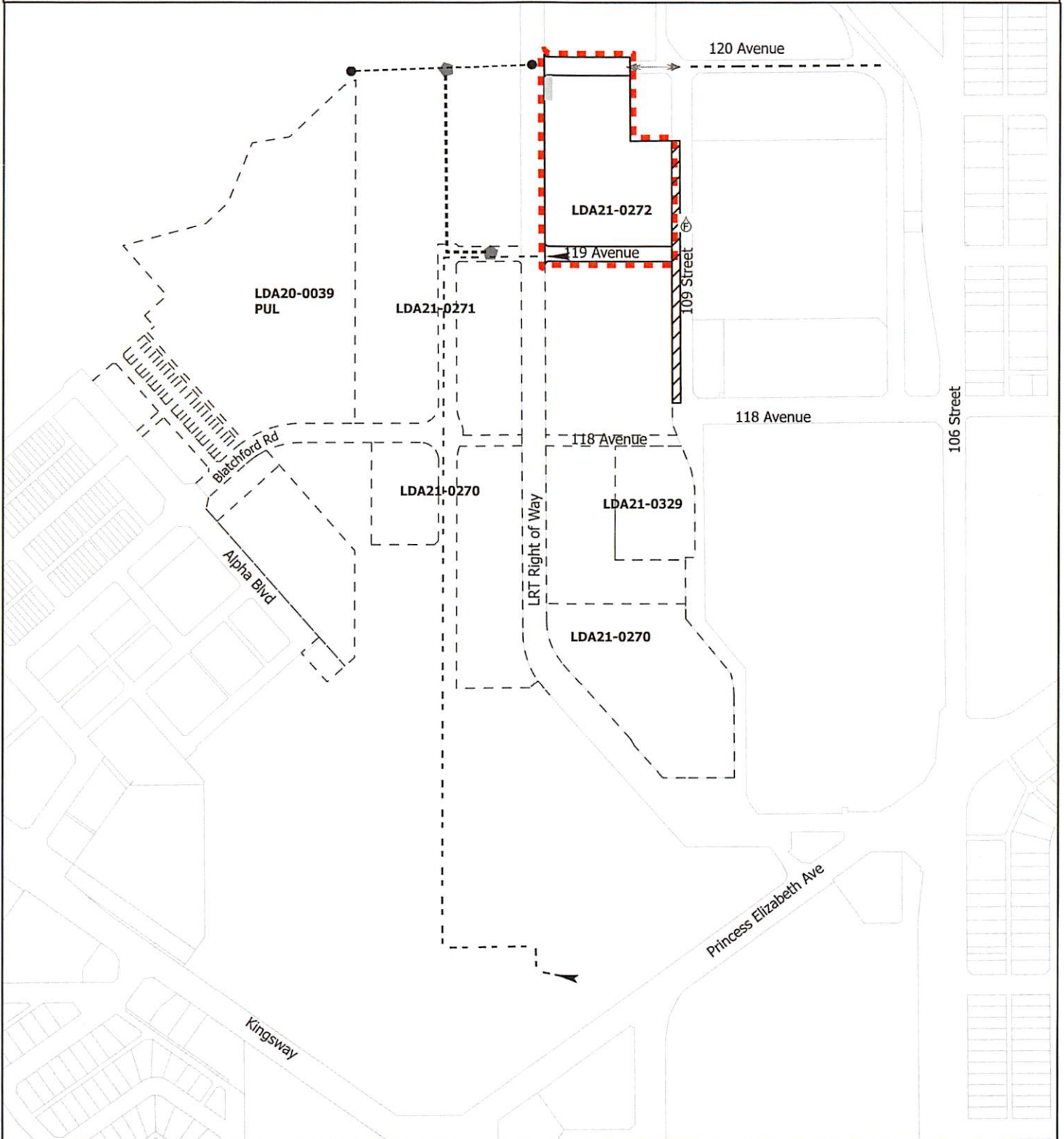
BM/sm/Posse #385855022-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA21-0272

-  Dedicate as road right of way
-  Construct collector roadway
-  Register Easement
-  Major drainage infrastructure
-  Sanitary sewer extension
-  Storm sewer extension
-  Watermain extension
-  Fire hydrant





Subdivision Authority

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

September 9, 2021

File No. LDA21-0329

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 2, Block 6A, Plan 922 0135, located south of 118 Avenue NW and west of 109 Street NW; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on September 9, 2021, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register on the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the approved subdivisions LDA20-0039 be registered prior to or concurrent with this application for the Public Utility Lot;
5. that LDA21-0316 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the 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 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;
5. 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;
6. that the owner constructs an offsite sanitary sewer main extension extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner constructs an offsite storm sewer main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
8. 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 I and II; and
9. that the owner installs two fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I and II.

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

Municipal Reserve for Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. 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

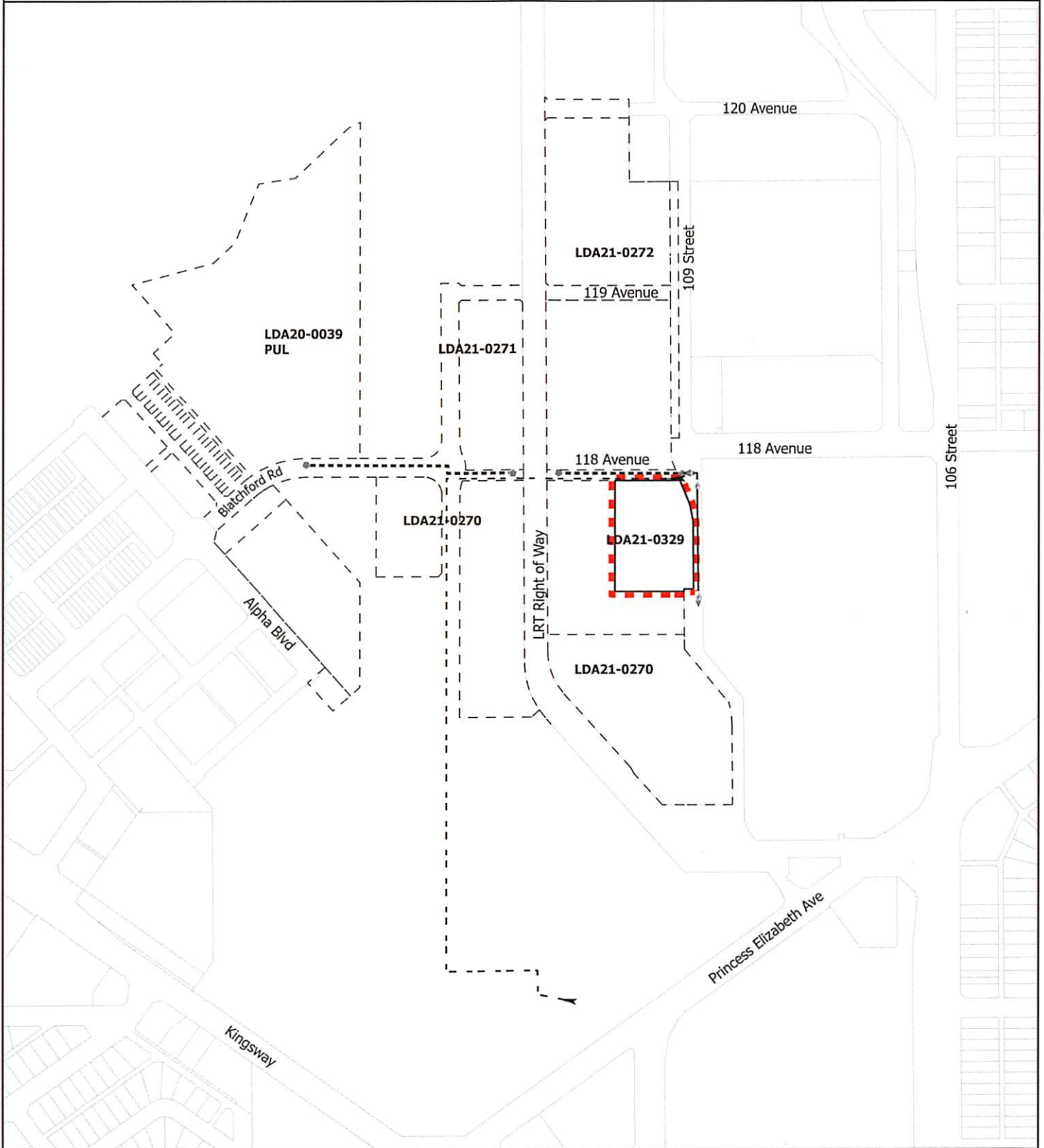
BM/sm/Posse #373767194-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA21-0329

- Limit of proposed subdivision
- Sanitary sewer extension
- Watermain extension
- Storm sewer extension
- F Fire hydrant





Subdivision Authority

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

September 9, 2021

File No. LDA13-0371

IBI Group Inc.
300 - 10830 Jasper Avenue
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: REVISION of conditionally approved plan of subdivision to create seven (7) industrial lots and one (1) Public Utility lot from Block 7, Plan 179 HW and portions of the SW 27-53-25-W4M, located east of 170 Street and north of 137 Avenue; **MISTATIM INDUSTRIAL**

LDA13-0371 was initially approved on July 24, 2014. A revision, under LDA15-0325, changed phasing and added one (1) industrial lot and received approval on October 20, 2015. A subsequent revision, under LDA16-0454, added one (1) industrial lot and received approval on December 1, 2016. A change request to LDA13-0371 revised phasing and added one (1) industrial lot and received approval on August 3, 2017. A subsequent change request revised phasing and received approval on March 14, 2019. This latest change request revises phasing by splitting Phase 6 into two, resulting in a total of seven (7) phases. Phases 1 through 5 are registered.

I The Subdivision by Plan is APPROVED on September 9, 2021, subject to the following conditions:

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

II That the Servicing Agreement required in Clause I (1) 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; and
7. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the 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 1.8 metre concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

8. that the owner is responsible for the landscape design and construction within the 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.

Money in place of municipal reserves was fully paid with the endorsement of Phase 1 of LDA13-0371.

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/kr/Posse #142488985-001

Enclosure

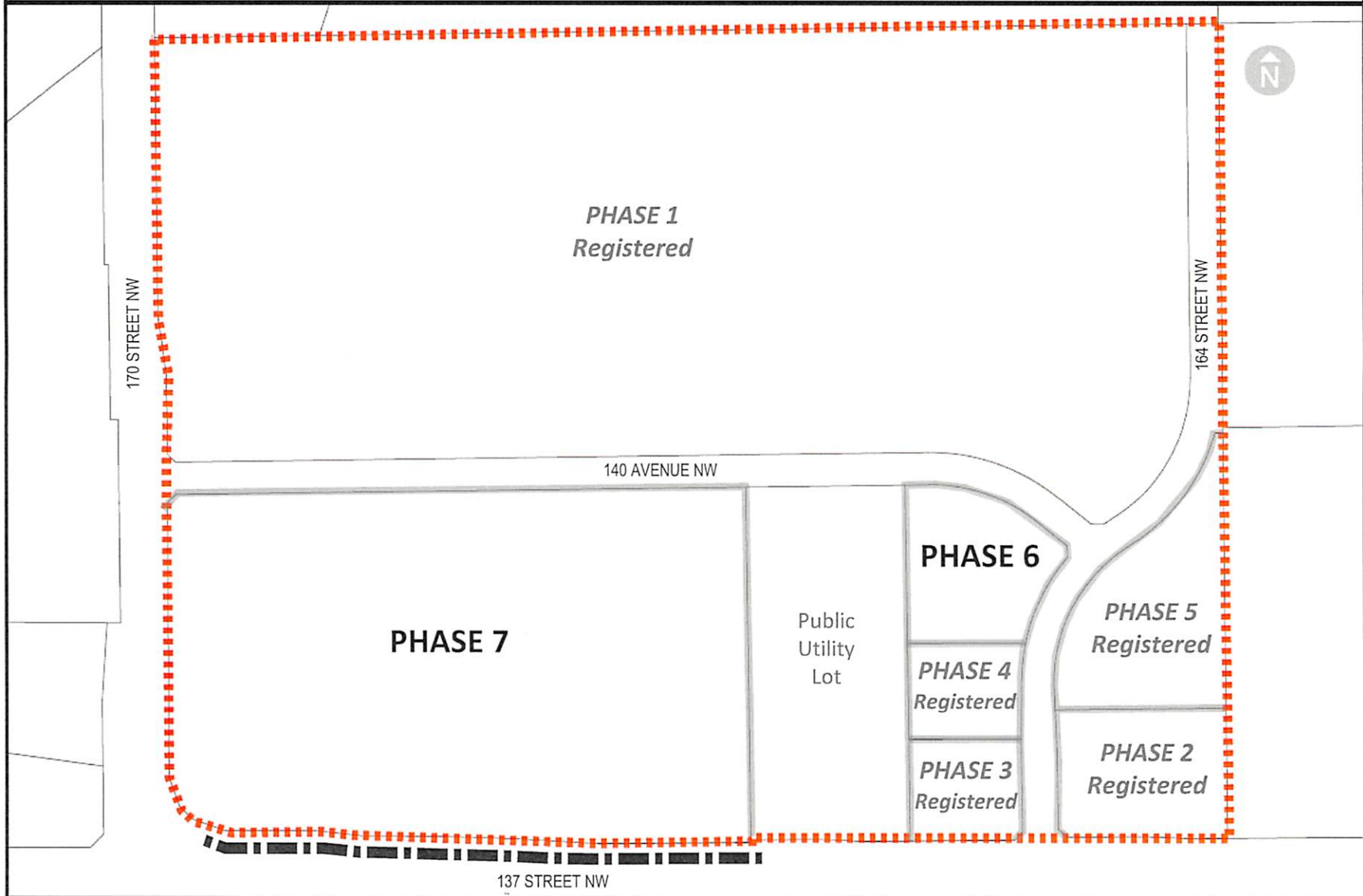
SUBDIVISION CONDITIONS OF APPROVAL

September 9, 2021

LDA13-0371

■■■■■ Limit of proposed subdivision

▬▬▬▬ 1.8 m concrete sidewalk





Subdivision Authority

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

September 9, 2021

File No. LDA18-0150

Green Space Alliance
205 - 10132 105 Street NW
Edmonton AB T5J 1C9

ATTENTION: Marcelo Figueira

RE: REVISION of conditionally approved tentative plan of subdivision to create ten multi-unit housing lots (MHL) from Lot 5A, Block 32, Plan 002 2925 and Lot 9, Block 32, Plan 002 2004, located north of 23 Avenue NW and east of 111 Street NW; **ERMINESKIN**

The subdivision was originally approved on June 21, 2018. A change request to revise phasing and add one (1) lot was approved on June 17, 2021. This second change request revises phasing, by shifting Block B from Phase 1 into Phase 2.

I The Subdivision by Plan is APPROVED on September 9, 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 register easements for cross lot access, with Phase 1 and Phase 2, as shown on the "Conditions of Approval" map, Enclosure IV. The City shall be a party to the easement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 constructs underground utilities including watermain (including hydrants), sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures II, III, and IV; and
9. that the owner provides accommodations for temporary major drainage with proposed Lot A, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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

Municipal Reserves were addressed through previous subdivision.

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/kr/Posse #277246817-001

Enclosures

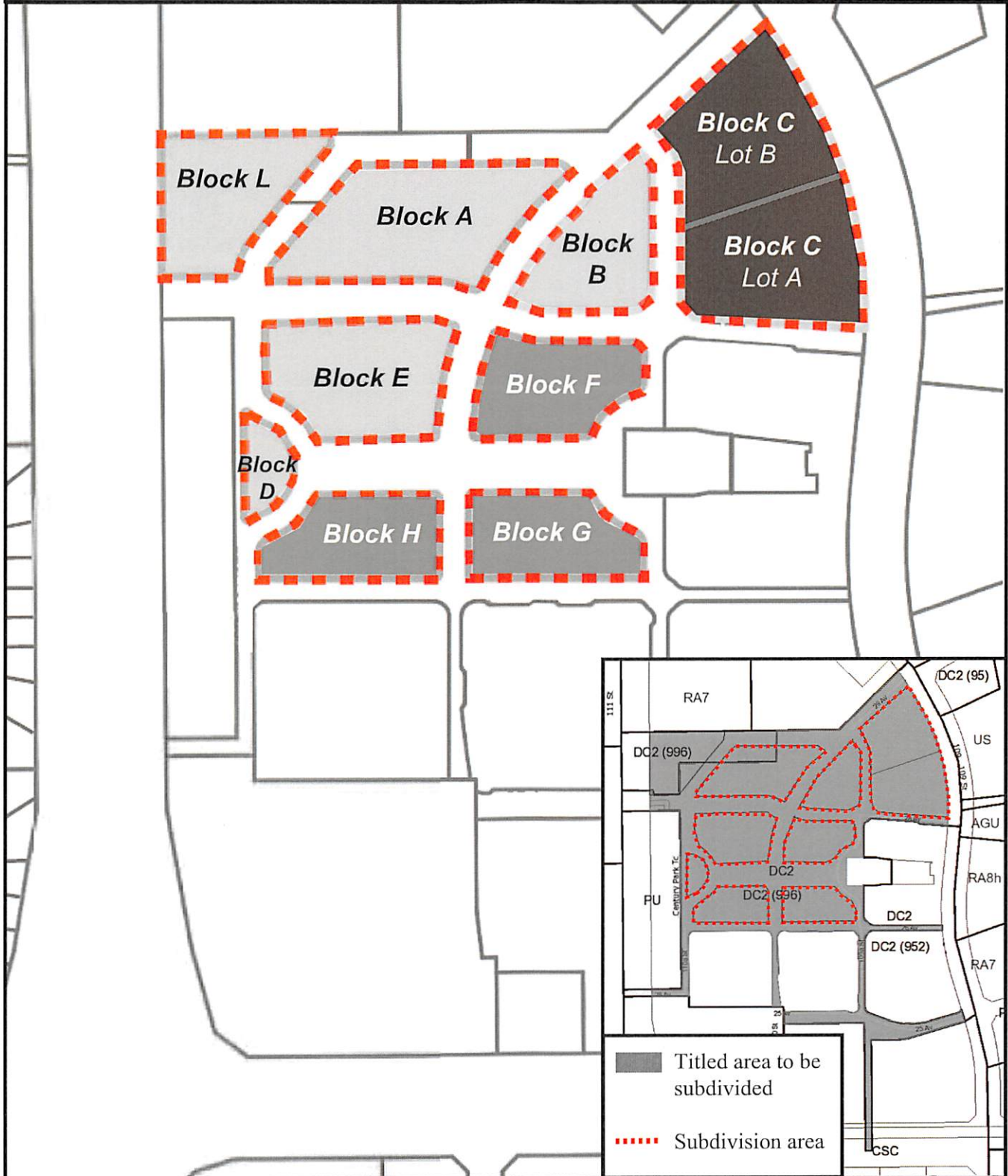
ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021

LDA18-0150

- Phase 1 (proposed Block C)
- Phase 2 (proposed Blocks A, B, D, E, and L)
- Phase 3 (proposed Blocks F, G, and H)





Watermain extension (Phase 1)



Fire hydrant (Phase 1)



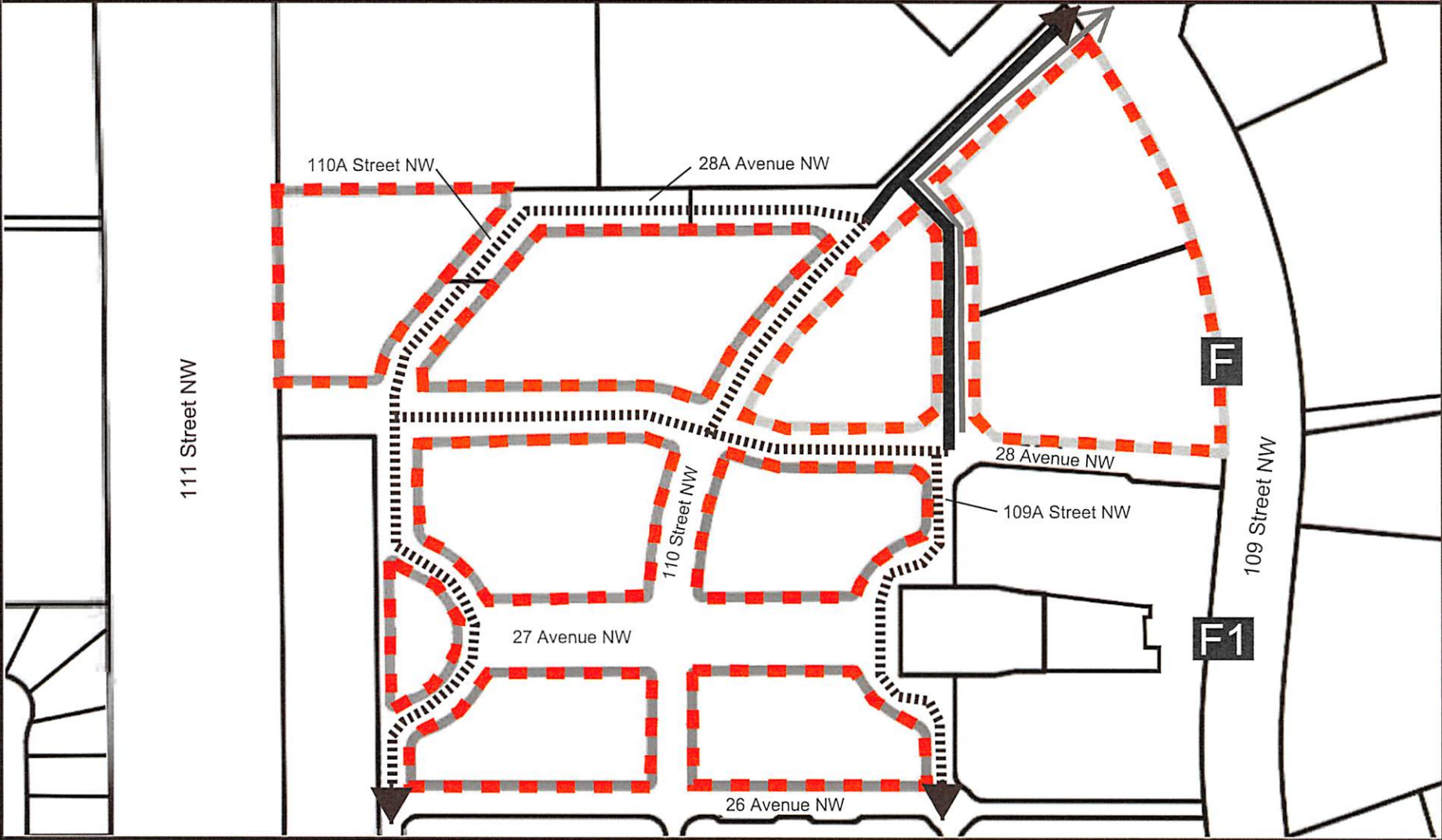
Watermain extension



Fire hydrant



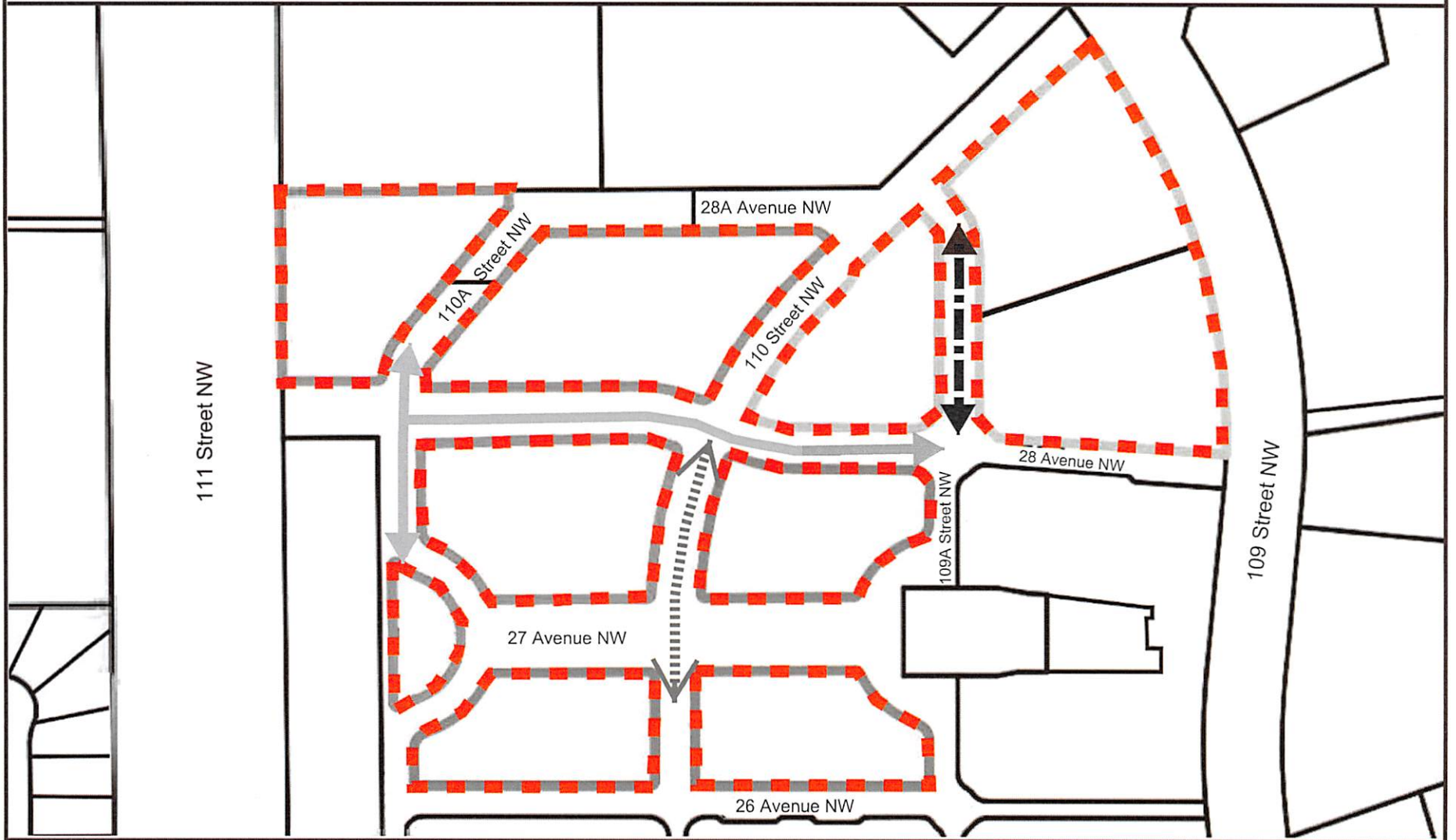
Temporary major drainage



←---→ Sanitary sewer extension (Phase 1)

←-----> Sanitary sewer extension (Phase 3)

←====> Sanitary sewer extension (Phase 2)



SUBDIVISION CONDITIONS OF APPROVAL MAP

September 9, 2021 LDA18-0150

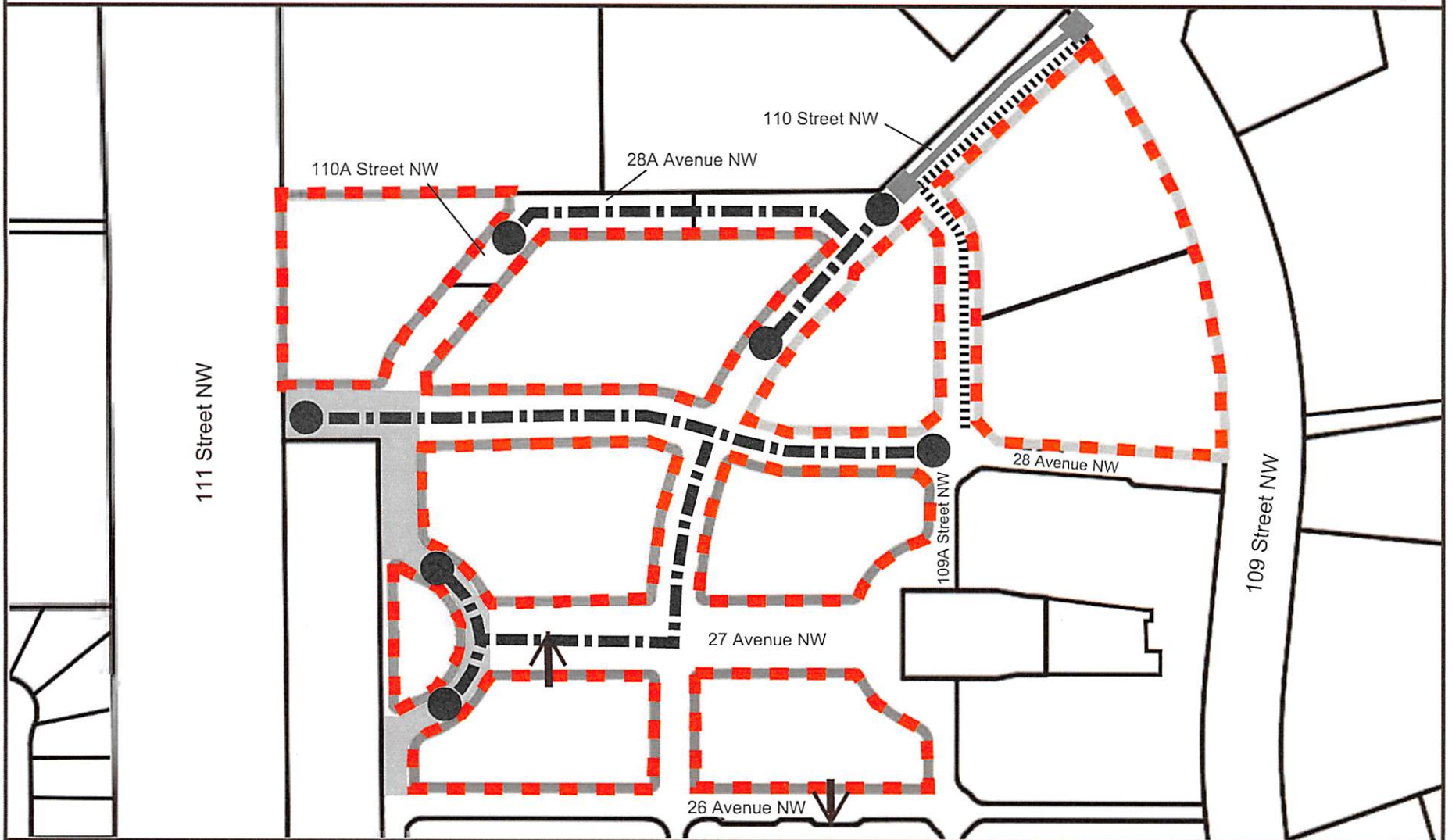
◆—◆ Storm sewer extension (Phase 1)

← Storm sewer extension (Phase 3)

●—■—● Storm sewer extension (Phase 2)

▤ Cross lot access easement (Phase 1)

■ Cross lot access easement (Phase 2)





Subdivision Authority

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

September 9, 2021

File No. LDA19-0290

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 38 single detached residential lots and 26 semi-detached residential lots from Lot 2, Block 1, Plan 182 2720, located east of Winterburn Road NW and south of 35 Avenue NW; **EDGEMONT**

The subdivision was initially approved on July 2, 2020. This first change request is a relotting that revises the type and number of residential lots. The change request removes 23 single detached lots and replaces them with 26 semi-detached lots, for an overall increase of three (3) residential lots.

I The Subdivision by Plan is APPROVED on September 9, 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 modify the property lines of the residential lots backing onto the alley to alley intersection, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
4. that the approved subdivision LDA19-0426 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities; 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 engineering drawings include a detailed Swept Path Analysis for waste management vehicles at the alley to alley intersection;
8. that the owner constructs an offsite sanitary sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the 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.

Municipal Reserve (MR) for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0394. 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

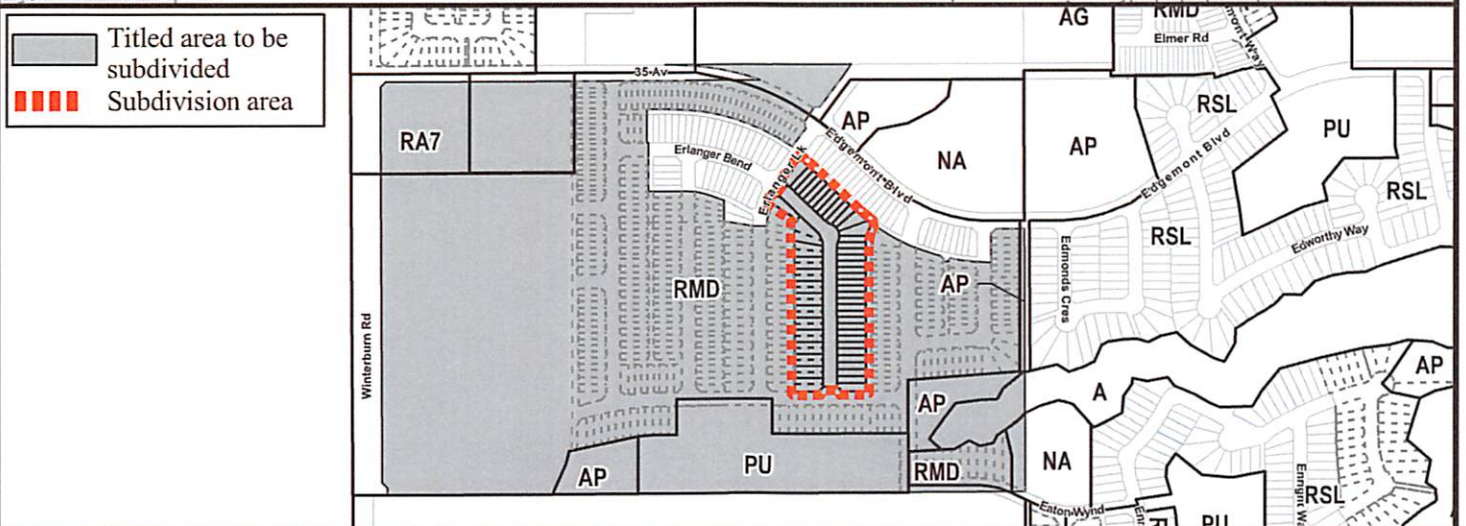
BM/kr/Posse #324235764-001

Enclosure

-  Limit of proposed subdivision
-  Sanitary sewer extension
-  Property lines may be modified



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

September 9, 2021

File No. LDA21-0378

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 21, Plan 5184 HW, located north of 92 Avenue NW and west of 76 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on September 9, 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, 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/cb/Posse #404623101-001

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 is an existing boulevard tree adjacent to the site on 76 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "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

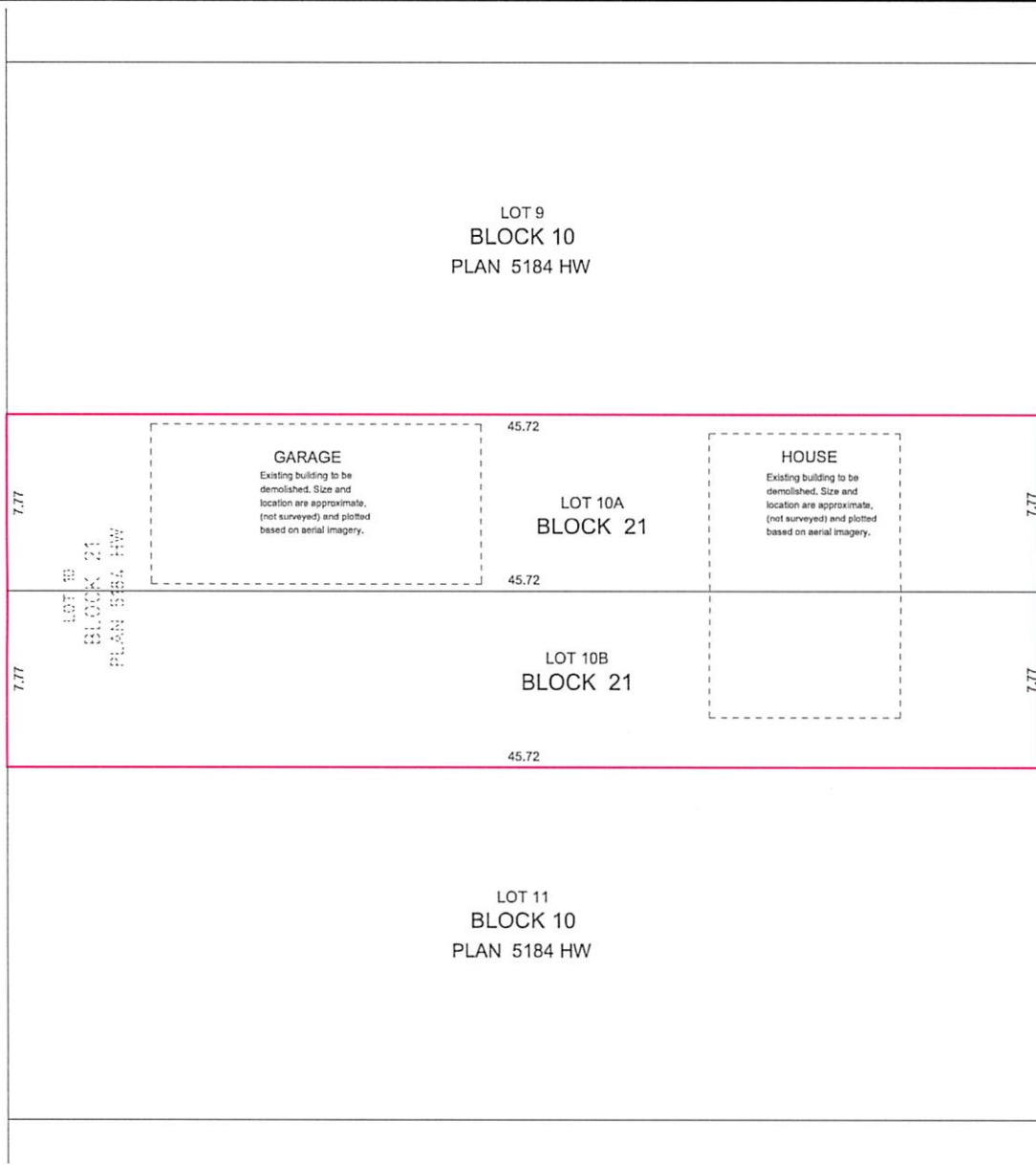
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 9.2 m south of the north property line of Lot 10 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 hydrant spacing (distance between municipal fire hydrants) adjacent to the property. According to City of Edmonton Design and Construction Standards Volume 4 (Water), the maximum allowable spacing between fire hydrants is 150m for the zoning. While there is an existing hydrant adjacent to the site on 76 Street NW, the hydrant spacing in the area is approximately 172m (actual spacing) which does not meet the municipal hydrant spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



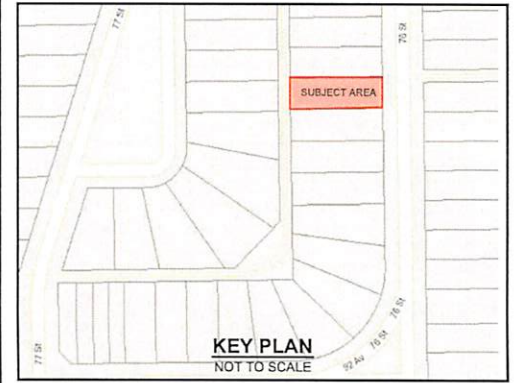
LANE



VIGA DEVELOPMENTS

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: 0.071 ha.



76 STREET NW

REV. NO.	DATE	ITEM	BY
1	AUG. 5/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

HOLYROOD

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 10, BLOCK 21, PLAN 5184 HW

WITHIN THE

N.E. 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
 16704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62100175T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

September 9, 2021

File No. LDA21-0380

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13A, Block 93, Plan 3875P, located north of Stony Plain Road NW and east of 136 Street NW;
GLENORA

The Subdivision by Plan is APPROVED on September 9, 2021, subject to the following conditions:

1. that the owner dedicate road right of way for a 3 x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
2. That subject to Condition 1, the owner remove all landscaping and existing structures as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination;
3. 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, 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/cb/Posse #404623101-001

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 136 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "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 are existing concrete stairs that encroach onto the 136 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

Building / Site

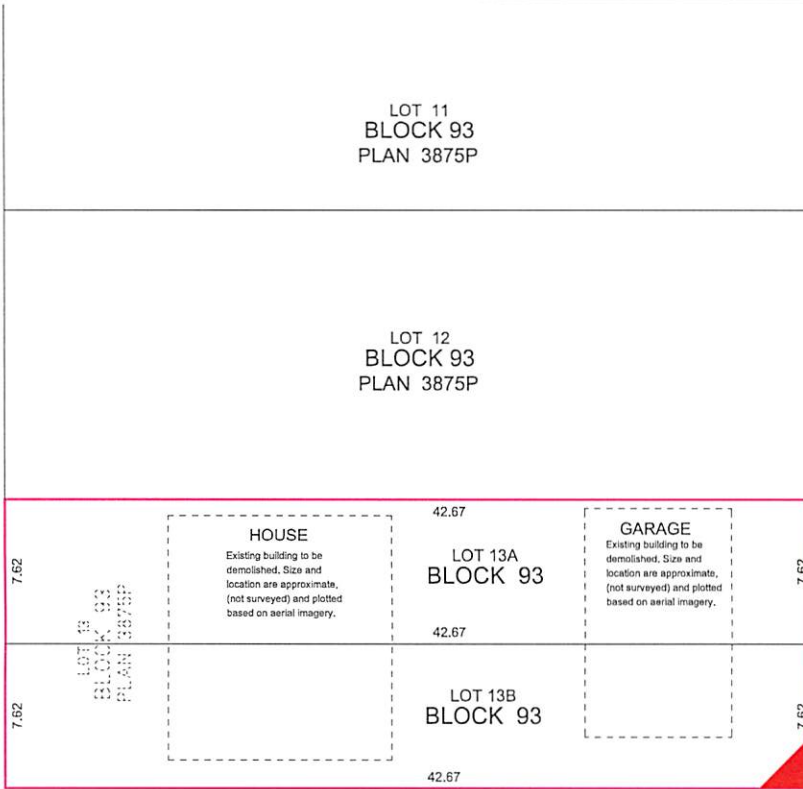
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 25.9 m west of the east property line of Lot 13B off of the lane north of Stony Plain Road NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing (distance between fire hydrants) adjacent to the property. City of Edmonton Standards requires hydrant spacing of 150m for the zoning. There are no hydrants on adjacent 136 Street. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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).

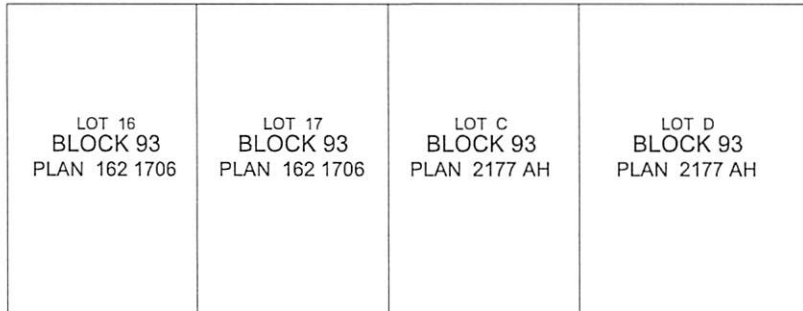


136 STREET NW



LANE

Dedicate 3x3m corner cut and remove all landscaping and existing structures to the satisfaction of Subdivision and Development Coordination



LIA RIZZO AND GEORGE SROKA

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.



REV. NO.	DATE	ITEM	BY
1	AUG. 4/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GLENORA

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 13, BLOCK 93, PLAN 3875P

WITHIN

RIVER LOT 2, EDMONTON SETTLEMENT
(THEO. S.W. 1/4 SEC. 1- TWP. 53- RGE. 25- W.4 MER)

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455 - 3177 Fax: (780) 451 - 2047
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 10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62100150T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

September 9, 2021

File No. LDA21-0381

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 22, Plan 2655 HW, located south of 71 Avenue NW and east of 96 Street NW;
HAZELDEAN

The Subdivision by Plan is APPROVED on September 9, 2021, 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 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; 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.

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/ak/Posse #404982973-001

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 - 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 71 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "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 5.80 m east of the west property line of Lot 3 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



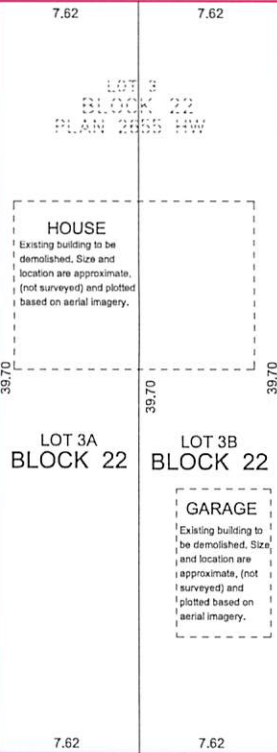
71 AVENUE NW

LOT 25
BLOCK 22
PLAN 172 1909

LOT 26
BLOCK 22
PLAN 172 1909

LOT 2B
BLOCK 22
PLAN 082 0092

LOT 2B
BLOCK 22
PLAN 082 0092



LOT 4
BLOCK 22
PLAN 2655 HW

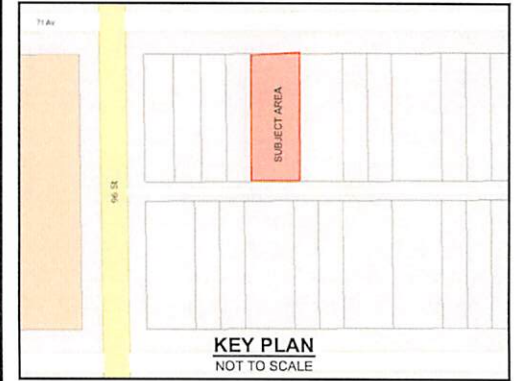
LOT 5A
BLOCK 22
PLAN 182 1172

LANE

ACCENT INFILLS

NOTES:

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- 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: 0.061 ha.



REV. NO.	DATE	ITEM	BY
1	JULY 21/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 3, BLOCK 22, PLAN 2655 HW

WITHIN THE

N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: edmonton@palsgeomatics.com
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