

Thursday, January 27, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 04

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the January 27, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the January 20, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA21-0177 390265455-001	Tentative plan of subdivision to create two (2) industrial lots and consolidate proposed Lot 1C with adjacent Lot A, Plan 5717 HW, from Lot 1, Plan 782 2228 located north of Whitemud Drive NW and west of Meridian Street NW; MAPLE RIDGE INDUSTRIAL	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA21-0326 396232809-001	Tentative plan of subdivision to create one (1) additional Multi Unit Housing lot from Lot 32, Block 5, Plan 212 0994, located north of 97 Avenue NW and east of 101 Street NW; ROSSDALE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED

3.	LDA21-0347 395966603-001	Tentative plan of subdivision to create 104 single-detached residential lots, 76 semi-detached residential lots, and three (3) other lots from Lot 1, Plan 012 1042, and a portion of SE 8-52-23-W4M, located west Anthony Henday Drive and north of 34 Avenue NW; MAPLE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0496 407800346-001	Tentative plan of subdivision to create 98 single detached lots and 12 row housing lots from SE-25-51-24-W4M and Lot 1, Plan 982 3999 located south of Charlesworth Drive SW and west of 34 Street SW; CHARLESWORTH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0357 401645036-001	Tentative plan of subdivision to create eleven (11) bare land condominium units from the west portion of Lot 32, Block 5, Plan 212 0994, located north of 97 Avenue NW and east of 101 Street NW; ROSSDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0453 410052638-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18A, Block 2, Plan 5767 HW, located north of 79 Avenue NW and east of 119 Street NW; BELGRAVIA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0457 407231801-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot A, Block 2, Plan 535 KS to consolidate with adjacent Lot 1A, Block A, Plan 072 9001, located north of Yellowhead Trail NW and east of 156 Street NW; GAGNON ESTATE INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0585 415607143-001	Tentative plan of subdivision to adjust the boundaries of, and create one additional single detached residential lot from, Lots 13-15, Block 3, Plan 5178 HW, located north of 78 Avenue NW and east of 93 Street NW; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:45 a.m.	



January 27, 2022

File No. LDA21-0177

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create two (2) industrial lots and consolidate proposed Lot 1C with adjacent Lot A, Plan 5717 HW, from Lot 1, Plan 782 2228 located north of Whitemud Drive NW and west of Meridian Street NW; **MAPLE RIDGE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 27, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Drainage Assessments and Arterial Roadway Assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
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 against proposed Lots 1A, 1B, and the consolidation of Lot 1C with Lot A, Plan 5717 HW, 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 register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II 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 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;
4. 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;
5. that the owner provide an existing conditions assessment of the Meridian Street NW collector roadway for review and approval by Subdivision and Development Coordination;
6. that, subject to Condition II(5) above, the owner construct and/or upgrade the Meridian Street NW collector roadway to an approved cross section and design, including access construction, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Subdivision and Development Coordination; and
7. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination.

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

Municipal Reserve for Lot 25, Plan 782 2228 was previously addressed by registration of a Deferred Reserve Caveat (DRC 782 181 529) against the parent parcel (Lot 2, Plan 782 2228).

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

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

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

Regards,

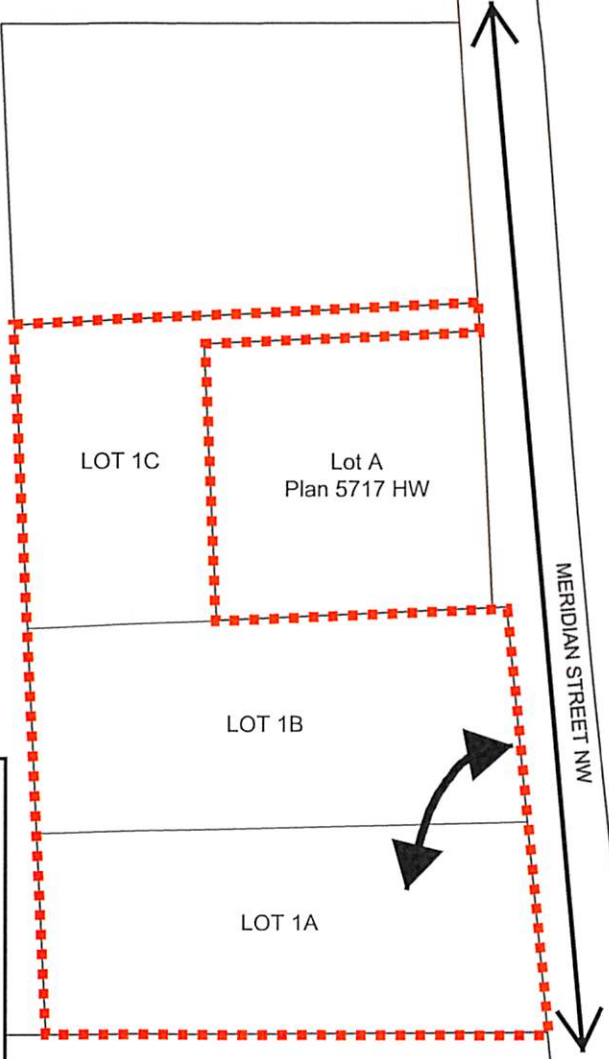


Blair McDowell
Subdivision Authority

BM/kr/Posse #390265455-001

Enclosure

- Limit of proposed subdivision
- Construct and/or upgrade collector roadway
- Cross lot access easement



ANTHONY HENDAY DRIVE

MERIDIAN STREET NW

LOT 1C

Lot A
Plan 5717 HW

LOT 1B

LOT 1A

IL	
AP	
IL	
	IM

Anthony Henday Dr

Meridian St

■ Titled area to be subdivided

--- Subdivision area



January 27, 2022

File No. LDA21-0326

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create one (1) additional Multi Unit Housing lot from Lot 32, Block 5, Plan 212 0994, located north of 97 Avenue NW and east of 101 Street NW; **ROSSDALE**

I The Subdivision by Plan is APPROVED on January 27, 2022, 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, for the removal and replacement of water mains and the installation of two fire hydrants;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the MUH 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; and
4. 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 the 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 enter into another agreement to include, among other things, the following:

1. 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;
2. 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;
3. 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

4. that the owner is responsible for the removal and replacement of approximately 197 m of water mains on 98 Avenue NW and 87 m of water mains on 101 Street NW, to the satisfaction of EPCOR Water Services Inc. and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve dedication is not applicable as the site area is less than 0.8 hectares.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

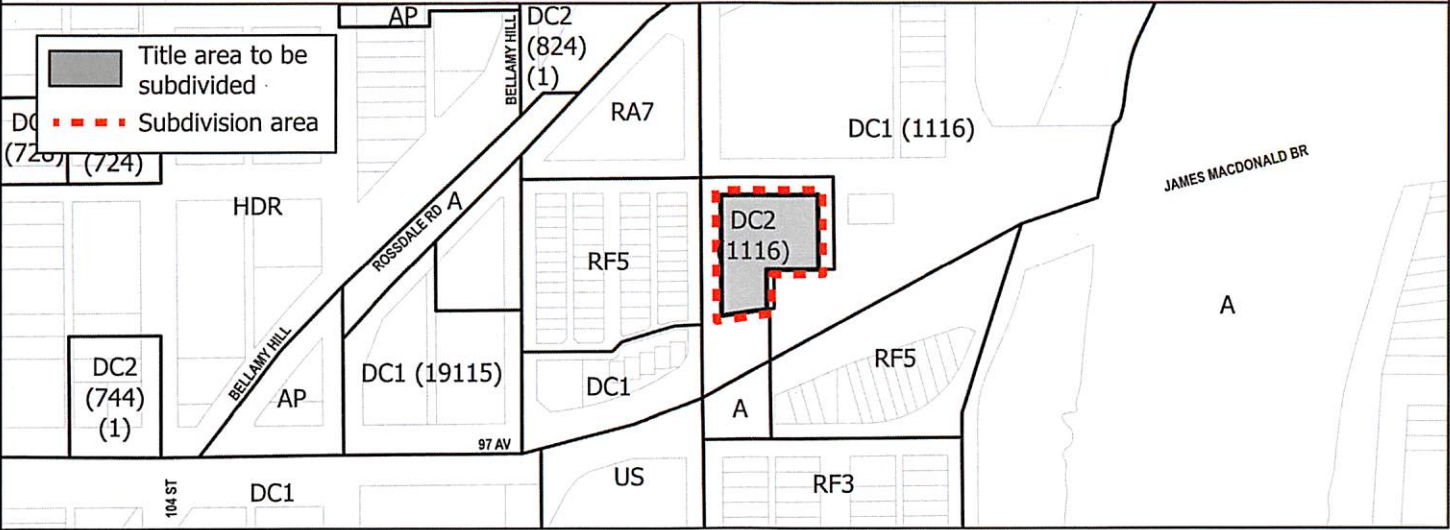
BM/tv/Posse #396232809-001

Enclosure

- Limit of proposed subdivision
- ↔ Watermain removal and replacement
- F Fire hydrant



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

January 27, 2022

File No. LDA21-0347

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 64 single-detached residential lots, 54 semi-detached residential lots, and three (3) other lots from Lot 1, Plan 012 1042, and a portion of SE 8-52-23-W4M, located west Anthony Henday Drive and north of 34 Avenue NW; **MAPLE**

I The Subdivision by Plan is APPROVED on January 27, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,501,206.63 representing 2.893 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement 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;
5. that the owner obtain Ministerial Consent from the Province for the construction of Maple Road, including 34 Avenue intersection upgrades, from the south subdivision boundary to 34 Avenue as shown on Enclosure II;
6. that the subdivision boundary be amended to exclude the portion of Maple Road NW within Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to include the dedication of the complete local roadway intersection right-of-way as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivision LDA17-0368 be registered prior to or concurrent with this application, to provide the logical roadway extension and underground utilities; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct Maple Road to an arterial roadway standard, from the existing terminus (south of 8 Street/35 Avenue) to the 34 Avenue overpass, including channelization, accesses, intersections, 3 m hard surface shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosures II. Preliminary plans are required to be approved for Maple Road prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. that the owner complete a Transportation Impact Assessment for arterial roadways within the Meadows ARA Basin. This report will help direct priorities for arterial upgrades and network connections moving forward. The report should evaluate 17 Street and 23 Avenue and identify priorities for widening, network completion, intersection upgrades and other traffic capacity measures that will address traffic growth. This TIA is cost recoverable under the ARA Bylaw;
9. that the owner upgrade the intersection of Maple Road and 34 Avenue to include a left and right turn bay on 34 Avenue, as shown on Enclosure II, as per the required updated Concept Plan that will reflect the new layout of this proposed subdivision;
10. that the owner construct a 1 m berm 1.8 m noise attenuation fence centered on the other (berm) lots backing onto the TUC / Special Study Area, to be verified by a Noise Impact Assessment, as shown on Enclosure I;
11. that the owner construct a combination berm and noise attenuation fence to minimum height of 4.5 m above the top of rail, within residential property lines for all lots backing and along the east side of the CN right-of-way, as shown on Enclosure I;

12. 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
13. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Plan 012 1042 were previously addressed with LDA17-0368 by registering a 0.975 ha Deferred Reserve Caveat (DRC) on title. The DRC will be fully discharged and provided as money in place with this subdivision. MR for SE ¼ 8-52-23-W4M was previously addressed with LDA14-0357 by registering a 6.142 ha DRC # 182 205 353. This DRC was adjusted with the dedication of 0.371 and 0.862 ha Environmental Reserve (ER) lots and a 0.129 ha MR lot with Phase I of LDA17-0368. A new DRC # 192 176 725 in the amount of 5.89 ha was then registered on title, and was reduced to account for the 2.19 and 1.51 ha MR parcels dedicated with Phases II and III of LDA17-0368. The remaining balance of MR (2.19 ha) will also be provided as money in place with this subdivision. This results in the total of 3.165 ha to be provided as money in place of MR. However, MR calculations for Lot 2, Plan 812 1577, SE ¼ 8-52-23-W4M, and Lot 1, Plan 012 1042 did not account for arterial road dedication (Maple Road). The arterial dedication was determined to be 2.72 ha, resulting in the final MR/money in lieu calculation of 2.893 ha.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #395966603-001

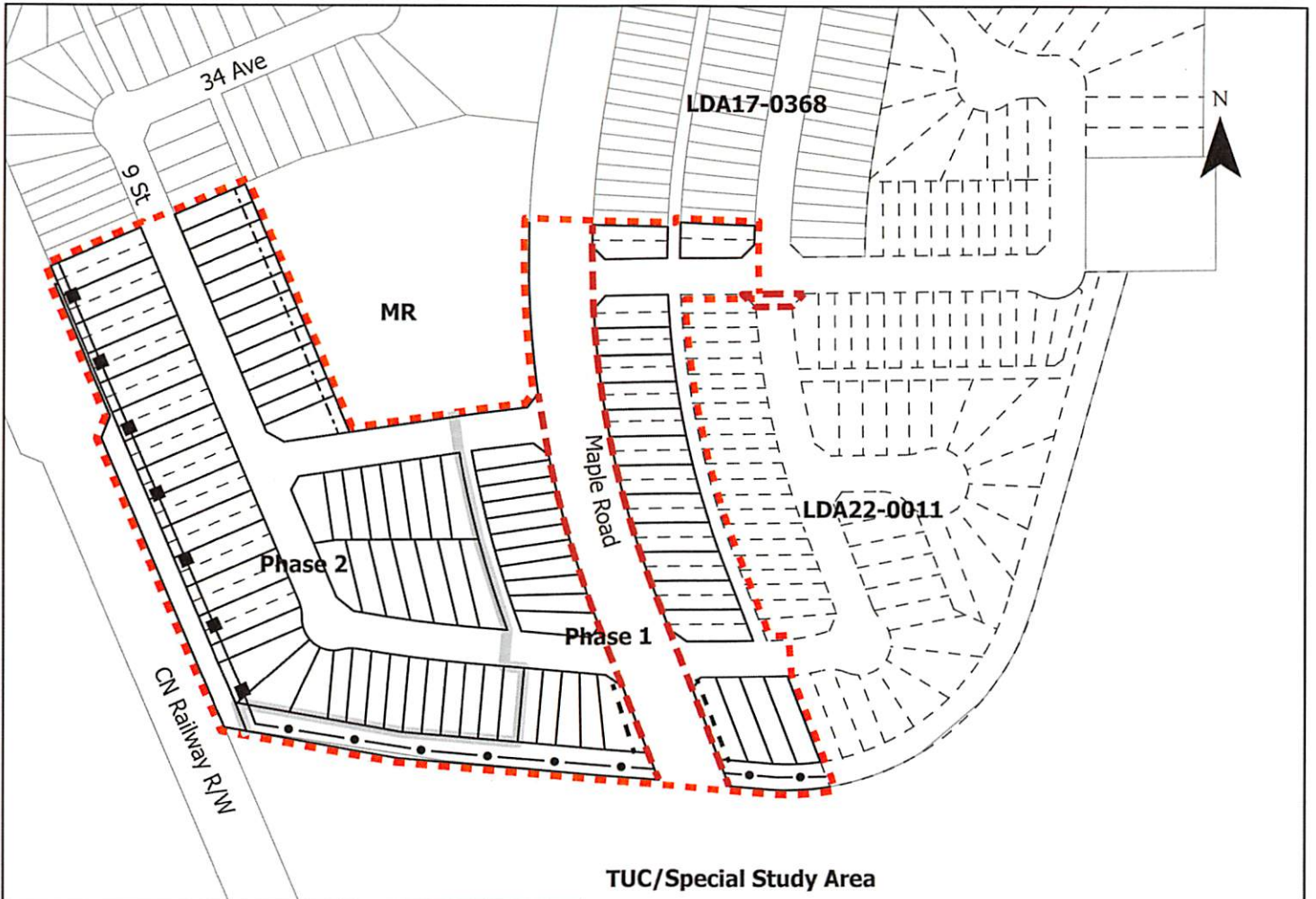
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 28, 2022

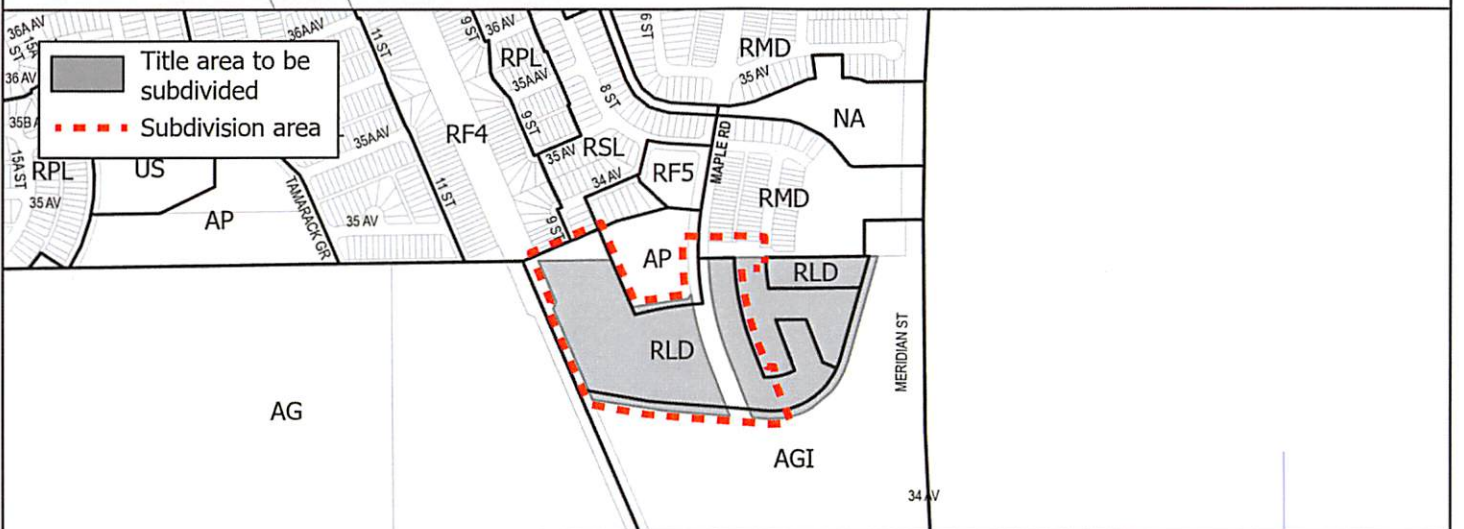
LDA21-0347

- Limit of proposed subdivision
- Amend Subdivision Boundary
- ▬ Phasing Line
- ▬ 4.5m Combination Berm and Noise Attenuation Fence
- 1m Berm and 1.8 Noise Attenuation Fence
- - - 1.8m Uniform Fence as per zoning bylaw
- - - - 1.2 m Uniform Screen Fence



TUC/Special Study Area

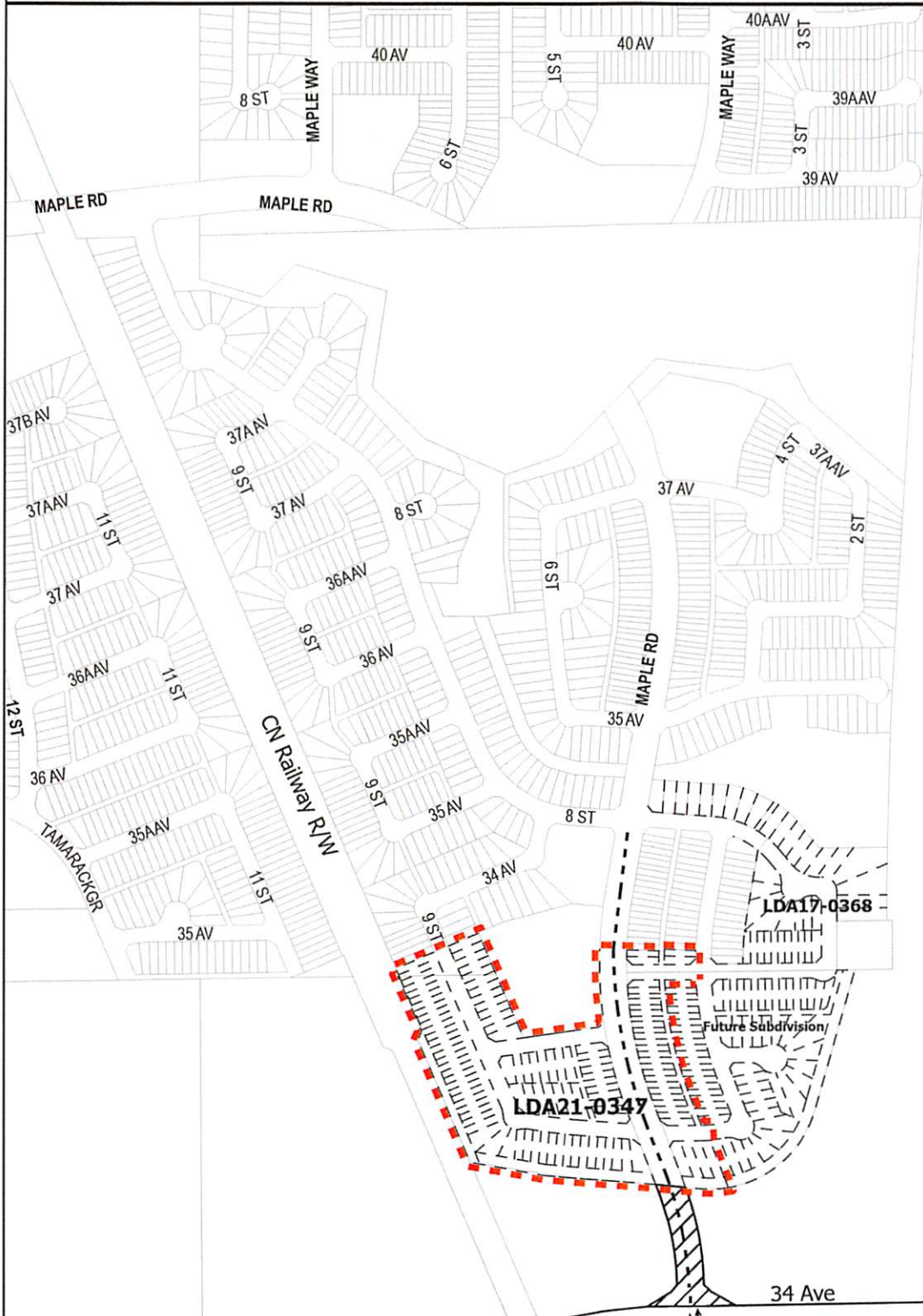
NOTE: All roads shown on this map are within the NW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

January 27, 2022 LDA21-0347

- Limit of proposed subdivision
- Obtain Ministerial Consent for Maple Road construction and upgrades
- Construct left turn / right turn bay
- Construct arterial roadway



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

January 27, 2022

File No. LDA21-0496

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 98 single detached lots and 12 row housing lots from SE-25-51-24-W4M and Lot 1, Plan 982 3999 located south of Charlesworth Drive SW and west of 34 Street SW; **CHARLESWORTH**

I The Subdivision by Plan is APPROVED on January 27, 2022, 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 EPCORf 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 approved subdivisions LDA18-0119 be registered prior to or concurrent with this application to provide the logical alley roadway extension;
5. that LDA21-0472 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of Phase 2;
6. that the property lines of the residential lots, flanking the emergency access alley in Phase 1 and the alley/walkway in Phase 3 of this subdivision, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire Hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct the 8.0 m emergency access alley in Phase 1 to a commercial standard, paved from property line to property line, as shown on Enclosure I. The alley will serve as a permanent secondary emergency access route for approved subdivision LDA18-0119 and must be designed to accommodate the weight and movement of fire trucks, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services. A full parking ban will be required to support functionality of the emergency route. A swept path analysis is required to be submitted with engineering drawings to finalize Complete Streets design and cross-section details;
9. that the owner construct the alley in Phase 3 to include a 1.5 m concrete sidewalk with bollards and lighting with a connection to the adjacent shared use path within the park site, as shown on Enclosure I. A swept path analysis for waste management vehicles is required to be submitted with engineering drawings to finalize Complete Streets design and cross-section details;
10. that the owner pays for the installation of "no parking" signage on local roadway and the alley connection in Phase I, for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. 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;

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

Municipal Reserve (MR) for Lot 1, Lot 982 3999 was previously addressed by Deferred Reserve Caveat (DRC) with LDA17-0175. This DRC was discharged in full to dedicate a 1.2121 ha MR parcel with

LDA18-0119. MR for SE ¼ 25-51-24-W4M was previously addressed by DRC and money in place with SO/98-0029. This DRC was discharged in full with dedication of the MR parcel with LDA17-0175.

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/cp/Posse #407800346-001

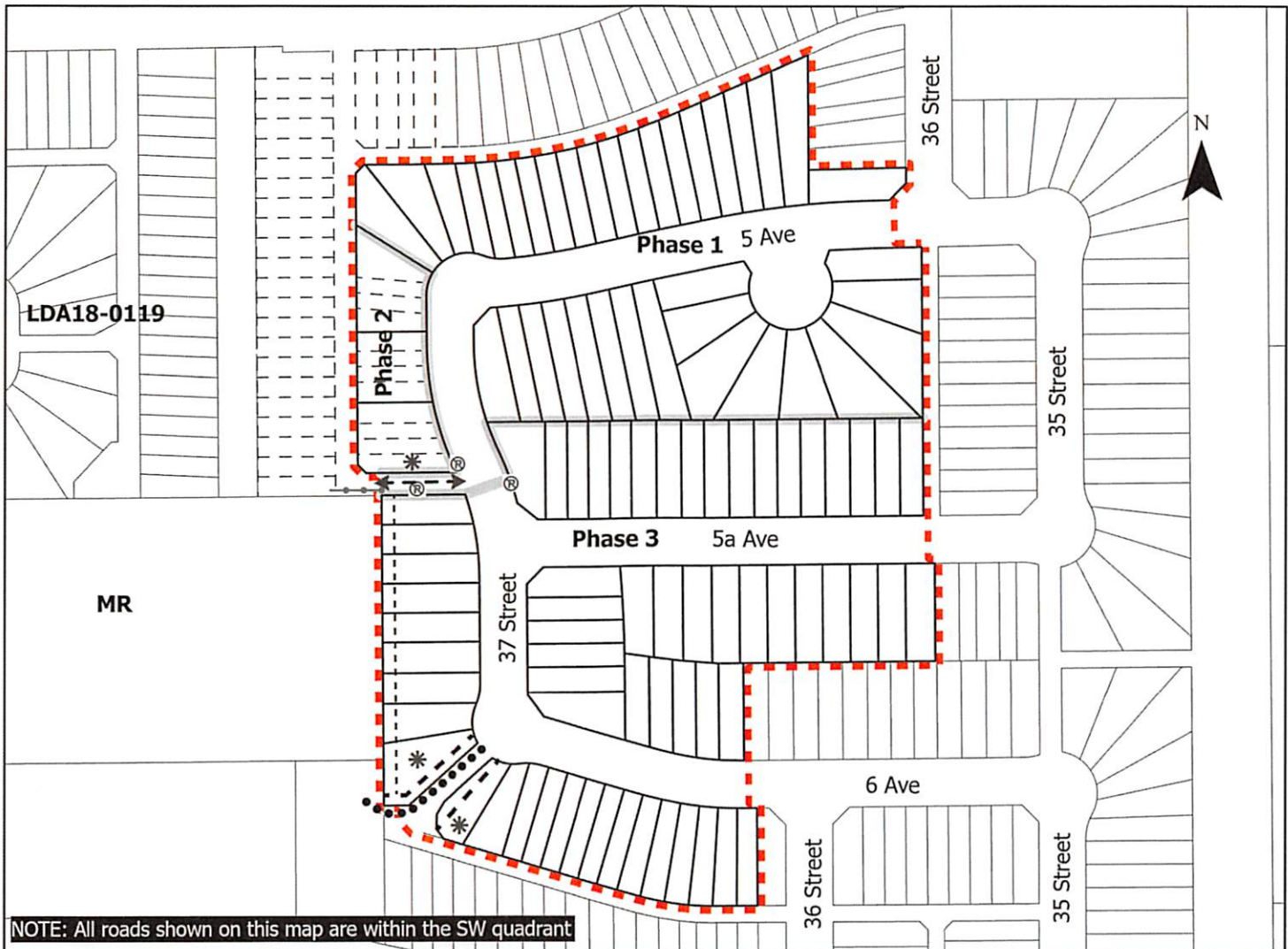
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

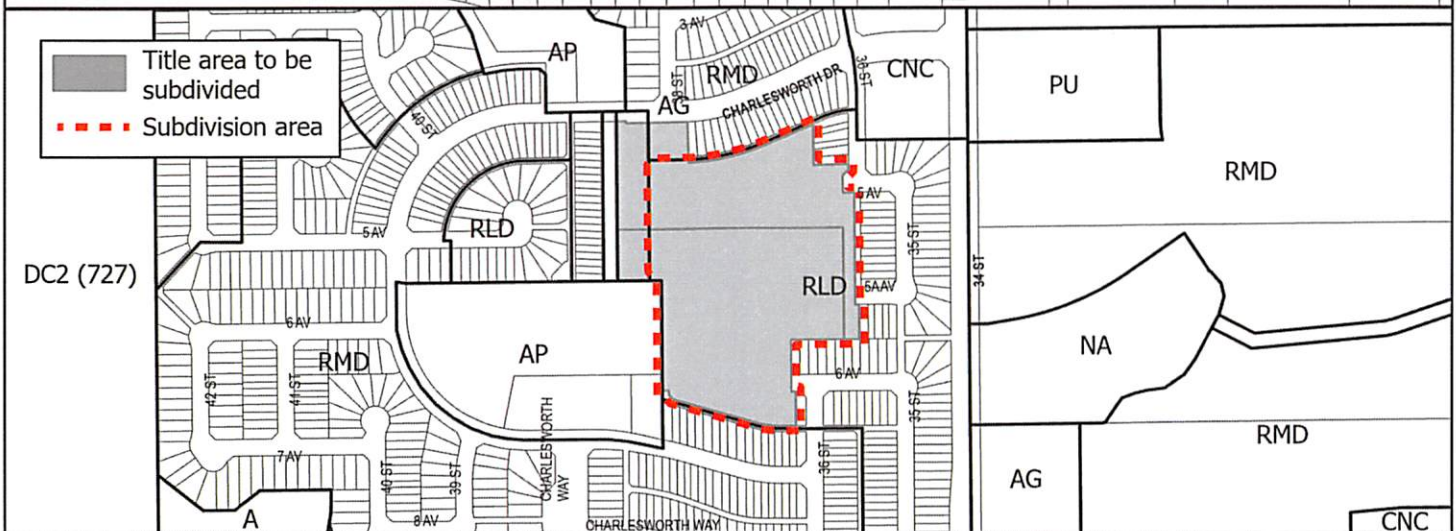
January 27, 2022

LDA21-0496

- Limit of proposed subdivision
- Phasing Line
- Ⓜ No Parking Signage and Caveat
- * Modify Property Line
- - - 1.8m Uniform Fence
- Concrete Sidewalk 1.5m
- ↔ Construct 8m Emergency Access Alley
- Bollards
- - - 1.8m Uniform Screen Fence as per zoning bylaw



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





Subdivision Authority

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

January 27, 2022

File No. LDA21-0357

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create eleven (11) bare land condominium units from the west portion of Lot 32, Block 5, Plan 212 0994, located north of 97 Avenue NW and east of 101 Street NW; **ROSSDALE**

The Subdivision by Plan is APPROVED on January 27, 2022, subject to the following conditions:

1. that the approved subdivision LDA21-0326 be registered prior to or concurrent with this application to ensure that the adjacent development to the east is not included in the condominium corporation; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell
Subdivision Authority

BM/tv/Posse #401645036-001

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 (\$7,700 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

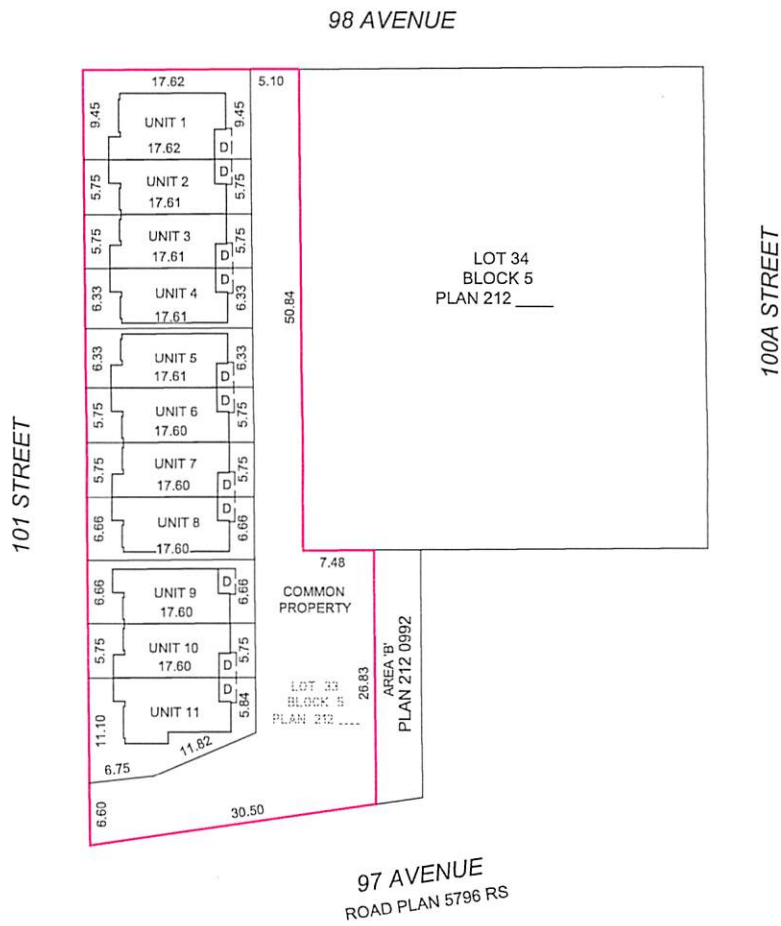
- There are existing boulevard trees adjacent to the site on 101 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Site access has been approved to 101 Street and 98 Avenue. Specific details of access have been reviewed through a Development Permit for the site (POSSE #374369112-002). The owner/applicant will be required to ensure that the existing access(es) meet current City of Edmonton standards and access upgrading may be required.

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

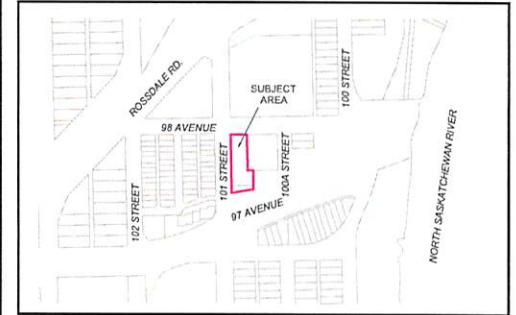
- An existing 100mm water service enters the proposed subdivision at 18.70m east of the west property line of existing Lot 32 off of 98 Avenue NW. An existing 200mm sanitary service and 300mm storm service exist in a common trench on 98 Avenue NW at 21.39m east of the west property line of existing Lot 32.
- A Deferred Servicing Agreement will be registered on the adjacent parcel to the east (LDA21-0326) to address the deficiency in on-street fire protection. Upon further subdivision or upon the issuance of a development permit, the owner will be required to install two fire hydrants on 101 Street NW. The owner will also be responsible for the removal and replacement of approximately 197 m of water mains on 98 Avenue NW and 87 m of water mains on 101 Street NW.
- All water and sewer services must enter private property through the common owned land. The owner/developer is responsible for all water and sewer lines on private property as per the Condominium Property Act of Alberta.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



PARKWOOD MASTER BUILDER

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS DC2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 0.203 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
2	JUNE 7/21	REVISION	JF
1	APR.1/21	REVISION	JF
0	MAR.23/21	ORIGINAL PLAN COMPLETED	JF

REVISIONS

ROSSDALE

TENTATIVE PLAN SHOWING PROPOSED
Bare Land Condominium
OF

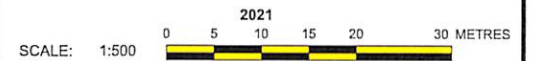
LOT 33, BLOCK 5, PLAN 212 ____

WITHIN THE

RIVER LOT 4, EDMONTON SETTLEMENT

(THEO. N.E.1/4 SEC.32-TWP.52-RGE.24-W. 4th MER.)

EDMONTON - ALBERTA



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

FILE NO. 12100087T DRAFTED BY: JF CHECKED BY: BD



Subdivision Authority

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

January 27, 2022

File No. LDA21-0453

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18A, Block 2, Plan 5767 HW, located north of 79 Avenue NW and east of 119 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on January 27, 2022, 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,

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

Blair McDowell
Subdivision Authority

BM/cb/Posse #410052638-001

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

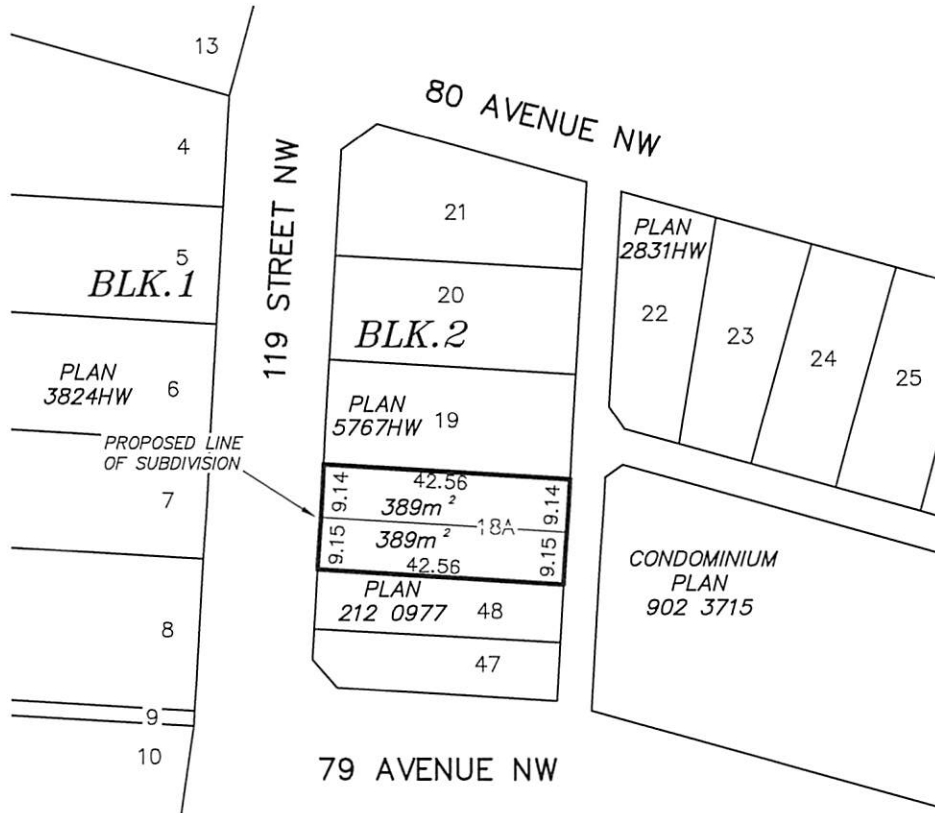
- There are existing boulevard trees adjacent to the site on 119 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley 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 water service enters the proposed subdivision approximately 7.0 m north of the south property line of Lot 18A off of the lane. The existing sanitary service enters the proposed subdivision approximately 8.5 m south of the north property line of Lot 18A off of the lane. The existing storm service enters the proposed subdivision approximately 8.6 m south of the north property line of Lot 18A off 119 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 (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 119 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).



Stantec Geomatics Ltd.
 10160-112th Street NW
 Edmonton, Alberta, Canada
 T5K 2L6
 Tel. 780-917-7000
 Fax. 780-917-7289
 www.stantec.com

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Client

HAYNES HOMES

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
 LOT 18A, BLOCK 2, PLAN 5767HW
 WITHIN
 THEO. N.W.1/4 SEC.12 TWP.53 RGE.24 W.4 MER.

BELGRAVIA

SCALE 1 : 1000

SEPTEMBER 2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.08 Hectares, including 1 residential lot.



Subdivision Authority

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

January 27, 2022

File No. LDA21-0457

Surplus Land Development, City of Edmonton
10th floor, 10111 104 Avenue NW
Edmonton, AB T5J 0J4

ATTENTION: Jennifer Smyth

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot A, Block 2, Plan 535 KS to consolidate with adjacent Lot 1A, Block A, Plan 072 9001, located north of Yellowhead Trail NW and east of 156 Street NW; **GAGNON ESTATE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on January 27, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$267,423.98 representing 0.111 ha pursuant to Section 666 and Section 667 of the Municipal Government Act; and
2. 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.

There is no record of Municipal Reserves (MR) being paid for the parent parcel, therefore MR is owing. Open Space Strategy prefers that the MR be dedicated as cash-in-lieu.

MR for Lot A, Block 2, Plan 535 KS in the amount of \$267,423.98, representing 0.111ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

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

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

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

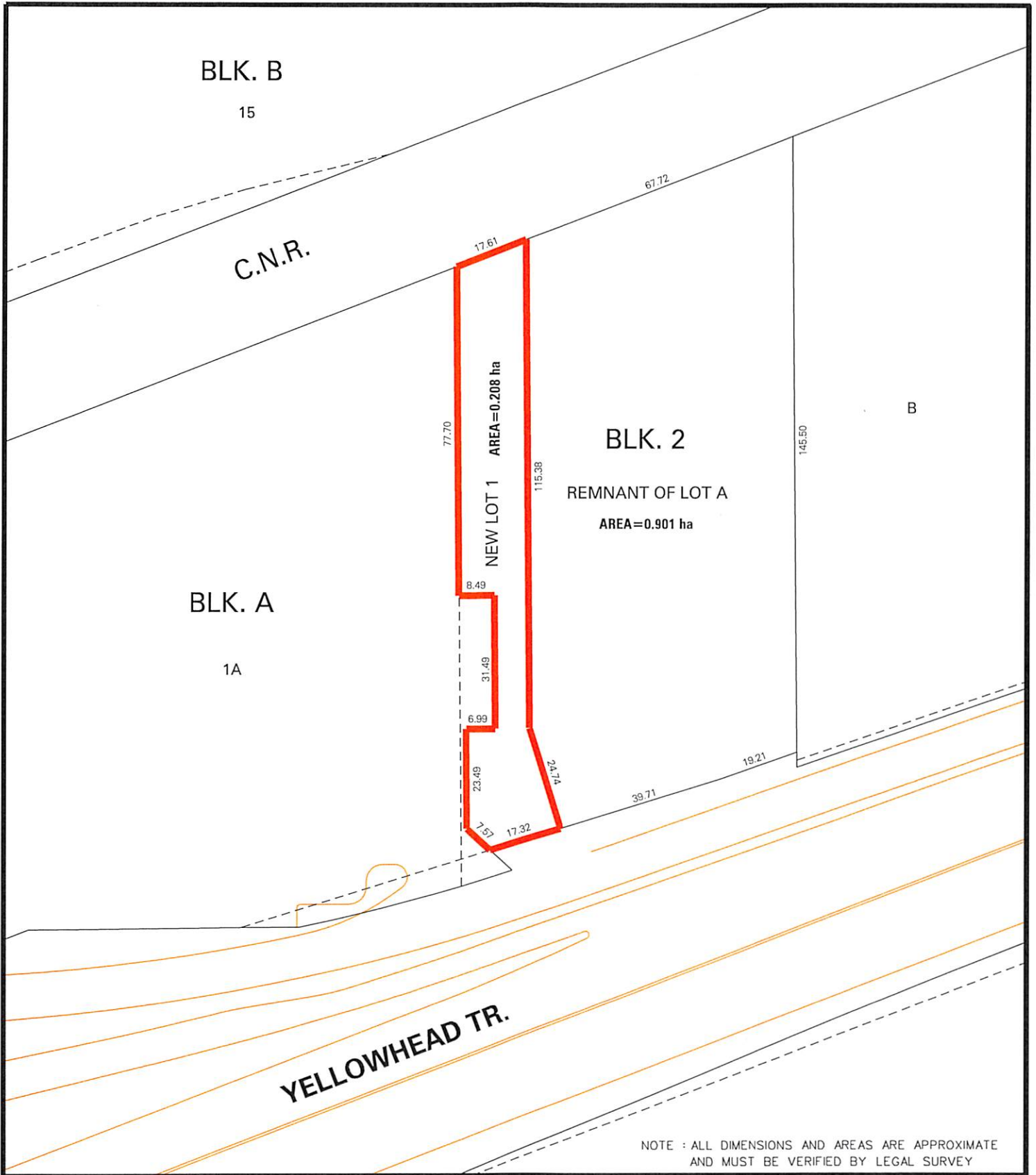
Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/cb/Posse #407231801-001

Enclosures



REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES

PROPOSED SUBDIVISION BOUNDARY

LEGAL: GAGNON ESTATE INDUSTRIAL – PORTION OF LOT A, BLOCK 2, PLAN 535KS





Subdivision Authority

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

January 27, 2022

File No. LDA21-0585

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to adjust the boundaries of, and create one additional single detached residential lot from, Lots 13-15, Block 3, Plan 5178 HW, located north of 78 Avenue NW and east of 93 Street NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on January 27, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner apply for a permit to demolish the existing dwellings and garages 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/js/Posse #415607143-001

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 (\$700.00 - 2022 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 93 Street NW and 78 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").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing concrete stairs that encroach onto the 93 Street road right-of-way that must be removed with future redevelopment of the proposed lots. 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 4.9 m south of the north property line of Lot 15 off of the lane, 24.38m north of the north property line of 78 Avenue NW, and 11.89m north of north property line of 78 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property lines of Lots 13 - 15. 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 fire flows 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). Please note that this applies to single family developments only. Any other development on these lots will require a re-assessment by EPCOR Water Services Inc. (EWSI) and will trigger the construction of the upgrades to meet municipal standards.
- There is an existing power pole and guy wire that may interfere with access to the proposed middle-southern Lot and the most southern lot, as shown on the Enclosure. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole and guy wire to the closest edge of the proposed driveway. The owner is advised that future access may require a relocation of the existing power pole and guy wire. More information is required at the Development Application stage to confirm alley access with respect to the existing power pole and guy wire. The applicant/land owner may wish to contact EPCOR for possible power pole relocation in advance of the Development Application submission for the subject site as the potential power pole relocation will result in a delay with the issuance of the Development Permit (ces@epcor.com).
- 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).



MILL CREEK
RAVINE PARK

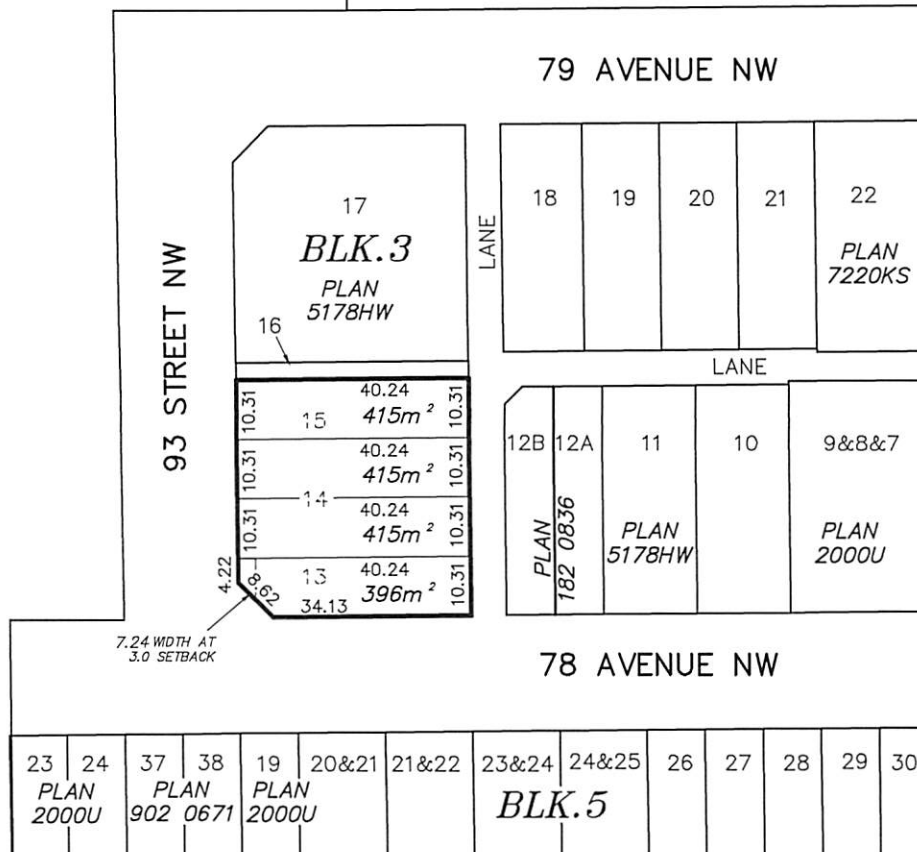
PLAN
152 3518

DONNAN PARK

PLAN
872 2108



Stantec Geomatics Ltd.
10160-112th Street NW
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Client

BRIAN CEMINCHUK

TENTATIVE PLAN SHOWING
PROPOSED SUBDIVISION

OF
LOTS 13,14,15, BLOCK 3, PLAN 5178HW
WITHIN
S.E. 1/4 SEC. 28, TWP. 52, RGE. 24, W.4 MER.

KING EDWARD PARK

SCALE 1 : 1000

JANUARY 2021

REV 12-07-2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.16 Hectares, including 3 residential lots.