

Thursday, February 01, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the February 01, 2024 meeting be adopted as amended.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the January 25, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0167 470223539-003	Tentative plan of subdivision to create 123 single detached lots and 1 Environmental Reserve (ER) lot from Lot B, Block 1, Plan 2321040 and Lot 5, Plan 1659TR located north of Ellerslie Road SW and east of 34 Street SW; ALCES
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA23-0222 475498389-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot from, Lot E, Block A, Plan 232 0007, Lot D, Block 1, Plan 222 2598, Lot C, Block 1, Plan 222 2597, and Lot A, Block 1, Plan 212 2223 located south of Maskêkosihk Trail and east of 199 Street NW; RIVER'S EDGE
MOVED	Blair McDowell	
	That the application for subdivision be as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA23-0228 478932829-001	Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot E, Block A, Plan 232 0007, and Lot D, Block 1, Plan 222 2598, and consolidate with the 8.83 ha MR parcel to the north, located south of Maskêkosihk Trail and east of 199 Street NW; RIVER'S EDGE
MOVED		Blair McDowell That the application for subdivision be as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0331 480758612-001	Tentative plan of subdivision to create two (2) medium industrial lots from Lots 4 and 5, Block 16, Plan 7015 ET (title separation), located south of 114 Avenue NW and west of 149 Street NW; HIGH PARK INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0337 489484362-001	Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 2, Plan 152 5329, located north of Stony Plain Rd NW and west of 186 Street SW; SUNWAPTA INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0500 404631112-001	REVISION of conditionally approved tentative plan of subdivision to create 138 residential lots, one (1) commercial lot, and one (1) Public Utility lot from SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA23-0246 467748653-004	Tentative plan of subdivision to create one additional (1) multi-unit housing lot (MHL) from Lots 35-36, Block 63, Plan 118 NY, located north of 38 Avenue NW and east of 114A Street NW; GREENFIELD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA23-0328 482131764-001	Tentative plan of subdivision to create one (1) multi housing unit and one (1) remnant unit from Lot 3, Block 18, Plan 182 3525, located north of Desrochers Gate SW and west of James Mowatt Trail SW; DESROCHERS
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA23-0334 489979519-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 2, Plan 232 0807, located south of 144 Avenue EB NW and east of Manning Drive NB NW; CLAREVIEW TOWN CENTRE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA23-0355 492247229-001	Tentative plan of subdivision to create two (2) additional Residential lots, from Lot 1, Block 11, Plan 8111 ET, located north of 124 Avenue NW and west of 76 Street NW; ELMWOOD PARK	
MOVED		Blair McDowell That the application for subdivision be as Amended.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA23-0361 491625572-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 35, Plan 3898 HW, located south of 103 Avenue NW and west of 80 Street NW; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
12.	LDA23-0366 492443361-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 24, Block 25, Plan 5452RS, located north of 64 Avenue NW and south of Brander Drive NW; BRANDER GARDENS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:25 a.m.		



Subdivision Authority

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

February 1, 2024

File No. LDA23-0167

Stantec Geomatics Ltd
10160 112 ST NW
Edmonton, AB T5K 2L6

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 123 single detached lots and 1 Environmental Reserve (ER) lot from Lot B, Block 1, Plan 2321040 and Lot 5, Plan 1659TR located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on February 1, 2024 , subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.07 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
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 register easements for emergency access and drainage infrastructure as shown as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA22-0307, be registered prior to or concurrent with this application to provide the logical roadway extension and to ensure the availability of the essential water main feeds;
6. that LDA23-0088 to amend the Edmonton Zoning Bylaw and LDA23-0139 to amend the NSP and the Edmonton Zoning Bylaw, shall be approved prior to the endorsement of the plan of survey;
7. that the owner register Disturbed Soil restrictive covenants in favour of EPCOR Drainage Services, against the lots flanking the walkway, the lot containing the easement, and the lot flanking the easement, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Natural Area 3 (Wetland) as shown on the "Conditions of Approval" map, Enclosure I; 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 redline revisions to the approved engineering drawings for North Decoteau Stage 2 A-C, in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination. Redlining should include 3.5 m wide concrete mono-walk along the south side of Alces Drive SW from the Altalink Corridor to 25 Street SW, including curb ramps, and removal of the bus stops around the intersection of Alces Drive SW and 25 Street SW, as shown on Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section, as shown on Enclosure I. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Natural Area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of Engineering

Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information).

11. that the owner design and constructs the inlet and the oil/grit separator (OGS) unit to the Natural Area, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Reserve lot, road right of way, and walkways 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 B, Block 1, Plan 232 1040 and Lot 5, Plan 1659 TR was previously addressed by registration of Deferred Reserve Caveat (DRC) 6690TD. Subsequent to Environmental Reserve (ER) dedication, the existing DRC for Lot B, Block 1, Plan 232 1040 and Lot 5, Plan 1659 TR will be reduced accordingly by 0.007 ha, with the balance to 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/jm/Posse #470223539-003

Enclosure

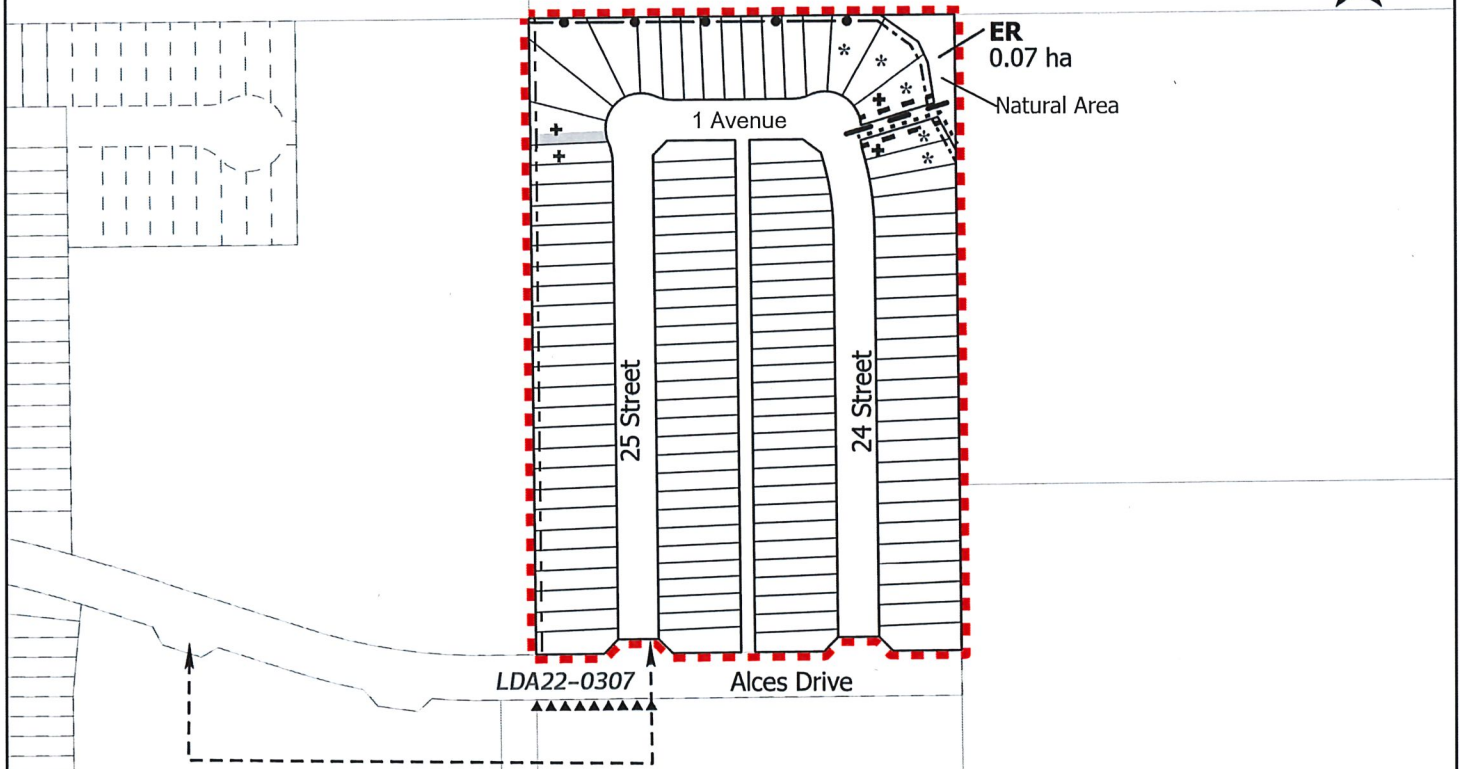
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 1, 2024

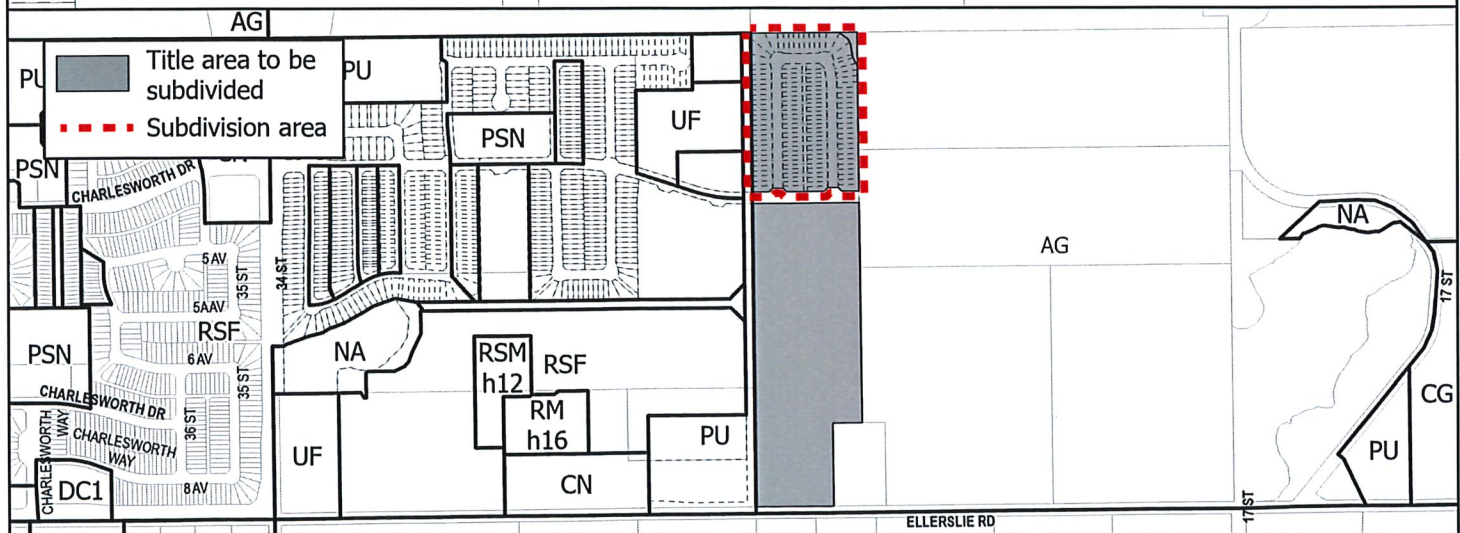
LDA23-0167

- ■ ■ ■ Limit of proposed subdivision
- — — — Inlet to NA3 and OGS unit
- · · · · 1.8m Uniform screen fence as per Zoning Bylaw
- · · · · 3m Hard surface shared use path
- ● — Berm and Noise Attenuation Fence
- ▲ ▲ ▲ ▲ 3.5m mono-walk
- · — · 1.2 m Uniform Screen Fence
- ← - - - -> Temporary 4m Emergency Access
- * Restrictive Covenant re:freeboard
- + Restrictive Covenant re:disturbed soil
- ▬ 3.5m drainage easement

Transport Utility Corridor (TUC)



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





Subdivision Authority

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

February 1, 2024

File No. LDA23-0222

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from, Lot E, Block A, Plan 232 0007, Lot D, Block 1, Plan 222 2598, Lot C, Block 1, Plan 222 2597, and Lot A, Block 1, Plan 212 2223 located south of Maskêkosihk Trail and east of 199 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 8.830 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 dedicate road right-of-way to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination for Riverview Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to Condition I (4) above, the owner clear and level Riverview Boulevard NW as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that the approved subdivisions LDA21-0601 (phases 1 and 2) and LDA21-0580 be registered prior to or concurrent with this application, for road and utility connection purposes; 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 (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 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 full site servicing for the MR lot including, two 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
6. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the School/Park site, to the satisfaction of Urban Growth and Open Space, as per the alignment shown on the "Conditions of Approval" map, Enclosure I.
7. that the owner construct a post and rail fence wholly on the Municipal Reserve (MR) lot, with openings for walkways, 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 Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

A 13.013 ha school/park site is being dedicated with LDA23-0222 and LDA23-0228.

MR for Lot A, Block 1, Plan 212 2223 was addressed by dedication and DRC with LDA14-0567. The 4.245 ha DRC will be partially reduced by 1.934 ha for the MR lot. The remaining balance of 2.311 ha will be transferred to Lot D, Block 1, Plan 222 2598.

MR for Lot C, Block 1, Plan 222 2597 was addressed by dedication and DRC with LDA21-0601. The DRC will be partially reduced by 0.4135 ha in arterial road adjustments and dedication of 0.055 ha for the MR lot. The DRC balance of 2.569 ha will carry forward on the remainder of the title.

MR for Lot D, Block 1, Plan 222 2598 was addressed by DRC with LDA21-0601. The DRC will be partially reduced by 1.431 ha for the MR Lot. An additional 2.311 ha will be transferred from Lot A, Block 1, Plan 212 2223 and combined with the remaining DRC on this title. The DRC balance of 8.294 ha will carry forward on the remainder of the title.

MR for Lot E, Block A, Plan 232 0007 in the amount of 5.405 ha is being provided by dedication with the MR lot. The balance will be reduced by an additional 0.0404 ha to account for Road Plan 1067R, and the remaining balance of 1.141 ha 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/jv/Posse #475498389-001

Enclosures

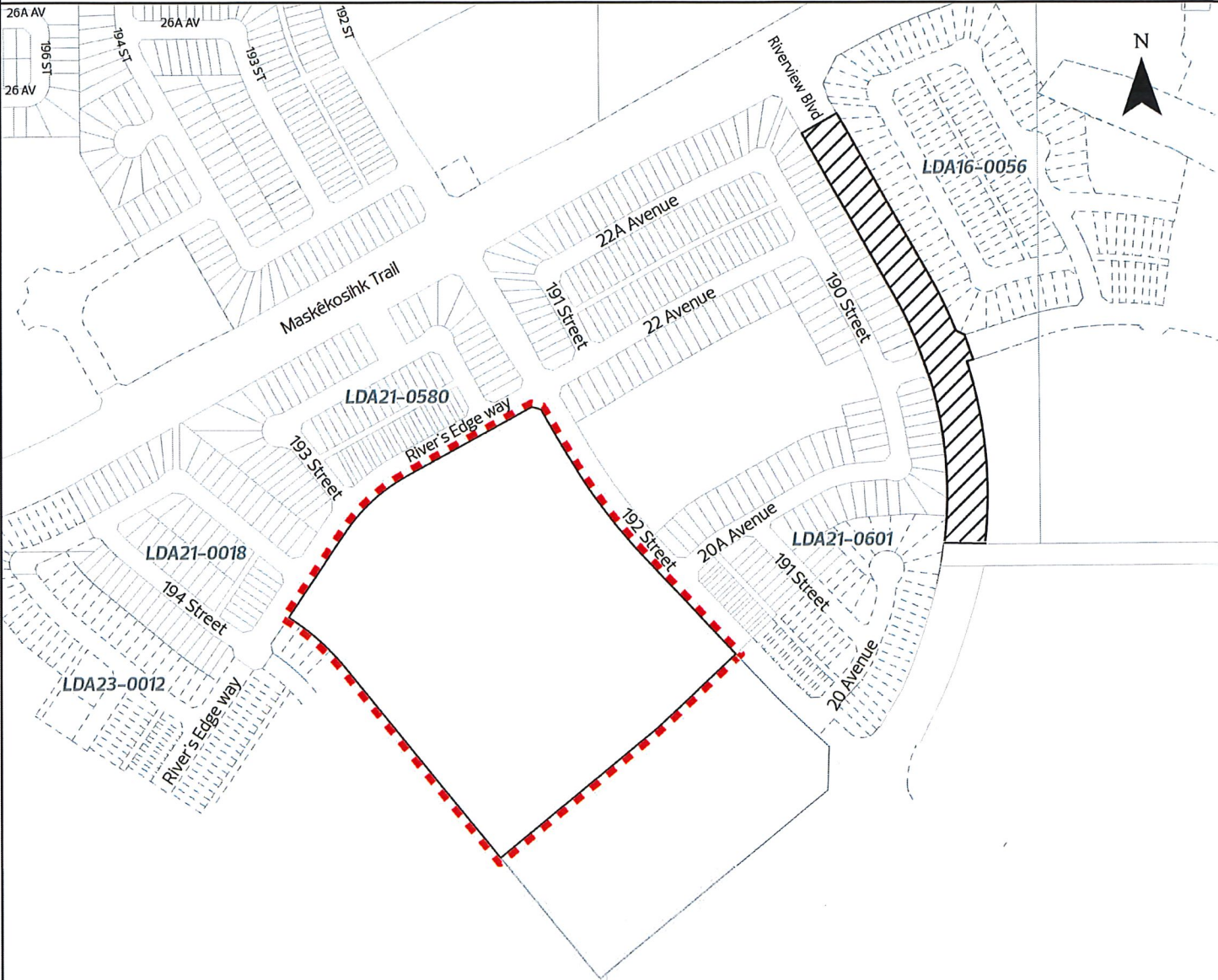
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 1, 2024

LDA23-0222

■ ■ ■ Limit of proposed subdivision

▨ Dedicate arterial road



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



Subdivision Authority

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

February 1, 2024

File No. LDA23-0228

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot E, Block A, Plan 232 0007, and Lot D, Block 1, Plan 222 2598, and consolidate with the 8.83 ha MR parcel to the north, located south of Maskêkosihk Trail and east of 199 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 4.18 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner 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 dedicate road right-of-way to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination for Riverview Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure II;
5. that subject to Condition I (4) above, the owner clear and level Riverview Boulevard NW as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that the approved subdivisions LDA21-0601 Phases 1 and 2, LDA21-0580, and LDA23-0222 be registered prior to or concurrent with this application, for road and utility connection purposes; 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 (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 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 construct a 3 m hard-surface shared use path including lighting and bollards, within the School/Park site, to the satisfaction of Urban Growth and Open Space, as per the alignment shown on the "Conditions of Approval" map, Enclosure I.
6. that the owner construct a post and rail fence wholly on the Municipal Reserve (MR) lot, with openings for walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner is responsible for the landscape design and construction within the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

A 13.013 ha school/park site is being dedicated with LDA23-0222 and LDA23-0228.

MR for Lot D, Block 1, Plan 222 2598 was addressed by dedication and DRC with LDA21-0601. The DRC will be partially reduced by 0.0604 ha in arterial road dedication and 3.243 ha for the MR lot. The DRC balance of 4.991 will carry forward on the remainder of the title.

MR for Lot E, Block A, Plan 232 0007 in the amount of 0.941 ha is being provided by dedication for the MR lot. The DRC balance of 0.200 ha will carry forward on 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,

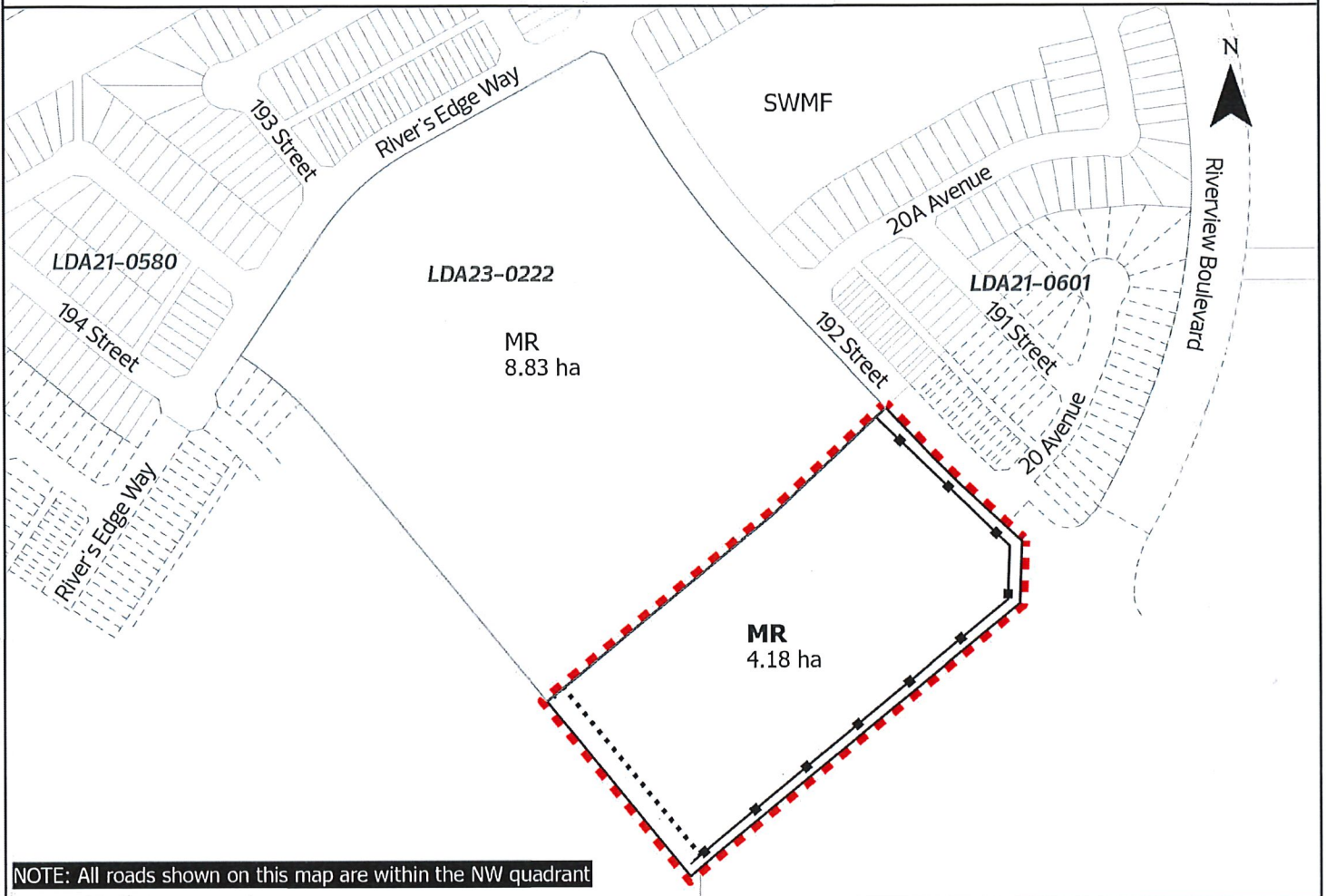


Blair McDowell
Subdivision Authority

BM/jv/Posse #478932829-001

Enclosure

- ■ ■ ■ Limit of proposed subdivision
- · · · · 3m Hard surface shared use path
- Post and Rail Fence



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



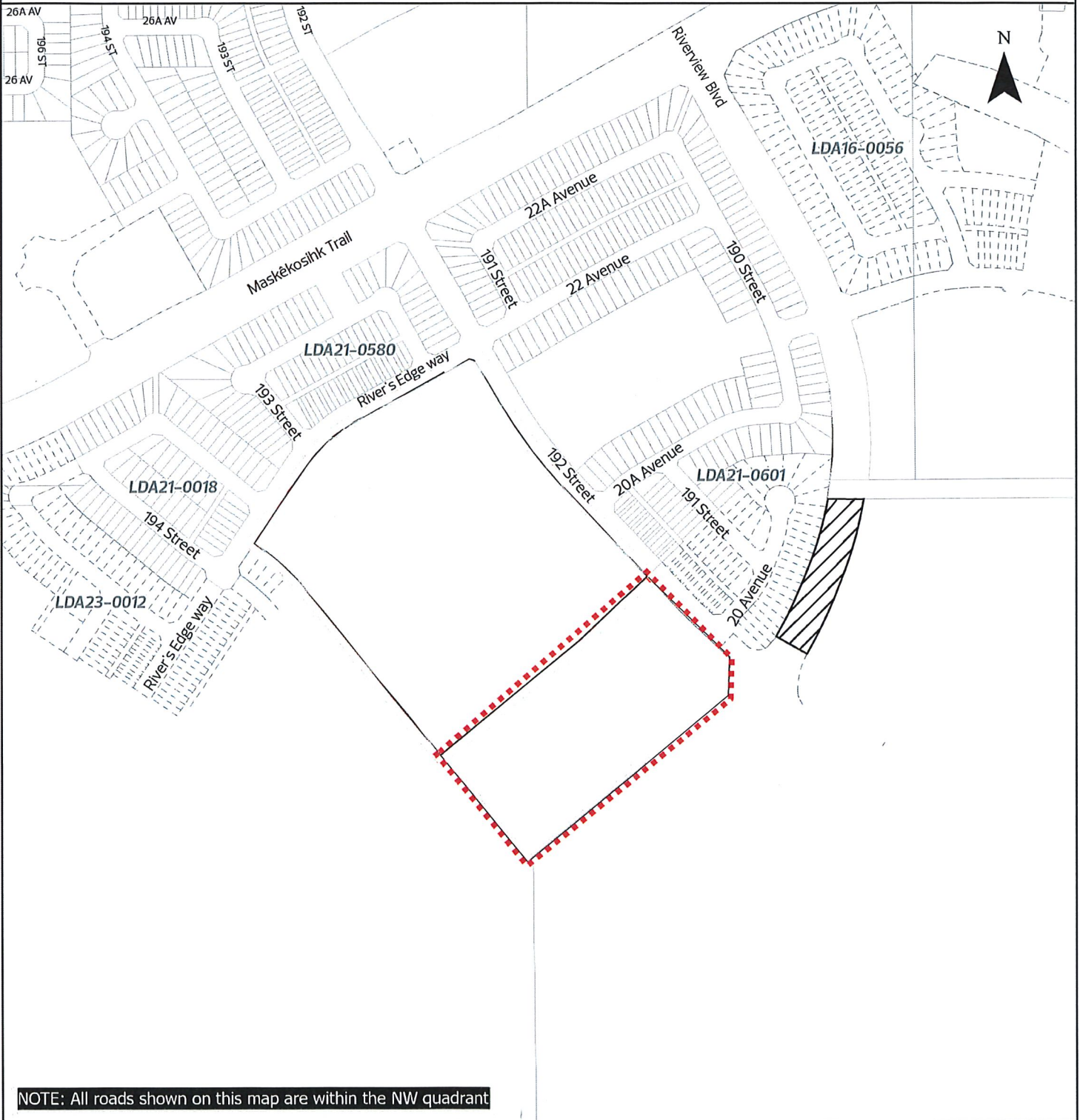
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 1, 2024

LDA23-0228

■ ■ ■ Limit of proposed subdivision

▨ Dedicate arterial road



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



Subdivision Authority

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

February 1, 2024

File No. LDA23-0331

Alberta Geomatics Inc.
6908 ROPER ROAD NW
Edmonton, AB T6B3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) medium industrial lots from Lots 4 and 5, Block 16, Plan 7015 ET (title separation), located south of 114 Avenue NW and west of 149 Street NW;
HIGH PARK INDUSTRIAL

I The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner 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 Lot 5, Block 16, Plan 7015ET and Lot 4, Block 16, Plan 7015 ET, 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 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, 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; and
5. that the owner construct offsite storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

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 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;
2. that the owner construct a sidewalk on the west side of 149 Street NW between the existing bus stop pad and existing mid-block crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details of the sidewalk design and its width will be determined through the engineering drawing review and approval process; and
3. 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.

The Municipal Reserve (MR) requirement is not applicable as the subject Lot is less than 0.8 ha in area. However, since the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing.

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,

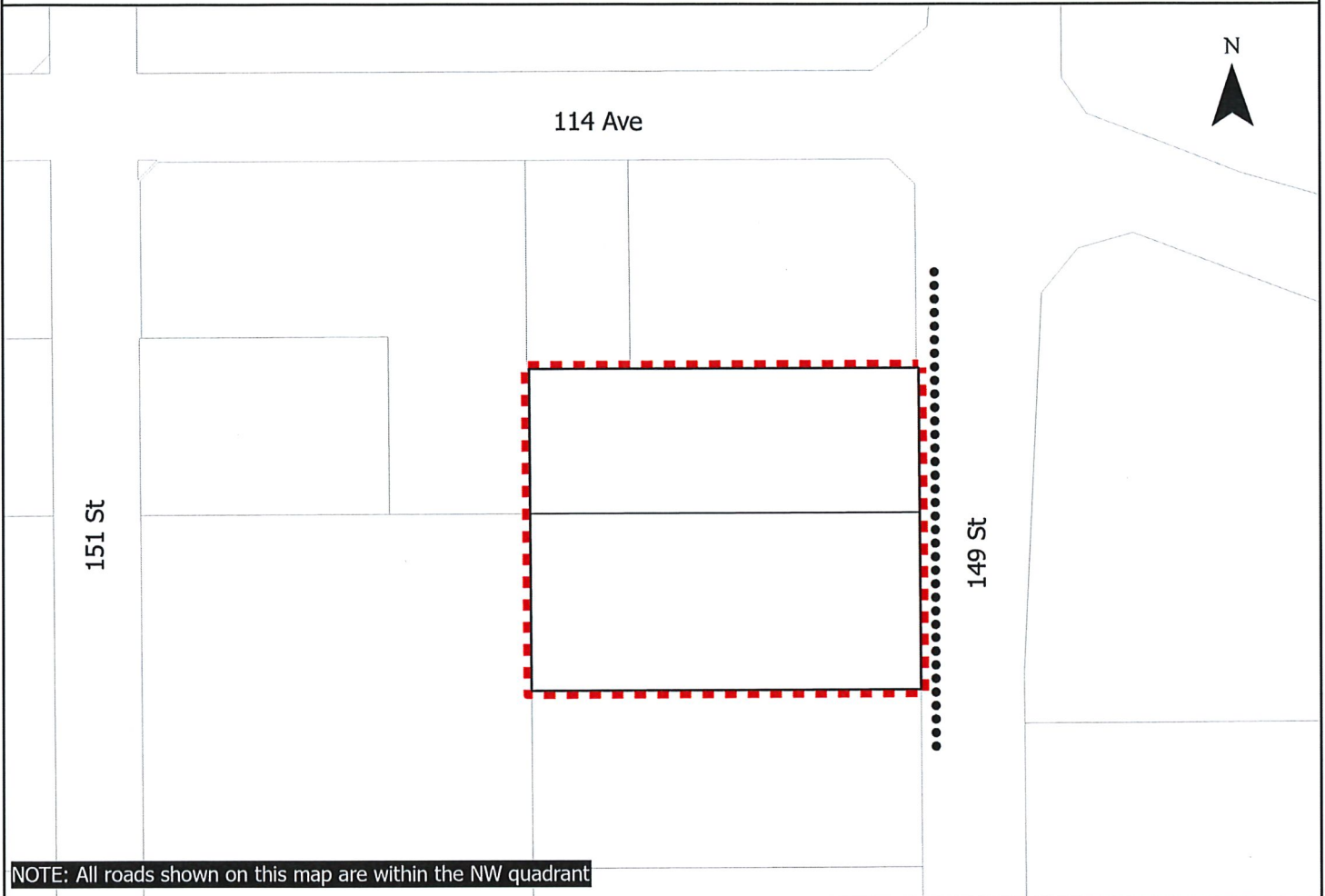


Blair McDowell
Subdivision Authority

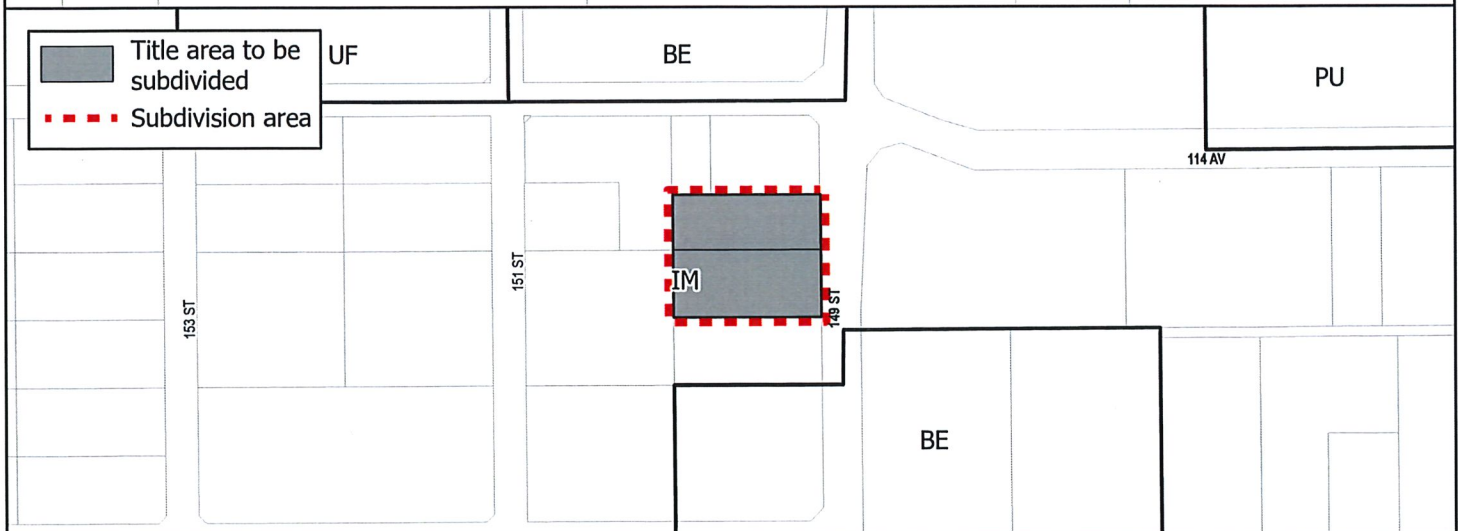
BM/jm/Posse #480758612-001

Enclosures

- Limit of proposed subdivision
- Concrete sidewalk



- Title area to be subdivided
- Subdivision area



--- Limit of proposed subdivision

— Offsite storm sewer



114 AV

151 ST

149 ST

112 AV

112 AV

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



Subdivision Authority

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

February 1, 2024

File No. LDA23-0337

Select Engineering Consultants LTD.
17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create one (1) commercial lot, from Lot 1, Block 2, Plan 152 5329, located north of Stony Plain Rd NW and west of 186 Street SW; **SUNWAPTA INDUSTRIAL**

I The Subdivision by Plan is APPROVED on February 1 2024, subject to the following conditions:

1. that the owner register a Freeboard restrictive covenant on the remnant parcel in favour of EPCOR Drainage Services, against the lot flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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.

Municipal Reserve (MR) for Lot 1, Block 2, Plan 152 5329 was previously addressed with LDA19-0031 by providing money in place.

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 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/jm/Posse #489484362-001

Enclosure

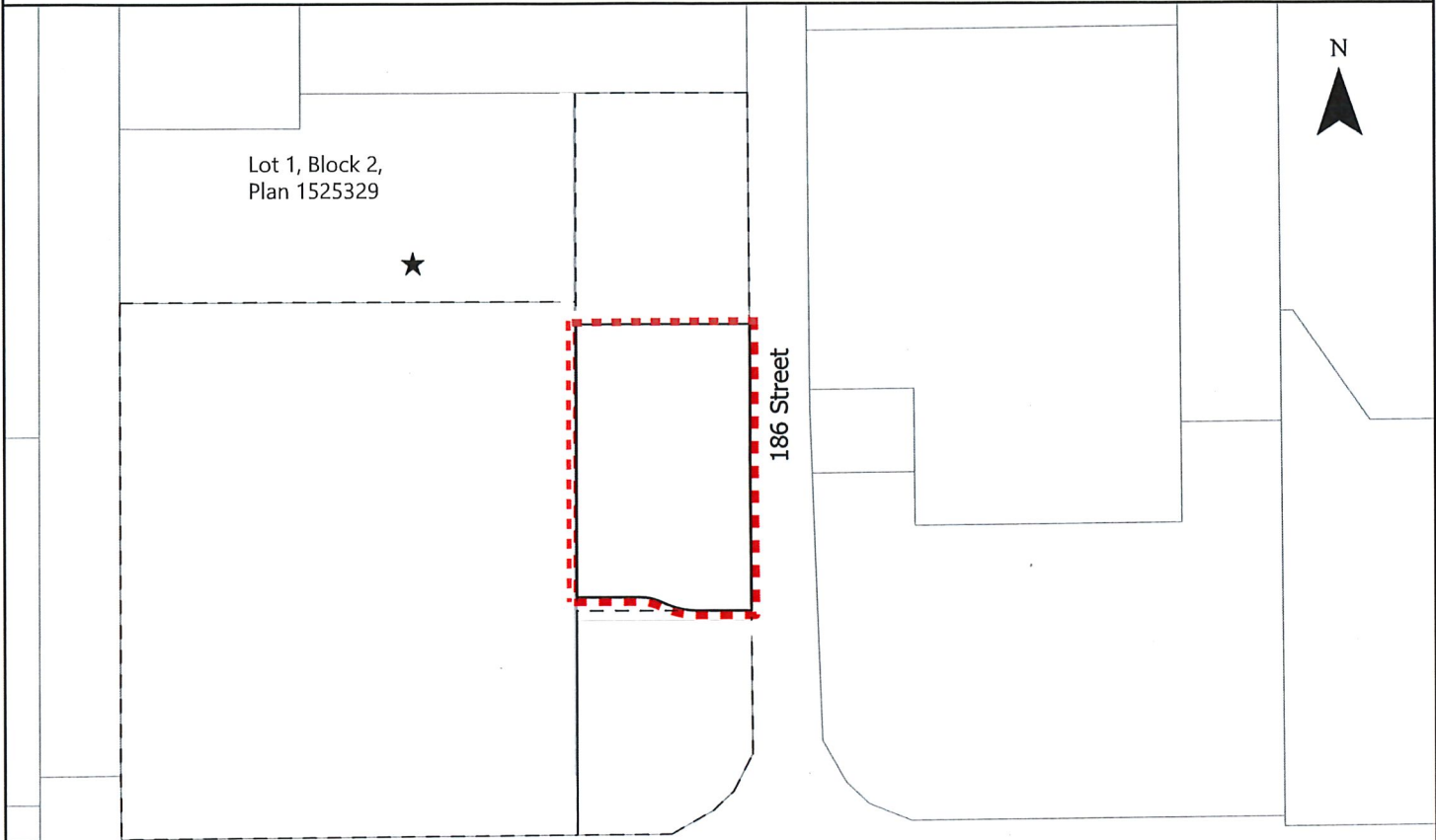
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 1, 2024

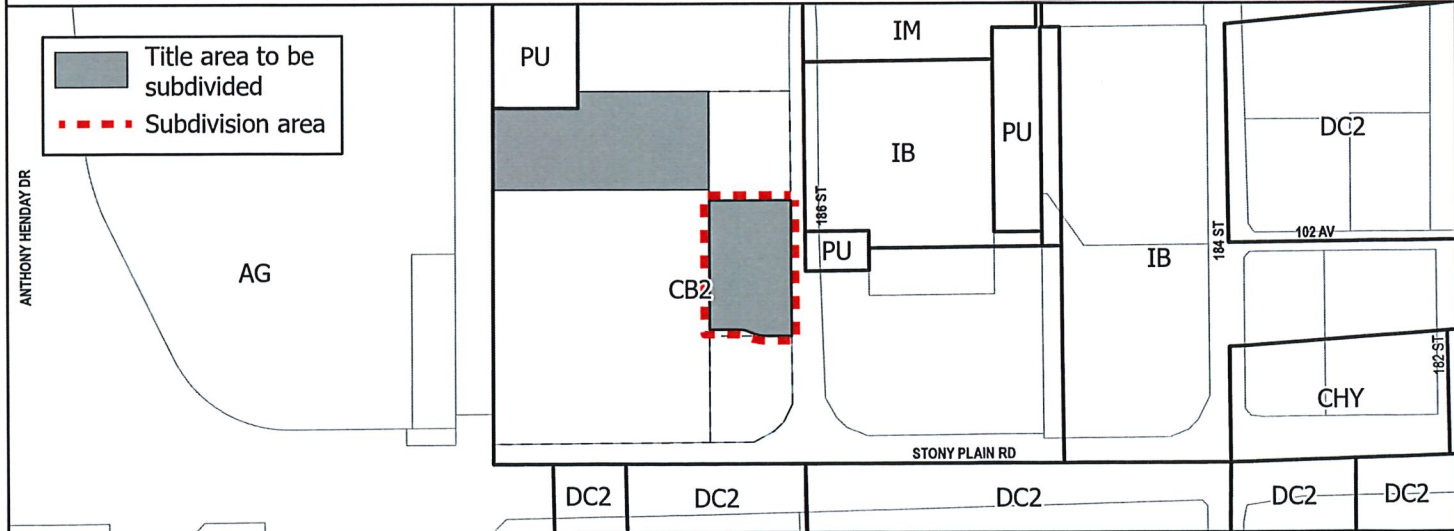
LDA23-0337

Limit of proposed subdivision

★ Register a Freeboard restrictive covenant



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





February 1, 2024

File No. LDA21-0500

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

ATTENTION: Ben De Jong

RE: REVISION of conditionally approved tentative plan of subdivision to create 138 residential lots, one (1) commercial lot, and one (1) Public Utility lot from SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

This subdivision was originally approved on February 24, 2022. The first change request was approved on May 19, 2022. It altered the location of the temporary 12 m turnaround by placing it on the south side of Siskin Link and increased the number of lots to be withheld from registration from 3 single detached lots to 4 semi-detached lots. The second change request was approved on January 26, 2023. It removed the drainage easements and associated disturbed soil restrictive covenants. They were no longer required due to new grading and elevations. The second change request also increased the number of semi-detached lots by 6, and reduced the number of single detached lots by 4; all within Phase 2. This third change request proposes to increase the number of lots being withheld from registration from 4 residential lots to 5 residential lots. One additional lot is being withheld from registration as there is a discrepancy in grade between this lot and abutting Lot F (to the east). There are also some minor changes to lot widths for the residential lots on the south side of Siskin Link NW. There is no change to the number of lots proposed with this change request.

I The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the five lots identified be withheld from registration until the temporary turnaround is no longer required and until grading concerns are resolved, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that Phases 3 and 4 may be registered in non-sequential order at the discretion of the Subdivision Authority, having regard to the prior or concurrent registration of other phases contained within this approval, and approved subdivisions outside of this approval, that are deemed necessary to provide connections to underground utilities and roadways;

5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Yellowhead Trail NW (Highway 16), as shown on the "Conditions of Approval" map, 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct a temporary 12 m radius paved surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure. This turnaround will be required prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination);
9. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a 3 m hard surface shared use path with bollards and lighting, adjacent to the Storm Water Management Facility (SWMF) with connections to future adjacent shared use paths, as per City of Edmonton Design and Construction Standards, to the satisfaction

of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to the adjacent shared use path and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on Siskin Link NW, to accommodate the turning movements of waste management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for installation of "no parking" signage on Kinglet Boulevard NW to ensure that site lines for the front access lots backing out onto the collector roadway are maintained, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
14. that the owner construct a 2.2 m berm centered on the property line and a 1.8 m noise attenuation fence wholly within private property lines, or combination thereof, to conform to the submitted Noise Study, for all lots backing on the Yellowhead Trail, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

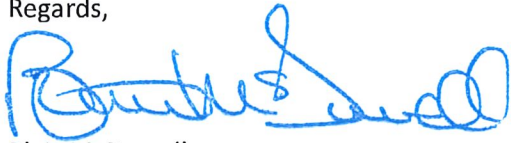
Municipal Reserve (MR) for SE-13-53-26-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA14-0495. The DRC will carry forward on the remainder of the title.

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,

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/tv/Posse #404631112-001

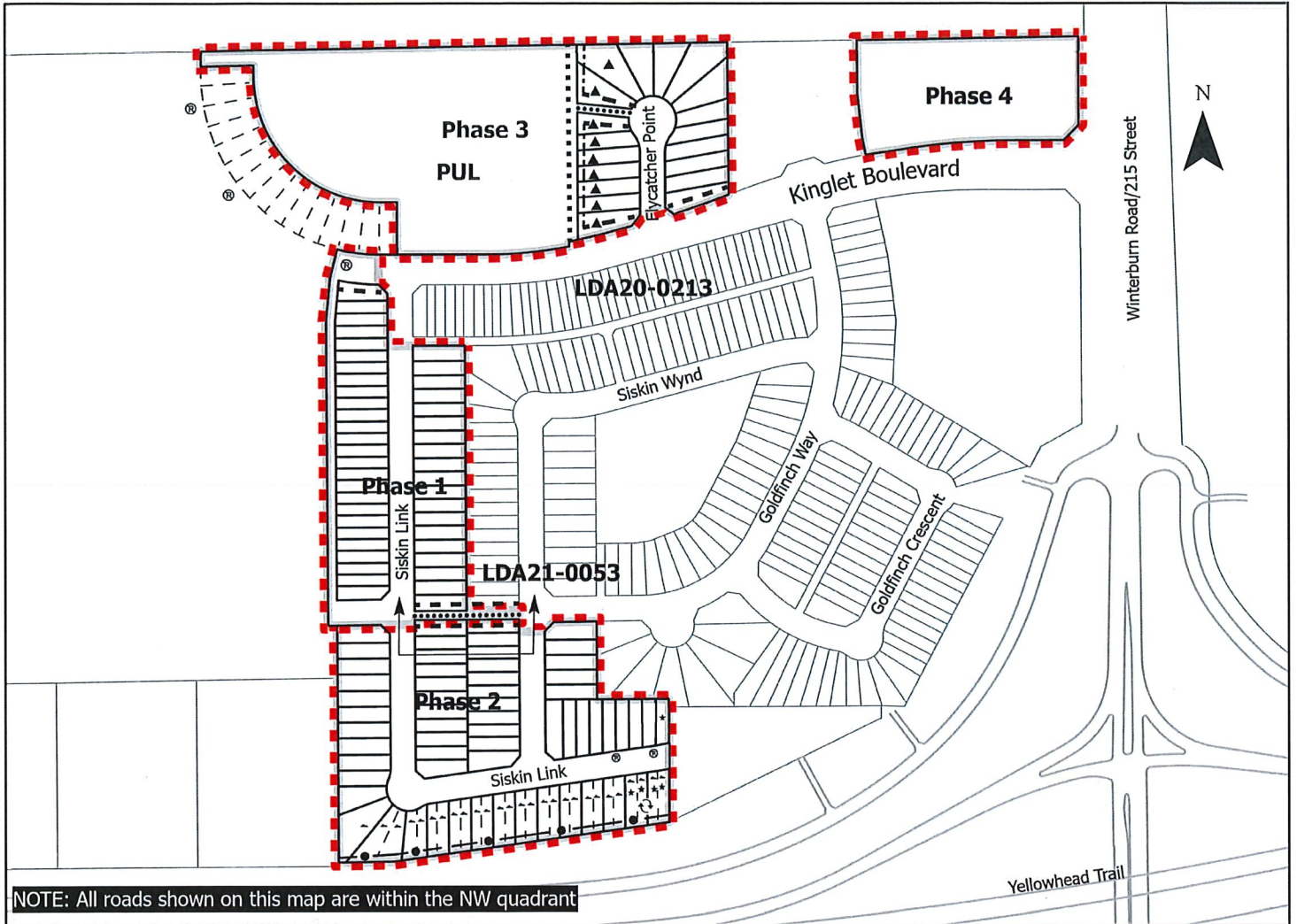
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

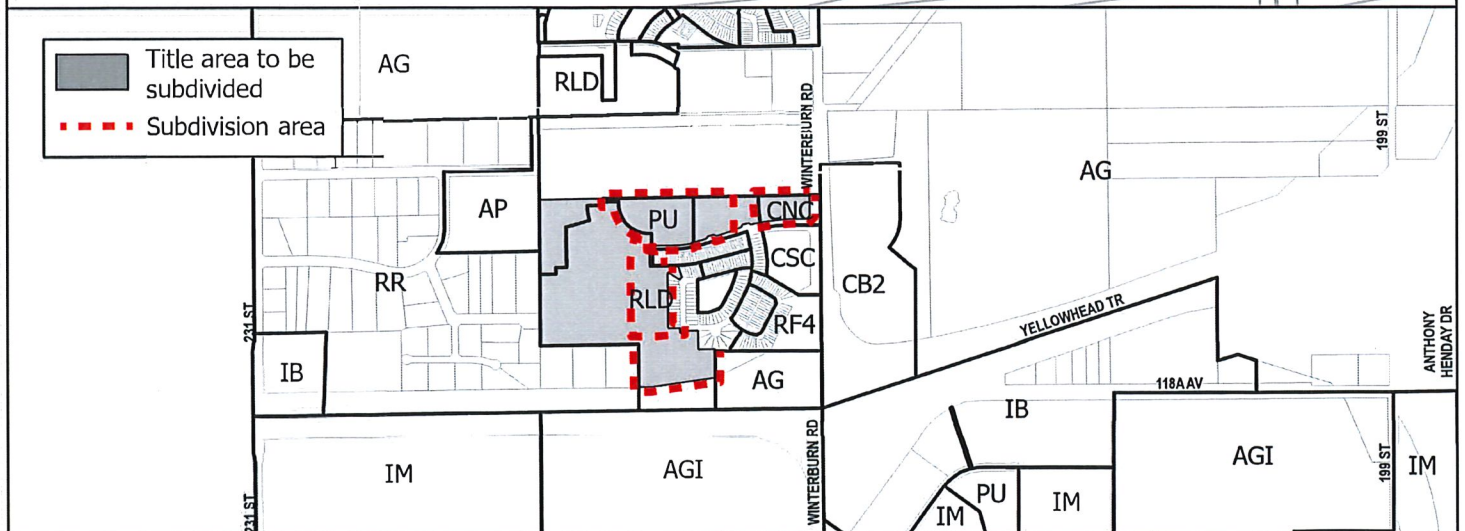
February 1, 2024

LDA21-0500

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> ■ Limit of proposed subdivision — Phasing Line ↔ Temporary 6m roadway ▲ Restrictive covenant re:Freeboard --- 1.2 m Uniform Fence | <ul style="list-style-type: none"> ★ Withhold lots from registration ⊕ Temporary 12 m radius turnaround - - - 1.8m Uniform Fence - Zoning bylaw · · · · · 3m Hard surface shared use path · · · · · 1.8m Concrete Sidewalk | <ul style="list-style-type: none"> —●— 2.2m Berm and 1.8m Noise Attenuation Fence - - - Restrictive Covenant re:berm and fence ⊙ No Parking Signage |
|---|---|--|



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





Subdivision Authority

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

February 1, 2024

File No. LDA23-0246

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one additional (1) multi-unit housing lot (MHL) from Lots 35-36, Block 63, Plan 118 NY, located north of 38 Avenue NW and east of 114A Street NW;
GREENFIELD

I The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. 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 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
4. that the owner upgrade the east/west residential standard alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The owner is advised that the details of this requirement, including the ultimate width of the alley, alley crossing upgrades and modification

of the existing grade, will be reviewed and finalized through the engineering drawing review and approval process.

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

The Municipal Reserve (MR) requirement for Lots 35-36, Block 63, Plan 118 NY, is not applicable as the subject Lot is less than 0.8 hectares in area. As the subject parcel has not addressed MR with this application, should the proposed lot be part of a future subdivision greater than 0.8 ha in area, MR will be owing

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

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

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

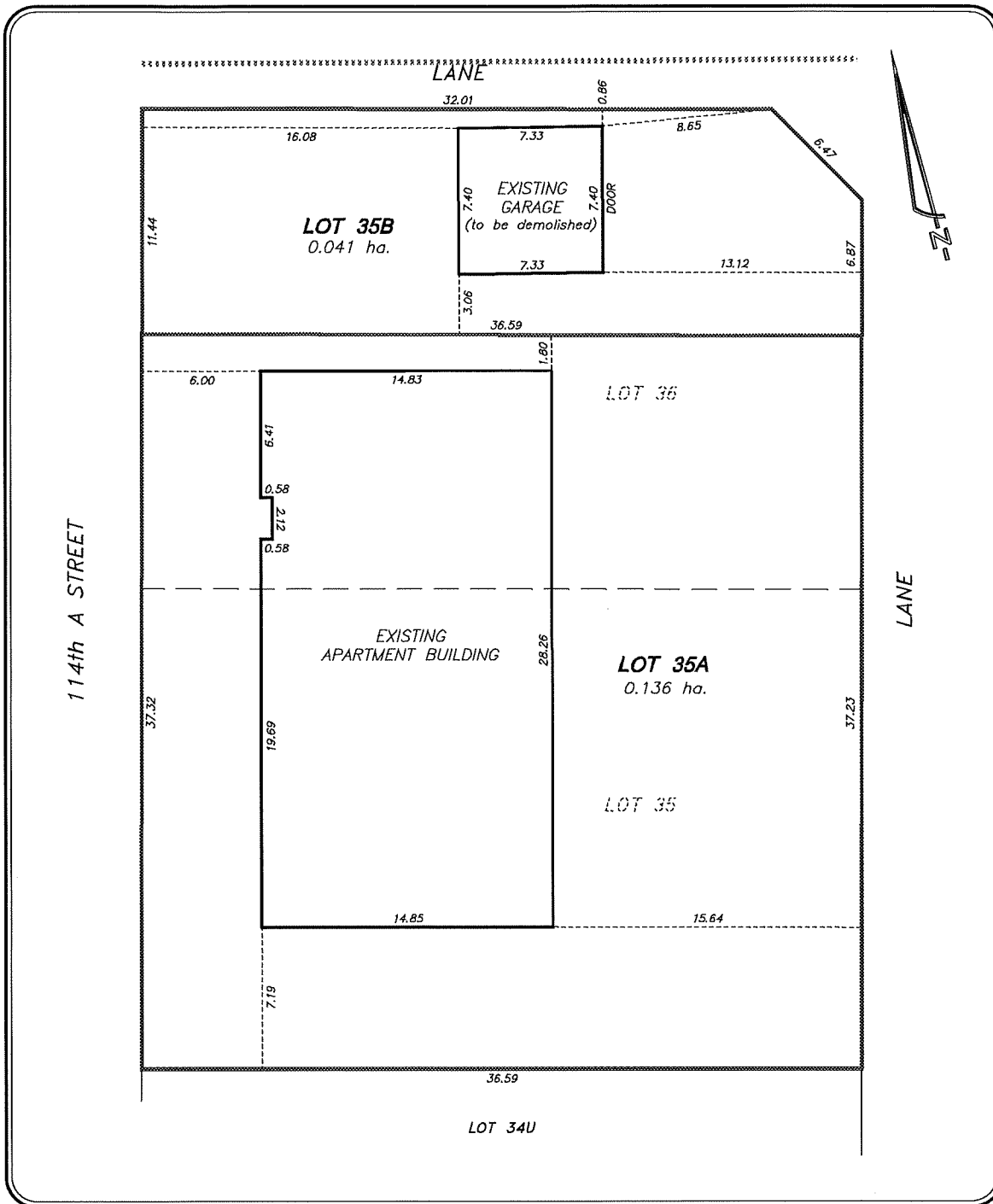
Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #467748653-004

Enclosure



TENTATIVE PLAN

LOT: 35 & 36		BLOCK: 63		PLAN: 1184 NY	
BUILDER/OWNER: PAM GILL-BROKER			SUB.: GREENFIELD		
ADDRESS: 3815-114A STREET NW				ZONING: RA7	
CONTACT: gillp@sutton.com				EDMONTON	
CERTIFICATE OF TITLE AREA		0.177 ha			
AREA IN PARCEL(S) BEING CREATED		0.177 ha			
NUMBER OF PARCEL CREATED		2			

..... 6 m commercial alley

NOTES:
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
 OR OMISSIONS REPRESENTED BY THIS PLAN.

LEGEND:
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●



6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024



Subdivision Authority

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

February 1, 2024

File No. LDA23-0328

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) multi housing unit and one (1) remnant unit from Lot 3, Block 18, Plan 182 3525, located north of Desrochers Gate SW and west of James Mowatt Trail SW; **DESROCHERS**

The Subdivision by Phased Condominium is APPROVED on February 1, 2024, subject to the following conditions:

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

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

Municipal Reserve (MR) was addressed by Deferred Reserve Caveat (DRC) with LDA12-0426.

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 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/jm/Posse #482131764-001

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 (\$2505.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Further to Condition I.1, construction of the pedestrian facility within the public access easement will be reviewed in detail through the Development Permit approval process for this site. For information about the Transit Oriented Development (TOD) Guidelines and the Transit Oriented Development (TOD) Policy, please refer to the City of Edmonton's website (Transit Oriented Development).

Building / Site

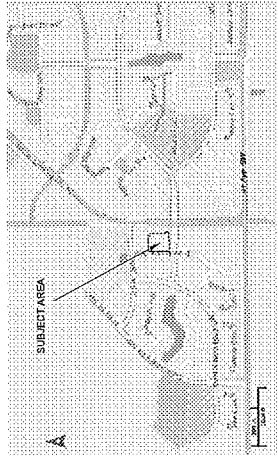
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 64.1 m north of the south property line of Lot 3 off Daniels Way SW. The existing sanitary service enters the proposed subdivision approximately 67.2 m north of the south property line fo Lot 3 off Daniels Way SW. The existing storm service enters the proposed subdivisions 70.2m north of the south property line of Lot 3. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

FOR: Evershine Home Builders Ltd.

NOTES:
 -ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 -ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 -THE PLAN IS FOR INFORMATION PURPOSES ONLY AND IS PRELIMINARY AND SUBJECT TO CHANGE.
 -THE BOUNDARY SHOWN ON THIS PLAN IS AN INDICATED AND IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 -PLAN TO BE SUBMITTED SHOWN OUTLINED THIS
 AND CONTAINS: 1:12 Pa.
 ZONING = DC1



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	Aug. 11, 2023	ORIGINAL PLAN COMPLETED	JF

REVISIONS

Towers at Desrochers
 TENTATIVE PLAN SHOWING PROPOSED
PHASED BUILDING CONDOMINIUM

OF
 LOT 3, BLOCK 18, PLAN 182 3525
 WITHIN THE
 S.E. 1/4 SEC. 13-TWP. 51-RGE. 25-W. 4TH MER.
EDMONTON - ALBERTA
 2023

SCALE: 1:1000 (11x17)
 0 10 20 30 40 50 METRES

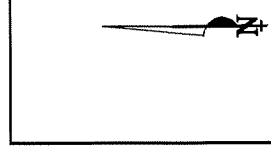
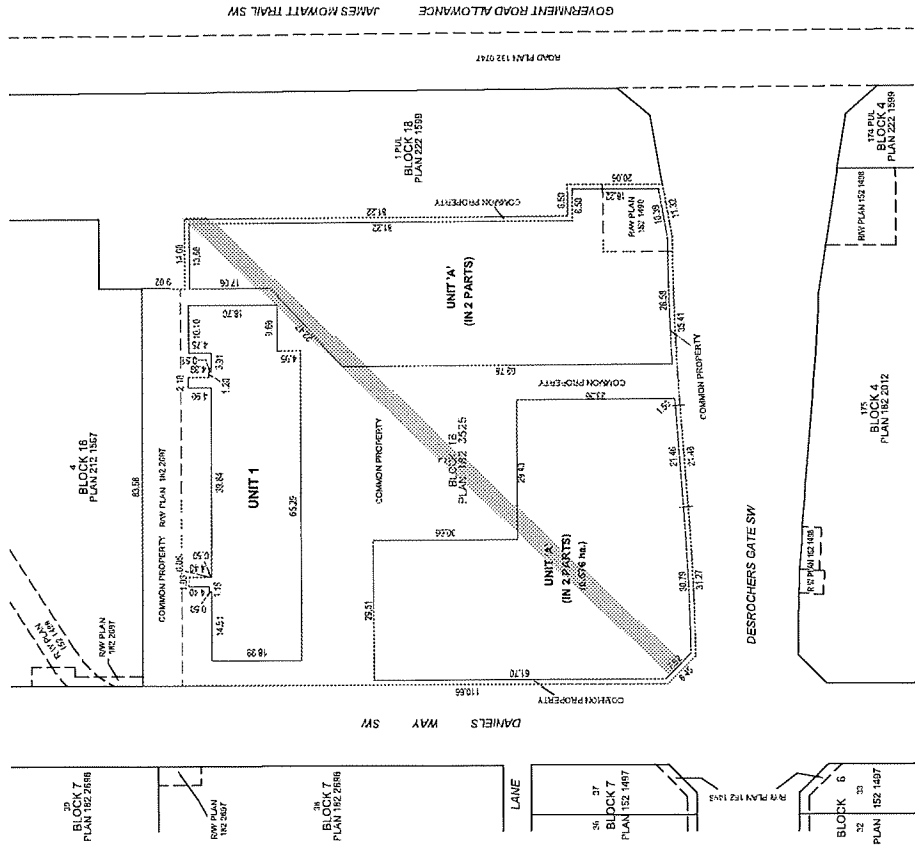
Pals Geomatics
 Phone: (780) 455-3177 Fax: (780) 451-2047
 Email: admin@palsgeomatics.com
 10794 - 176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 1210004/T DRAFTED BY: JF CHECKED BY: MK

ENCLOSURE II

SUBDIVISION CONDITIONS OF APPROVAL MAP February 1, 2024 LDA23-0328

LEGEND
 Register Easement





Subdivision Authority

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

February 1, 2024

File No. LDA23-0334

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 2, Plan 232 0807, located south of 144 Avenue EB NW and east of Manning Drive NB NW;
CLAREVIEW TOWN CENTRE

The Subdivision by Bare Land Condominium is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
2. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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.

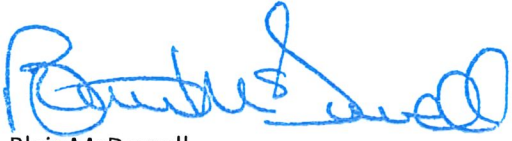
Municipal Reserve for Lot 2, Block 2, Plan 2320807 was addressed by land dedication with LDA22-0199 and Deferred Reserve Caveats with SUB/94-0044 and 91-X-102-S.

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance with 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/jm/Posse #489979519-001

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 (\$5010 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

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



Subdivision Authority

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

February 1, 2024

File No. LDA23-0355

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) additional Residential lots, from Lot 1, Block 11, Plan 8111 ET, located north of 124 Avenue NW and west of 76 Street NW; **ELMWOOD PARK**

The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the existing fence that encroaches into the 123 Avenue NW and 76 Avenue NW road right-of-way must be removed, and that the owner discharge the existing encroachment agreement (instrument 172 317 592). A request to discharge the encroachment agreement must be submitted to the City of Edmonton Law Branch. The applicant can contact the Law Branch at legalserviceinquiries@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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion,

after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #492247229-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with the Zoning Bylaw #20001.
- There is an existing access to 76 Street NW. Upon redevelopment of proposed Lot 1C, the existing residential access to 76 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.5 m south of the north property line of Lot 1 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

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

TENTATIVE PLAN

SHOWING SUBDIVISION OF

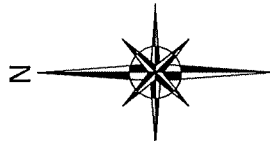
PART OF LOT 1, BLK. 11, PLAN 8111 E.T.

IN THE

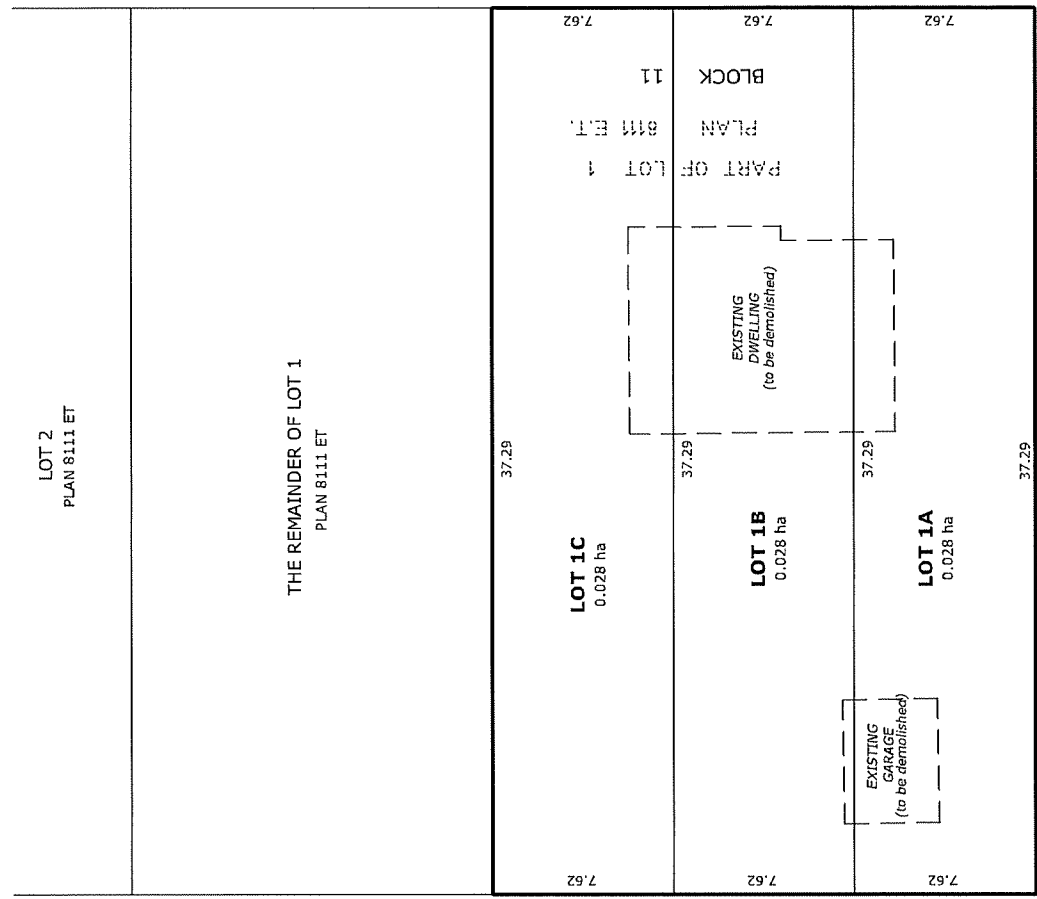
W.1/2 SEC.15, TWP.53, RGE.24, W. 4M.

EDMONTON, ALBERTA

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



LANE



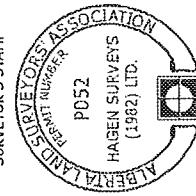
NOTES:
 - DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
 - AREA DEALT WITH BOUNDED THUS.



HAGEN SURVEYS

4929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T: 780.464.5506 | F: 780.464.4430 | hagen-surveys.com
 your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	PING	DRAWN BY:	PING
DATE:	NOV. 23, 2023	REVISED:	-
DRAWING	2330683T	FILE NO.	2330683



Subdivision Authority

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

February 1, 2024

File No. LDA23-0361

Ivo Nedev Surveying Ltd.
18811 96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 17, Block 35, Plan 3898 HW, located south of 103 Avenue NW and west of 80 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on February 1, 2024 subject to the following condition:

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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/ms/Posse #491625572-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with the Zoning Bylaw #20001.
- There is an existing access to 80 Street NW. Upon redevelopment of proposed Lot 17A, the existing residential access to 80 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- There are existing retaining walls and concrete stairs that encroach into the 80 Street NW road right-of-way that must be removed, or the owner enter 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 6.3 m south of the north property line of Lot 17 off the lane. As per the EPCOR Drainage Services Bylaw

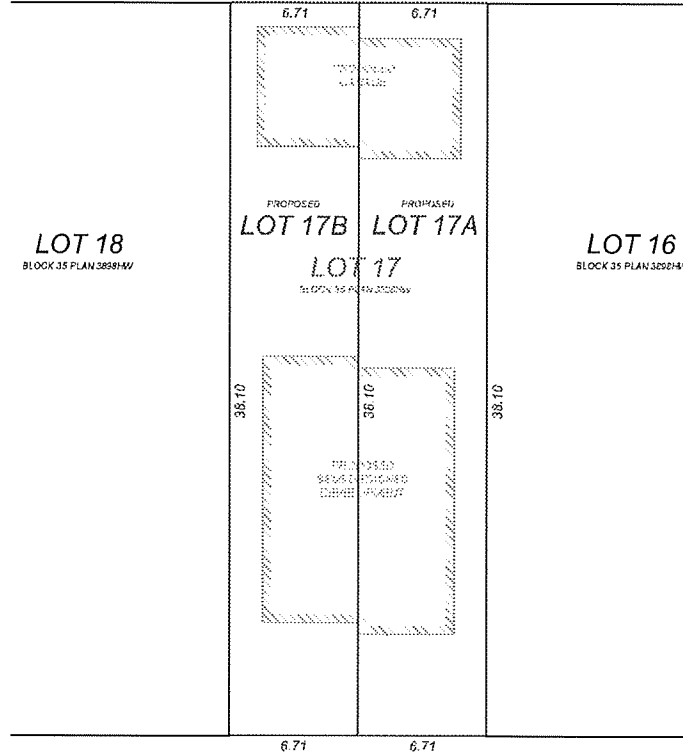
and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

- 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).



SCALE: 1 : 300

LANE



LOT 18
BLOCK 35 PLAN 3859HW

PROPOSED **LOT 17B** PROPOSED
LOT 17
To OPEN 15 PLOTS TO 3859HW

LOT 16
BLOCK 35 PLAN 3859HW

80 STREET NW

GENERAL NOTES

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas and dimensions are subject to confirmation by a legal property survey.

REVISION HISTORY

1. Issued for Approval	Nov. 20. 2023

LEGAL DESCRIPTION: Lot 17 Block 35 Plan 3898HW
 MUNICIPAL ADDRESS: 10242 - 80 Street NW, Edmonton, AB
 NEIGHBORHOOD: Forest Heights

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REV: 1 PROJECT: 2023536



18811 - 96 Avenue NW, Edmonton, AB, T5T 5L2
 www.ivosurveys.ca
 Ph: (780) 666-2511
 Fax: (780) 666-2359

© 2023



Subdivision Authority

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

February 1, 2024

File No. LDA23-0366

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 24, Block 25, Plan 5452RS, located north of 64 Avenue NW and south of Brander Drive NW;
BRANDER GARDENS

The Subdivision by Plan is APPROVED on February 1, 2024, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/ms/Posse #492443361-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$715.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- There is an existing access to Brander Drive NW. Upon redevelopment of proposed Lot 24A, the existing residential access to Brander Drive NW will be required to meet current City of Edmonton standards.

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.

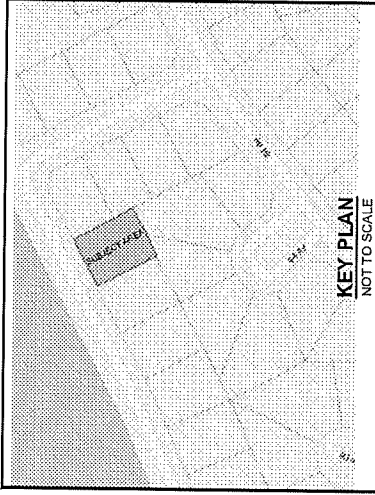
Servicing

- 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, sanitary, and storm) enter the proposed subdivision approximately 13.72 m west of the east property line of Lot 24 off Brander Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

LW HOMES

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".
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.....
- AND CONTAINS: 0.096 ha



REV. NO.	DATE	ITEM	BY
2	JAN. 2024	LOT DEFLECTION	CN
1	AUG. 2023	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BRANDER GARDENS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 24, BLOCK 25, PLAN 5452 RS
WITHIN THE
N.W. 1/4 SEC. 14 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:300
0 3 6 9 12 18 METRES
2023

Pals Geomatics
Phone: (780) 455-1177 Fax: (780) 451-2047
Email: cfrimstone@palsgeomatics.com
10764-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 620192007 DRAFTED BY: CN CHECKED BY: DS

