

Thursday, February 2, 2023
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 2, 2023 meeting be adopted.	

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

2. ADOPTION OF MINUTES

MOVED	Blair McDowell
That the Subdivision Authority Minutes for the January 26, 2023 meeting be adopted.	

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA22-0561 452808091-001	Tentative plan of subdivision to create one (1) Urban Services lot from Lot 1B, Block 10, Plan 1221696, located north of Ellerslie Road SW and west of Allan Drive SW; AMBLESIDE
----	-----------------------------	---

MOVED	Blair McDowell
That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

2.	LDA21-0306 396828495-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional Municipal Reserve lot from Lot 41 MR, Block 111, Plan 852 0432, located east of Ockenden Place NW and south of Ogilvie Boulevard NW; OGILVIE RIDGE
----	-----------------------------	---

MOVED	Blair McDowell
That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	CARRIED
----------------	----------------	----------------

3.	LDA22-0579 457263956-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 19, Plan RN60, located east of 131 Street NW and south of 111 Avenue NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0582 457213958-001	Tentative plan of subdivision to adjust the boundary between Lot 2, Block 7, Plan 202 2502, and Lot 6, Block 7, Plan 212 1318, located north of 140 Avenue NW and east of 170 Street NW; MISTATIM INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0591 458108134-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 19, Plan 5170 HW, located east of 73 Street and south of 81 Avenue; KING EDWARD PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0595 458368947-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 30, Plan 2077 HW, located north of 92 Avenue NW and east of 154 Street NW; SHERWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

February 2, 2023

File No. LDA22-0561

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) Urban Services lot from Lot 1B, Block 10, Plan 1221696, located north of Ellerslie Road SW and west of Allan Drive SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on February 2, 2023, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner construct underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination. The sanitary extension can be off of Allan Drive SW or former Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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.

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

MR for Lot 1B, Block 10, Plan 1221696 was addressed by money in place with LDA11-0290.

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

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

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

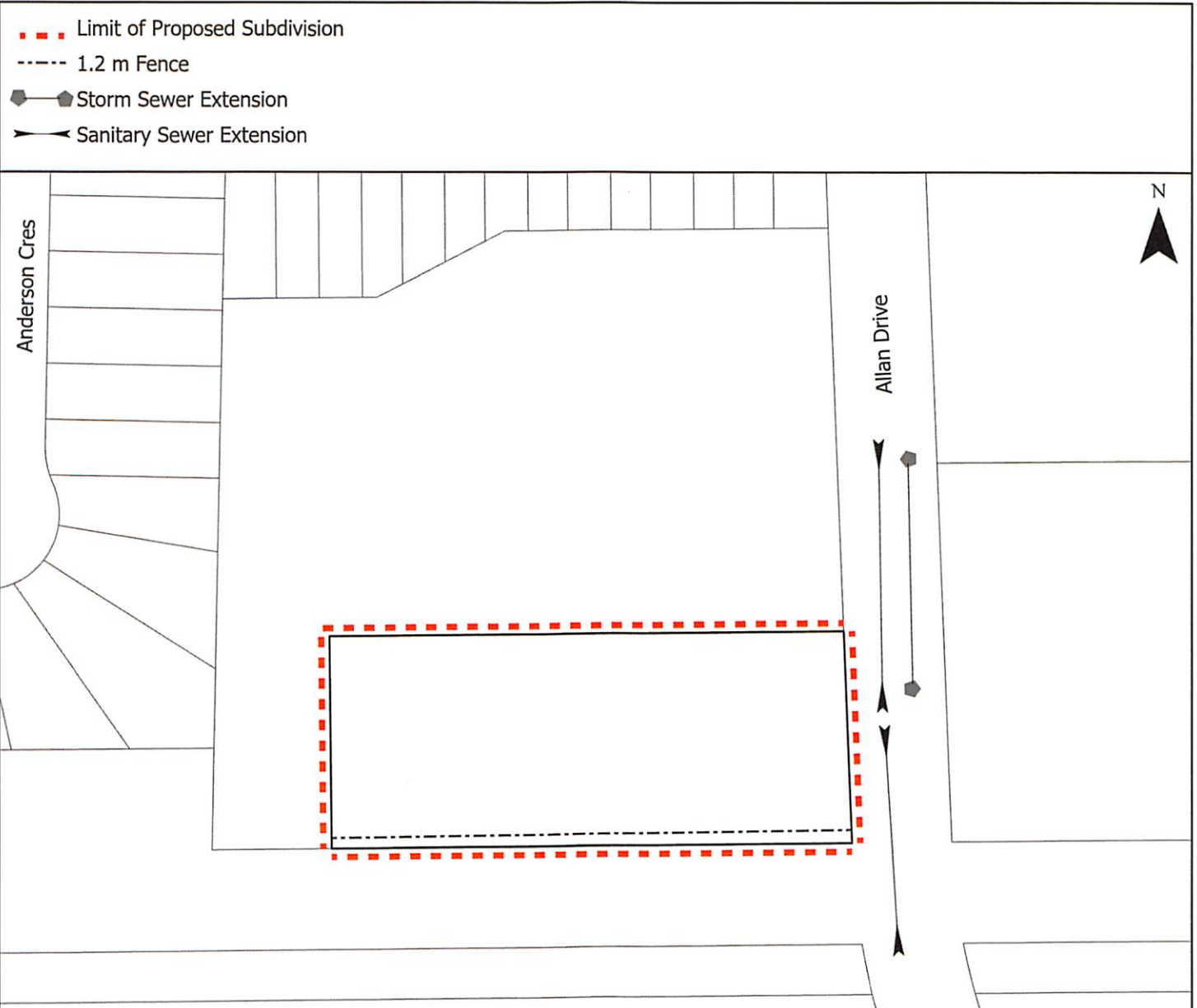
Regards,



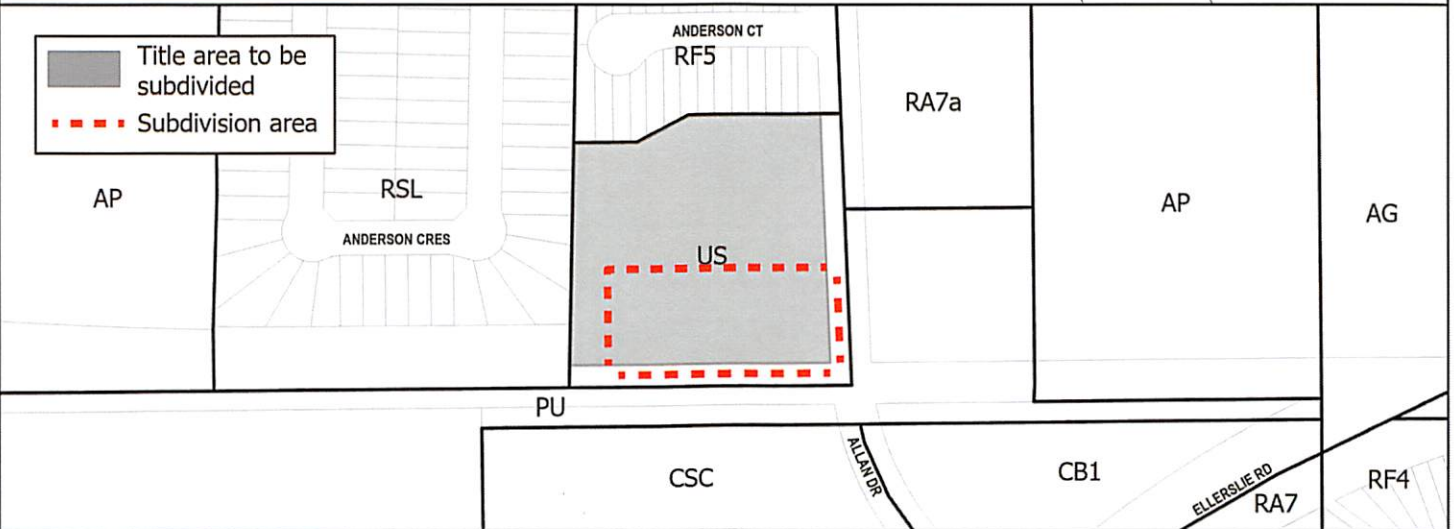
Blair McDowell
Subdivision Authority

BM/mb/Posse #452808091-001

Enclosure



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 2, 2023

File No. LDA21-0306

City of Edmonton
Land Development Section, Real Estate Branch
10th floor, 10111 104 Avenue NW
Edmonton, AB T5J 4X1

ATTENTION: Taylor Van den Brink

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional Municipal Reserve lot from Lot 41 MR, Block 111, Plan 852 0432, located east of Ockenden Place NW and south of Ogilvie Boulevard NW; **OGILVIE RIDGE**

The application was originally approved on September 2, 2021. This application is the first change request and switches the servicing agreement to a deferred servicing agreement.

I The Subdivision by Plan is APPROVED on February 2, 2023, subject to the following conditions:

1. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the owner register utility easements for the proposed sanitary and storm sewer extensions; 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 further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;

4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner install a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner constructs offsite sanitary and storm sewer extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.8 m uniform fence within the proposed lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the proposed parcel and remainder of the title area, to the satisfaction of City Departments and affected utility agencies

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

The proposed 0.80 hectare (ha) lot's existing Municipal Reserve (MR) designation will be removed in the future and the lot will be rezoned to facilitate residential development. The parent MR parcel's size is therefore reduced to 2.24 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.

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

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

Regards,



Blair McDowell
Subdivision Authority

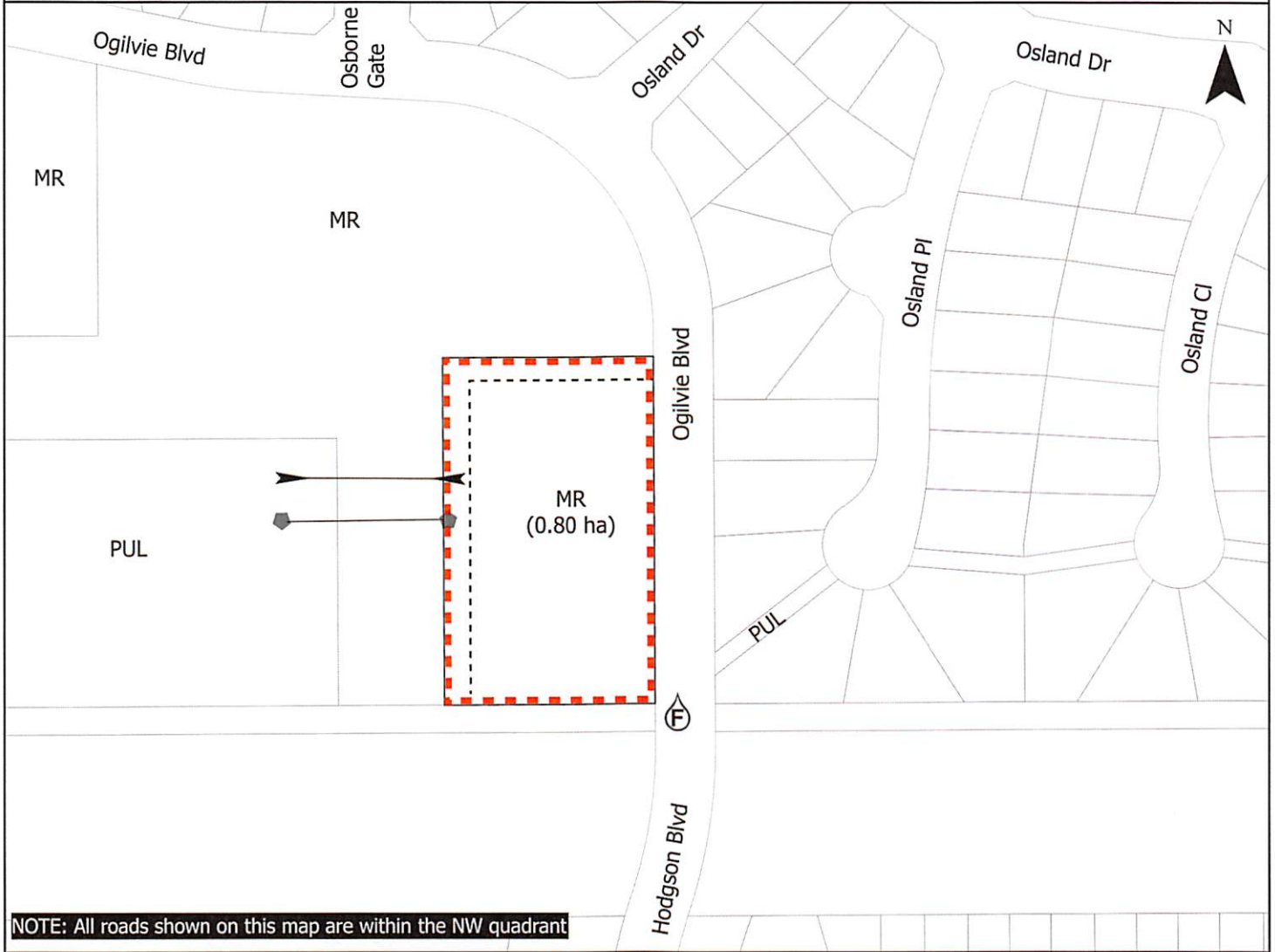
BM/mb/Posse #396828495-001
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

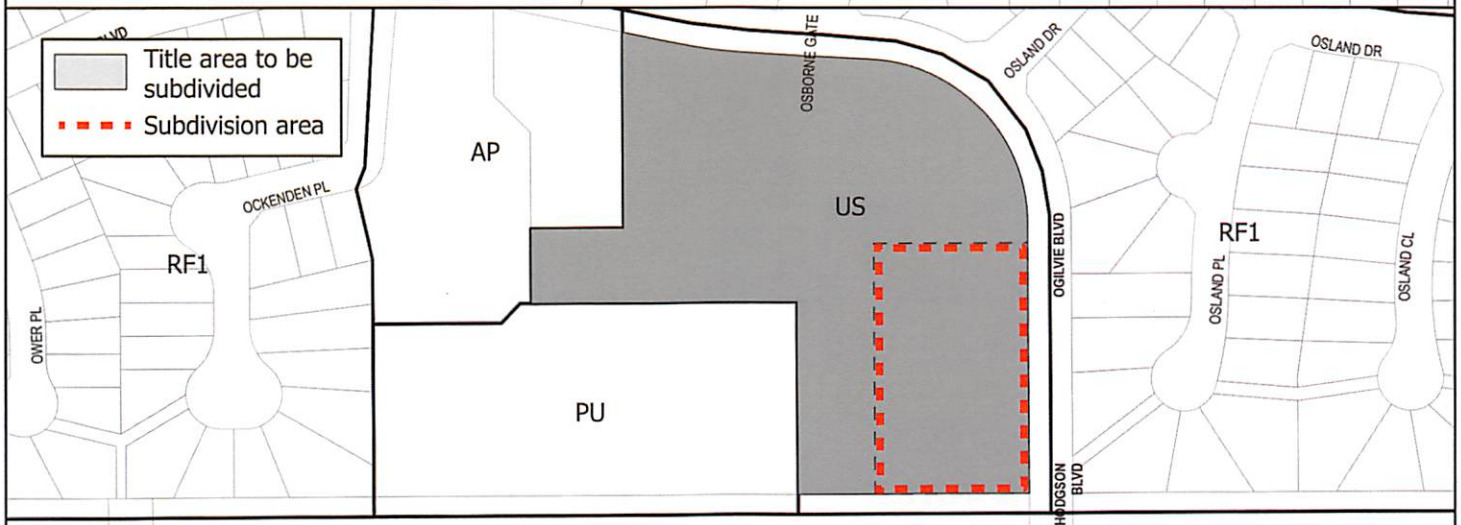
February 2, 2023 LDA21-0306

- Limit of proposed subdivision
- Sanitary sewer extension
- Storm sewer extension

- F Fire hydrant
- 1.8 m uniform fence



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 2, 2023

File No. LDA22-0579

Prime Design
128 - 720 28 Street NE
Calgary, AB T2A 6R3

ATTENTION: Imran Khan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 19, Plan RN60, located east of 131 Street NW and south of 111 Avenue NW; **WESTMOUNT**

The Subdivision by Plan is APPROVED on February 2, 2023, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed northern; 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". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/ms/Posse #457263956-001

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 (\$700.00 - 2023 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 131 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.
- There is an existing concrete walkway and garbage shed on the east side of the lot that encroaches into the alley right-of-way that must be removed, or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.
- There is an existing concrete walkway on the west side of the lot that connects the sidewalk to the curb and gutter/road. The concrete walkway was constructed as a drainage pad. Subdivision Planning highly recommends that the applicant contact BuildingGreatNeighbourhoods@edmonton.ca for more information.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.15 m south of the north property line of Lot 15 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 water main located within a laneway adjacent to the east property line of Lot 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.

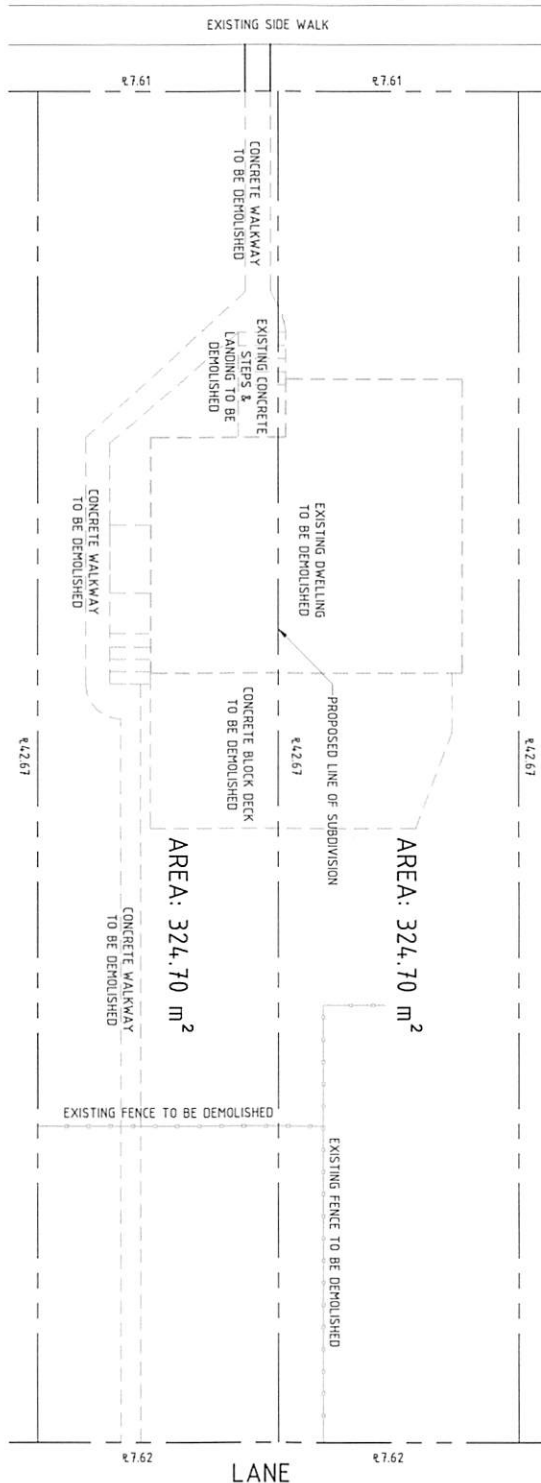
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- The existing ATCO service line crosses a proposed property line. The owner must contact ATCO Gas Distribution Engineer Mike Lambert (Michael.Lambert@atco.com, (780)-819-8397) to ensure a right-of-way is registered over that portion of service line, or to arrange for a service alteration. Note all survey and alteration costs will be borne by the owner.
- 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).



LOT 15
BLOCK 19
PLAN RN60

TO 111 AVENUE NW

131 STREET



1
A1.2

TENTATIVE PLAN

1:150

LEGEND

---	PROPERTY LINE
- - - -	EXISTING TO BE DEMOLISHED



PROPOSED SUBDIVISION
11029 131 ST NW
EDMONTON, AB
LOT 15, BLOCK 19, PLAN RN60

PROJECT NO.
DATE: December 2022
SCALE: 1:150
A1.2



Subdivision Authority

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

February 2, 2023

File No. LDA22-0582

Challenger Geomatics Ltd.
110 - 2899 Broadmoor Blvd
Sherwood Park, AB T8H 1B55

ATTENTION: Robert Cream

RE: Tentative plan of subdivision to adjust the boundary between Lot 2, Block 7, Plan 202 2502, and Lot 6, Block 7, Plan 212 1318, located north of 140 Avenue NW and east of 170 Street NW;
MISTATIM INDUSTRIAL

The Subdivision by Plan is APPROVED on February 2, 2023, subject to the following conditions:

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/fw/Posse #457213958-001

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

- Site access has been approved for proposed Block 7, Lot 7 to 140 Avenue NW and for Block 7, Lot 8 to 140 Avenue NW. Specific details of access have been reviewed through Development Permits for the site.

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.

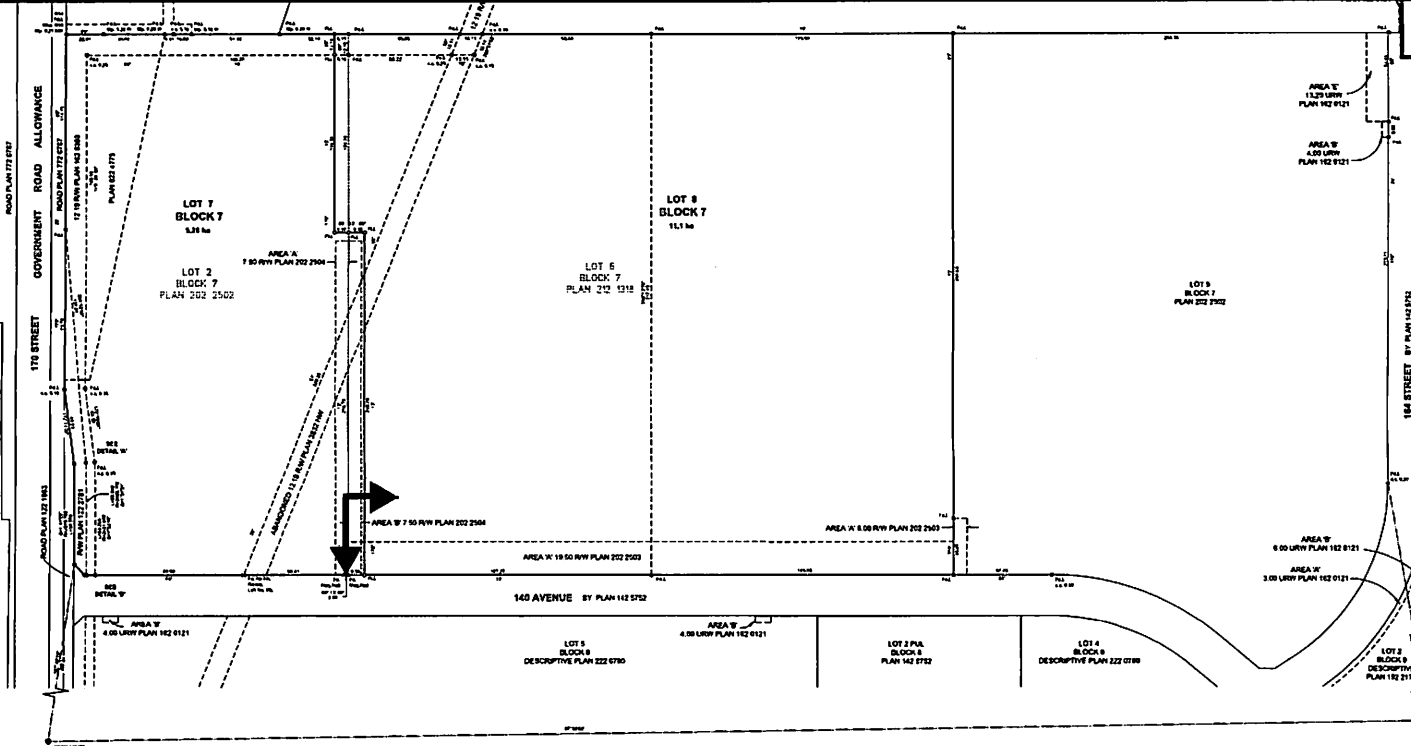
Servicing

- 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).
- As per the City of Edmonton Drainage Bylaw 18093, no owner shall drain their property in such a manner as to cause or have potential to cause a nuisance, hazard, or damage to their property or to adjacent parcels. EPCOR Drainage Services will determine and specify the location of release of storm water and subsurface drainage to a sewer service, an overland route, or a specific overflow point on or from the parcel. Each separately titled parcel must drain the storm water and subsurface drainage entirely to its own private drainage system.
- EPCOR Infill Water and Sewer Servicing at 780-496-5444 will respond to the requirement for water service and/or the arrangement of any existing services into the revised lots. For water service abandonment requests, the applicant must contact EPCOR Infill Water and Sewer Servicing at wass.drainage@epcor.com a minimum of one month prior to commencing any works on-site.
- 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).

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 2, 2023

↔ Cross lot access easement



PLAN
SHOWING SURVEY OF
SUBDIVISION
OF
LOT 2, BLOCK 7, PLAN 202 2502
AND
LOT 6, BLOCK 7, PLAN 212 1318
WITHIN
S.W. 1/4 SEC. 27, TWP. 53, RGE. 25, W. 4M.
CITY OF EDMONTON
ALBERTA

SCALE 1:1000

LEGEND

INDICATED BY THIS PLAN IS BOUNDARY AND CONTAINS THE FOLLOWING INFORMATION AND INFORMATION FROM THE SURVEYOR'S RECORDS:

- 1. BOUNDARY AND CONTAINS THE FOLLOWING INFORMATION AND INFORMATION FROM THE SURVEYOR'S RECORDS.
- 2. THE SURVEYOR'S RECORDS.

NOTES FOR CROSS-REFERENCING:

1. SURVEYOR'S RECORDS.
2. THE SURVEYOR'S RECORDS.

LIST OF ABBREVIATIONS USED ON THIS PLAN

1. SURVEYOR'S RECORDS	1. SURVEYOR'S RECORDS
2. THE SURVEYOR'S RECORDS	2. THE SURVEYOR'S RECORDS
3. THE SURVEYOR'S RECORDS	3. THE SURVEYOR'S RECORDS
4. THE SURVEYOR'S RECORDS	4. THE SURVEYOR'S RECORDS
5. THE SURVEYOR'S RECORDS	5. THE SURVEYOR'S RECORDS
6. THE SURVEYOR'S RECORDS	6. THE SURVEYOR'S RECORDS
7. THE SURVEYOR'S RECORDS	7. THE SURVEYOR'S RECORDS
8. THE SURVEYOR'S RECORDS	8. THE SURVEYOR'S RECORDS
9. THE SURVEYOR'S RECORDS	9. THE SURVEYOR'S RECORDS
10. THE SURVEYOR'S RECORDS	10. THE SURVEYOR'S RECORDS
11. THE SURVEYOR'S RECORDS	11. THE SURVEYOR'S RECORDS
12. THE SURVEYOR'S RECORDS	12. THE SURVEYOR'S RECORDS
13. THE SURVEYOR'S RECORDS	13. THE SURVEYOR'S RECORDS
14. THE SURVEYOR'S RECORDS	14. THE SURVEYOR'S RECORDS
15. THE SURVEYOR'S RECORDS	15. THE SURVEYOR'S RECORDS
16. THE SURVEYOR'S RECORDS	16. THE SURVEYOR'S RECORDS
17. THE SURVEYOR'S RECORDS	17. THE SURVEYOR'S RECORDS
18. THE SURVEYOR'S RECORDS	18. THE SURVEYOR'S RECORDS
19. THE SURVEYOR'S RECORDS	19. THE SURVEYOR'S RECORDS
20. THE SURVEYOR'S RECORDS	20. THE SURVEYOR'S RECORDS
21. THE SURVEYOR'S RECORDS	21. THE SURVEYOR'S RECORDS
22. THE SURVEYOR'S RECORDS	22. THE SURVEYOR'S RECORDS
23. THE SURVEYOR'S RECORDS	23. THE SURVEYOR'S RECORDS
24. THE SURVEYOR'S RECORDS	24. THE SURVEYOR'S RECORDS
25. THE SURVEYOR'S RECORDS	25. THE SURVEYOR'S RECORDS
26. THE SURVEYOR'S RECORDS	26. THE SURVEYOR'S RECORDS
27. THE SURVEYOR'S RECORDS	27. THE SURVEYOR'S RECORDS
28. THE SURVEYOR'S RECORDS	28. THE SURVEYOR'S RECORDS
29. THE SURVEYOR'S RECORDS	29. THE SURVEYOR'S RECORDS
30. THE SURVEYOR'S RECORDS	30. THE SURVEYOR'S RECORDS
31. THE SURVEYOR'S RECORDS	31. THE SURVEYOR'S RECORDS
32. THE SURVEYOR'S RECORDS	32. THE SURVEYOR'S RECORDS
33. THE SURVEYOR'S RECORDS	33. THE SURVEYOR'S RECORDS
34. THE SURVEYOR'S RECORDS	34. THE SURVEYOR'S RECORDS
35. THE SURVEYOR'S RECORDS	35. THE SURVEYOR'S RECORDS
36. THE SURVEYOR'S RECORDS	36. THE SURVEYOR'S RECORDS
37. THE SURVEYOR'S RECORDS	37. THE SURVEYOR'S RECORDS
38. THE SURVEYOR'S RECORDS	38. THE SURVEYOR'S RECORDS
39. THE SURVEYOR'S RECORDS	39. THE SURVEYOR'S RECORDS
40. THE SURVEYOR'S RECORDS	40. THE SURVEYOR'S RECORDS
41. THE SURVEYOR'S RECORDS	41. THE SURVEYOR'S RECORDS
42. THE SURVEYOR'S RECORDS	42. THE SURVEYOR'S RECORDS
43. THE SURVEYOR'S RECORDS	43. THE SURVEYOR'S RECORDS
44. THE SURVEYOR'S RECORDS	44. THE SURVEYOR'S RECORDS
45. THE SURVEYOR'S RECORDS	45. THE SURVEYOR'S RECORDS
46. THE SURVEYOR'S RECORDS	46. THE SURVEYOR'S RECORDS
47. THE SURVEYOR'S RECORDS	47. THE SURVEYOR'S RECORDS
48. THE SURVEYOR'S RECORDS	48. THE SURVEYOR'S RECORDS
49. THE SURVEYOR'S RECORDS	49. THE SURVEYOR'S RECORDS
50. THE SURVEYOR'S RECORDS	50. THE SURVEYOR'S RECORDS
51. THE SURVEYOR'S RECORDS	51. THE SURVEYOR'S RECORDS
52. THE SURVEYOR'S RECORDS	52. THE SURVEYOR'S RECORDS
53. THE SURVEYOR'S RECORDS	53. THE SURVEYOR'S RECORDS
54. THE SURVEYOR'S RECORDS	54. THE SURVEYOR'S RECORDS
55. THE SURVEYOR'S RECORDS	55. THE SURVEYOR'S RECORDS
56. THE SURVEYOR'S RECORDS	56. THE SURVEYOR'S RECORDS
57. THE SURVEYOR'S RECORDS	57. THE SURVEYOR'S RECORDS
58. THE SURVEYOR'S RECORDS	58. THE SURVEYOR'S RECORDS
59. THE SURVEYOR'S RECORDS	59. THE SURVEYOR'S RECORDS
60. THE SURVEYOR'S RECORDS	60. THE SURVEYOR'S RECORDS
61. THE SURVEYOR'S RECORDS	61. THE SURVEYOR'S RECORDS
62. THE SURVEYOR'S RECORDS	62. THE SURVEYOR'S RECORDS
63. THE SURVEYOR'S RECORDS	63. THE SURVEYOR'S RECORDS
64. THE SURVEYOR'S RECORDS	64. THE SURVEYOR'S RECORDS
65. THE SURVEYOR'S RECORDS	65. THE SURVEYOR'S RECORDS
66. THE SURVEYOR'S RECORDS	66. THE SURVEYOR'S RECORDS
67. THE SURVEYOR'S RECORDS	67. THE SURVEYOR'S RECORDS
68. THE SURVEYOR'S RECORDS	68. THE SURVEYOR'S RECORDS
69. THE SURVEYOR'S RECORDS	69. THE SURVEYOR'S RECORDS
70. THE SURVEYOR'S RECORDS	70. THE SURVEYOR'S RECORDS
71. THE SURVEYOR'S RECORDS	71. THE SURVEYOR'S RECORDS
72. THE SURVEYOR'S RECORDS	72. THE SURVEYOR'S RECORDS
73. THE SURVEYOR'S RECORDS	73. THE SURVEYOR'S RECORDS
74. THE SURVEYOR'S RECORDS	74. THE SURVEYOR'S RECORDS
75. THE SURVEYOR'S RECORDS	75. THE SURVEYOR'S RECORDS
76. THE SURVEYOR'S RECORDS	76. THE SURVEYOR'S RECORDS
77. THE SURVEYOR'S RECORDS	77. THE SURVEYOR'S RECORDS
78. THE SURVEYOR'S RECORDS	78. THE SURVEYOR'S RECORDS
79. THE SURVEYOR'S RECORDS	79. THE SURVEYOR'S RECORDS
80. THE SURVEYOR'S RECORDS	80. THE SURVEYOR'S RECORDS
81. THE SURVEYOR'S RECORDS	81. THE SURVEYOR'S RECORDS
82. THE SURVEYOR'S RECORDS	82. THE SURVEYOR'S RECORDS
83. THE SURVEYOR'S RECORDS	83. THE SURVEYOR'S RECORDS
84. THE SURVEYOR'S RECORDS	84. THE SURVEYOR'S RECORDS
85. THE SURVEYOR'S RECORDS	85. THE SURVEYOR'S RECORDS
86. THE SURVEYOR'S RECORDS	86. THE SURVEYOR'S RECORDS
87. THE SURVEYOR'S RECORDS	87. THE SURVEYOR'S RECORDS
88. THE SURVEYOR'S RECORDS	88. THE SURVEYOR'S RECORDS
89. THE SURVEYOR'S RECORDS	89. THE SURVEYOR'S RECORDS
90. THE SURVEYOR'S RECORDS	90. THE SURVEYOR'S RECORDS
91. THE SURVEYOR'S RECORDS	91. THE SURVEYOR'S RECORDS
92. THE SURVEYOR'S RECORDS	92. THE SURVEYOR'S RECORDS
93. THE SURVEYOR'S RECORDS	93. THE SURVEYOR'S RECORDS
94. THE SURVEYOR'S RECORDS	94. THE SURVEYOR'S RECORDS
95. THE SURVEYOR'S RECORDS	95. THE SURVEYOR'S RECORDS
96. THE SURVEYOR'S RECORDS	96. THE SURVEYOR'S RECORDS
97. THE SURVEYOR'S RECORDS	97. THE SURVEYOR'S RECORDS
98. THE SURVEYOR'S RECORDS	98. THE SURVEYOR'S RECORDS
99. THE SURVEYOR'S RECORDS	99. THE SURVEYOR'S RECORDS
100. THE SURVEYOR'S RECORDS	100. THE SURVEYOR'S RECORDS

SURVEYOR
Name: ROBERT CREAM, ALS
Surveyed between the dates of October 2, 2018 and _____, 2023
in accordance with the provisions of The Surveyors Act

SUBDIVISION AUTHORITY
Name: CITY OF EDMONTON

REGISTERED OWNER
148 AVENUE BUSINESS PARK INC.

CHALLENGER

23-0-02134-RUB





Subdivision Authority

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

February 2, 2023

File No. LDA22-0591

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 19, Plan 5170 HW, located east of 73 Street and south of 81 Avenue; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on February 2, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca);
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed eastern lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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/ms/Posse #458108134-001

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 (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

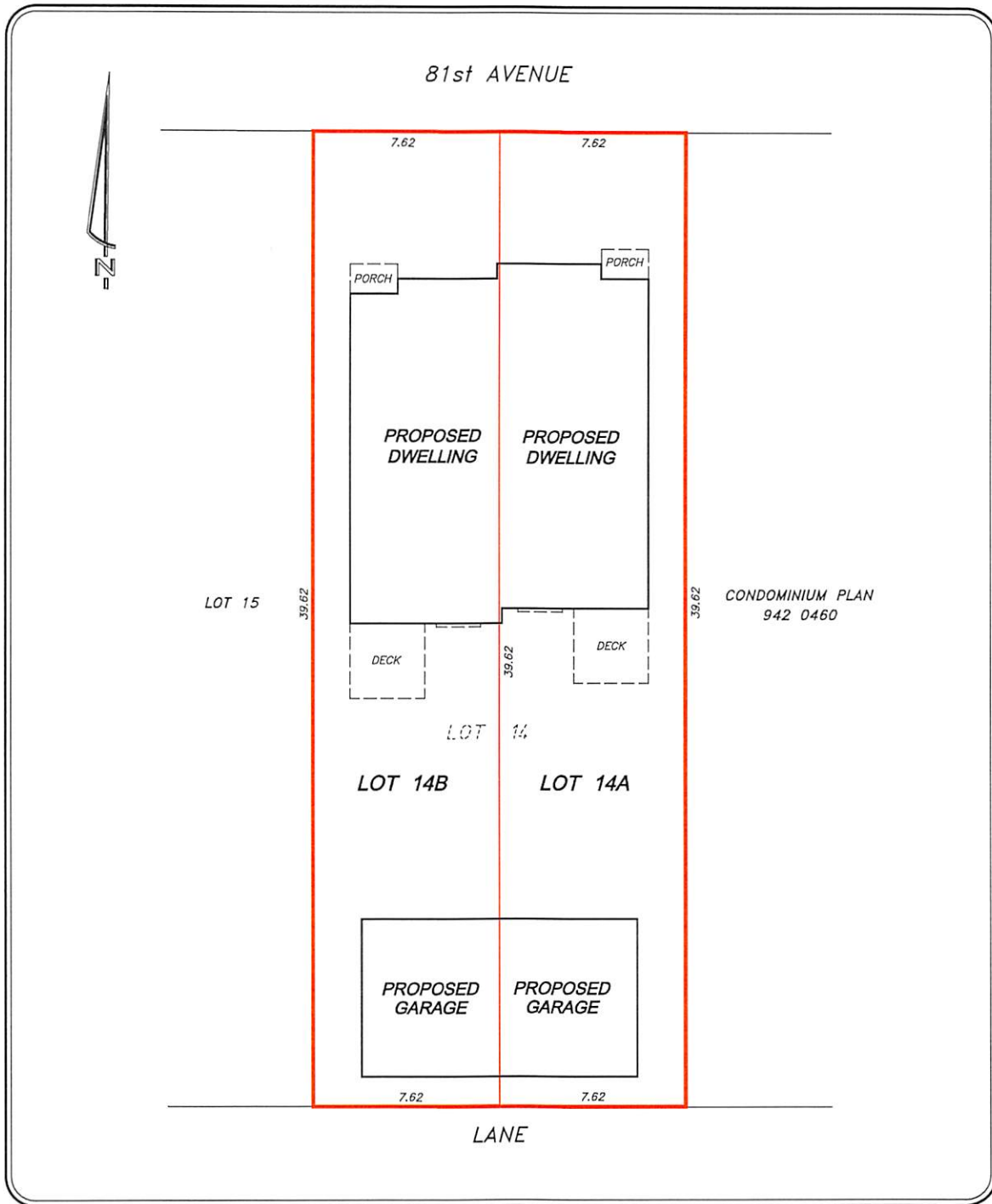
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to the service road on 81 Avenue NW. Upon redevelopment of proposed Lots 14A and 14B, the existing residential access to 81 Avenue 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 4.23 m east of the west property line of Lot 14B off 81 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in municipal fire protection adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN

LOT: 14		BLOCK: 19	PLAN: 5107 HW
BUILDER/OWNER: TECH VIEW HOMES LTD.		SUB.: KING EDWARD PARK	
ADDRESS: 7111-81 AVENUE		ZONING: RF3	
CONTACT: info@albertageo.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.06 ha		
AREA IN PARCEL(S) BEING CREATED	0.06 ha		
NUMBER OF PARCEL CREATED	2		
<p>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.</p>			
<p>LEGEND: LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ●</p>			
FILE: E23764		SCALE 1: 200	DRAWN BY: D.S.
		CHECKED BY: P.S.	DATE: 2022-12-16

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 2, 2023

File No. LDA22-0595

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

ATTENTION: Satt Engineering Ltd.

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 17, Block 30, Plan 2077 HW, located north of 92 Avenue NW and east of 154 Street NW;
SHERWOOD

The Subdivision by Plan is APPROVED on February 2, 2023, subject to the following conditions:

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

Enclosure I is 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 over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/jm/Posse #458368947-001
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 (\$700.00 - 2023 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 154 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.
- There is an existing access to 154 Street NW. Upon redevelopment of proposed Lot17A, the existing residential access to 154 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.
- The garbage enclosure that encroaches into the alley right-of-way must be removed. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton.

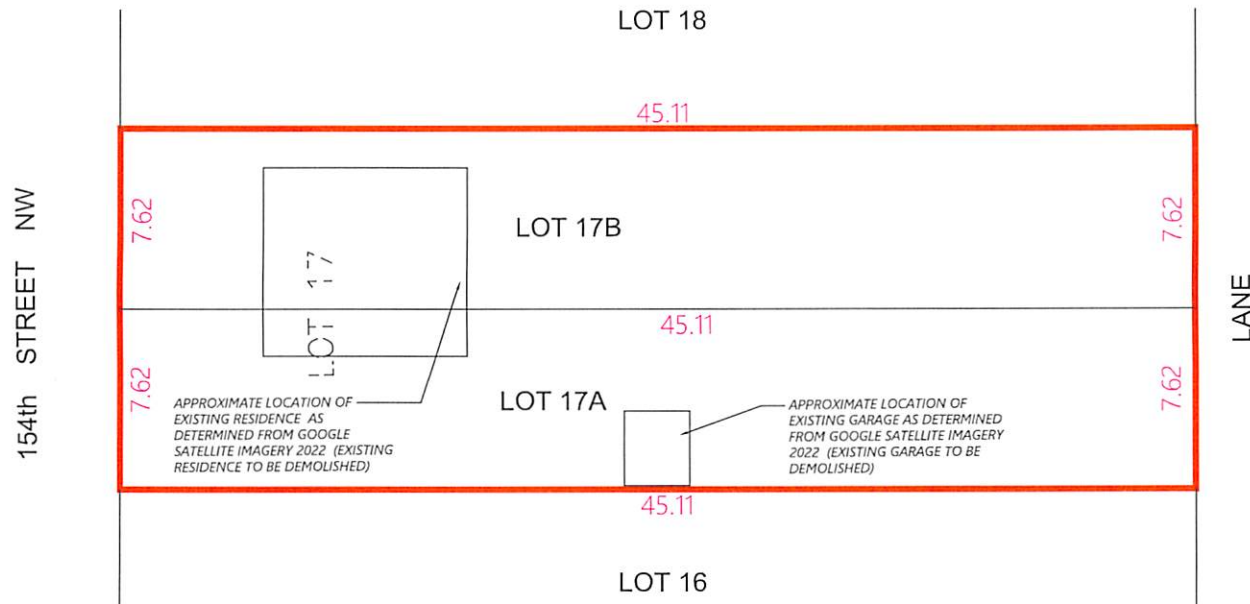
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.6 m south of the north property line of Lot 17B off 154 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 17 BLOCK 30, PLAN 2077 H.W. WITHIN
 (S.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)
 SHERWOOD
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.0687 ha

REV01 - LEGAL DESCRIPTION - JAN 16, 2023

Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887 | landsurvey@sattengg.com | www.sattengg.com

CLIENT: 1740100 ALBERTA LTD. (SMART HOME BUILDERS)

Job #: SUB-22-327-1 Drawn by: AA Checked by: AA Date: DEC. 19, 2022