

Thursday, February 24, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 08

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 24, 2022 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 17, 2022 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0500 404631112-001	Tentative plan of subdivision to create 116 single detached residential lots, 20 semi-detached residential lots, one (1) commercial lot, and one (1) Public Utility lots from SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; KINGLET GARDENS
2.	LDA21-0524 411621957-001	Tentative plan of subdivision to create 128 single detached residential lots and 60 row housing lots and consolidate the remnant title with Lot 1, Plan 812 0416, from the NW-32-51-23-W4M located south of Aster Way NW and east of 17 Street NW; ASTER
3.	LDA21-0546 413583139-001	Tentative plan of subdivision to create 4 single detached residential lots and 22 semi-detached residential lots from Lot N, Block 99, Plan 152 2816 located north of Crawford Drive SW and west of Chappelle Way SW; CHAPPELLE
4.	LDA21-0580 413042357-001	Tentative plan of subdivision to create 71 single detached residential lots from from a portion of roadway to be closed, Lot A, Block 1, Plan 212 2223, and the NW 32-51-25-W4M located south of Maskekosiik Trail NW and east of 199 Street NW; RIVER'S EDGE
5.	LDA21-0601 413021053-001	Tentative plan of subdivision to create 98 single detached lots and 32 row housing lots from a portion of roadway to be closed, from the NE & SE 32-51-25-4, Lot B, Block 1, Plan 212 2222, and Lot A, Block 1, Plan 212 2223, located south of Woodbend Wynd NW and west of 184 Street NW RIVER'S EDGE
6.	LDA21-0139 388855137-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 51, Plan 1843 KS, located north of 107 Avenue NW and west of 69 Street NW; CAPILANO

7.	LDA22-0027 420058440-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 14, Plan 600MC, located north of 63 Avenue NW and west of 123 Street NW; GRANDVIEW HEIGHTS
8.	LDA22-0033 420600934-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 15, Plan 4073HW, located south of 105 Avenue NW and west of 77 Street NW; FOREST HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

February 24, 2022

File No. LDA21-0500

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 116 single detached residential lots, 20 semi-detached residential lots, one (1) commercial lot, and one (1) Public Utility lots from SE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register easements on the residential lots for the provision of underground storm sewers on private property, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the lot(s) identified be withheld from registration until the temporary turnaround is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. 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;
7. 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;

8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots 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 (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 a Noise Study be provided to confirm the noise attenuation required adjacent to the Yellowhead Trail NW (Highway 16), in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A and to the satisfaction of Subdivision and Development Coordination. At a minimum, the owner must construct a 1 m berm and 1.8 m noise attenuation fence as per the City of Edmonton's Complete Streets Design and Construction Standards Drawing No. 5205, within residential property lines for all lots backing onto Yellowhead Trail NW (Highway 16), as shown on Enclosure I, to the satisfaction of Subdivision and Development Coordination. Sufficient land to accommodate the berm must be provided within the subject subdivision;
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 construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Public Utility 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,

Blair McDowell
Subdivision Authority

BM/cp/Posse #404631112-001

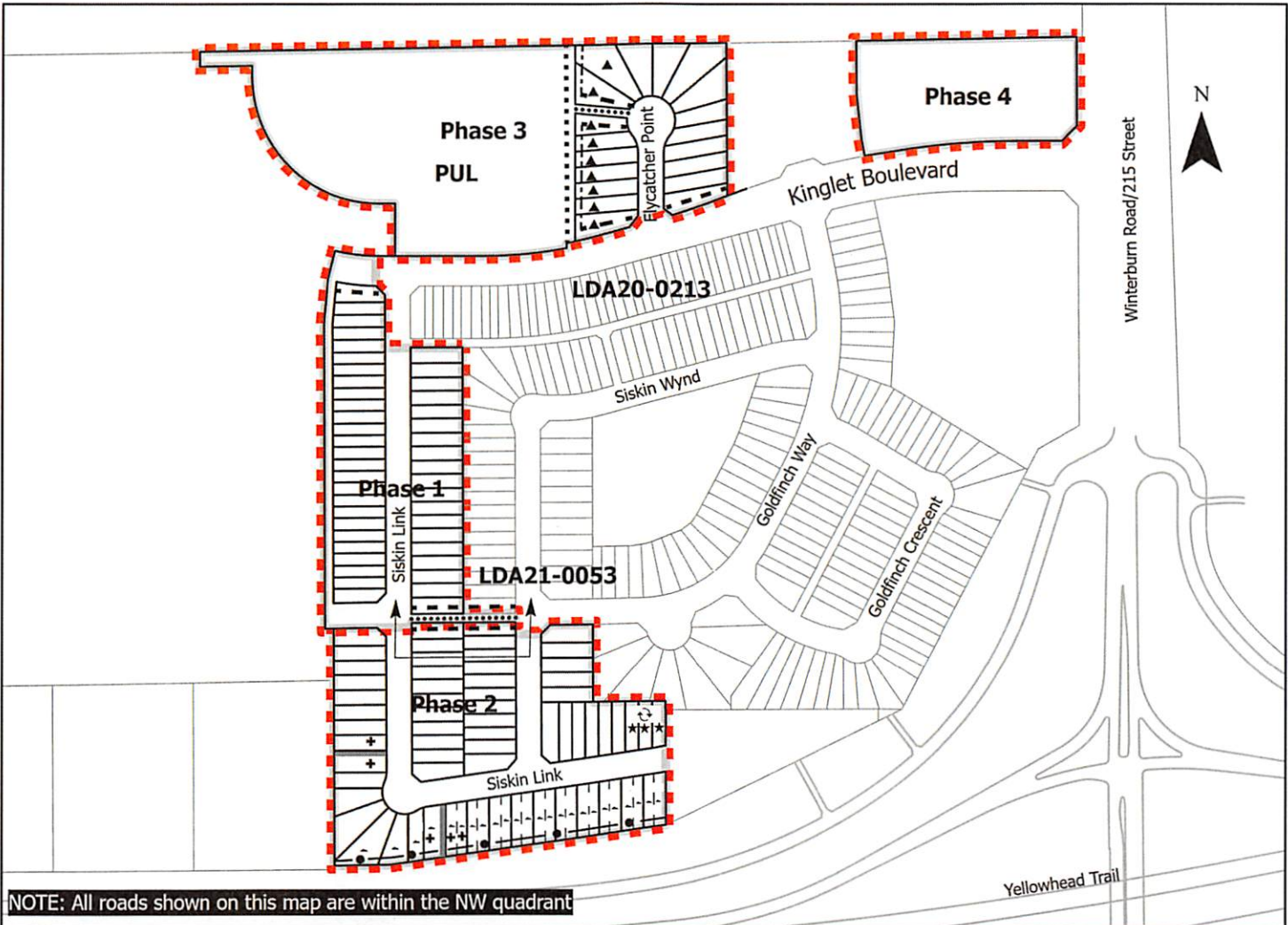
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

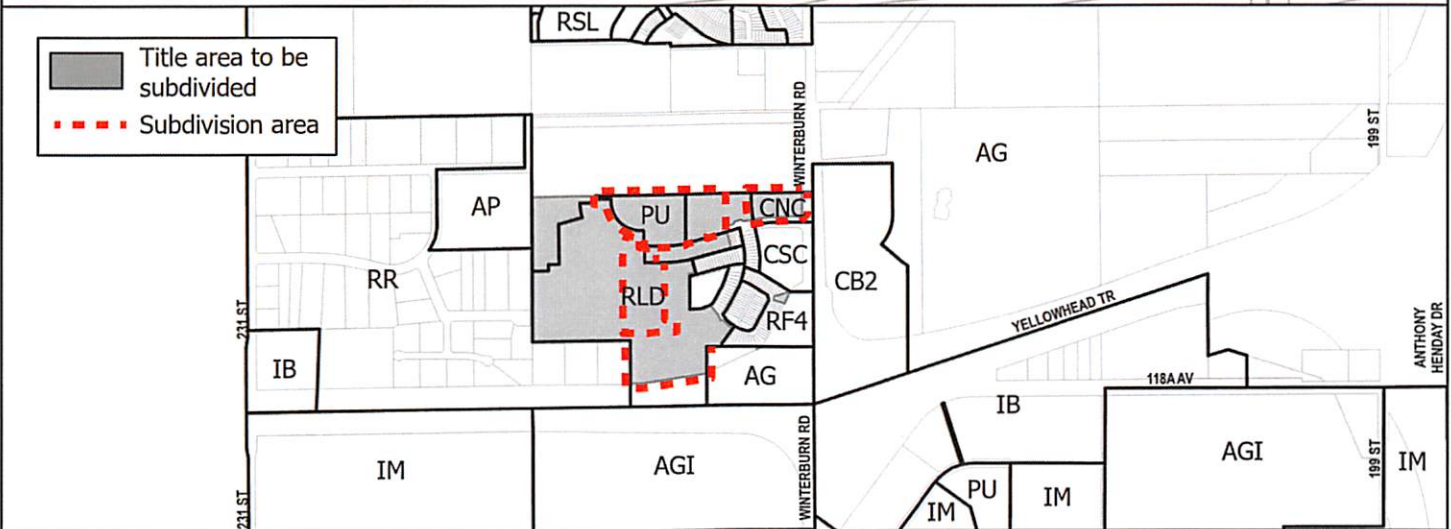
February 24, 2022

LDA21-0500

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| <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"> + Restrictive Covenant re:disturbed soil —●— 1m Berm and 1.8m Noise Attenuation Fence ▲ Restrictive Covenant re:berm and fence ■ Register Easement |
|--|---|---|



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 24, 2022

File No. LDA21-0524

WSP
1200 - 10909 Jasper Avenue
Edmonton, AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 128 single detached residential lots and 60 row housing lots and consolidate the remnant title with Lot 1, Plan 812 0416, from the NW-32-51-23-W4M located south of Aster Way NW and east of 17 Street NW; **ASTER**

I The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that LDA21-0565 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. 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 17 Street NW, as shown on the "Conditions of Approval" map, Enclosure II;
6. that subject to Condition I (5) above, the owner clear and level 17 Street NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; 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 constructs two (2) new lanes on 17 Street NW to an arterial roadway standard, from 23 Avenue NW to Silverberry Road NW, including channelization, accesses, intersections, 3 m shared use path, lighting, 1.8 m concrete sidewalk, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs Aster Boulevard NW to an approved Complete Streets design and cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 1.8 m concrete sidewalk with 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 construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the walkway 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.

The Deferred Reserve Caveat (DRC) on NW-32-51-23-W4M in the amount of 3.379 ha will carry forward on the title. With the next stage of development (Stage 7, LDA21-0606), the DRC will be adjusted for Environmental Reserve (ER) and transferred to Lot 1, Plan 812 0416 for the future dedication of the school site.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cp/Posse #411621957-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

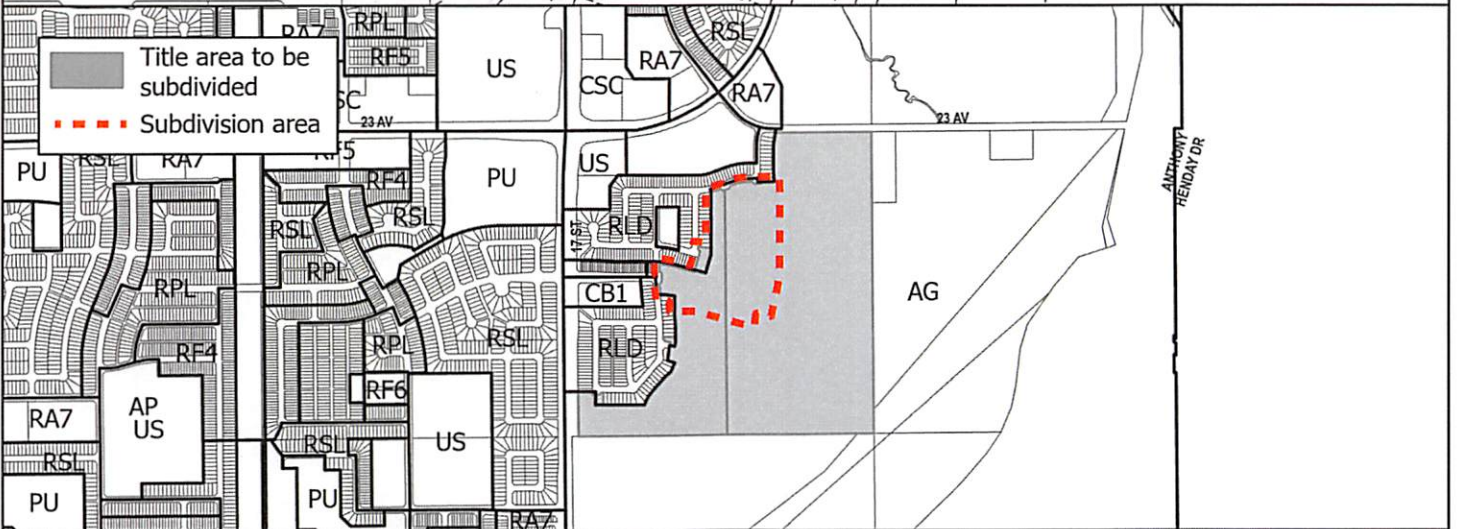
February 24, 2022

LDA21-0524

- Limit of proposed subdivision
- Phasing Line
- 1.2 m Uniform Screen Fence
- - - 1.8m Uniform Fence - Zoning bylaw
- 1.8m Uniform Fence
- 3m Hard surface shared use path
- Concrete Sidewalk 1.8m
- ■ Construct collector roadway



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

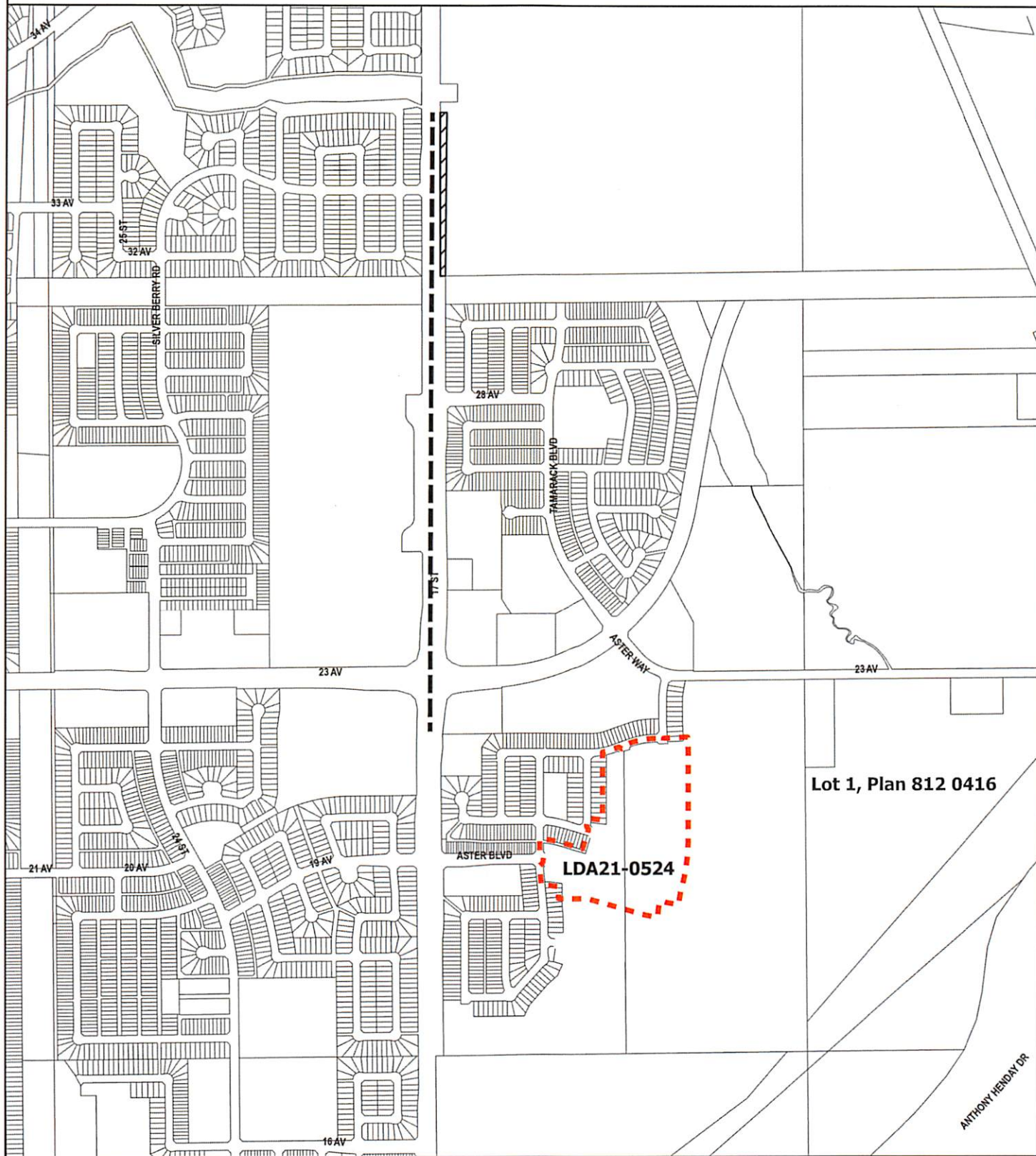


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 24, 2022

LDA21-0524

- Limit of proposed subdivision
- Construct additional two lanes on 17 Street to an arterial roadway standard
- ▨ Dedicate as road right of way





Subdivision Authority

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

February 24, 2022

File No. LDA21-0546

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create 4 single detached residential lots and 22 semi-detached residential lots from Lot N, Block 99, Plan 152 2816 located north of Crawford Drive SW and west of Chappelle Way SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and 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 approved subdivision LDA21-0103 be registered prior to or concurrent with this application, to provide the logical roadway extension;
4. 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;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking emergency access walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
9. that the owner construct the local roadway to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services. A 'Swept Path Analysis' for fire trucks and waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the proposed design and the emergency access walkway. The design and cross-section details will be reviewed and finalized through the engineering drawing review and approval process;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and bollards, within the top of bank, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m concrete sidewalk with T bollards and lighting within the emergency access walkway, as shown on the Enclosure I. Sidewalk alignment connects to the existing emergency access walkway to accommodate the emergency vehicle wheel path to be reviewed in the detailed engineering stage. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality;
12. that the owner pays for the installation of "no parking" signage on local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within road rights of way and walkways 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.

Environmental Reserve (ER) for Lot N, Block 99, Plan 152 2816 in the amount of 0.261 ha will be dedicated with LDA21-0103. The Deferred Reserve Caveat (DRC) will be reduced to 0.045 ha and will

carry forward on the remainder of the title. The remaining DRC will be used to dedicate the remainder of the parksite adjacent to the temporary roadway located on the remnant parcel.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/cp/Posse #413583139-001

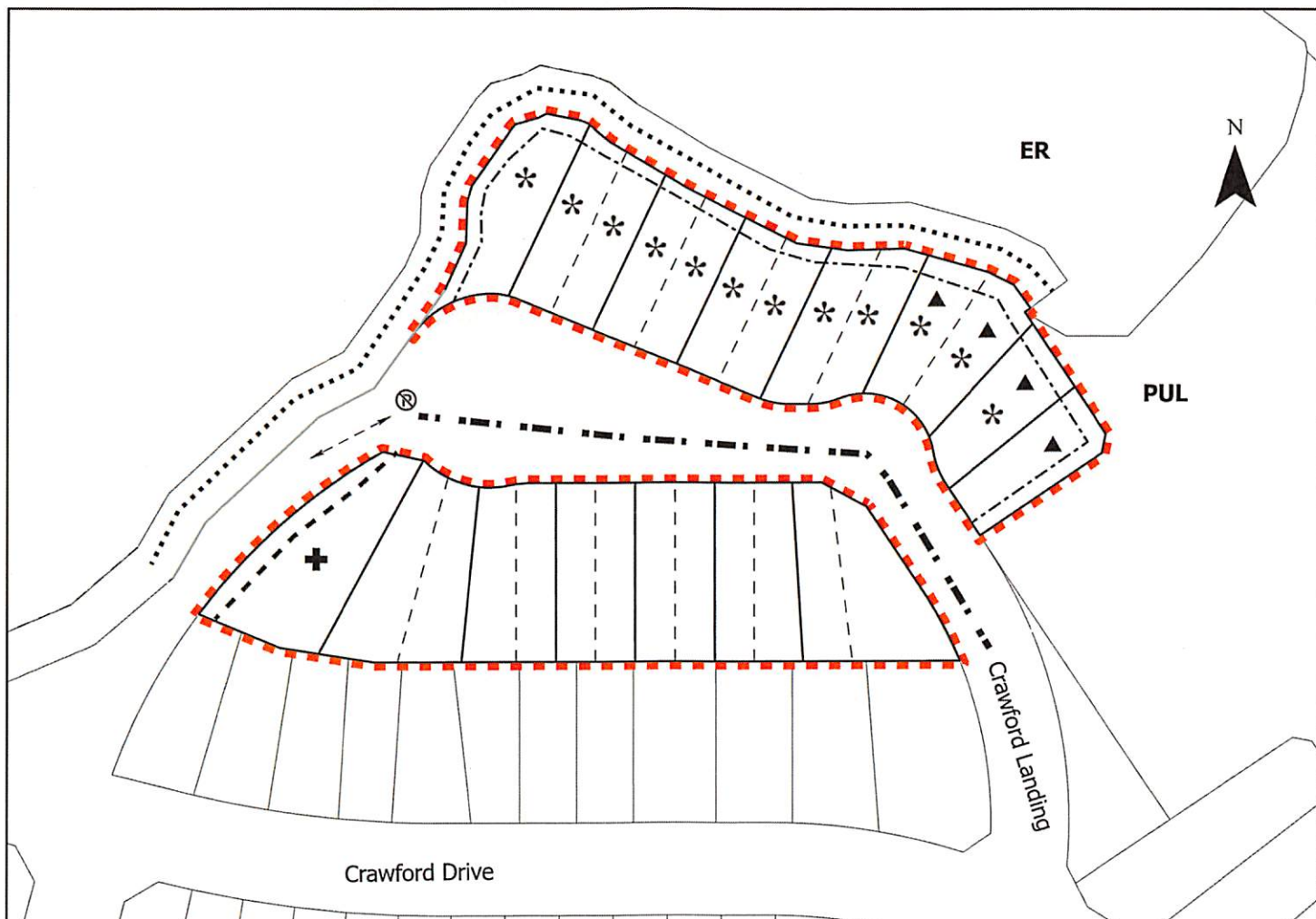
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 24, 2022

LDA21-0546

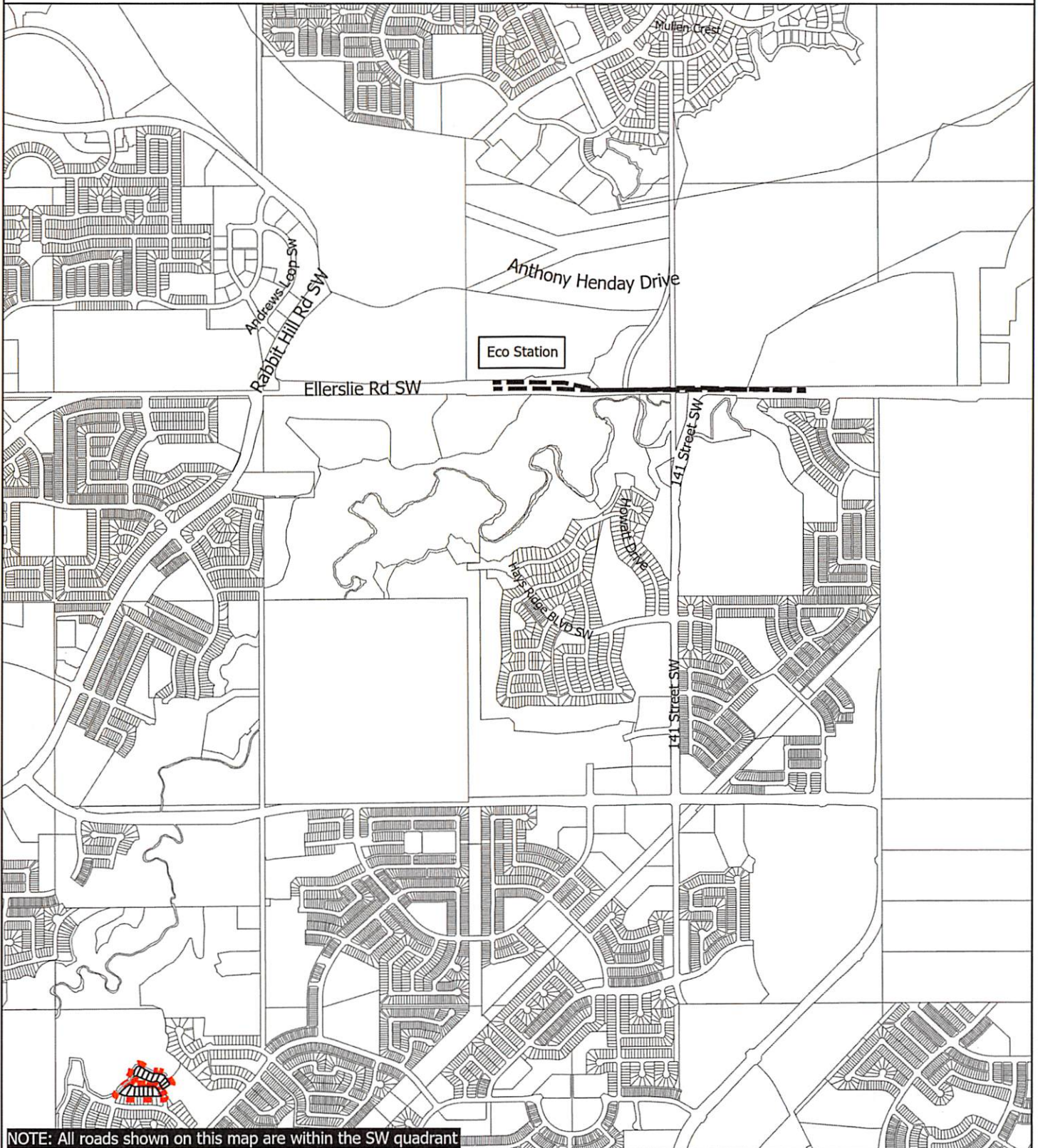
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| <ul style="list-style-type: none"> --- Limit of proposed subdivision --- Construct 3m Emergency Access Sidewalk Ⓟ No Parking Signage * Restrictive Covenant re:Top of Bank --- Construct local roadway to approved complete streets design and cross section | <ul style="list-style-type: none"> --- 1.8m Uniform Fence - Zoning bylaw --- 1.2m Uniform Fence --- 3m Hard surface shared use path + Restrictive Covenant re:disturbed soil ▲ Restrictive covenant re:Freeboard |
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NOTE: All roads shown on this map are within the SW quadrant



--- Construct first two lanes to an arterial roadway standard



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 24, 2022

File No. LDA21-0580

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

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 71 single detached residential lots from from a portion of roadway to be closed, Lot A, Block 1, Plan 212 2223, and the NW 32-51-25-W4M located south of Maskekosihek Trail NW and east of 199 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.42 ha by a Deferred Reserve Caveat (DRC) registered proportionately against the remnant lots for the NW 32-51-25-W4M, pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the complete collector and local road intersection, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA21-0018 be registered prior to or concurrent with this application for necessary underground utilities;
6. that LDA21-0562 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that LDA21-0561 to close 23 Avenue shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or Maskekosihek Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
10. 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 pay the Fire Hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct 22 Avenue to an approved Complete Streets design and cross-section, including a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner is responsible, at their cost, for the disposal of any sewer generated from the proposed development, until such time that the temporary sanitary pump, temporary forcemain, and offsite sanitary sewers are completed and operational, to the satisfaction of Subdivision and Development Coordination;
12. that the owner design and construct the temporary sanitary storage component to the satisfaction of Subdivision and Development Coordination, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station, as determined by monitoring of the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhood;

13. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements for the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview, as determined by monitoring of the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station;
14. that the Construction Completion Certificate (CCC) for Storm Sewers and Sanitary Sewers will be applied for and issued concurrently;
15. that CCC for the Storm Sewers will not be issued, nor deemed to have been issued, until SWMF 11 & 12 have been constructed and are operational to the satisfaction of the Engineer. For the purposes of this Article, the term 'operational' does not require the CCC for the Storm Water Management Facility to be issued;
16. that the Final Acceptance Certificate (FAC) for the Storm Sewers will not be issued, nor deemed to have been issued, until the permanent stormwater management system, including the River's Edge Outfall and the interconnecting storm infrastructure from SWMF 11 & 12 to the outfall, has been constructed and is operational to the satisfaction of the Engineer;
17. that the owner is responsible for the operation and maintenance of the temporary storm servicing system, at their own cost, until such time that the permanent downstream drainage system or an acceptable alternate interim servicing scheme is constructed and operational, to the satisfaction of the City;
18. that the owner is responsible, at their own cost, for the ultimate connections to the permanent storm and sanitary systems and abandonment of any temporary sanitary and storm infrastructure, to the satisfaction of the Engineer;
19. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskekosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. 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
21. that the owner is responsible for the landscape design and construction within the road right 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.

MR for Lot A, Block 1, Plan 212 2223 was addressed by DRC with LDA14-0567. The DRC will carry forward on the remainder of the title.

MR for the NW 32-51-25-W4M in the amount of 6.42 ha is being provided by a DRC with this subdivision.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #413042357-001

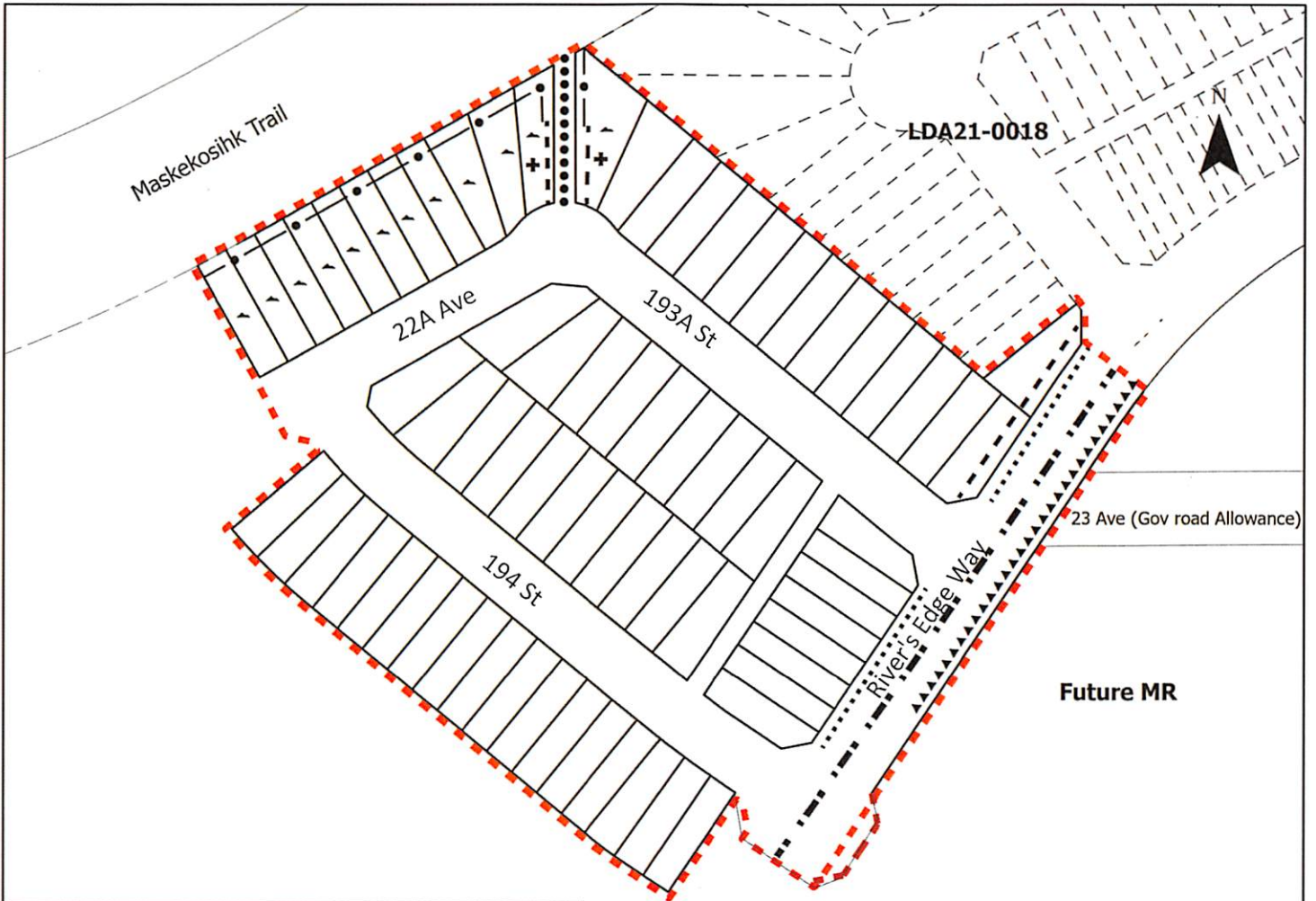
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

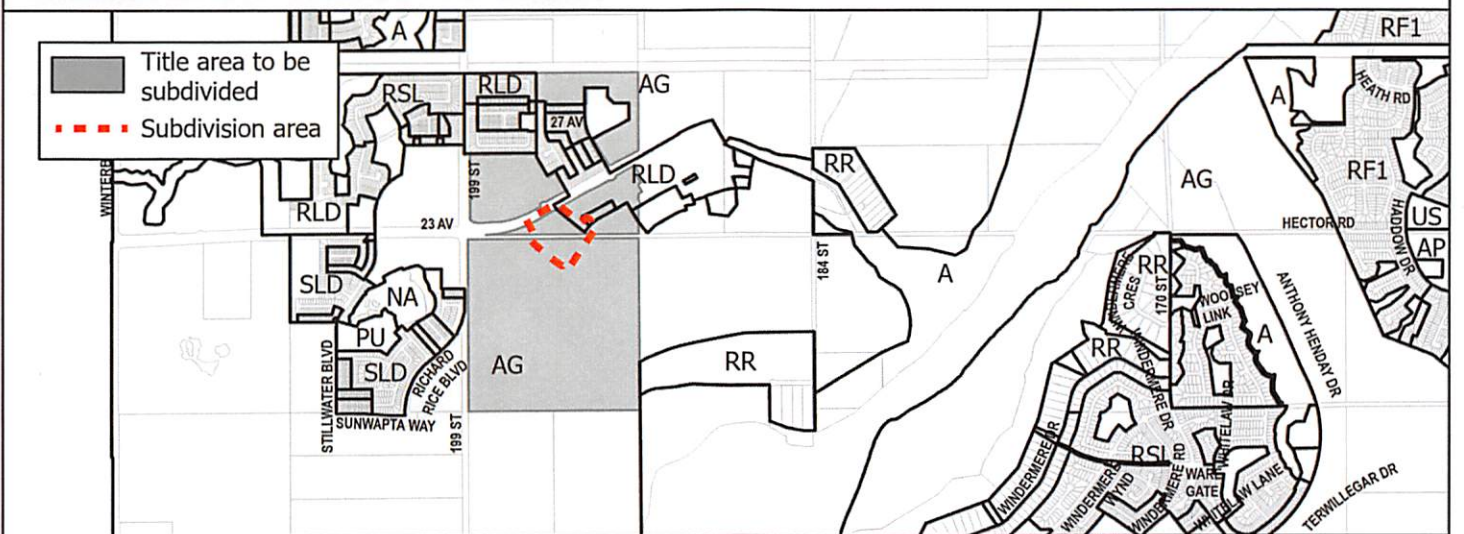
February 24, 2022

LDA21-0580

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision —●— Berm and Noise Attenuation Fence - - - 1.8m Uniform Fence - Zoning bylaw 3m Hard surface shared use path | <ul style="list-style-type: none"> ■ ■ ■ Construct to complete streets design ▲▲▲▲ 2.5m monowalk ●●●● 1.8m Concrete Sidewalk + Restrictive Covenant re:disturbed soil | <ul style="list-style-type: none"> ▲ Restrictive Covenant re:berm and fence --- Amend Subdivision Boundary |
|---|---|--|



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 24, 2022

File No. LDA21-0601

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

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 98 single detached lots and 32 row housing lots from a portion of roadway to be closed, from the NE & SE 32-51-25-4, Lot B, Block 1, Plan 212 2222, and Lot A, Block 1, Plan 212 2223, located south of Woodbend Wynd NW and west of 184 Street NW
RIVER'S EDGE

I The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 7.414 ha by a Deferred Reserve Caveat (DRC) registered against the NE & SE 32-51-25-4, pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 3.037 ha by a DRC registered against Lot B, Block 1, Plan 212 2222, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton 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 subdivision boundary be amended to include the dedication of Riverview Boulevard to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I (3) 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;
7. that the owner dedicate additional road right of way for 192 Street to accommodate a 2.5 m mono-walk adjacent to the Future Municipal Reserve, if deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the approved subdivisions LDA16-0053 be registered prior to or concurrent with this application, to provide logical roadway extensions;
10. that LDA21-0567 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that LDA21-0573 to close 23 Avenue NW shall be approved prior to the endorsement of the plan of survey;
12. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
13. 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 (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire Hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the engineering drawings include grading plans for Riverview Boulevard, to the satisfaction of Subdivision and Development Coordination;
9. that the engineering drawings include grading plans for the 21 Avenue road connection in Phase 1, to the satisfaction of Subdivision and Development Coordination. Construction of the road connection will occur with the arterial construction of Riverview Boulevard NW;

10. that the owner constructs 192 Street to an approved Complete Streets design and cross section, including a 2.5 m mono-walk and a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a temporary 6 m gravel surface roadway connection with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the engineering drawings include a wildlife crossing on 192 Street in accordance with the City of Edmonton's wildlife Passage Engineering Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosures I;
13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Riverview Boulevard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the temporary sanitary pump, temporary forcemain, and offsite sanitary sewers are completed and operational, to the satisfaction of Subdivision and Development Coordination;
15. that the owner design and construct the temporary sanitary storage component to the satisfaction of Subdivision and Development Coordination, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station, as determined by monitoring of the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhood;
16. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements for the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview, as determined by monitoring of the cumulative flows from the Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station;
17. that CCC for Storm Sewers and Sanitary Sewers will be applied for and issued concurrently;
18. that CCC for the Storm Sewers will not be issued, nor deemed to have been issued until SWMF 11 & 12 have been constructed and are operational to the satisfaction of the Engineer. For the purposes of this Article, the term 'operational' does not require the CCC for the Storm Water Management Facility to be issued;
19. that FAC for the Storm Sewers will not be issued, nor deemed to have been issued, until the permanent stormwater management system, including the River's Edge Outfall and the interconnecting storm infrastructure from SWMF 11 & 12 to the outfall, has been constructed and is operational to the satisfaction of the Engineer.
20. that the owner is responsible for the operation and maintenance of the temporary storm servicing system, at their own cost, until such time that the permanent downstream drainage

system or an acceptable alternate interim servicing scheme is constructed and operational, to the satisfaction of the City;

21. that the owner is responsible, at their own cost, for the ultimate connections to the permanent storm and sanitary systems and abandonment of any temporary sanitary and storm infrastructure, to the satisfaction of the Engineer;
22. 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
23. that the owner is responsible for the landscape design and construction within road right of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for NE & SE 32-51-25-4 in the amount of 7.414 ha is being provided by a DRC with this subdivision.

MR for Lot B, Block 1, Plan 212 2222 in the amount of 3.037 ha is being provided by a DRC with this subdivision.

MR for Lot A, Block 1, Plan 212 2223 was addressed by DRC with LDA14-0567. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #413021053-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 24, 2022

LDA21-0601

<ul style="list-style-type: none"> --- Limit of proposed subdivision - - - Amend Subdivision Boundary — Phasing Line ▲ Restrictive covenant re:Freeboard — Noise Attenuation Fence 	<ul style="list-style-type: none"> - - - 1.8m Uniform Fence - Zoning bylaw - - - 1.2 m Uniform Screen Fence - - - Construct to complete streets design ▲▲▲ 2.5m monowalk 3m Hard surface shared use path 	<ul style="list-style-type: none"> ↔ Watermain extension ↔ Wildlife crossing ↔ Temporary 6m roadway ■ Dedicate as road right of way
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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 24, 2022

File No. LDA21-0139

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 32, Block 51, Plan 1843 KS, located north of 107 Avenue NW and west of 69 Street NW;
CAPILANO

The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
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 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 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #388855137-001

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

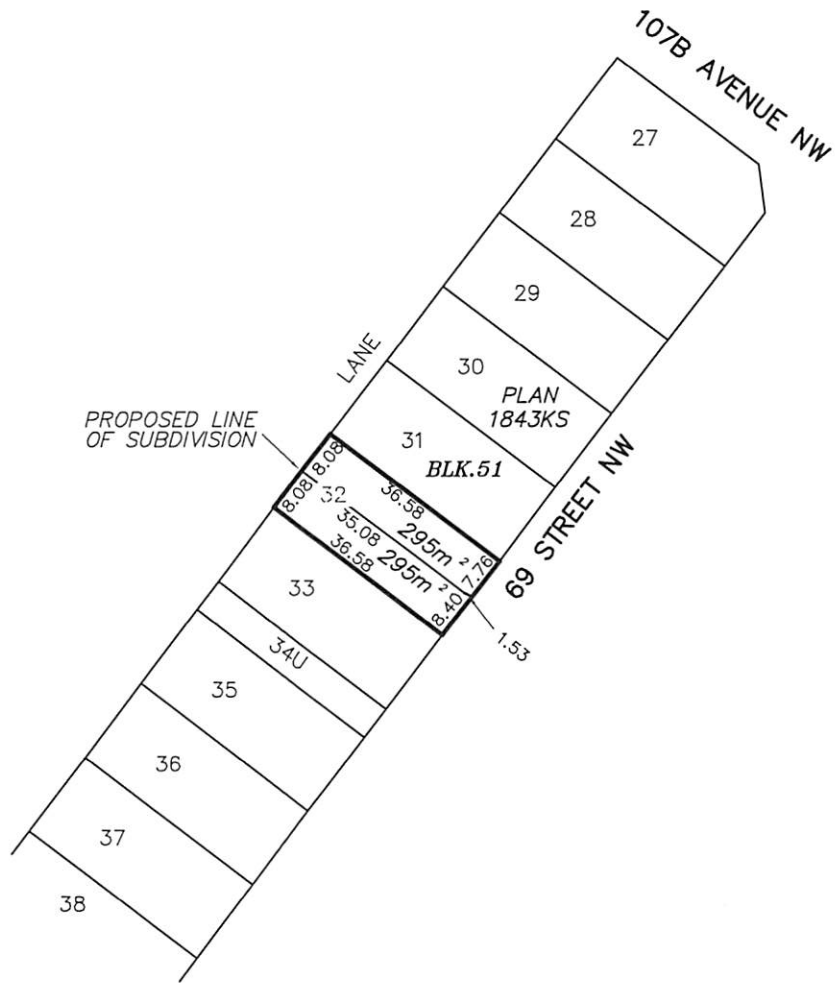
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.7 m northeast of the southwest property line of existing Lot 32 off of the lane. The existing storm service enters the proposed subdivision approximately 7.9 m northeast of the southwest property line of existing Lot 32 off 69 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the west property line of existing Lot 32. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street fire 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).



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

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.
The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

HAYNES HOMES

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 32, BLOCK 51, PLAN 1843KS

WITHIN

RIVER LOT 33 THEO. TWP. 53, RGE. 24, W.4 MER.


CAPILANO

SCALE 1 : 1000

FEBRUARY 2021

REVISED 02/22/2022

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus 
- Containing 0.06 Hectares, including 1 residential lot.



Subdivision Authority

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

February 24, 2022

File No. LDA22-0027

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 1, Block 14, Plan 600MC, located north of 63 Avenue NW and west of 123 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on February 24, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that, due to the central location of the water, sanitary and storm services, the owner's surveyor will be required to provide a drawing of the existing services based on a utility location of the water, sanitary and storm services at the property line. Subsequent to that measurement, the property line shall either be deflected or the water, sanitary and storm services shall be relocated;
3. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/LZ/Posse #420058440-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 123 and 122 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.

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 storm) enter the proposed subdivision approximately 11.1 m north of the south property line of Lot 1 off of 123 Street and 11.28m north of the south property line of Lot 1 off of 122 Street. The existing sanitary service enters the proposed subdivision approximately 11.28m north of the south property line of Lot 1 off 122 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).



LOT 3
BLOCK 14
PLAN 600 MC

LOT 2
BLOCK 14
PLAN 600 MC

HOUSE

Existing building to be demolished. Size and location are approximate. (not surveyed) and plotted based on aerial imagery.

LOT 1B
BLOCK 14

LOT 1
BLOCK 14
PLAN 600 MC

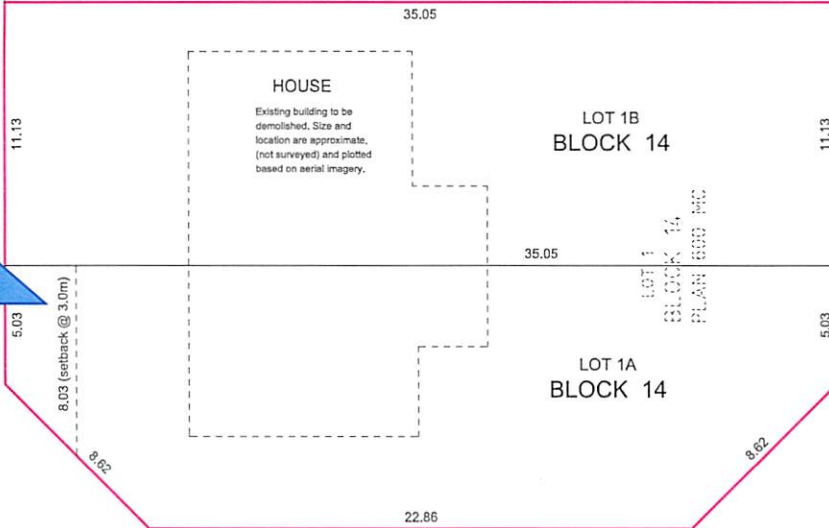
LOT 1A
BLOCK 14

123 STREET

122 STREET

63 AVENUE

Register Access Easement



TRIKE CONSTRUCTION

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.074 ha.



REV. NO.	DATE	ITEM	BY
1	JAN. 11/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GRANDVIEW HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 1, BLOCK 14, PLAN 600 MC
WITHIN THE
S. 1/4 SEC. 24 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	6220009T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 24, 2022

File No. LDA22-0033

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 14, Block 15, Plan 4073HW, located south of 105 Avenue NW and west of 77 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on Feb 24, 2022, 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 south half of the semi-detached dwelling; 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/LZ/Posse #420600934-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 77 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 1.3 m south of the north property line of Lot 14 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in 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).
- There is an existing power pole that may interfere with access to the proposed Lot 14B. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact Ron Hewitt of EPCOR Customer Engineering for more information (780-412-3128 or ces@epcor.com).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

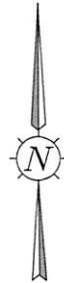
LOT 14, BLK.15, PLAN 4073 H.W.

IN

RIVER LOT 29, EDMONTON SETTLEMENT

THEO. TWP.52 RGE.24 W.4 M.

EDMONTON, ALBERTA



NOTES:

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

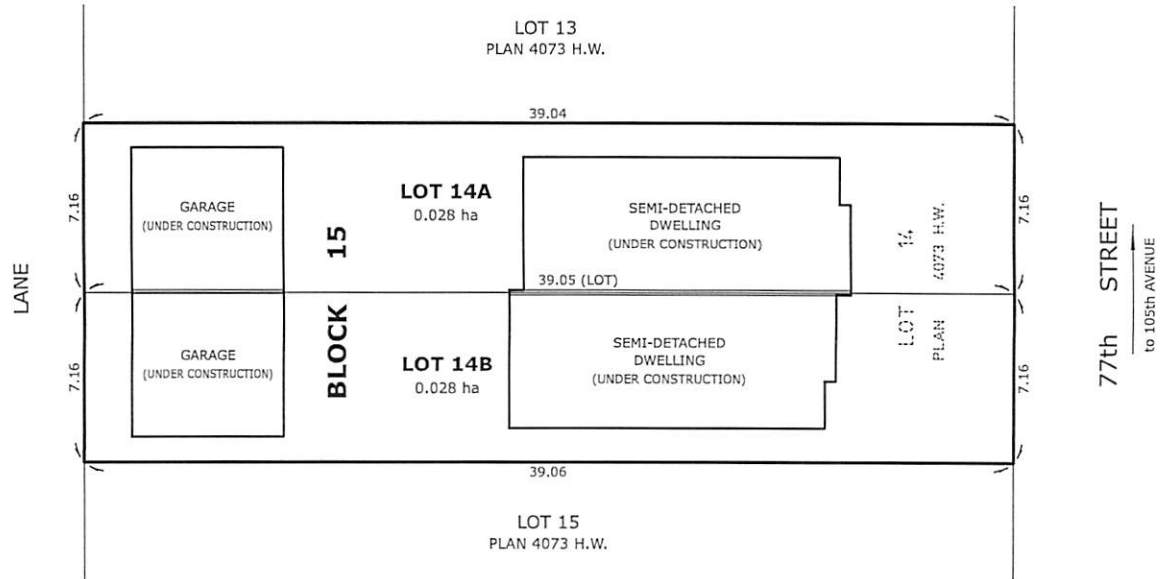


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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JAN. 13, 2022	REVISED:	--
DRAWING	2250011T	FILE NO.	2250011



Thursday, February 17, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the February 17, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the February 10, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA21-0492 409241852-001	Tentative plan of subdivision to create 45 single detached residential lots and one (1) Environment Reserve (ER) lot from Block C, Plan 892 2649 and Block D, Plan 892 2649, located north of 28th Avenue SW and east of Rabbit Hill Road SW; GLENRIDGING RAVINE
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA22-0024 418680913-001	Tentative plan of subdivision to create 14 single detached residential lots from the SE 36-52-26-W4M located north of 92 Avenue NW and east of Secord Boulevard NW; SECORD
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA21-0414 406339145-001	Tentative plan of subdivision to create one (1) other lot from SE 20-51-25-W4M, located south of Ellerslie Road SW and west of 182 Street SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0477 408261013-001	Tentative plan of subdivision to create 55 bare land condominium units from Lot 41, Block 10, Plan 212 2718, located west of MacTaggart Drive NW and south of May Crescent NW; MAGRATH HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0576 416450640-001	Tentative plan of subdivision to create one (1) other lot from Lot 202, Block A, Plan 222 0183, located north of 23 Avenue NW and west of 199 Street NW; THE UPLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0010 418833216-001	Tentative plan of subdivision to create one single detached residential lot and separate titles for a semi-detached dwelling from Lots 2- 4, Block 7, Plan 1000 AJ, located north of 112 Avenue NW and east of 51 Street NW; HIGHLANDS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0018 418113903-001	Tentative plan of subdivision to create one (1) additional strata lot from existing Strata Lot 1, Block 16, Plan 212 1333, located south of Hiller Road SW and east of Keswick Drive SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA22-0021 419776827-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 22, Plan 3875P, located north of 108 Avenue NW and east of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA22-0038 419797385-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 57, Plan 1990 AJ, located south of 99 Avenue NW and west of 150 Street NW; WEST JASPER PLACE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		