

Thursday, March 9, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 9, 2023 meeting be adopted as amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 2, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA22-0390
437079903-001

Tentative plan of subdivision to create 102 single detached residential lots, 42 semi-detached lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA22-0481
448792818-001

Tentative plan of subdivision to create 112 single detached residential lots and 16 semi-detached residential lots, from Lot 2, Block 1, Plan 182 2720, the SW 7-52-25-W4M, and Block 3, Plan 762 0329 located north of Edgemont Boulevard NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA23-0007 458128177-001	Tentative plan of subdivision to create 78 single detached residential lots and 22 semi-detached residential lots, from Lot 2, Block 8, Plan 222 1685, located south of Alces Drive SW and east of 34 Street SW; ALCES
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0015 458814822-001	Tentative plan of subdivision to create one (1) Multi-unit Housing lot (MHL) and one (1) Commercial lot from Lot 1, Block 1, Plan 172 1567, Block OT, Plan 882 2879 and Lot S, Plan 9221245 located south of 144 Avenue NW and west of Manning Drive NW; CLAREVIEW TOWN CENTRE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0033 462670012-001	Tentative plan of subdivision to create to create one (1) additional single detached residential lot from Lot 16 & west half of Lot 17, Block 13, Plan 2262S, located west of 93 Street and south of 75 Avenue NW; RITCHIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

March 9, 2023

File No. LDA22-0390

Scheffer Andrew Ltd.
12204 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 102 single detached residential lots, 42 semi-detached lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on March 9, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.11 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road right-of-way on the local roads to accommodate proposed complete streets design and cross sections to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
5. 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;
6. that the approved subdivisions LDA22-0175 be registered prior to or concurrent with this application to provide the arterial roadway dedication of 66 Street SW; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the local roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the within the proposed MR lot, and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary shared use path / pedestrian connection with Phase 1, from the terminus of the 3 m hard-surfaced shared use path within the greenway (proposed Lot 147 MR) to the local roadway, as shown on Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Public Utility Lot, Reserve lot, road right(s) 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.

Subsequent to MR dedication of the 0.11 ha lot, the existing Deferred Reserve Caveat (DRC) for Lot 2, Block 2, Plan 062 5035 will be reduced accordingly, with the balance of 3.13 ha to carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC with LDA17-0589. A new DRC was created with LDA21-0266 to account for the closure of 30 Avenue SW. The 7.488 ha 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 #437079903-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

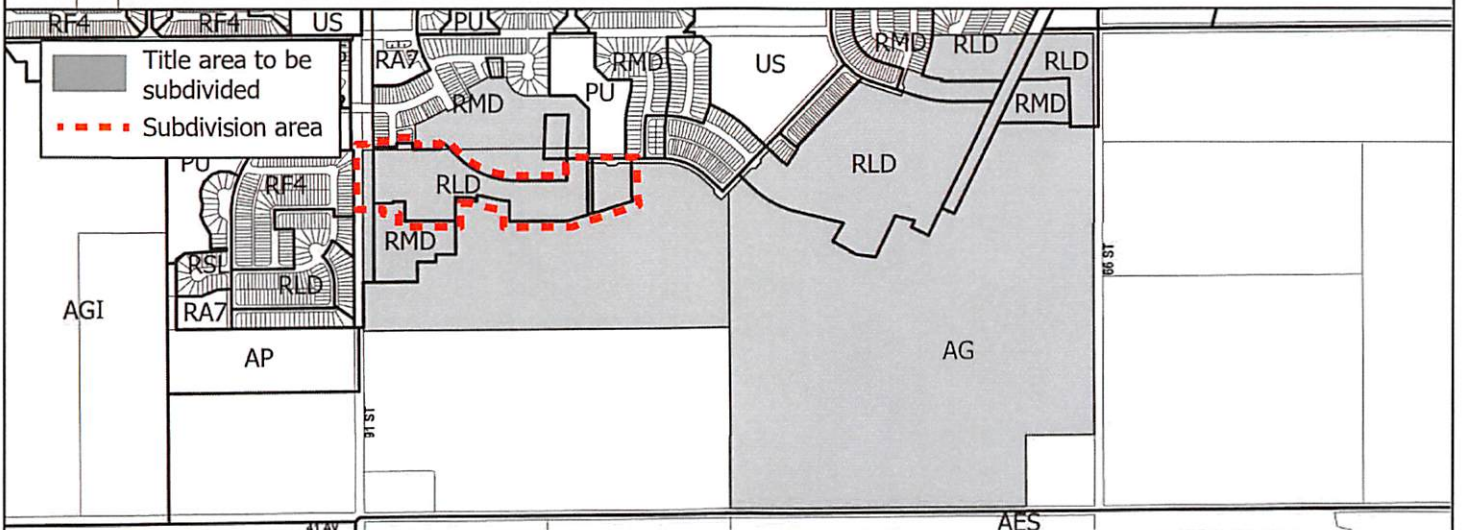
March 9, 2023

LDA22-0390

- ■ ■ Limit of proposed subdivision
- Phasing Line
- ■ ■ 1.8m uniform screen fence as per Zoning Bylaw
- ● ● Concrete Sidewalk 1.8m
- ⋯⋯⋯ 3m Hard surface shared use path
- Temporary pedestrian connection
- ↻ Temporary 12 m radius turnaround
- ↔ Temporary 4m Emergency Access
- - - - 1.2 m uniform fence



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

March 9, 2023

File No. LDA22-0481

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 112 single detached residential lots and 16 semi-detached residential lots, from Lot 2, Block 1, Plan 182 2720, the SW 7-52-25-W4M, and Block 3, Plan 762 0329 located north of Edgemont Boulevard NW and east of Winterburn Road NW;
EDGEMONT

I The Subdivision by Plan is APPROVED on March 9, 2023, 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 dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for Lessard Road NW as shown on the "Conditions of Approval" map, Enclosure II;
4. that subject to Condition I (3), the owner clear and level Lessard Road NW, as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
5. that the owner dedicate additional road right of way, to accommodate Complete Street Design and Cross Sections, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination;
6. that the subdivision boundary be amended to include additional road right of way adjacent to the walkway on Elves Loop as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision boundary be amended to exclude the local road intersection, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivision LDA22-0419 be registered prior to or concurrent with this application, to provide logical roadway extensions;

9. that Charter Bylaw 20424 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner pay a boundary assessment for municipal improvements constructed by others within the Edgemont Boulevard road right of way from which this development benefits (Edgemont Stage 18 B/C; Servicing Agreement SA51630);
9. that the owner construct the first two (2) lanes of Lessard Road NW to an arterial roadway standard, from 202 Street to Edgemont Link NW, including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, and any transitional improvements, in 2024 construction year, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans for Lessard Road are required to be approved prior to approval of engineering drawings for arterial and subdivision;
10. that the owner construct all roadways to an approved Complete Streets design and cross sections. The Complete Streets design and cross section details for the collector and local roadways will be reviewed and finalized through the engineering drawing review and approval process;

11. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct 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;
13. that the owner provide accommodations for temporary minor and major drainage, at their own cost, until such time that the downstream infrastructure and Stormwater Management Facility has been constructed, to the satisfaction of Subdivision and Development Coordination;
14. 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
15. that the owner is responsible for the landscape design and construction within road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA18-0555. The DRC will carry forward on the remainder of the title.

MR for the SW 7-52-25-W4M will be addressed with LDA22-0419 through dedication of a school park site.

MR for Block 3, Plan 762 0329 will be addressed with LDA22-0583 by money in place of MR.

Please be advised that the approval is valid for one (1) year from the date on which the subdivision approval is given to the application. An extension beyond that time may be granted by the City of Edmonton. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

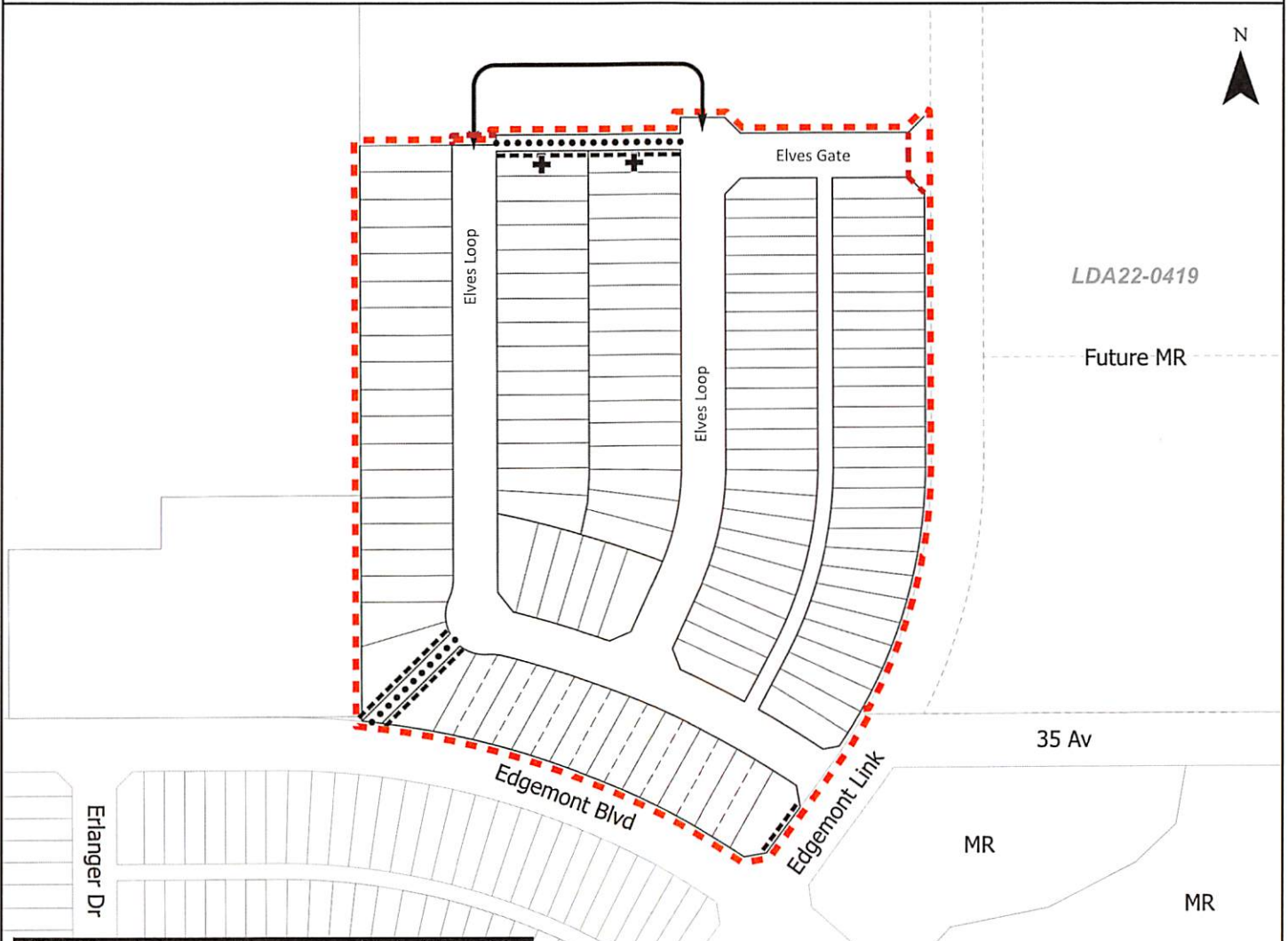


Blair McDowell
Subdivision Authority

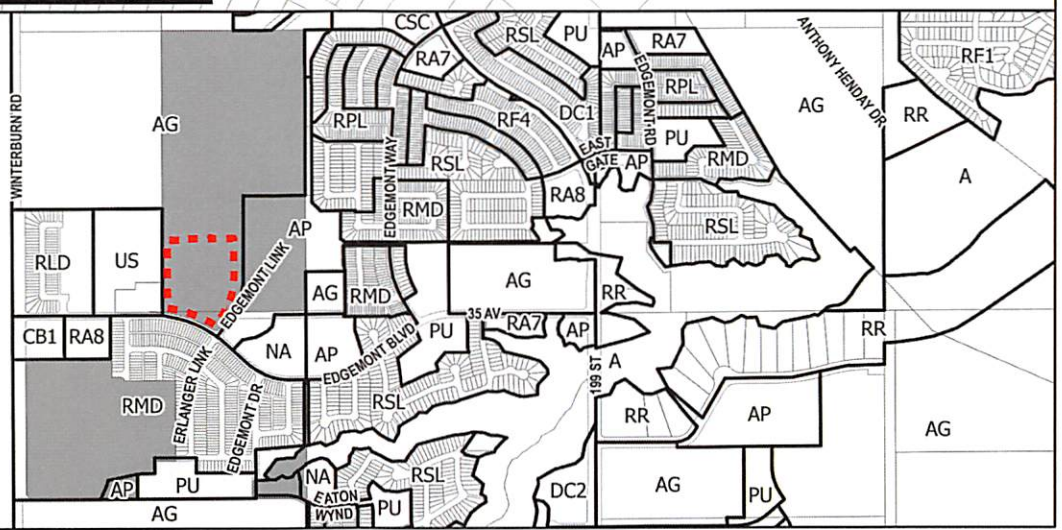
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Enclosure(s)

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- ←→ Temporary 6 m roadway
- + Restrictive covenant re: Disturbed soil



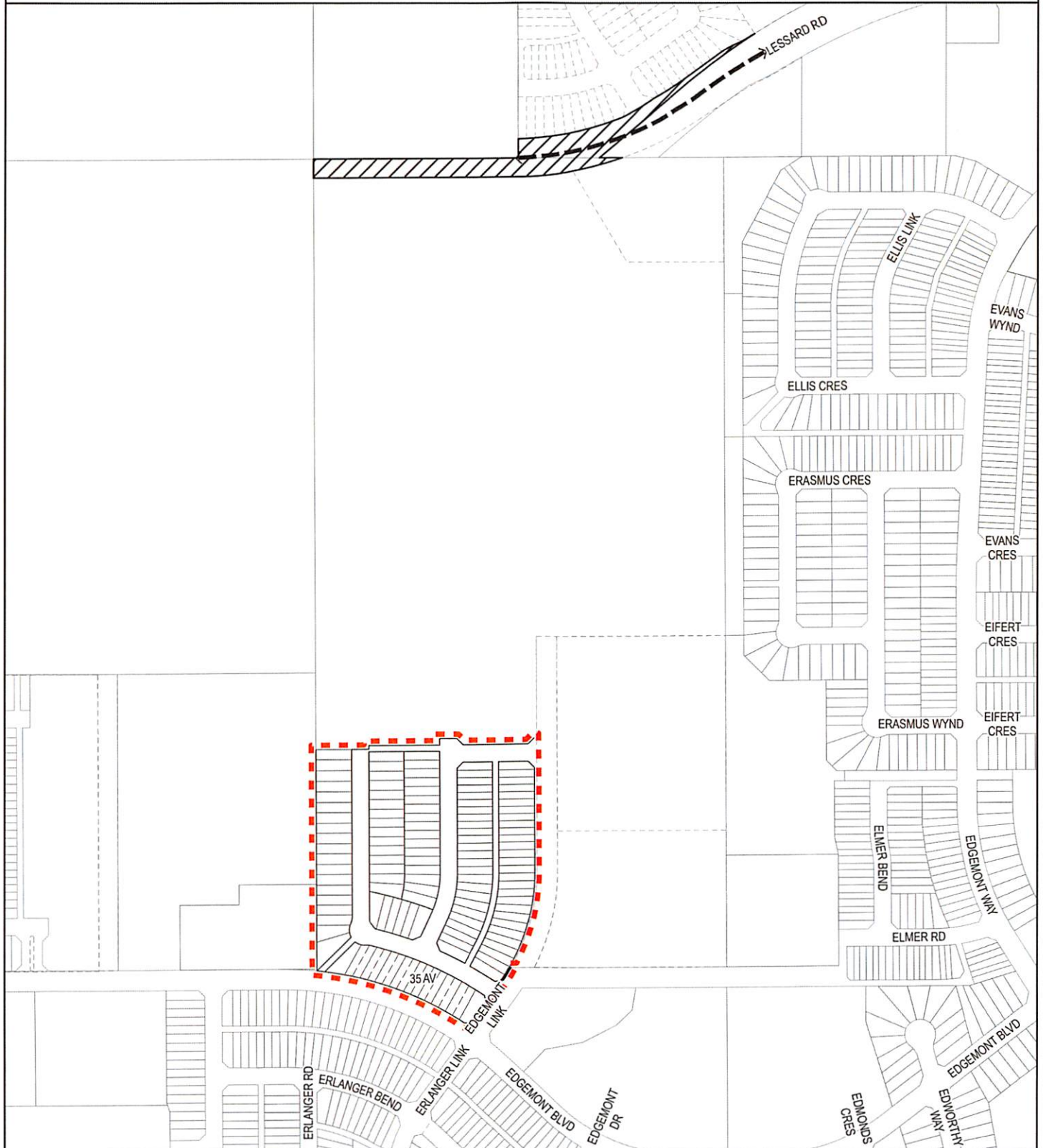
- Title area to be subdivided
- Subdivision area



--- Limit of proposed subdivision

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

▨ Dedicate additional road right of way





Subdivision Authority

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

March 9, 2023

File No. LDA23-0007

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 78 single detached residential lots and 22 semi-detached residential lots, from Lot 2, Block 8, Plan 222 1685, located south of Alces Drive SW and east of 34 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on March 9, 2023, 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 property lines of the residential lots, flanking the alley, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
4. that the owner dedicate additional road right-of-way on the local roadways to accommodate the complete streets design and cross section to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
5. that the approved subdivision LDA22-0307 be registered prior to or concurrent with this application for underground utilities and logical roadway extensions; 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 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 all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the local roadways will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct 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 install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. 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 1, Block , Plan 707RS was addressed by DRC with LDA21-0542. The DRC will carry forward on the remainder of the title. MR for Lot 2, Block , Plan 707RS was addressed by DRC with LDA21-0542. The DRC will carry forward on the remainder of the title

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell
Subdivision Authority

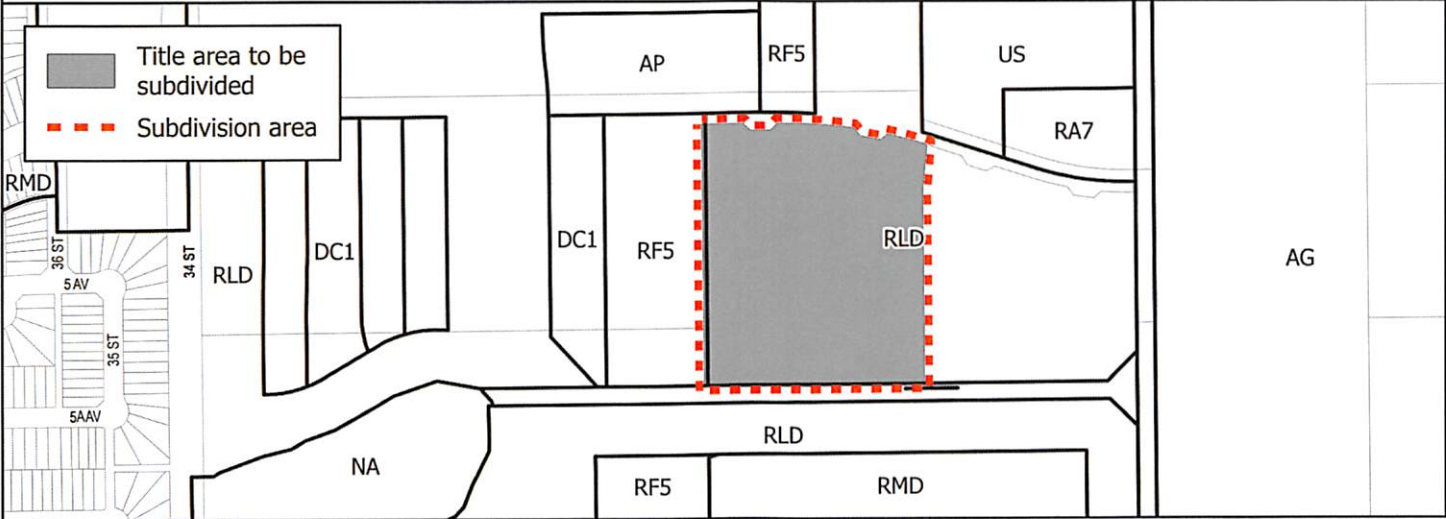
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Enclosure(s)

- Limit of proposed subdivision
- - - 1.2 m uniform fence
- - - 1.8 m uniform fence as per Zoning Bylaw
- 1.8 m concrete sidewalk
- ☆ Modify property lines if required
- Bollards



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

March 9, 2023

File No. LDA23-0015

Scheffer Andrew Limited
12204 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create one (1) Multi-unit Housing lot (MHL) and one (1) Commercial lot from Lot 1, Block 1, Plan 172 1567, Block OT, Plan 882 2879 and Lot S, Plan 9221245 located south of 144 Avenue NW and west of Manning Drive NW; **CLAREVIEW TOWN CENTRE**

I The Subdivision by Plan is APPROVED on March 9, 2023, subject to the following conditions:

1. 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;
2. that LDA23-0001 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
3. that the owner redline the Approved Engineering Drawings for Clareview Town Centre (High Pointe at Clareview) to modify the alignment of the 1 m berm and 1.8 m noise attenuation fence, thereby terminating at the northwest corner of the proposed commercial lot and wrapping along the west boundary, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 172 1567 was addressed by dedication with LDA22-0199. The 0.33 ha DRC was fully discharged for a portion of the 0.91 ha MR lot dedication. MR for Block OT, Plan 882 2879 in the amount of 0.09 ha was provided by dedication with LDA22-0199 for a portion of the 0.91 ha MR lot. MR for Lot S, Plan 922 1245 was addressed by DRC under 91-X-102-S. A 1.475 ha DRC was placed against Lot 5, Plan 872 1394 for the assembly of the Clareview District Park 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,

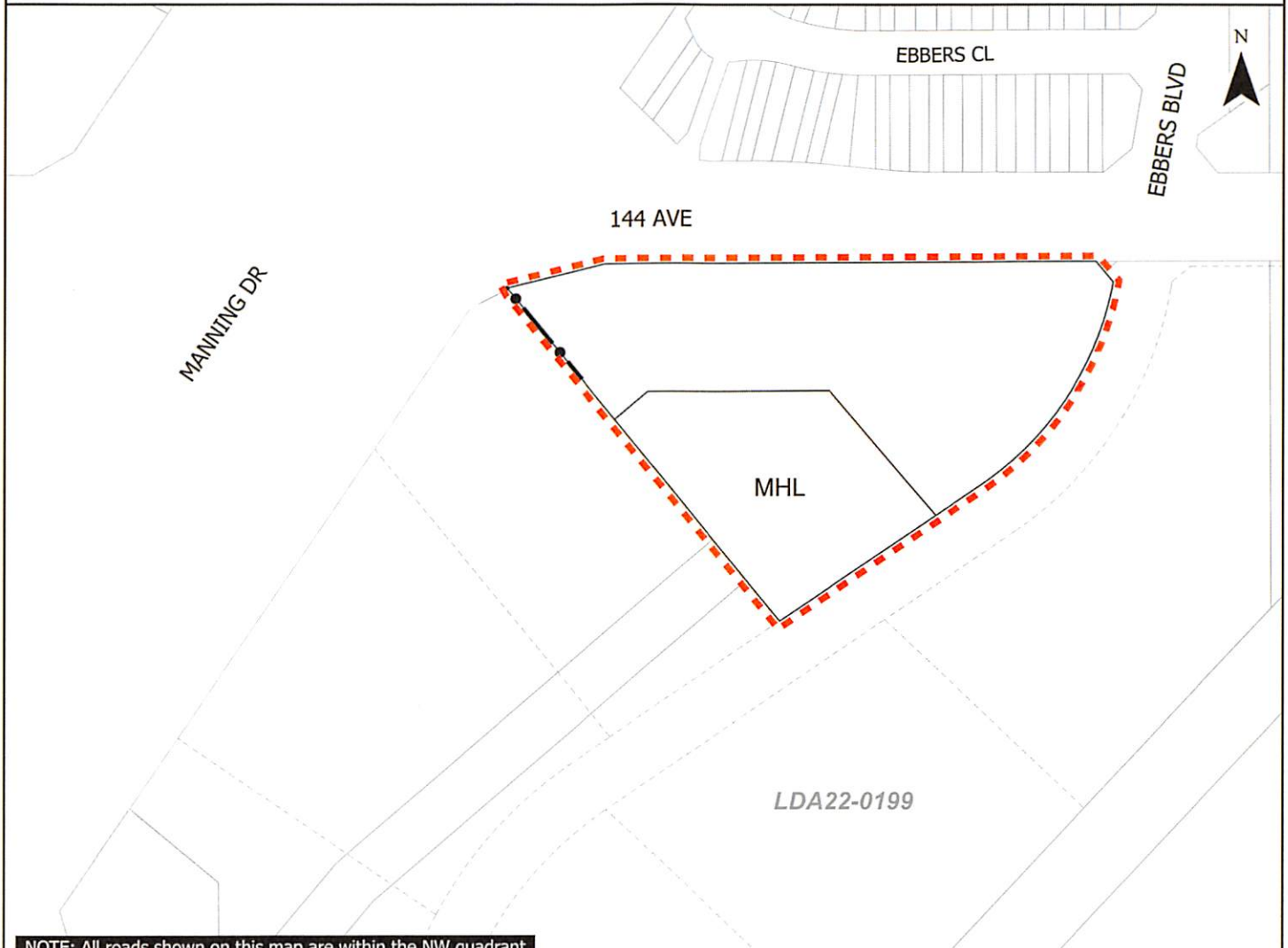


Blair McDowell
Subdivision Authority

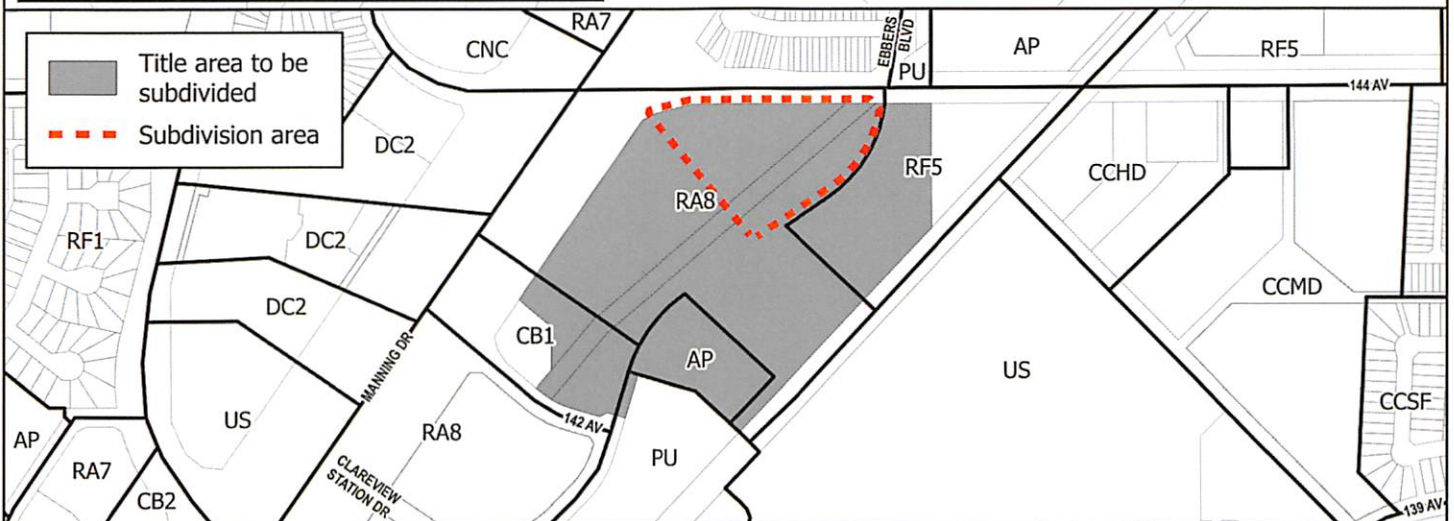
BM/kc/Posse #458814822-001

Enclosure(s)

- Limit of proposed subdivision
- Construct 1 m berm and 1.8 m 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

March 9, 2023

File No. LDA23-0033

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create to create one (1) additional single detached residential lot from Lot 16 & west half of Lot 17, Block 13, Plan 2262S, located west of 93 Street and south of 75 Avenue NW; **RITCHIE**

The Subdivision by Plan is APPROVED on March 9, 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 drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact development.coordination@edmonton.ca); 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/jm/Posse #462670012-001

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 75 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 75 Avenue NW. Upon redevelopment of proposed Lot 16A, the existing residential access to 75 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

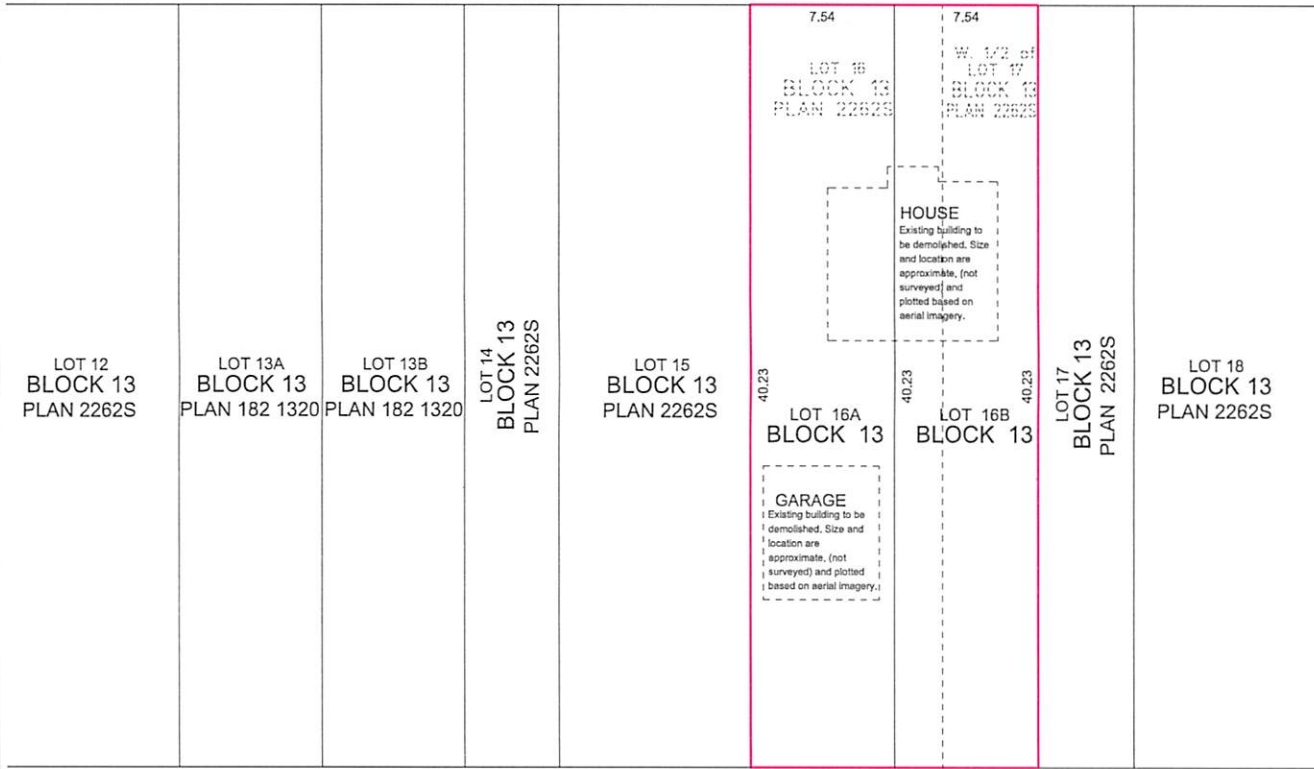
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.9 m east of the west property line of Lot 16 off 75 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



75 AVENUE

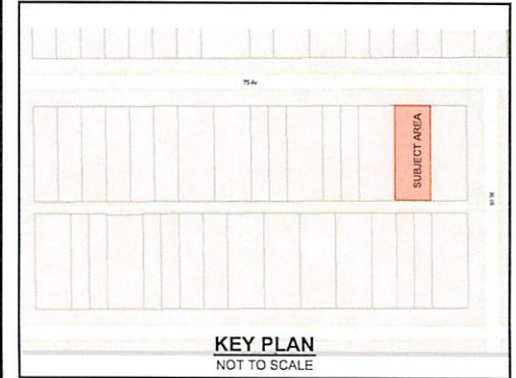


LANE

INFILL NORTH LTD.

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 R3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS: 0.061 ha.

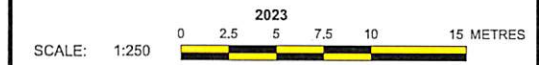


93 STREET

REV. NO.	DATE	ITEM	BY
1	JAN 27/23	ORIGINAL PLAN COMPLETED	1

REVISIONS

RITCHIE
 TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 OF
 LOTS 16 & WEST HALF OF LOT 17, BLOCK 13, PLAN 2262S
 WITHIN THE
 N.E. 1/4 SEC. 21 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO.	62300027T	DRAFTED BY:	CN	CHECKED BY:	DS
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