

Thursday, March 24, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the March 24, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the March 17, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA21-0584 412148588-001	Tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; KESWICK
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	LDA21-0307 399001453-001	Tentative plan of subdivision to create two (2) additional commercial lots from Lot 3, Block 1, Plan 0725745, located south of 68 Avenue NW and east of 75 Street NW; DAVIES INDUSTRIAL EAST
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	

1.	LDA21-0595 414463507-001	Tentative plan of subdivision to create 153 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility Lot (PUL) from a portion of roadway to be closed, and the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; SECORD
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
2.	LDA17-0214 245496670-001	REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multi-unit housing lots (MHL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; PAISLEY
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA17-0654 266089764-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M, the NW & SW 29-53-24-W4M, and Lot 20PUL, Block 33, Plan 212 0592, located north of 137 Avenue NW and east of Castle Downs Road NW; GRIESBACH
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0542 406118374-001	Tentative plan of subdivision to create one (1) other lot from Lots 1 and 2, Plan 707RS located south of Anthony Henday Drive NW and east of 34 Street SW; DECOTEAU NORTH
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0030 417369860-001	Tentative plan of subdivision to create three (3) other lots for the purpose of consolidation from Lot 16, Block 6, Plan 192 0698 and Lot 6, Block 5, Plan 192 0698, located west of Highway 2 and north of Highway 19. The 0.30 ha lot to be consolidated with Lots 17-19, Block 6, Plan 192 0698, the 0.51 ha lot to be consolidated with Lot 7, Block 5, Plan 192 0698, and the 0.61 ha lot to be consolidated with Lot 5, Block 5, Plan 192 0698; EDMONTON SOUTH CENTRAL
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED

6.	LDA22-0097 424593008-001	Tentative plan of subdivision to create separate titles for the semi-detached house dwellings from Lot 14, Block 5, Plan 4014HW, located north of 89 Avenue NW and west of 78 Street NW; IDYLWYLDE	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

March 24, 2022

File No. LDA21-0584

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; **KESWICK**

I The Subdivision by Plan is APPROVED on March 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 subdivision boundary be amended to include the dedication of Keswick Link SW, with Phase 1, and that a road plan be registered for the portions of Keswick Link SW that fall within SW-21-51-25-4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the phasing boundary be amended to include Keswick Link SW, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA18-0696 be registered prior to or concurrent with Phase 1 of this application, to provide the logical roadway extension;
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; 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 pays a Boundary Assessment for municipal improvements constructed by others within the Keswick Link SW road right-of-way from which this development benefits;
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, to the satisfaction of Subdivision and Development Coordination, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner constructs 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 constructs a 3 m hard surface shared use path with lighting and bollards, within to the Storm Water Management Facility (SWMF), 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 walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and 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.

Municipal Reserve (MR) for Pt. SE ¼ 21-51-25-4 was previously addressed with LDA13-0305 by registering a 2.054 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on title.

Municipal Reserve (MR) for Pt. SW ¼ 21-51-25-4 was previously addressed with LDA20-0285 by registering a 1.061 ha Deferred Reserve Caveat (DRC). The DRC will carry forward on title.

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

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

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

Regards,

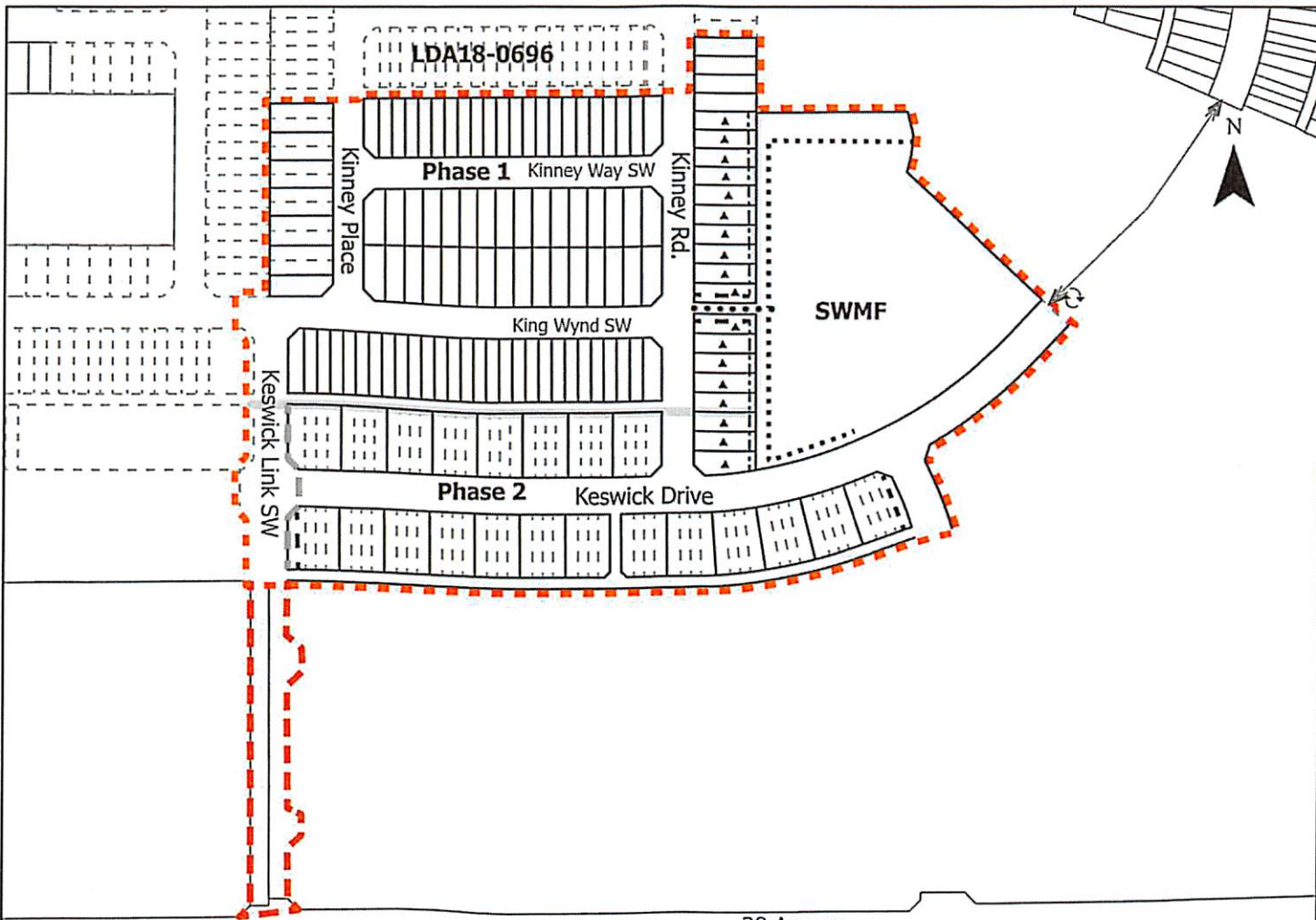


Blair McDowell
Subdivision Authority

BM/tv/Posse #412148588-001

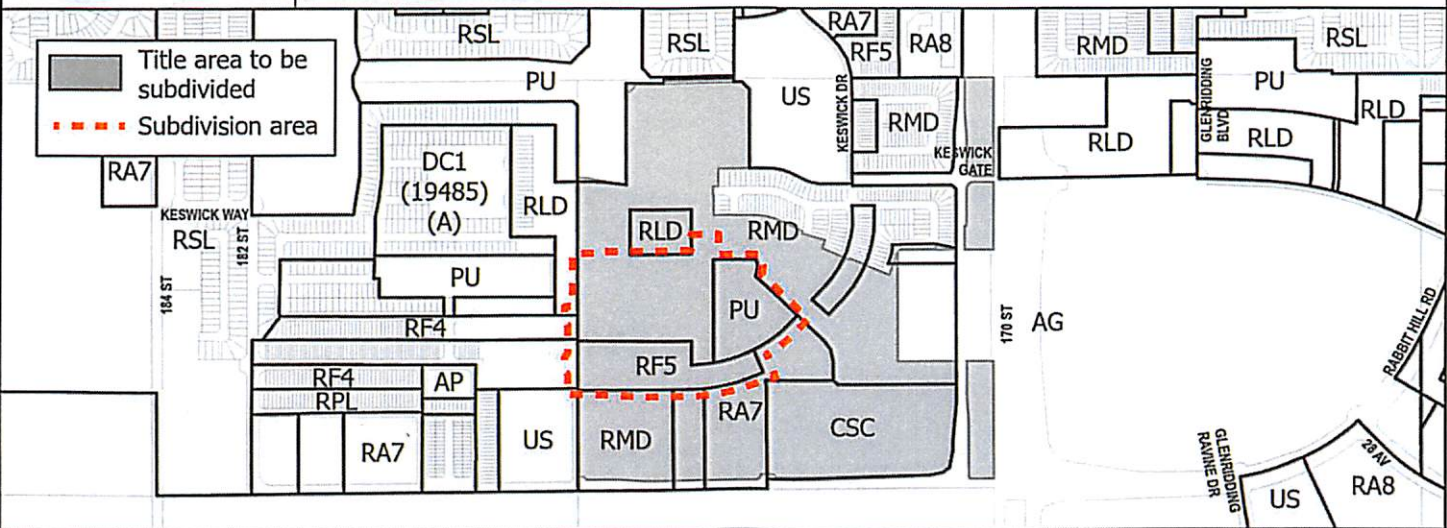
Enclosure

- Limit of proposed subdivision
- Amend Subdivision Boundary
- Phasing Line
- Amend phasing boundary
- ⤵ Temporary 12 m radius turnaround
- ▲ Restrictive covenant re:Freeboard
- ← Watermain extension
- 1.8m Uniform Fence - Zoning bylaw
- 1.2 m Uniform Screen Fence
- Concrete Sidewalk 1.8m
- 3m Hard surface shared use path

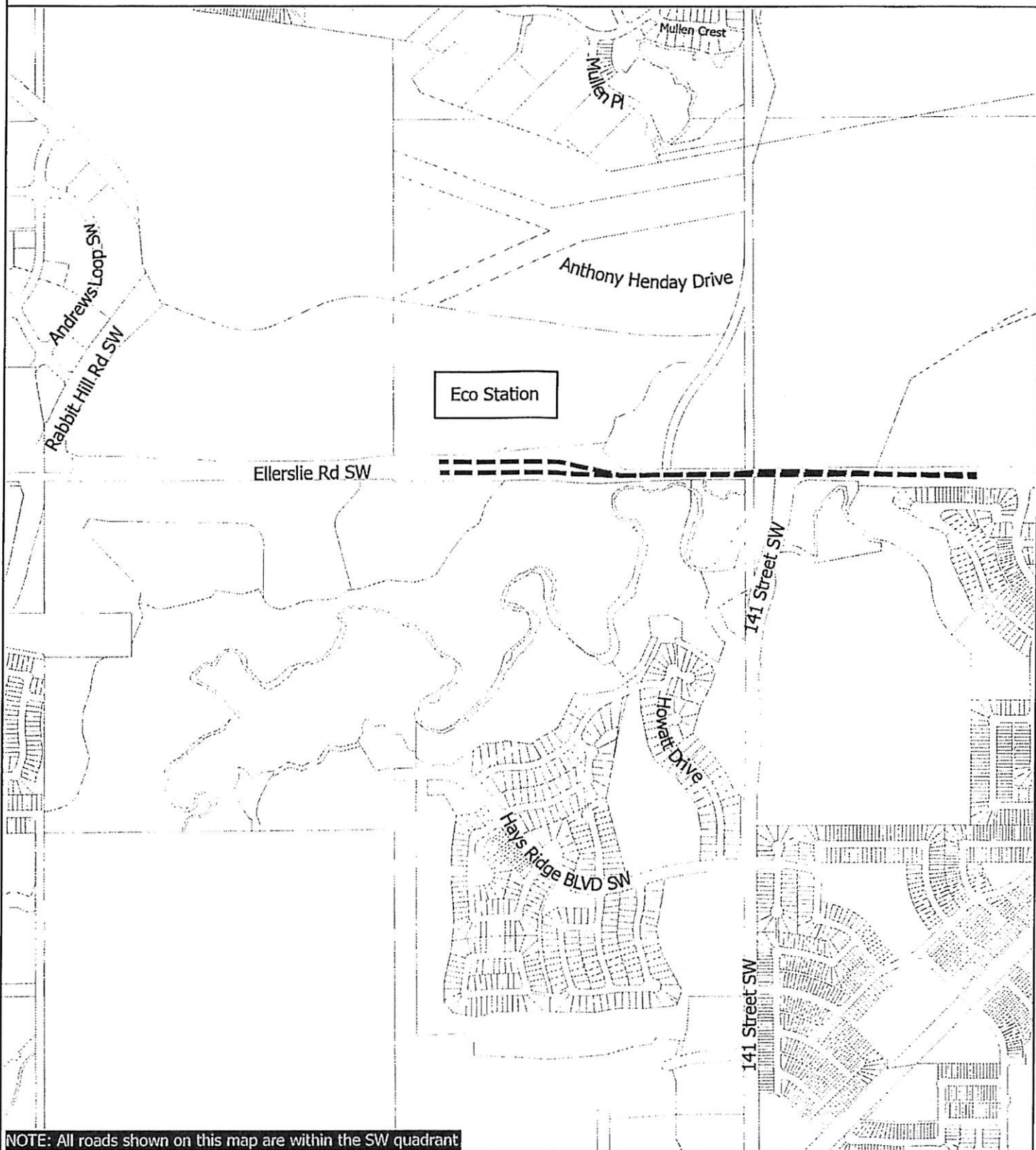


28 Avenue

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

March 24, 2022

File No. LDA21-0307

Stalwart Davies Properties Ltd.
720 - 10180 101 Street NW
Edmonton, AB T5J 3S4

ATTENTION: Stalwart Davies Properties Ltd.

RE: Tentative plan of subdivision to create two (2) additional commercial lots from Lot 3, Block 1, Plan 0725745, located south of 68 Avenue NW and east of 75 Street NW; **DAVIES INDUSTRIAL EAST**

I The Subdivision by Plan is APPROVED on March 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 one of the two cross lot access easements as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for the existing 68 Avenue east of 75 Street, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
5. that the owner constructs an offsite sanitary sewer extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner is responsible for the landscape design and construction within the road rights of ways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 3, Block 1, Plan 072 5745 was addressed by money in place with SUB/05-0130.

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 #399001453-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

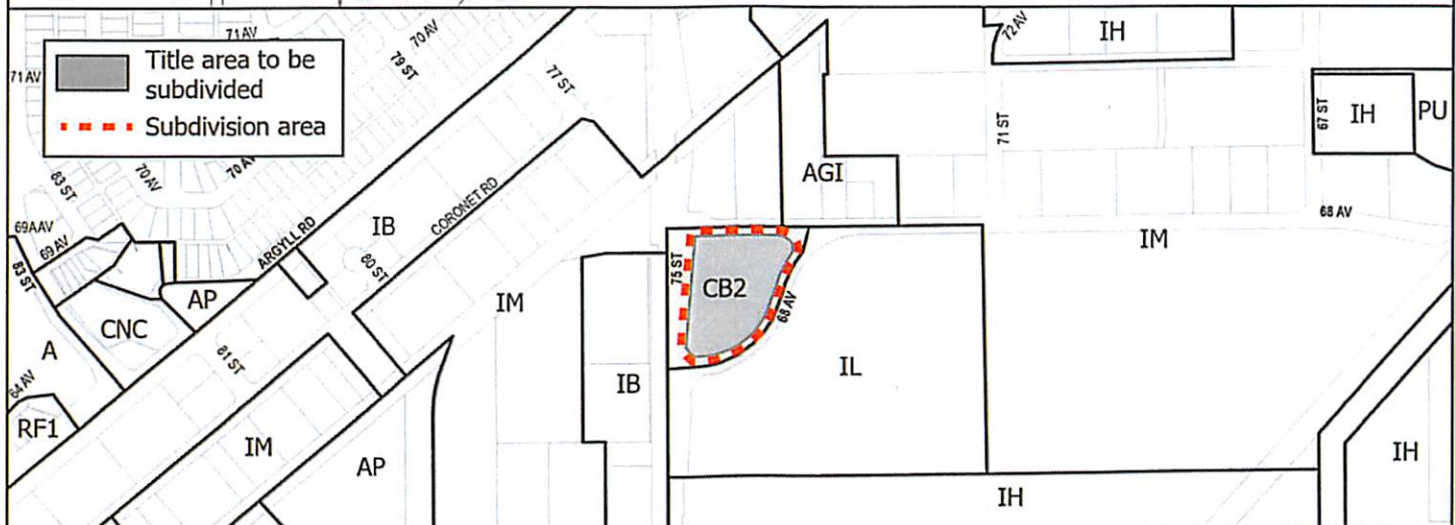
March 24, 2022

LDA21-0307

- Limit of proposed subdivision
- Sanitary sewer extension
- ↔ Cross Lot Access Easement (one location is required)
- ▨ Dedicate as road right of way



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 24, 2022

File No. LDA21-0595

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 153 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility Lot (PUL) from a portion of roadway to be closed, and the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; **SECORD**

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

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,306,012.50 representing 2.350 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner must register a road plan to dedicate road right-of-way to conform to an approved Concept Plan to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for the northbound turnbay and a roundabout, as shown on Enclosure II. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
5. that the owner dedicate road right-of-way to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services to facilitate the construction of the westbound right turn bay on 92 Avenue NW at 231 Street NW, as shown on Enclosures II;
6. that subject to Condition I (4) and I (5) above, the owner clear and level 231 Street NW and 92 Avenue 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, and modify the property lines of the proposed lots adjacent to 228 Street, should it be deemed necessary through the review of engineering drawings and to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I;
8. that the owner dedicate additional road right-of-way, and modify the property line of the proposed lot, for a larger corner cut at the alley/alley intersection in Phase 1, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for waste management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
9. that the phasing boundary be amended to include a portion of local road with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;
11. that the approved subdivision LDA19-0104, be registered prior to or concurrent with this application, to provide logical roadway extensions;
12. that Charter Bylaw 20023 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
13. that LDA21-0615 to close a portion of 92 Avenue shall be approved prior to the endorsement of the plan of survey;
14. 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 flanking the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I; and
15. 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 92 Avenue NW to an arterial roadway standard, from the existing terminus west of Secord Boulevard NW to 231 Street NW, to an approved Concept Plan, including the roundabout at 228 Street NW, channelization, accesses, intersections, 3 m shared use path, 1.8 m concrete sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II. Details of the roundabout design and the north/south local road approaches will be reviewed in further detail through the engineering drawing review and approval process. Substantial completion of 92 Avenue is required by October 2024;
8. that the owner construct the first two lanes of 231 Street NW to an arterial roadway standard, from 92 Avenue NW north to tie into the upgraded portion of 231 Street NW, including turn bays, channelization, access, intersection, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the Enclosure II. Preliminary plans are required to be approved for 231 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination. Substantial completion of 231 Street is required by October of 2025;
9. that the owner construct 228 Street NW to an approved Complete Streets design and cross-section, including the access construction for the HDR parcel, as shown on the "Conditions of Approval" map, Enclosure I. The access must align with the opposing local road intersection. The Complete Streets design and cross-section details for the local roadway will be reviewed and finalized through the engineering drawing review and approval process;
10. that the engineering drawings include identification of the abandoned well site(s), demonstrating that a 3 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
12. that the owner pays for the installation of "no parking" signage on the collector and local roadways 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 the east/west alley adjacent to the MHL parcel to a commercial standard, as shown on the "Conditions of Approval" map, Enclosure I;

14. 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;
15. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner constructs 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);
17. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
18. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto 92 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 or flanking 231 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
20. 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
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, 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 the SW 36-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA14-0444. MR in the amount of \$1,306,012.50 representing 2.35 ha, is being provided by money in place with this terminal subdivision. Money in place of MR will change with the dedication of the westbound turnbay. Subsequent to receipt of money in place of MR, the existing DRC will be discharged in full.

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 #414463507-001

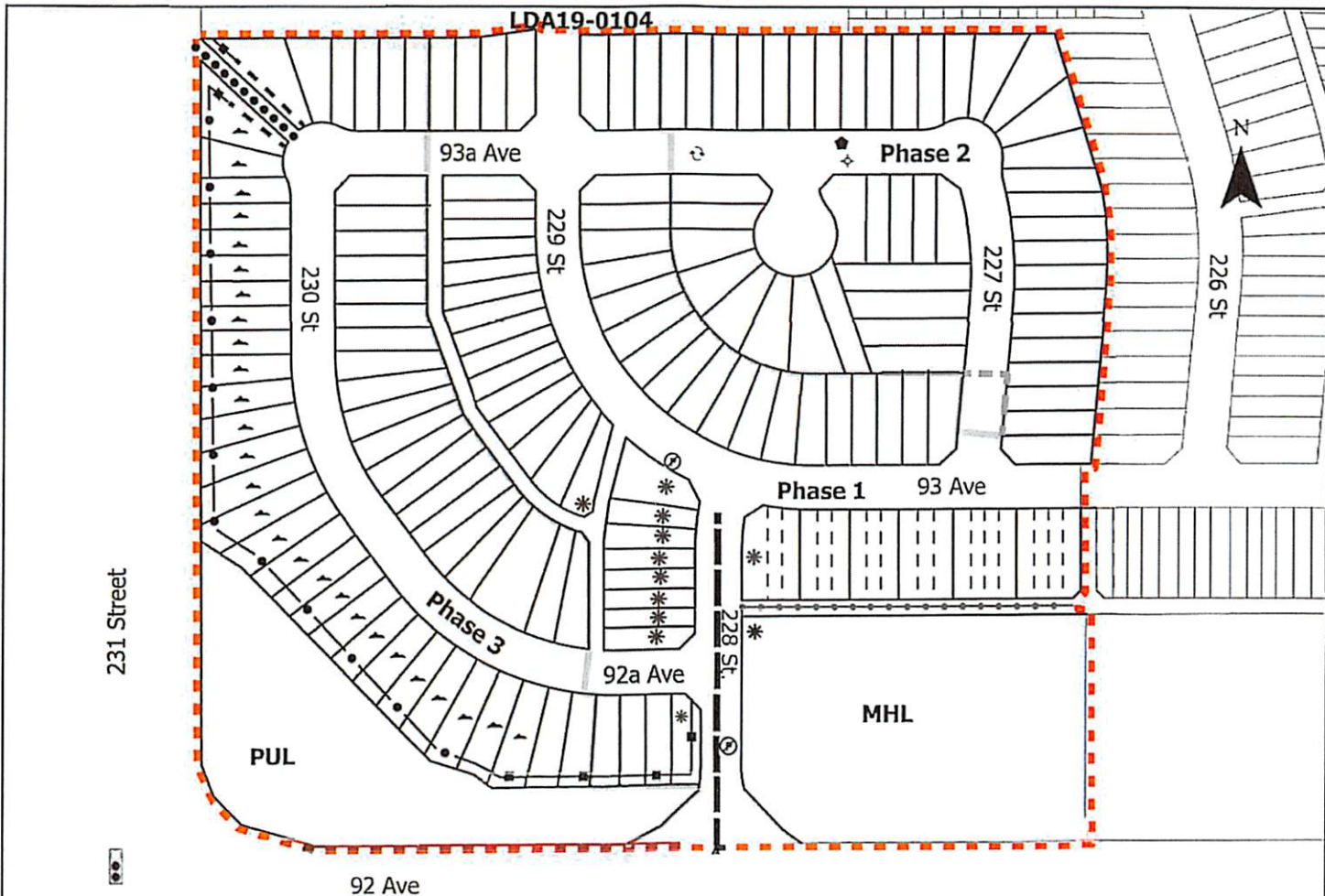
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2022

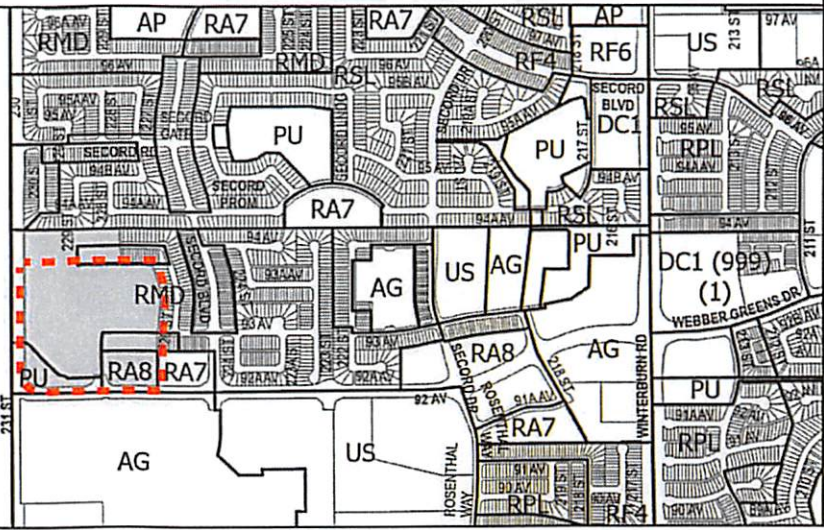
LDA21-0595

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> --- Limit of proposed subdivision --- Phasing Line ⊕ No Parking Signage ⋄ Abandoned well site ↶ Restrictive Covenant re:berm and fence ⤵ Temporary 12 m radius turnaround — Berm and Noise Attenuation Fence | <ul style="list-style-type: none"> — Noise Attenuation Fence --- 1.8m Uniform Fence - Zoning bylaw --- Amend phasing boundary ●●● Concrete Sidewalk 1.8m line — Construct to an approved complete streets design and cross section | <ul style="list-style-type: none"> — Construct alley to commerical standard ⬠ 3m drive aisle to be maintained for oil well site * Dedicate additional road right of way if required ⓪ Traffic Signal |
|--|---|--|

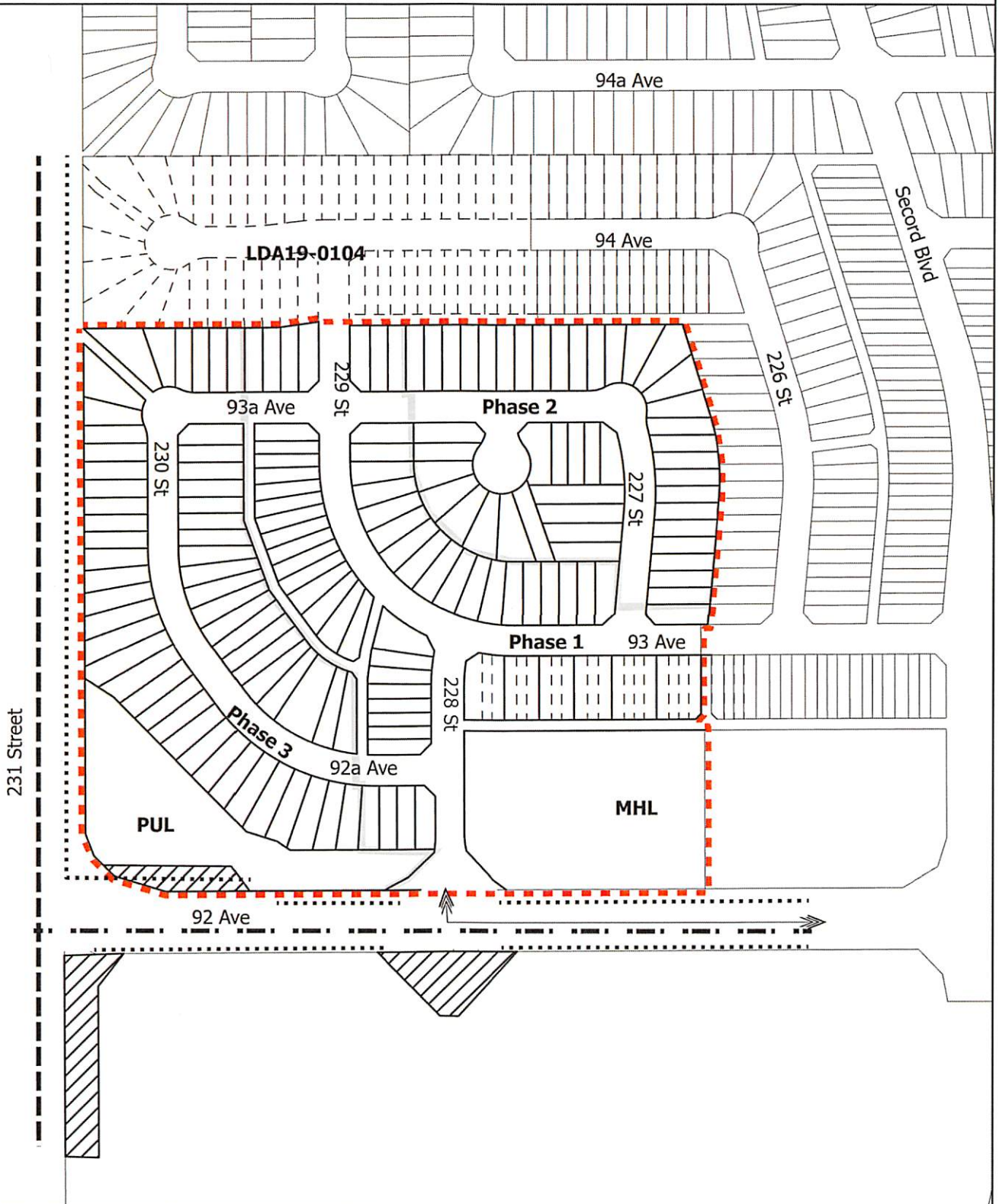


NOTE: All roads shown on this map are within the NW quadrant

- Title area to be subdivided
- Subdivision area



- Limit of proposed subdivision
- 3m Hard surface shared use path
- ↔ Watermain extension
- Construct first 2 lanes to arterial roadway standard
- - - Construct to Arterial roadway standard
- ▨ Dedicate as road right of way/ Register Road Plan



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



March 24, 2022

File No. LDA17-0214

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multi-unit housing lots (MHL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; **PAISLEY**

The subdivision was originally approved on February 1, 2018. The first revision was a rephasing which moved the northwest MHL from Phase 1 to Phase 5. Phase 1, comprising 17 single detached residential lots and 36 semi-detached residential lots, was registered under Plan 202 0852. The second change request consists of rephasing and relotting, resulting in a decrease of four (4) single detached residential lots. The third change request added one additional phase with no change to the number of lots. The fourth change request reduced the number of semi-detached residential lots in Phase 5 from 108 to 102. This fifth change request adjusts the boundary of the multi-unit housing lot in Phase 6 to accommodate an adjacent road closure (LDA21-0087).

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

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.012 ha by a Deferred Reserve Caveat registered against the SW 24-51-24-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 property lines of the residential lot flanking the alley, north of Podersky Wynd SW, 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;
5. that LDA21-0087, to close 28 Avenue SW, shall be approved prior to the registration of Phase 4 of this subdivision;

6. 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; 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:

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 Paisley Drive SW and Paisley Gate SW to an enhanced local roadway standard including a parking ban along the north side of Paisley Gate SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, and construct a 1.8 m uniform fence within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pays for the installation of "no parking" signage on the enhanced local roadway with the parking ban for emergency vehicle access and to maintain two driving lanes at all times to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings, submitted with Phase 5, include grading plans for Heritage Valley Trail to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct a 2.83 m noise attenuation barrier, contained wholly within the private property, for all lots backing onto Heritage Valley Trail SW, 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, 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 walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 24-51-25-W4M was addressed by dedication and DRC registration with LDA12-0411, LDA14-0229, and LDA16-0567. This DRC will be increased by 0.012 ha to accommodate road closure LDA21-0087 and will remain on title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

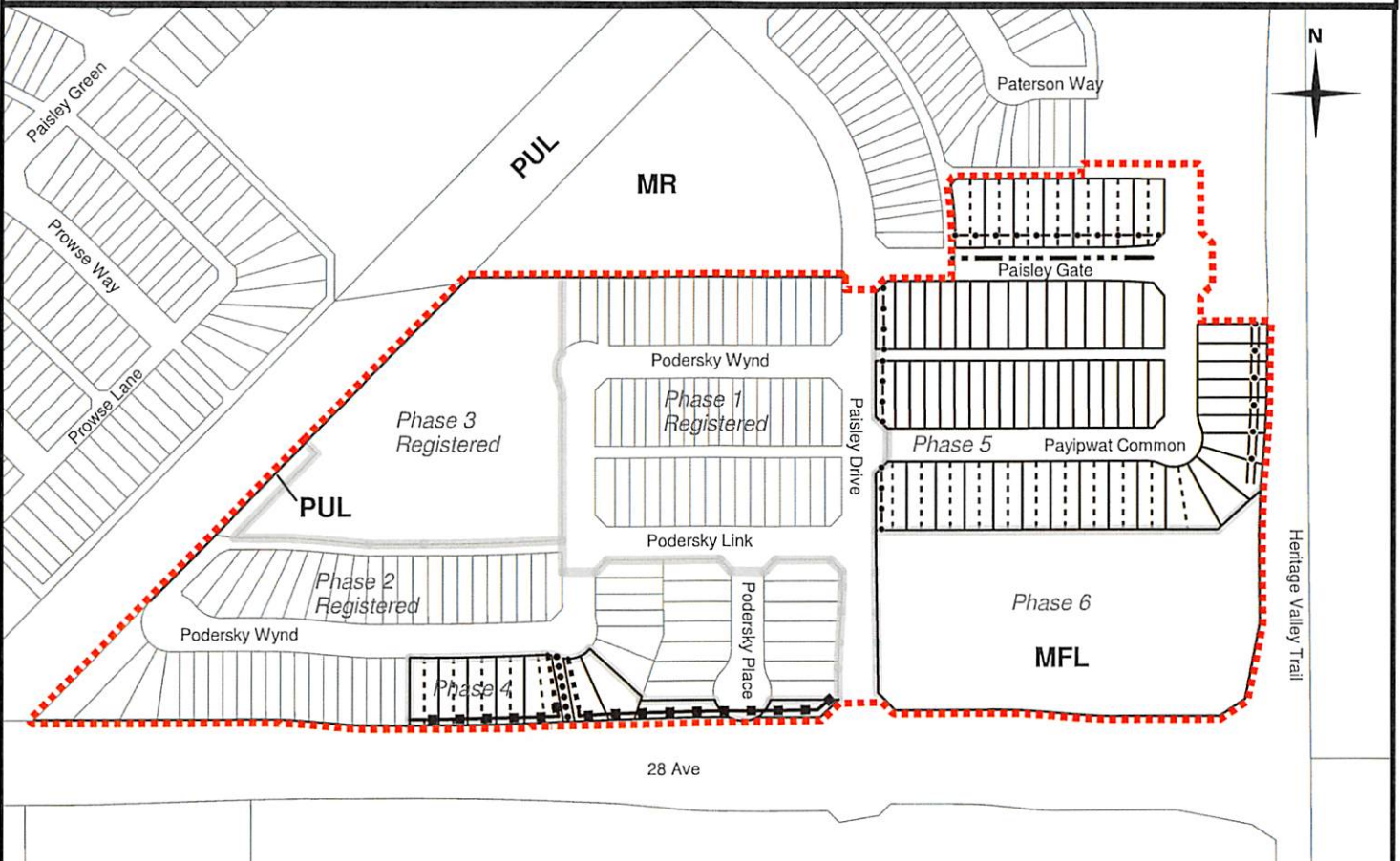
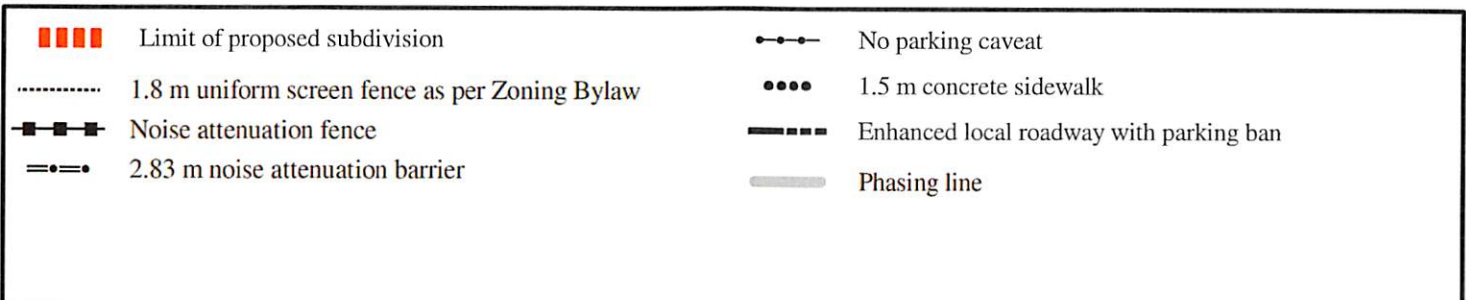
BM/cp/Posse #245496670-001

Enclosure

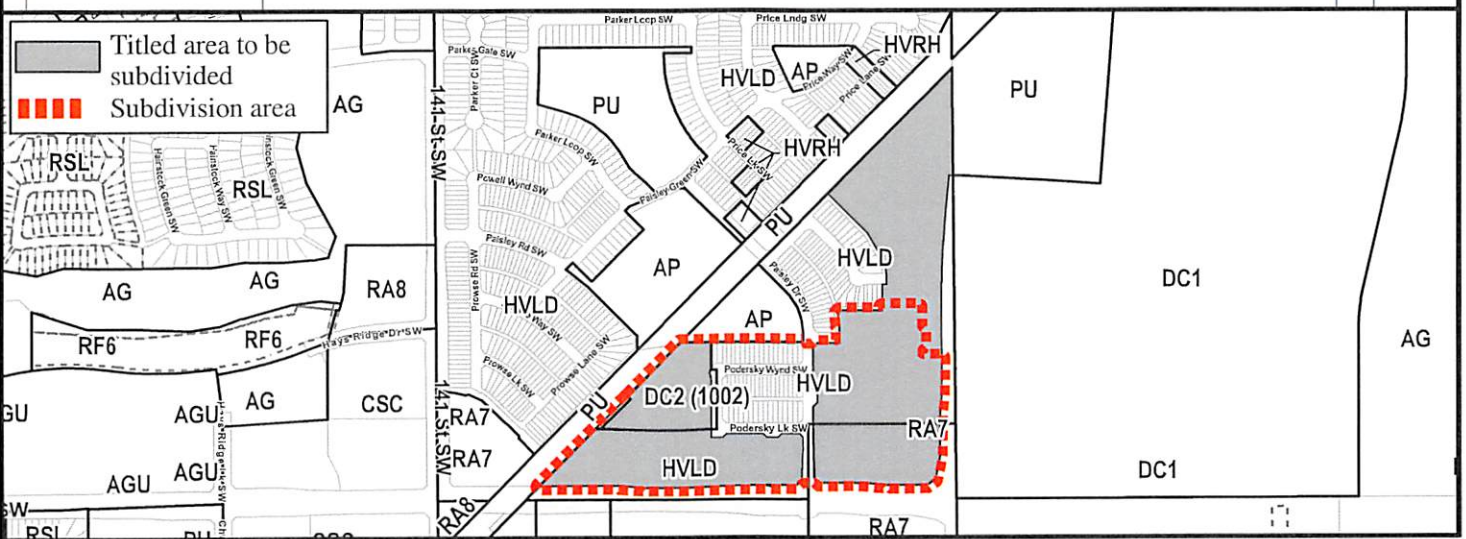
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 24, 2022

LDA17-0214



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 24, 2022

File No. LDA17-0654

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

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots, 10 semi-detached residential lots, 11 row housing lots, three (3) multi-unit housing lots (MHL), and one (1) Public Utility lot, from the NE 29-53-24-W4M, the NW & SW 29-53-24-W4M, and Lot 20PUL, Block 33, Plan 212 0592, located north of 137 Avenue NW and east of Castle Downs Road NW; **GRIESBACH**

This application initially received Subdivision Authority approval on June 7, 2018. A Change Request that reconfigured and re-lotted the subdivision was approved on October 21, 2021. Phase 1 was registered under Plan 212 0592. This second Change Request revises phasing and replaces eight semi-detached lots with six single detached lots, resulting in a total decrease of two residential lots.

I The Subdivision by Plan is APPROVED on March 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 a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Public Utility lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots that have existing underground utilities due to the original installation, abandonment, and removal of drainage infrastructure, as shown on the "Conditions of Approval" map, Enclosure I;

6. 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; 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:

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 alley abutting the MHL site, with Phase 2, to a commercial standard in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the Phase 4 walkway, with connections to the adjacent 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 3.0 m concrete shared use path with lighting, bollards, and landscaping within the Phase 3 walkway with connections to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner reconstruct portions of existing Griesbach Road NW, with Phases 3 and 5, to a transit collector standard, including the removal of the alley crossing east of the roundabout, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs necessary sanitary and storm sewer extensions along Griesbach Road NW with Phase 5, as part of the existing Griesbach Road reconstruction, to current City of Edmonton transit collector roadway standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

12. that the owner constructs a storm sewer extension with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner constructs an offsite sanitary sewer extension with Phase 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner abandon and remove the existing unused storm and sanitary sewers entering the site, and register disturbed soil restrictive covenants on affected lots, to the satisfaction of EPCOR Drainage Services and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Final Acceptance Certificate (FAC) for sanitary and storm infrastructure will not be issued until the disturbed soil restrictive covenant is registered on the subject properties;
15. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the road rights of way and walkways, 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.

Municipal Reserve (MR) for the NW & SW 29-53-24-W4M were previously addressed with LDA15-0056 by partially discharging existing Deferred Reserve Caveat (DRC 142 182 350) in the amount of 6.505 hectares (ha) through dedication of a 5.96 ha parcel and transferring the balance of 0.545 ha to the NE 29-53-24-W4M.

MR for the NE 29-53-24-W4M was previously addressed with LDA15-0056 by combining existing DRC 132 161 772 with MR transferred from the NW & SW 29-53-24-W4M, and registering new DRC 212 067 393 in the amount of 1.355 ha. The DRC will carry forward on title.

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/kr/Posse #266089764-001

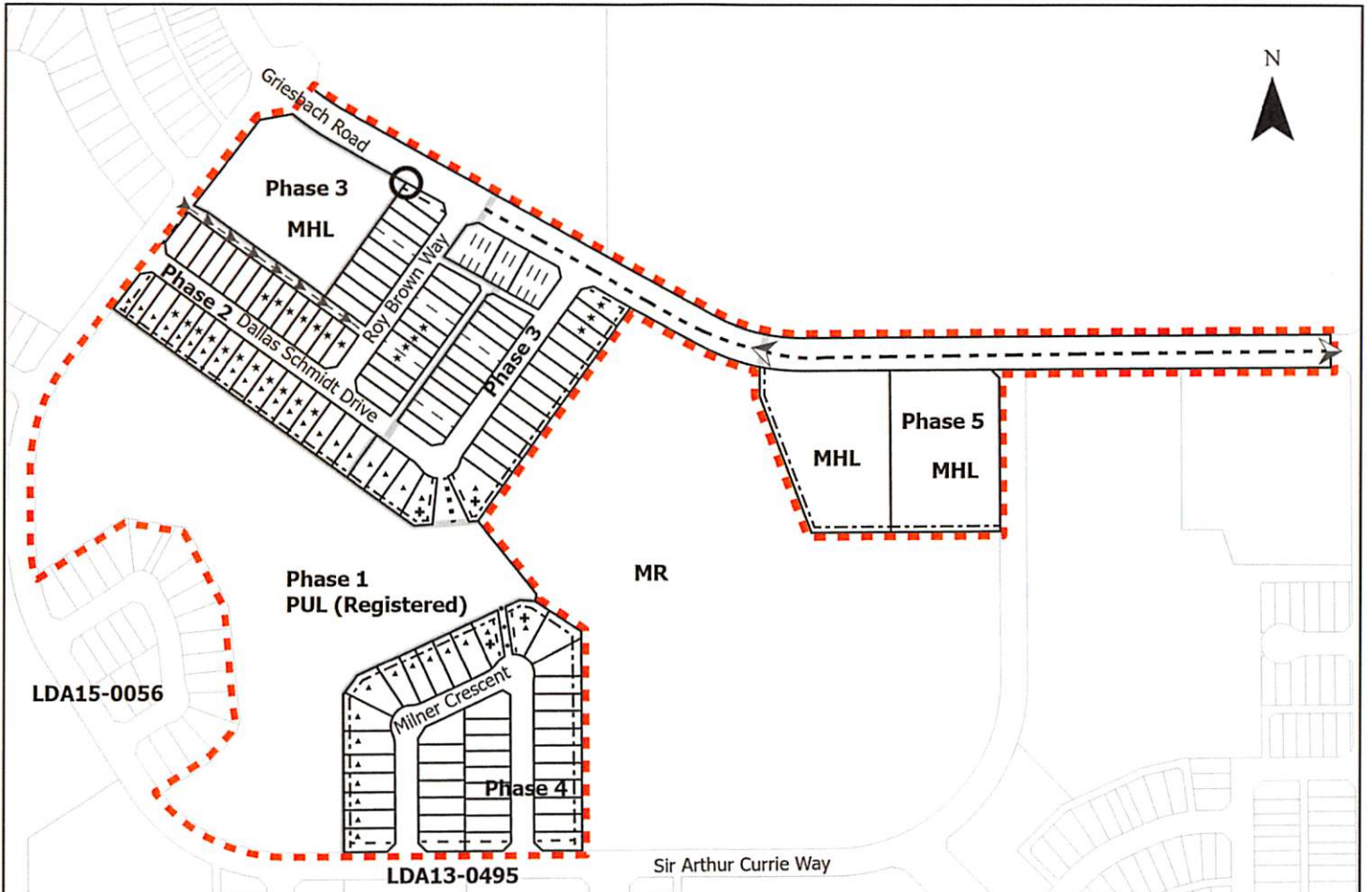
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

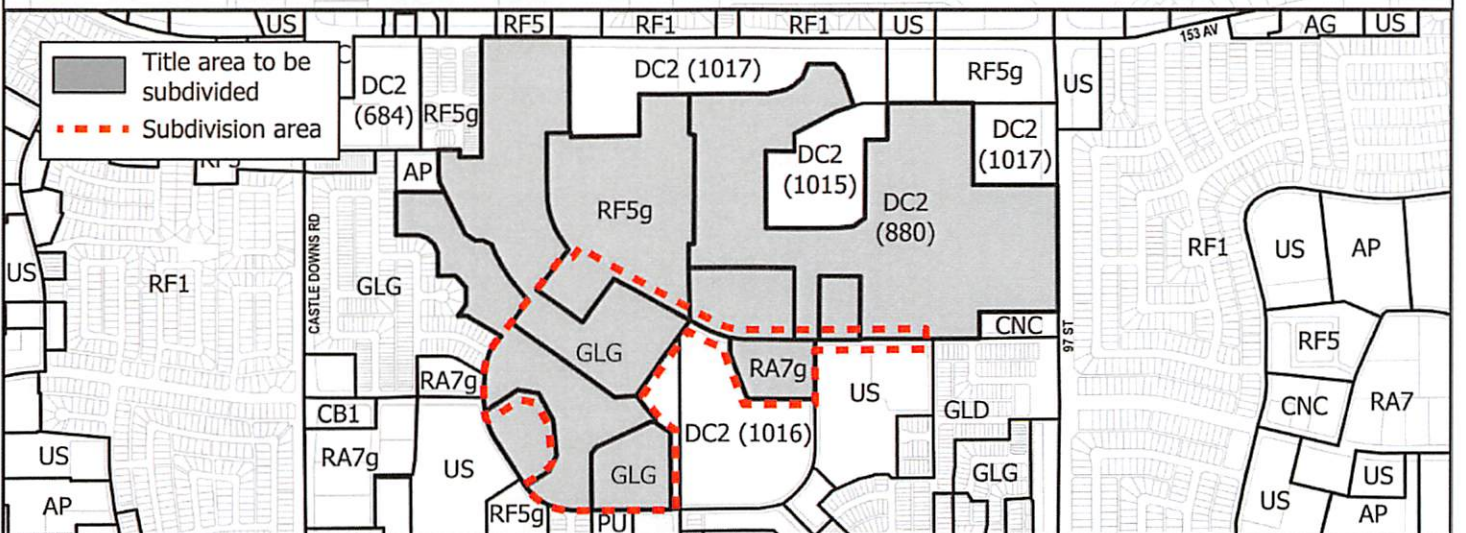
March 24, 2022

LDA17-0654

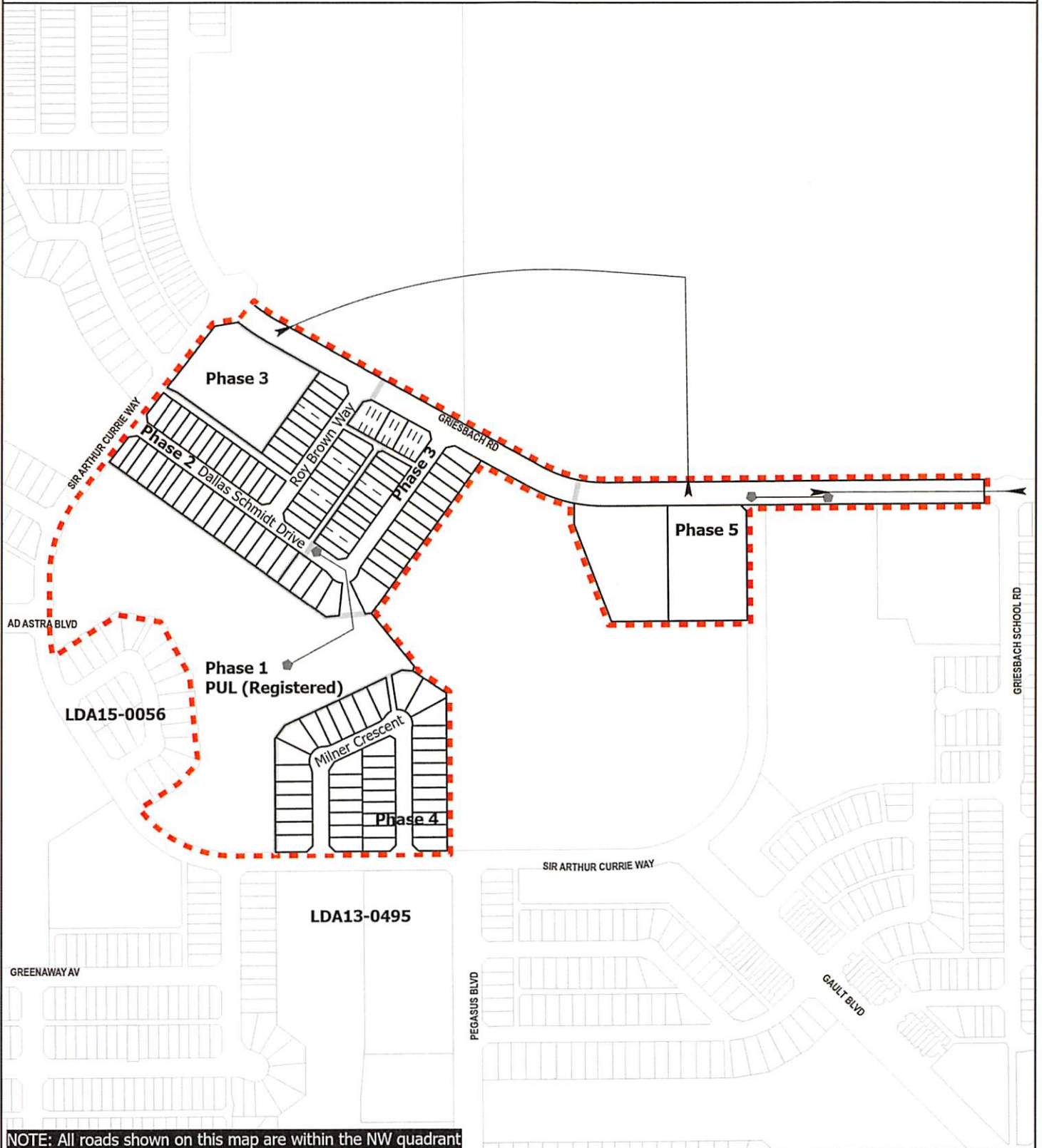
- Limit of proposed subdivision
- Phasing line
- 1.2 m uniform fence
- ▲ Freeboard Restrictive Covenant
- Remove Alley Crossing
- ✚ Restrictive Covenant re:disturbed soil
- ★ Restrictive Covenant re:disturbed soil (lots with existing U/G infrastructure)
- Construct collector roadway (Phase 3)
- Construct Alley
- ↔ Construct collector roadway (Phase 5)
- 1.8 m uniform screen fence as per Zoning Bylaw
- 3 m hard surface shared use path
- 1.8 m hard surface shared use path



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



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



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 24, 2022

File No. LDA21-0542

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) other lot from Lots 1 and 2, Plan 707RS located south of Anthony Henday Drive NW and east of 34 Street SW; **DECOTEAU NORTH**

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

1. that the owner provide Municipal Reserve (MR) in the amount of 1.6 ha by a Deferred Reserve Caveat (DRC) registered against the remnant of Lot 1, Plan 707 RS pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide MR in the amount of 1.6 ha by a DRC registered against the remnant of Lot 2, Plan 707 RS pursuant to Section 669 of the Municipal Government Act;
3. that the owner register a temporary public access easement for legal roadway access purposes 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.

MR for Lots 1 and 2, Plan 707 RS, is provided for this subdivision by registering 1.6 ha DRCs against the remnant of each lot.

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

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

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

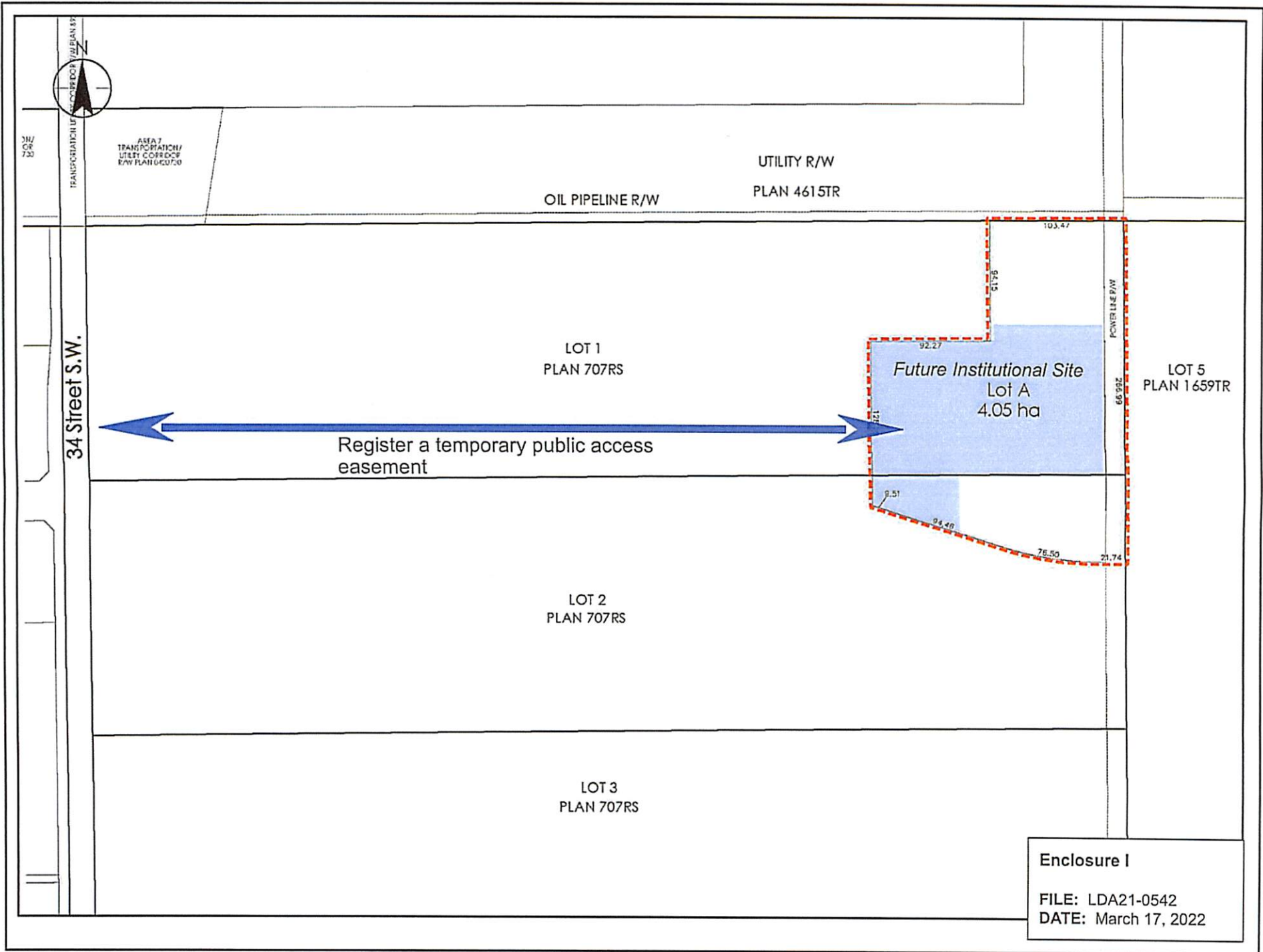
Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/cp/Posse #406118374-001

Enclosure(s)





Subdivision Authority

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

March 24, 2022

File No. LDA22-0030

WSP
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Chuck McNutt

RE: Tentative plan of subdivision to create three (3) other lots for the purpose of consolidation from Lot 16, Block 6, Plan 192 0698 and Lot 6, Block 5, Plan 192 0698, located west of Highway 2 and north of Highway 19. The 0.30 ha lot to be consolidated with Lots 17-19, Block 6, Plan 192 0698, the 0.51 ha lot to be consolidated with Lot 7, Block 5, Plan 192 0698, and the 0.61 ha lot to be consolidated with Lot 5, Block 5, Plan 192 0698; **EDMONTON SOUTH CENTRAL**

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

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

Enclosure I is an attachment of the major advisements throughout the subdivision process. Enclosure II is a map of the subdivision. 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.

Municipal Reserve (MR) was previously addressed through the subdivision of the NW 26-50-25-W4M that was approved by Leduc County in 2015 under file number SD12-020.

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', written over a light blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cp/Posse #417369860-001

Enclosure(s)

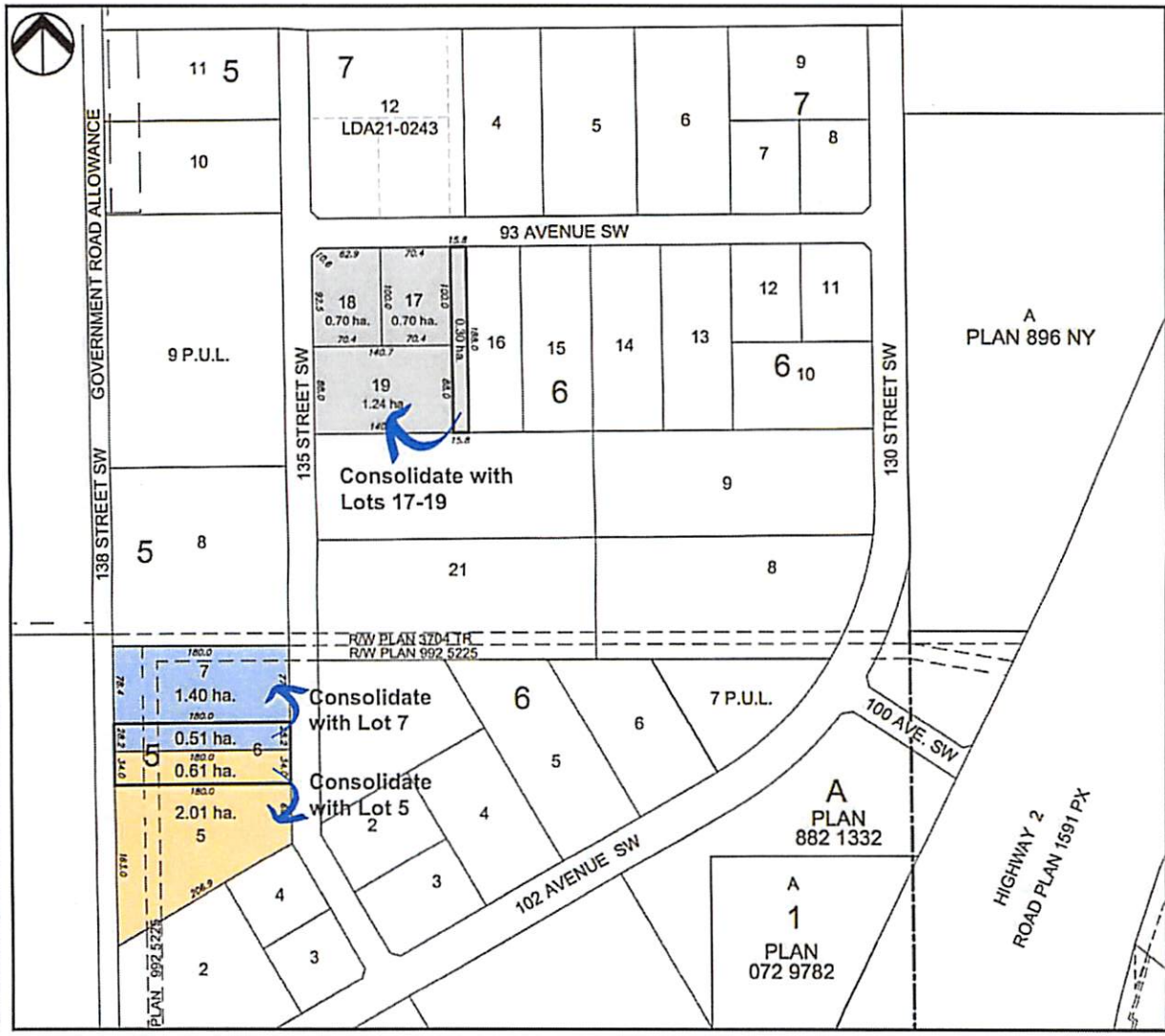
Please be advised of the following:

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 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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).
- Each existing Lot is currently serviced by a 200mm water service off the existing 300mm water mains on 93 Avenue SW and 135 Street SW. If any of these services will not be utilized for servicing the planned development, they must be abandoned back to the water main prior to any on-site excavation.
- The proposed Lot consisting of existing lots 17- 19 and the 0.30 ha lot will have 3 water services and the proposed Lot consisting of existing Lot 7 and the 0.51 ha lot will have two water services. If there is onsite water main looping between the existing services, each service must contain a check valve within private property. We require the registration of a restrictive covenant for check valves for any lot with multiple services. Contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. City of Edmonton Standards requires hydrant spacing of 90m for the proposed zoning. Hydrant spacing in the area is approximately 100m. The applicant must contact Fire Rescue Services for additional on-site fire protection requirements.

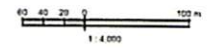


**CROSSROADS
Stage 1 Re-Subdivision**

Tentative Plan showing Proposed Subdivision
of Part of

**LOT 16, BLOCK 6, PLAN 192 0698
and
LOT 6, BLOCK 5, PLAN 192 0698**

within
LEDUC, ALBERTA



Area to be re-subdivided shown thus
and contains approximately 1.42 hectares.
All dimensions are in metres and decimals thereof.

Proposed lot consolidation shown thus

Submission Date: DEC. 8, 2021
Revision Date: FEB. 1, 2022
Project Number: 151-40680-00





Subdivision Authority

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

March 24, 2022

File No. LDA22-0097

SATT Associates Inc.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for the semi-detached house dwellings from Lot 14, Block 5, Plan 4014HW, located north of 89 Avenue NW and west of 78 Street NW; IDYLWYLDE

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

1. that the existing concrete stairs encroaching onto the 89 Avenue road right-of-way must either be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton (for information, please email encroachmentagreements@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,



Blair McDowell
Subdivision Authority

BM/el/Posse #424593008-001

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 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

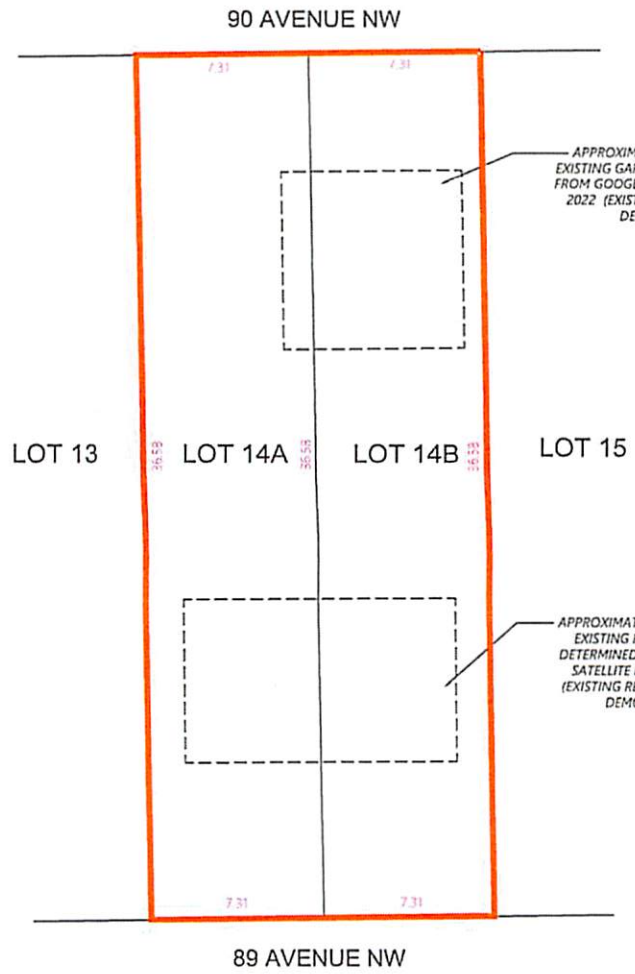
- There are existing boulevard trees adjacent to the site on 89 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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.

Building / Site

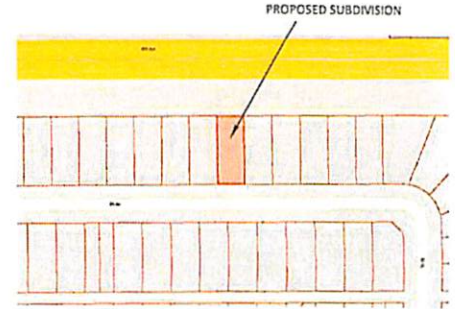
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.5 m east of the west property line of the existing Lot 14 of the lane, and 5.0 m west of the east property line of the existing Lot 14 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 water main located adjacent to the site on 90 Avenue. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 14 BLOCK 5, PLAN 4014 HW WITHIN
 (N.E. 1/4 SEC.27, TWP.52, RGE. 24 - W. 4th MER.)
 IDYLWYLDE
 EDMONTON, ALBERTA
 SCALE: 1:200



- Note:**
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.053 ha

Satt Associates Inc.
Always Striving For Excellence.
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887