

Thursday, April 11, 2024
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 15

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 11, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 04, 2024 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0343 489483820-001	Tentative plan of subdivision to create 122 residential lots, two (2) Environmental Reserve lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot 1, Block 3, Plan 112 5402 located north of 25 Avenue 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
2.	LDA24-0081 500488853-001	Tentative plan of subdivision to create 50 residential lots, from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; KINGLET GARDENS
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED

3.	LDA18-0536 291076167-001	REVISION of conditionally approved tentative plan of subdivision to create 337 residential lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0039 459608674-001	REVISION of conditionally approved tentative plan of subdivision to create 183 residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; MARQUIS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0208 458076510-001	REVISION of conditionally approved tentative plan of subdivision to create (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; PARKDALE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA24-0026 497613300-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot 69, Block 1, Plan 902 1259 located west of Mill Woods Road NW and north of 80 Street NW; SATOO
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA24-0037 498087548-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 35B, Block 19, Plan 225 RS, located south of 132 Avenue NW and east of 69 Street NW; BALWIN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA24-0021 498103937-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 5, Plan 2479 MC, located south of 53 Avenue NW and east of 142 Street NW; BROOKSIDE
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA24-0097 502908337-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 7, Plan 518 KS, located north of 95 Avenue NW and east of 76 Street NW; HOLYROOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA24-0100 503111829-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23 and Part of Lot 22, Block 5, Plan 3737 AI, located south of 87 Avenue NW and east of 95 Street NW; BONNIE DOON	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA24-0101 503092906-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 10, Plan 2947 HW, located north of 92 Avenue NW and west of 85 Street NW; STRATHEARN	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:25 a.m.		



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA23-0343

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 122 residential lots, two (2) Environmental Reserve lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot 1, Block 3, Plan 112 5402 located north of 25 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

I The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.05 ha and 0.07 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.19 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner register an easement for the construction of collector roadway Edgemont Green NW, from north of the subdivision boundary to tie in with LDA23-0308, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a public access easement for the portion of the 3 m shared use path within Lot 2, Plan 782 3334, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner dedicate road right-of-way to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination for Winterburn Road NW through the AltaLink Corridor, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the subdivision boundary be amended to include the dedication of the Edgemont Green NW from the west boundary of the subdivision to Winterburn Road NW, to provide an access to Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the subdivision boundary be amended to include the dedication of Edgemont Green NW from a portion of the AltaLink Corridor, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the approved subdivision LDA23-0308 be registered prior to or concurrent with this application the logical roadway and utility extensions;
11. 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;
12. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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
14. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

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

8. that the 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 roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct the first two (2) lanes of Winterburn Road NW to an arterial roadway standard, from south of Edgemont Boulevard NW to south of Edgemont Green-Winterburn Road intersection, including channelization, accesses, intersections, 3 m shared use path, lighting, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I & II;
10. Further to condition II.9., that the owner construct Edgemont Green NW, to an approved Complete Streets design and cross-section, from the west subdivision boundary to tie into the first two lanes of the 215 Street NW (Winterburn Road NW), arterial roadway, to the satisfaction of Subdivision & Development Coordination, as shown on Enclosure I. The timing of the collector roadway construction in this area will occur concurrently with the arterial construction;
11. that the owner construct Edgemont Green NW from the west subdivision boundary, through the Altalink Corridor, and the adjacent parcel Lot 2, Plan 782 3334, to an approved Complete Streets design and cross-section. The collector-collector intersection within Phase 1 must be designed to accommodate ETS bus turning movements in accordance with the Complete Streets Design and Construction Standards. A 'Swept Path Analysis' for ETS transit buses must be included in the submission of engineering drawings to ensure functionality of the intersection, to the satisfaction of Subdivision & Development Coordination and Transit Planning;
12. that the owner construct a temporary 6 m gravel surface roadway connection from the west subdivision boundary to Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as temporary emergency access and is required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkways and Stormwater Management Facility (SWMF), with connections to the adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 3 m asphalt shared use path within the top-of-bank setback area including "Shared Use" signage and landscaping, as shown on the "Conditions of Approval" map, Enclosure I, with connections to the existing shared use path network. Routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
15. that the owner construct a 3 m hard-surface shared use path, within the AltaLink corridor, including "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" map, Enclosure I, with connections to the existing shared use path network.

16. that the owner construct a 3 m hard-surface shared use path, within the Municipal Reserve lot, including lighting and bollards, as shown on the "Conditions of Approval" map, Enclosure I, with connections to the existing shared use path network. Lighting considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
17. that the owner construct appropriate traffic calming measures such as but not limited to curb ramps, a two-stage crossing, a raised crossing or curb extensions, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
18. 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 City Operations. If traffic signals are not deemed warranted by City 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;
19. that the owner designs and constructs the ultimate Stormwater Management Facility (SWMF), including all inlets and outlets to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs the storm outfall to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination and EPCOR Water Services Inc, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the engineering drawings include a wildlife crossing, in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
23. 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;
24. that the owner provide naturalization landscaping within the ER parcels, to the satisfaction of City Departments and affected utility agencies; and
25. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road right of way, walkways, and paths within the AltaLink Corridor, 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 1, Block 3, Plan 112 5402 was previously addressed with LDA14-0018 by registering a 1.596 ha DRC on title. The DRC will be reduced to account for 0.19 ha MR dedication and 0.12 ha Environmental Reserve dedication. The balance of 1.394 ha will be carried 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 #489483820-001

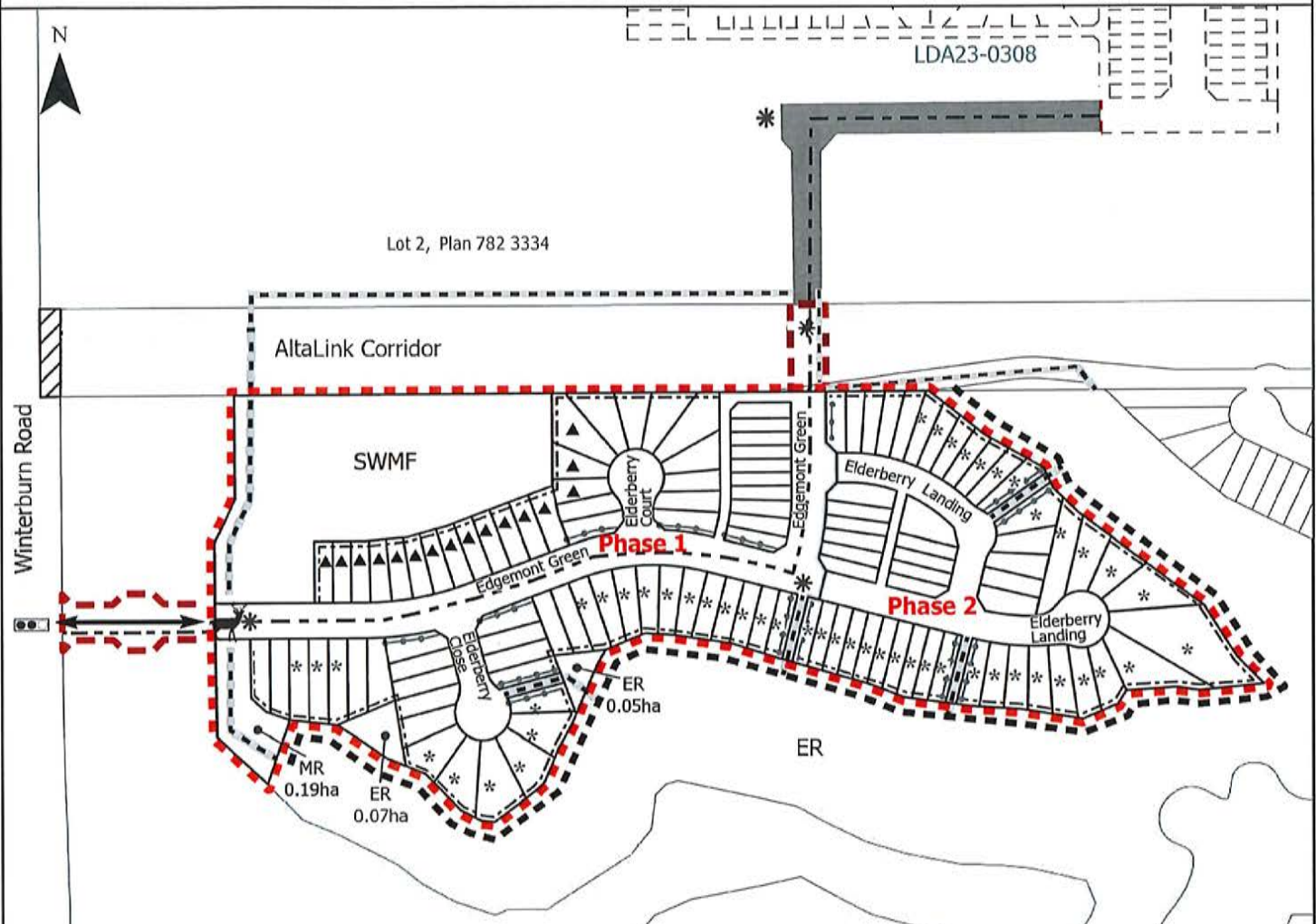
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

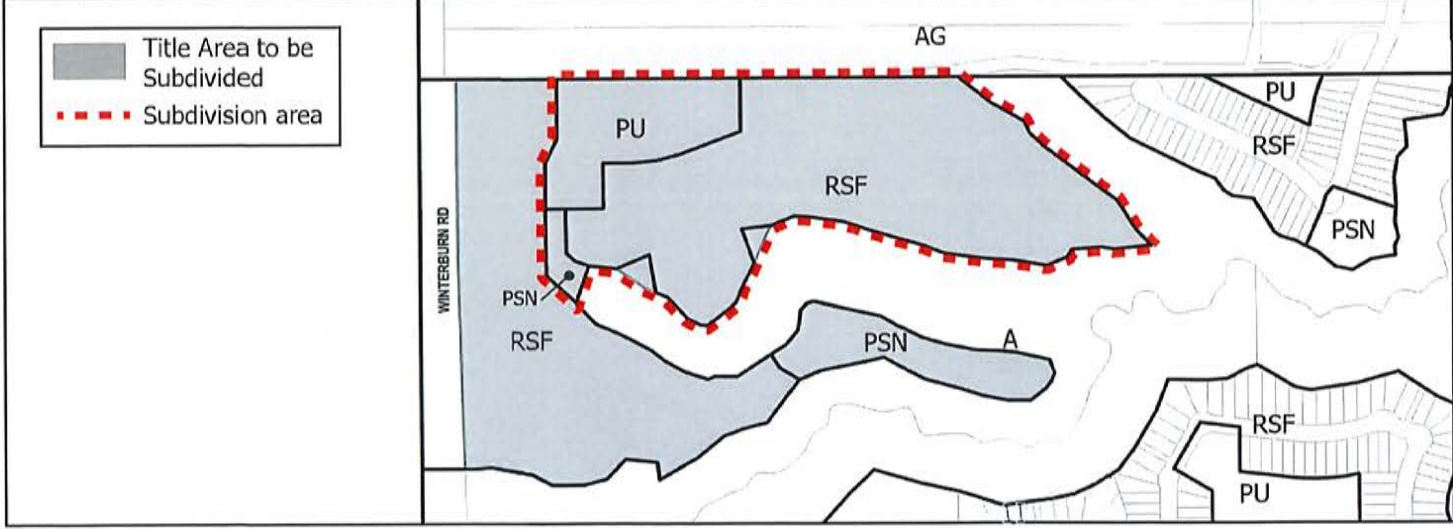
April 11, 2024

LDA23-0343

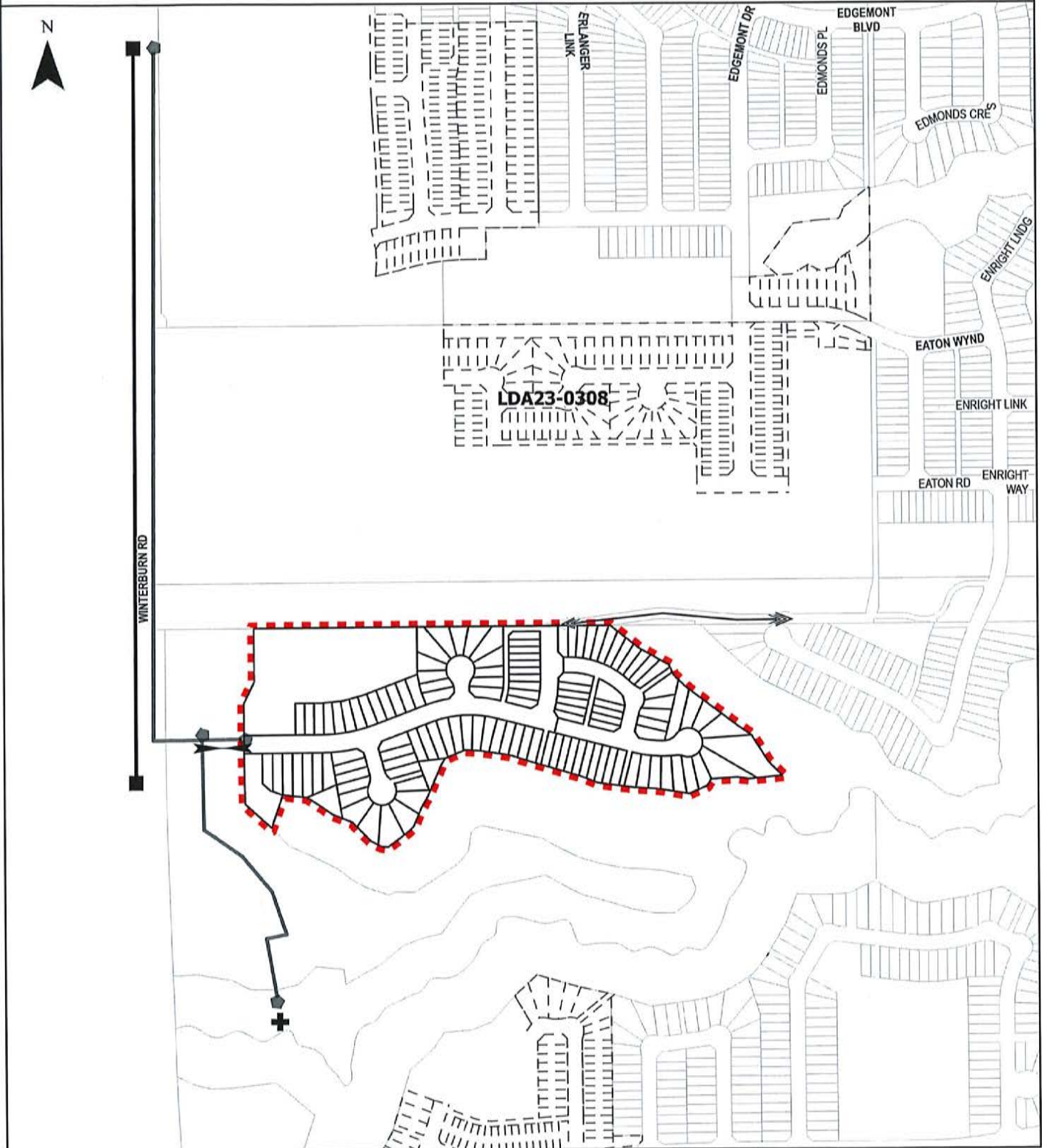
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|---------------------------------------|---------------------------------|--|---------------------|
| --- Proposed Subdivision Boundary | --- Amend Subdivision Boundary | * Traffic Calming Measures | ☐ Traffic Signal |
| --- 1.2m Uniform Screen Fence | --- Construct Collector Roadway | ▲ Restrictive Covenant Re: Freeboard | 🦌 Wildlife Crossing |
| --- 3.0m Asphalt Shared Use Path | --- Phasing Line | * Restrictive Covenant Re: Top of Bank | ■ Register easement |
| --- 1.8m Uniform Fence - Zoning Bylaw | ↔ Temporary 6m Roadway | | |
| --- 3.0m Hard Surface Shared Use Path | ▨ Dedicate as Road Right of Way | | |



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



- Proposed Subdivision Boundary
- Sanitary Sewer Extension
- Storm Sewer Extension
- Construct First Two Lanes to an Arterial Roadway Standard
- Watermain Extension
- Outfall





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA24-0081

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 50 residential lots, from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivisions LDA23-0299 be registered prior to or concurrent with this application to provide the logical roadway extension;
4. that the owner register a 3.5 m drainage easement for the provision of storm sewers on private property, 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, against the lots flanking the drainage easement, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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 roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way; and
9. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

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

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

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

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

Regards,

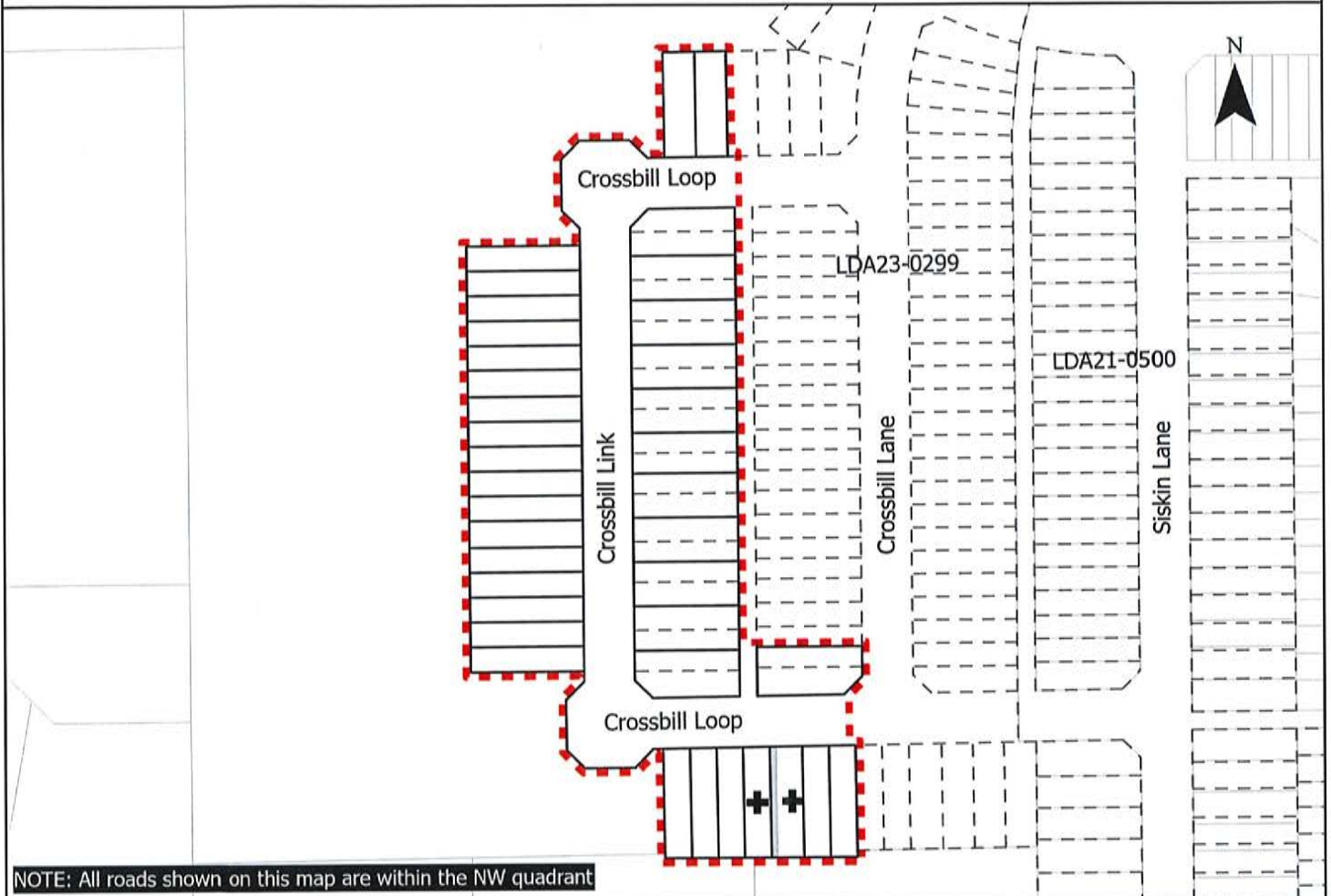


Blair McDowell
Subdivision Authority

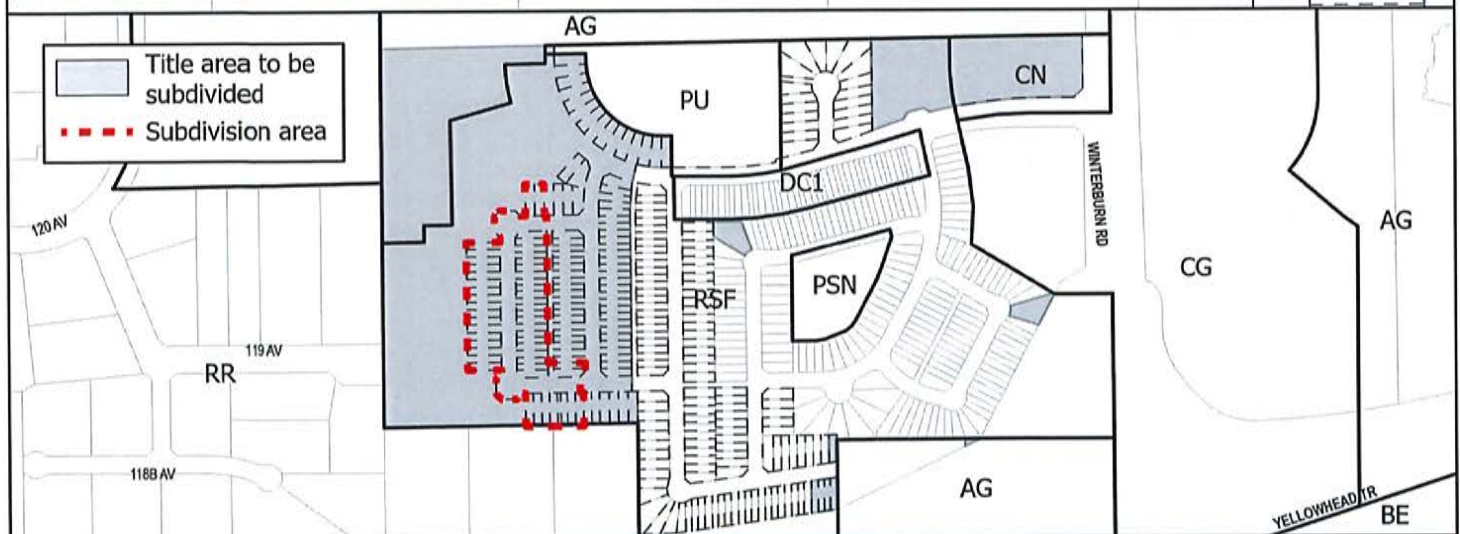
BM/cp/Posse #500488853-001

Enclosure

- Limit of proposed subdivision
- Drainage easement
- ⊕ Restrictive Covenant re:disturbed soil



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA18-0536

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

ATTENTION: Tanya MacNeil

RE: REVISION of conditionally approved tentative plan of subdivision to create 337 residential lots, two (2) multi-unit housing lots (MHL), four (4) Municipal Reserve lots, one (1) Environmental Reserve lot, and one (1) other lot, from Lot 2, Block 2, Plan 182 2406, located east of Meridian Street NE and north of 167 Avenue NE; **MARQUIS**

This is the third Change Request for this subdivision. This Change Request seeks to add ten additional residential lots within Phases 2 and 3, adjusts the phasing line slightly between Phases 2 and 3, moves the 2.18 ha MR lot and 0.26 ha ER lot from Phase 2 to Phase 3, and adds conditions to address the damage to the tree stand south of the proposed 2.18 ha MR lot. The second Change Request was conditionally approved by the Subdivision Authority on June 17, 2021 (increase residential lot count and add one phase). Following the second Change Request, a decision by the Subdivision and Development Appeal Board (September 29, 2021) removed a condition to upgrade a portion of Meridian Street. The first Change Request was conditionally approved by the Subdivision Authority on February 6, 2020 (increase residential lot count). The original subdivision was conditionally approved by the Subdivision Authority on April 25, 2019.

I The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 2.18 ha and 0.47 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;

4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate a minimum of 4 m road right of way for a walkway within the Municipal Reserve (MR) lot flanking the reverse housing lots, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register temporary public access easements for a temporary 6 m gravel surface roadway or a 12 m temporary turnaround, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;
8. the owner shall register a restrictive covenant against the lots backing onto the Natural Areas in order to maintain the health and sustainability within said Natural Areas in accordance with the approved Natural Area Management Plan, to the satisfaction of Urban Growth & Open Space Strategy (contact ecologyecircs@edmonton.ca), in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) 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 all roadways to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. 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);
10. that the owner upgrade 167 Avenue/Meridian Street to a full urban intersection including, but not limited to all required turn bays, sidewalks, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct a 3 m hard surface shared use path with lighting (including the portion fronting the Natural Area on Marquis Boulevard), landscaping, and any transitional improvements in Phase 2, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Marquis Boulevard prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct a minimum 7.5 m residential reverse housing alley in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality;
13. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers or a temporary 6 m gravel surface roadway connection south of 5 Street NE, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround or connection will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
14. 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;

15. that the owner pays for the installation of “no parking” signage on the 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;
16. that the owner designs the ultimate Storm Water Management facility (SWMF) 10 and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination;
17. that the engineering drawings include grading plans to accommodate the future 3 m hard surface shared use path as part of SWMF 10, to the satisfaction of Subdivision and Development Coordination;
18. that the owner constructs a 3 m shared use path with lighting and bollards, within SWMF 10, 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;
19. that the owner constructs a 1.8 m concrete sidewalk within the minimum 4 m road right of way within the Municipal Reserve (MR) lot flanking the reverse housing lots, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
20. that Construction Completion Certificate (CCC) for the subdivision storm system will not be issued until such time that an acceptable Interim Storm Servicing System is established and operational to the satisfaction of Subdivision and Development Coordination;
21. that Construction Completion Certificate (CCC) for SWMF10 will not be issued until such time that the permanent storm servicing system for the subdivision, as identified in the accepted Neighbourhood Design Report, is completed and operational to the satisfaction of Subdivision and Development Coordination;
22. that Construction Completion Certificate (CCC) for the storm system will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined, through consultation and collaboration with the City;
23. that Final Acceptance Certificate (FAC) for the storm system will not be issued until such time that the permanent storm servicing system for the subdivision, as identified in the accepted Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
24. that the owner is responsible, at their cost, for the operation and maintenance of the Temporary Storm Servicing System, until such time that the permanent storm servicing system is completed and operational, to the satisfaction of Subdivision and Development Coordination;
25. that the owner implements a monitoring plan for the temporary discharge of stormwater into Horse Hills Creek, as per the Meridian Street Crossing at Horse Hills Creek: Environmental Impact Assessment Addendum;
26. that the owner constructs an offsite watermain extension from 167 Ave NE to Manning Drive NE, to the satisfaction of EPCOR Water Services Inc.;

27. that the owner provide restoration by decompacting the soil and providing naturalized landscaping within the proposed and existing MR parcels that have been disturbed, to the satisfaction of Subdivision and Development Coordination and Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information), as generally shown on the "Conditions of Approval" map, Enclosure I;
28. that the owner construct all fences wholly on privately-owned lands and the Municipal Reserve lots (proposed and existing), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
29. that the owner is responsible for the landscape design and construction within the Reserve lots and road right of way, 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 Lot 2, Block 2, Plan 182 2406 was addressed by Deferred Reserve Caveat (DRC) with LDA16-0607. Municipal Reserve lots were dedicated with Phase I of this subdivision and the DRC reduced by 2.14 ha and 0.50 ha accordingly. The DRC will be further reduced with the dedication of the remaining two MR lots (the portion of road right of way for reverse housing will not receive MR credit), Environmental Reserve lot, and future arterial roadway dedication. The DRC will carry forward on the remainder of the title.

The City of Edmonton purchased a 2.50 ha parcel (Lot 3MR, Block 2, Plan 182 3079). It was transferred to the City as MR and acquired on June 22, 2018.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/tv/Posse #291076167-001

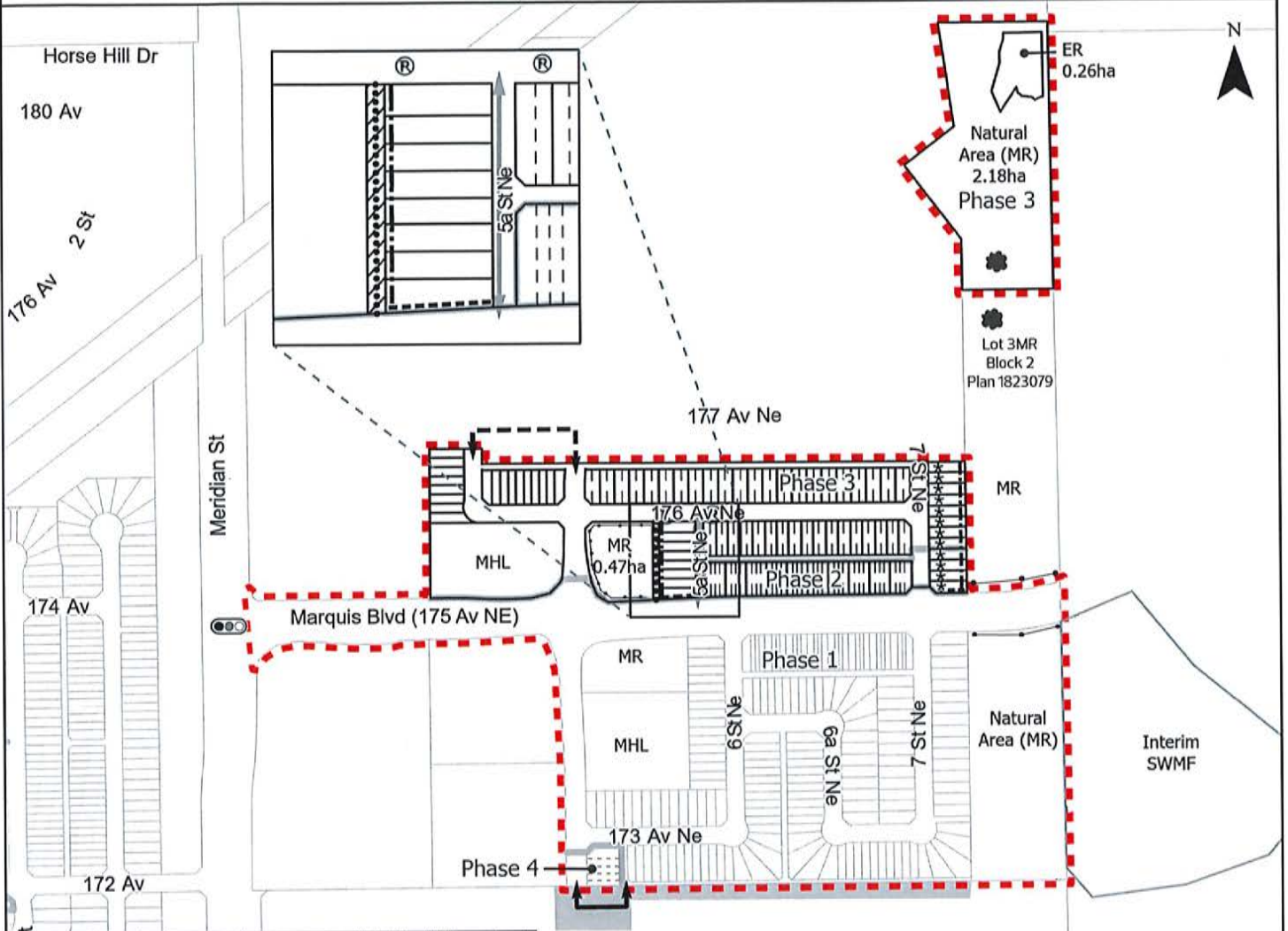
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

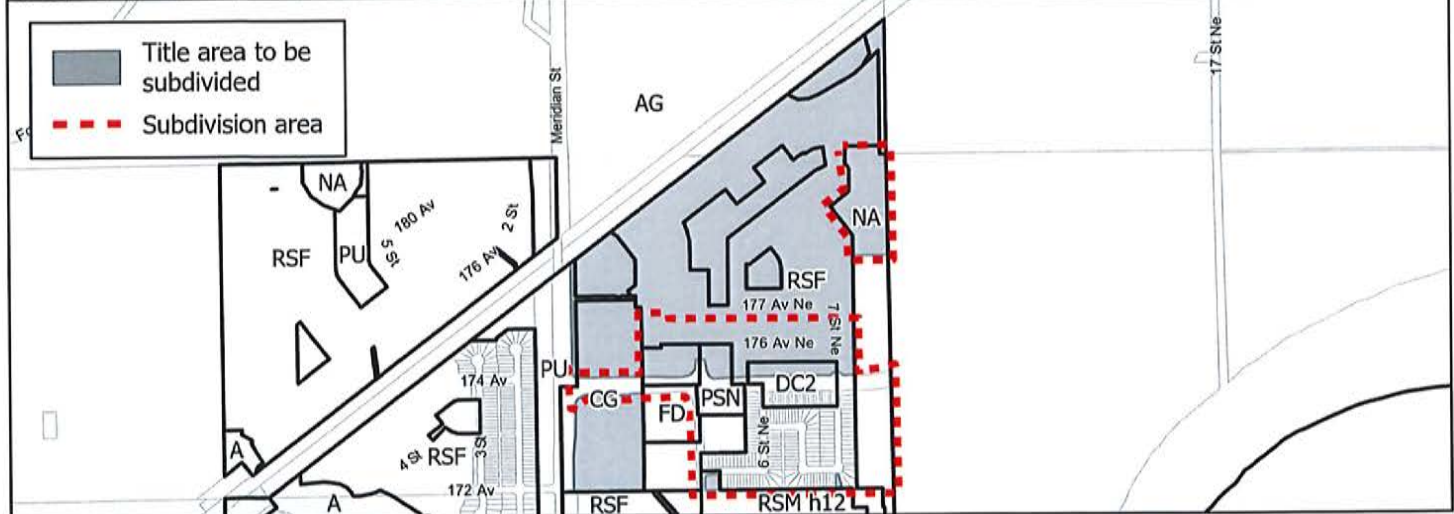
April 11, 2024

LDA18-0536

- Limit of Proposed Subdivision
- Phasing Line
- Dedicate as Road Right of Way
- Register Easement
- 7.5m Reverse Housing Alley
- Temporary 6m Roadway or 12m Radius Turnaround
- Temporary 4m Emergency Access
- 3m Hard Surface Shared Use Path
- 1.8m Concrete Sidewalk
- 1.8m Uniform Fence as per Zoning Bylaw
- 1.2m Uniform Fence
- Post and rail fence
- No Parking Signage
- Traffic Signal
- * Restrictive Covenant re: Natural Area
- ✿ Tree Stand Restoration



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



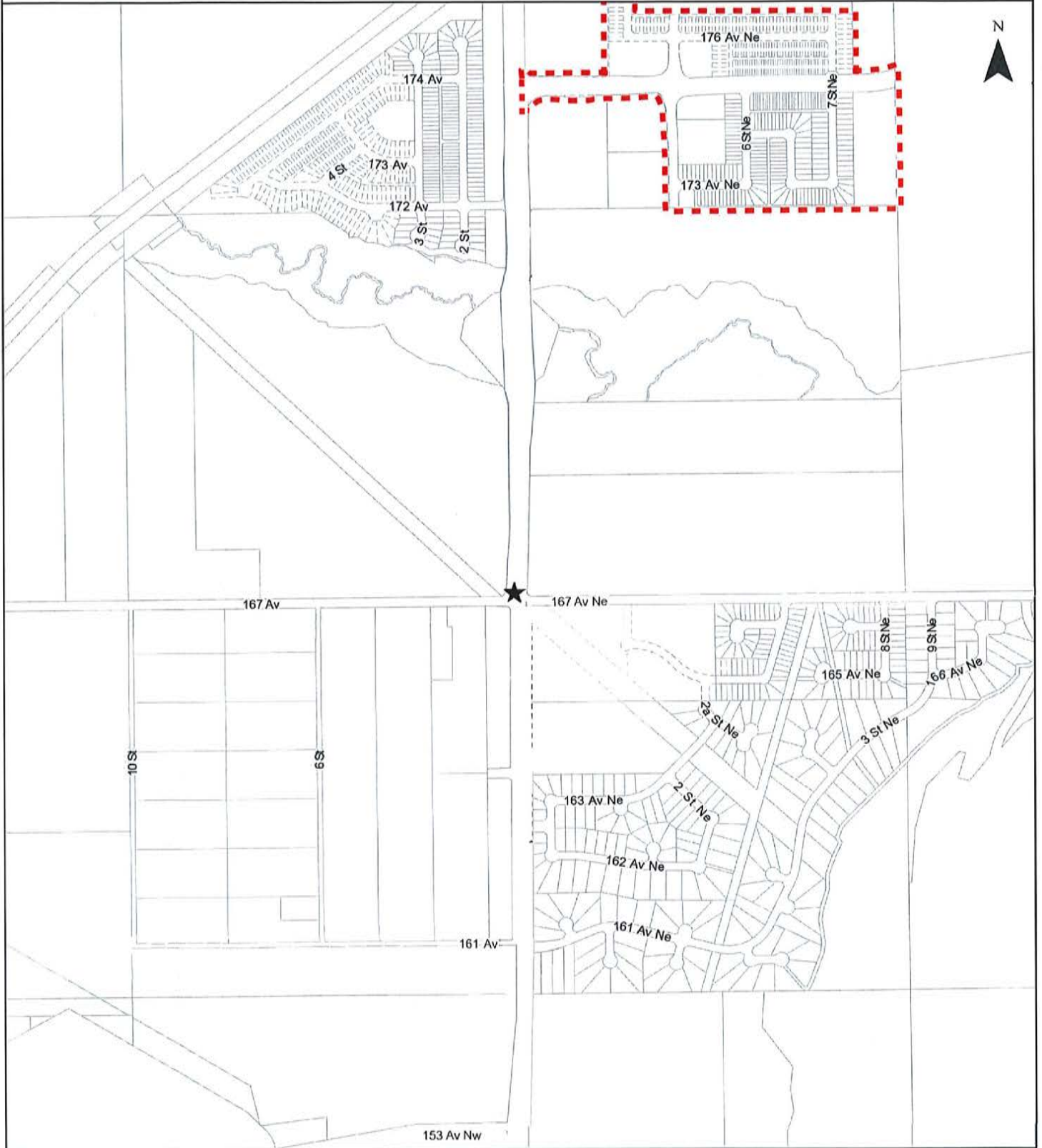
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 11, 2024

LDA18-0536

— Limit of Proposed Subdivision

★ Full Urban Intersection Upgrade including Turn Bays and Traffic Signals





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA23-0039

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

ATTENTION: Holly Mikkelsen

RE: REVISION of conditionally approved tentative plan of subdivision to create 183 residential lots, one (1) Municipal Reserve lot, and one (1) Environmental Reserve lot, from Lot 2, Block 1, Plan 182 2466, located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

The subdivision was initially approved on April 11, 2023. This change request adds 21 residential lots and revises phasing.

I The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.66 hectare (ha) lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.70 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide MR in the amount of 1.297 ha by a Deferred Reserve Caveat (DRC) registered against the SE 9-54-23-W4M, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that the owner register a public access easement or a license agreement for a 3 metre (m) asphalt shared use path with Phases 4 and 5, within the Power Line Corridor, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement or agreement;

7. 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;
8. that the approved subdivision LDA22-0091 be registered prior to or concurrent with this application, for the logical extension of roadways and underground utilities;
9. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Assessment - Horsehills Creek geotechnical report [Hoggan Engineering & Testing (1980) Ltd. file no. 6065-57], as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and 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 (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the 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 roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

9. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, and bollards with connections to adjacent paths, within the Power Line Corridor, with Phases 4 and 5, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m asphalt shared use path with "Shared Use" signage, within the ER lot, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct 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;
13. 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);
14. that the owner is responsible for the operation and maintenance of the Temporary Storm Servicing System, at their own cost, until such time that the permanent Storm Servicing System is completed and operational, to the satisfaction of Subdivision and Development Coordination;
15. that a CCC for storm sewers will not be issued until such time as an acceptable Storm Servicing System is completed and operational, to the satisfaction of Subdivision and Development Coordination;
16. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time as a permanent Storm Servicing System, as identified in the accepted Neighbourhood Design Report, is completed and operational, to the satisfaction of Subdivision and Development Coordination;
17. that the owner construct a berm centered on property line and 1.8 m noise attenuation fence (the total noise barrier height must be 2.5 m), or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Power Line and Railway Corridors, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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

19. that the owner is responsible for the landscape design and construction within the Reserve lots, power line corridor, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 2, Block 1, Plan 182 2466 was addressed by DRC with LDA22-0091 and will be reduced for the dedication of Municipal Reserve and adjusted for the dedication of Environmental Reserve.

Subsequent to Reserve dedication, the remaining balance of existing DRC 232 256 888 will be fully discharged from Lot 2, Block 1, Plan 182 2466 and transferred to the SE 9-54-23-W4M.

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/kr/Posse #459608674-001

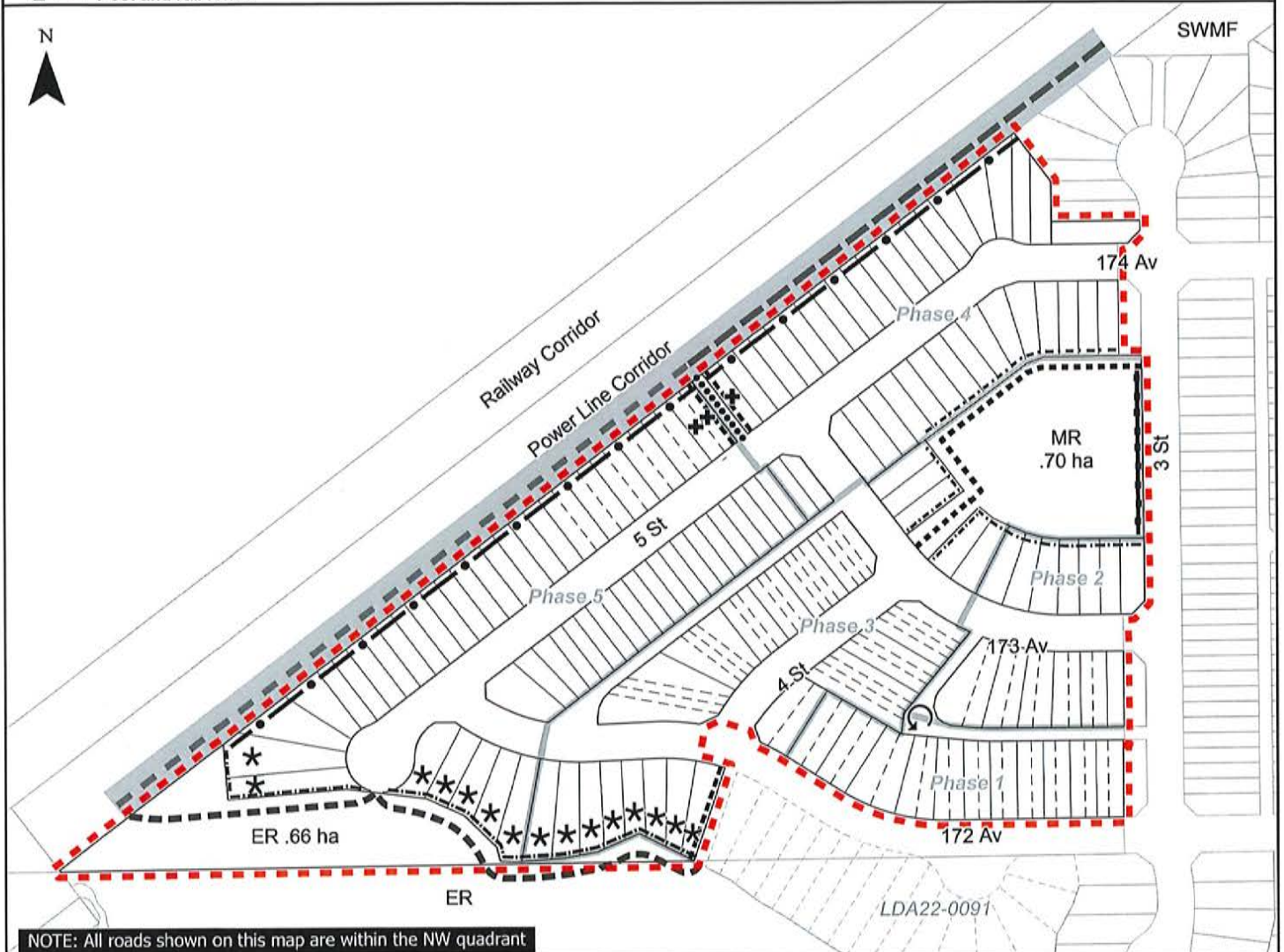
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

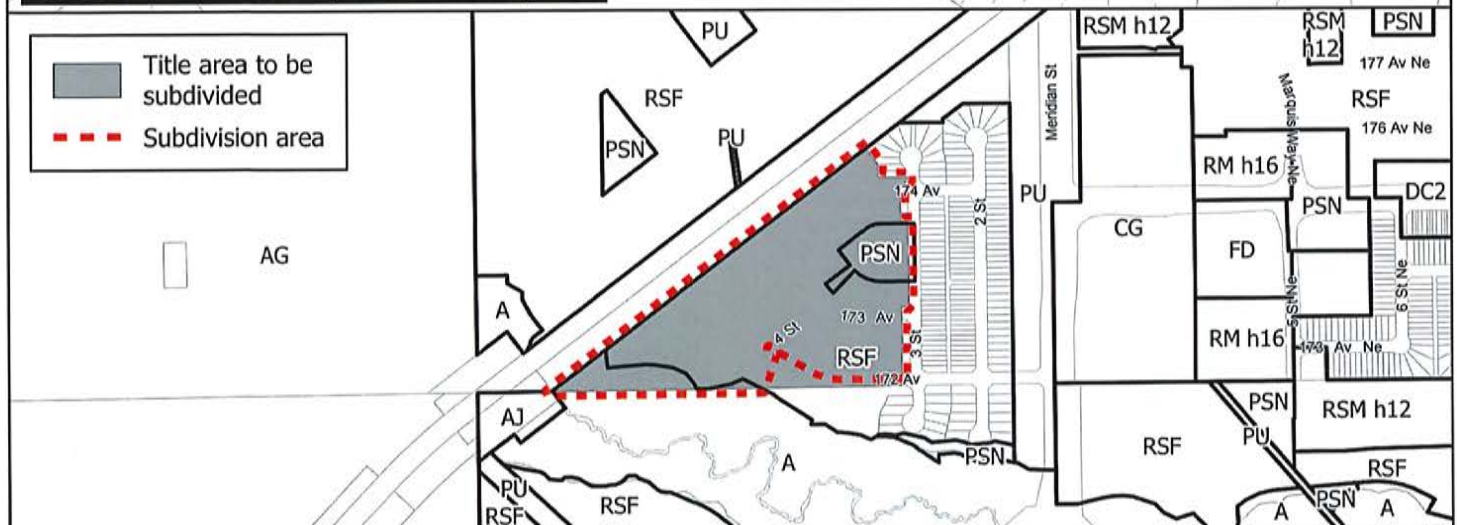
April 11, 2024

LDA23-0039

- | | | |
|---|---|---|
| --- Limit of proposed subdivision | --- Berm and noise attenuation fence | --- 3 m asphalt shared use path (Phase 4) |
| --- Phasing line | --- 1.8 m concrete sidewalk | --- Register easement |
| --- 1.2 m uniform screen fence | --- 3 m hard surface shared use path | --- Temporary 12 m radius turnaround |
| --- 1.8 m uniform screen fence | --- 3 m asphalt shared use path | --- Restrictive covenant re: Top of Bank |
| --- 1.8 m uniform fence as per Zoning Bylaw | --- 3 m asphalt shared use path (Phase 5) | --- Restrictive covenant re: Disturbed soil |
| --- Post and rail fence | | |



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA23-0208

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

ATTENTION: Jennifer Van Popta

RE: REVISION of conditionally approved tentative plan of subdivision to create (1) Municipal Reserve lot and one (1) Other lot by subdividing Lots 11 and 20, Block 91, Plan RN50, and consolidating the north portion of those two lots with adjacent Lots 12-19, Block 91, Plan RN50, and the south portion of those two lots with adjacent Lots 1-10 and 21-30, Block 91, Plan RN50, located south of 117 Avenue NW and east of 86 Street NW; **PARKDALE**

The subdivision was originally approved on November 9, 2023. This Change Request proposes to remove the proposed MR designation off of Lot 1 and change its designation to "other."

I The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.037 ha by a Deferred Reserve Caveat registered against the north lot pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve (MR) in the amount of 0.082 ha by a Deferred Reserve Caveat registered against the south lot pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; 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 (3) 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 construct a concrete sidewalk within the proposed Lot 1, south of 117 Avenue NW from 86 Street NW to 85 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The details of this requirement will be reviewed and finalised through an engineering drawing review and approval process;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the owner removes the existing fence that encroaches onto the 117 Avenue NW, 85 Street NW and 86 Street NW as shown on Enclosure I;
8. that the owner design and constructs the ultimate dry pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination; and
9. that the owner constructs offsite storm sewers to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for Lots 1-30, Block 91, Plan RN50 and the road closure area is owing in the amount of 0.120 ha. MR will be addressed by Deferred Reserve Caveat (DRC) with this subdivision in the amount of 0.037 ha for the north lot and 0.082 ha for the south. The north lot will serve as a dry pond.

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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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

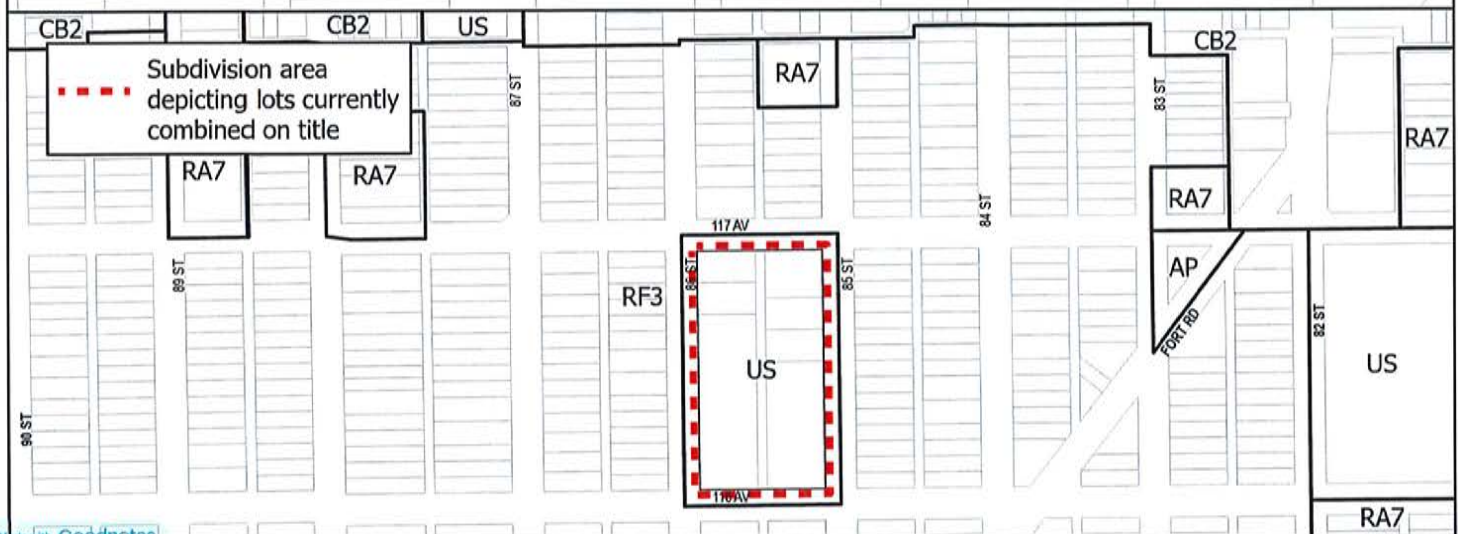
BM/mc/Posse #458076510-001

Enclosure

- Limit of proposed subdivision
- Construct Concrete Sidewalk
- Construct offsite storm main
- Remove fence from road right of way.



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024,

File No. LDA24-0026

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

ATTENTION: Jordan Widmer

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial lots from Lot 69, Block 1, Plan 902 1259 located west of Mill Woods Road NW and north of 80 Street NW; **SATOO**

The application was originally approved on March 13, 2024. This first Change Request removes the servicing agreement condition, as it was determined that water, sanitary and storm could be provided off of Mill Woods Road. The Change Request also shifts the proposed subdivision line 3m to the north.

I The Subdivision by Plan is APPROVED on April 11, 2024, 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 the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Regards,



Blair McDowell
Subdivision Authority

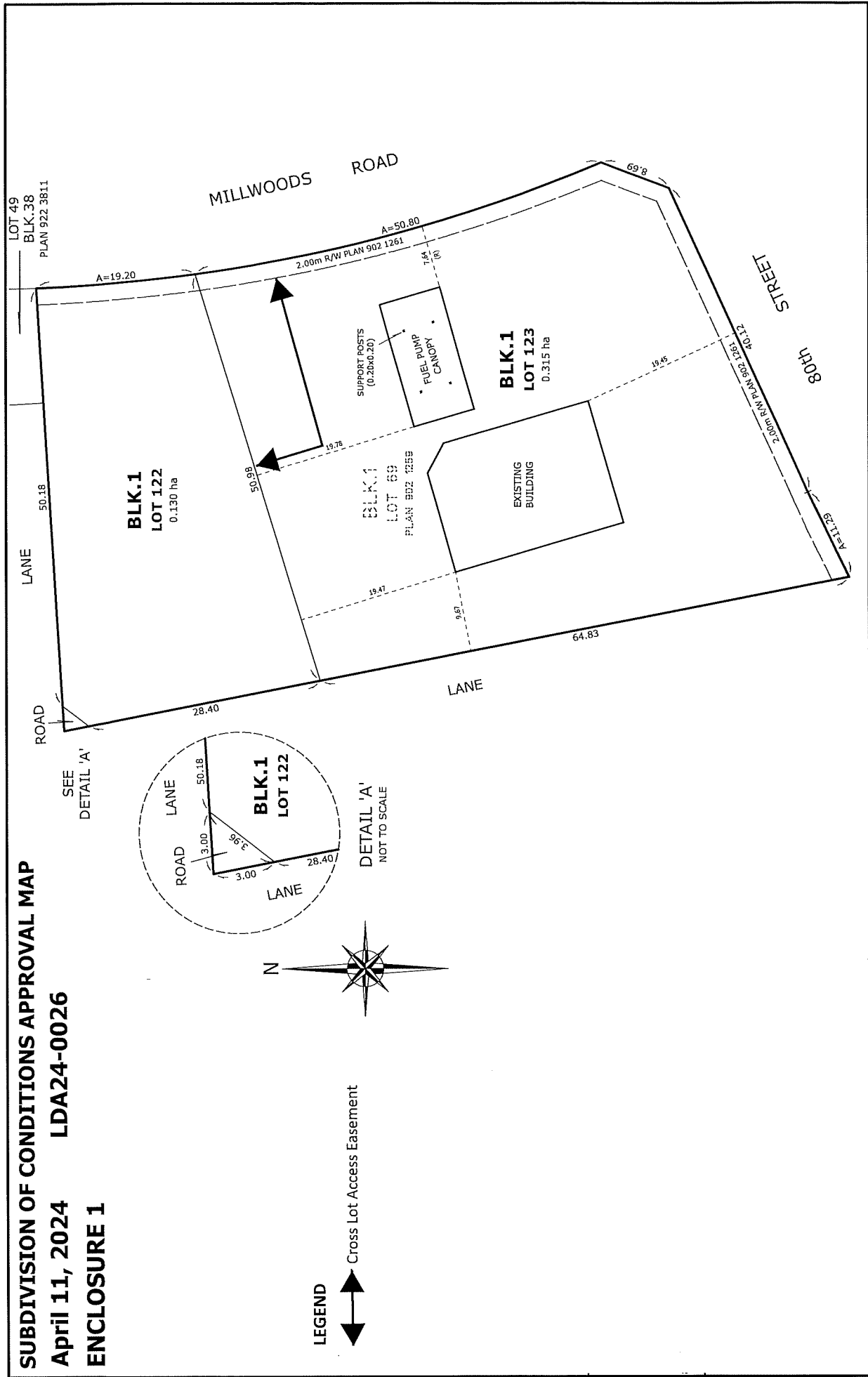
BM/jm/Posse #497613300-001

Enclosure

SUBDIVISION OF CONDITIONS APPROVAL MAP

April 11, 2024 LDA24-0026

ENCLOSURE 1





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA24-0037

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 35B, Block 19, Plan 225 RS, located south of 132 Avenue NW and east of 69 Street NW; **BALWIN**

The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #498087548-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,505.00 - 2024 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.40 RM - Medium Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 69 Street NW. Upon redevelopment of proposed Lot 35D, the existing residential access to 69 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- There is an existing concrete driveway/parking pad that encroaches onto the alley road right-of-way that must be removed with future redevelopment of the site or the owner enter into an Encroachment Agreement with the City of Edmonton. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for more information on Encroachment Agreements.

Building / Site

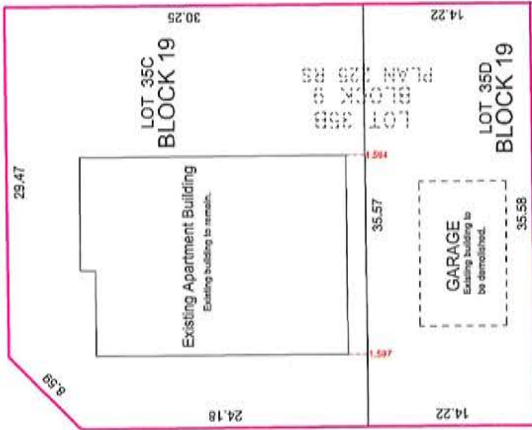
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.
- To minimize fire spread potential between properties, the National Building Code - Alberta Edition limits the number of unprotected openings (windows and doors) on exterior walls, specifies fire resistance ratings, and limits the use of combustible wall construction and cladding. Google street view shows a number of windows (9 total) on the south building face and combustible cladding (vinyl siding).
- The existing apartment may be non-conforming. The minimum South setback requirement is 1.5m when the building is less than 12.0m in height and 3.0m when the building is greater than 12.0m in height. Prior to development on the proposed south Lot, it is recommended the

applicant have a Major Pre-application Meeting. Please visit the [City website](#) 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 21.2 m south of the north property line of Lot 35B off the lane. The existing storm service enters the proposed subdivision approximately 17.3 m south of the north property line of Lot 35B off 69 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

132 AVENUE



LANE

69 STREET

LOT 36B
BLOCK 19
PLAN 225 RS

LOT 39U
BLOCK 19
PLAN 6951 MC

OPULENT FINE HOMES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.....
- AND CONTAINS 0.156 ha.



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	JAN 2024	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BALWIN

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF

LOT 36B, BLOCK 9, PLAN 225 RS

WITHIN THE

S.E. 1/4 SEC. 22 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

2024

SCALE: 1:400



Pals Geomatics
 Phone: (780) 455-3117 Fax: (780) 455-2047
 Email: info@palsgeomatics.com
 10794-17th Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 622023007 DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 4, 2024

File No. LDA24-0021

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 4, Block 5, Plan 2479 MC, located south of 53 Avenue NW and east of 142 Street NW; **BROOKSIDE**

The Subdivision by Plan is APPROVED on April 4, 2024, subject to the following conditions:

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/ms/Posse #498103937-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and storm) enter the proposed subdivision approximately 11.43 m east of the west property line of Lot 4 off 53 Avenue NW. The existing sanitary service enters the proposed subdivision approximately 11.58 m west of the east property line of Lot 4 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

ACE LANGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS..... AND CONTAINS 0.07% INCL.



REV. NO.	DATE	ITEM	BY
4	APRIL 10/24	LOT DEFLECTION	CN
3	APRIL 10/24	LOT DEFLECTION	CN
2	APRIL 10/24	LOT DEFLECTION	CN
1	JAN. 18/24	ORIGINAL PLAN COMPLETED	CN

REVISIONS

BROOKSIDE TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 4, BLOCK 5, PLAN 2479 MC
WITHIN THE

S.W. 1/4 SEC. 13 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

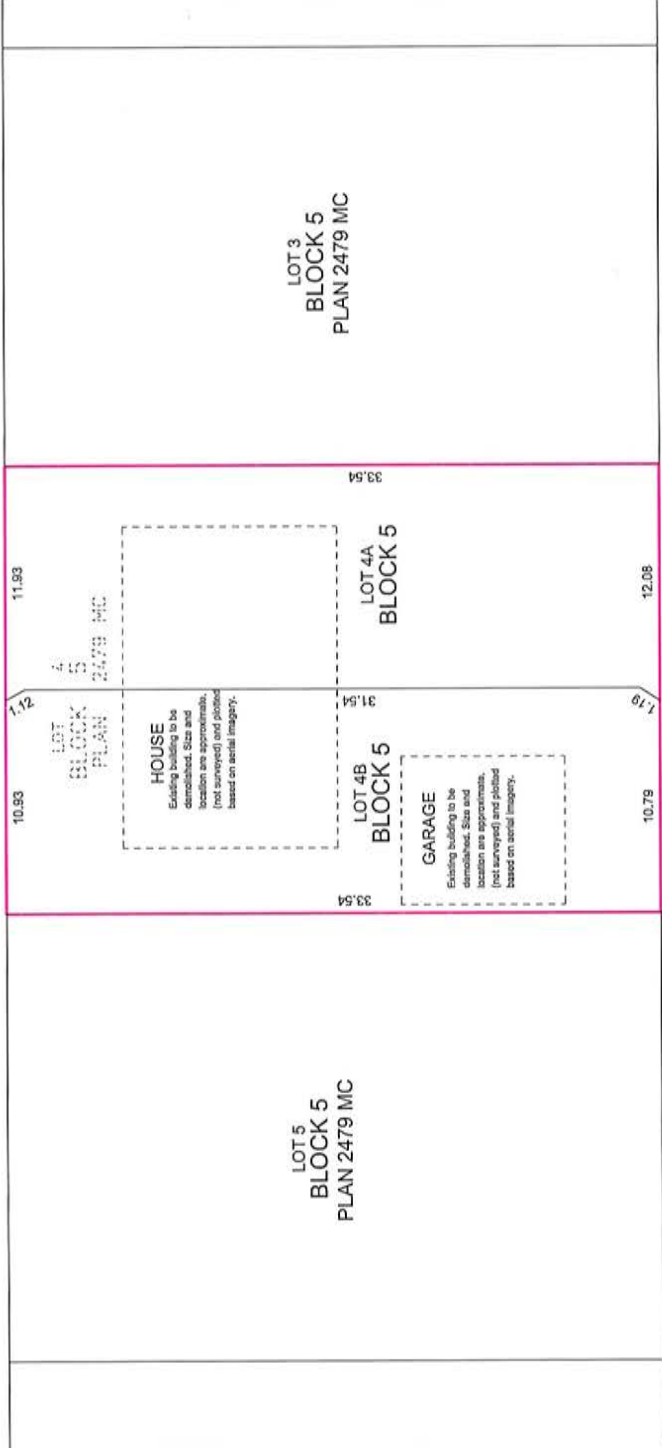
SCALE: 1:250 0 2.5 5 7.5 10 15 METRES
2024

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: admin@palsgeomatics.com
1004-116 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 624002007 DRAFTED BY: CN CHECKED BY: DS



53 AVENUE



LOT 5
BLOCK 5
PLAN 2479 MC

LOT 3
BLOCK 5
PLAN 2479 MC

LOT 4
BLOCK 5
PLAN 2479 MC

LOT 4B
BLOCK 5

LOT 4A
BLOCK 5

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

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

LANE



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA24-0097

Action Surveys Inc.
200, 9413 45 Avenue NW
Edmonton, AB T6E 6B9

ATTENTION: Lianqiu Gao

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 3, Block 7, Plan 518 KS, located north of 95 Avenue NW and east of 76 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #502908337-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The existing shed and fence that encroach onto the alley right-of-way that must be removed. Permanent objects are not permitted to encroach within the alley right-of-way without entering into an Encroachment Agreement with the City of Edmonton.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.4 m west of the east property line of Lot 3A off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 3B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com or 780-412-3128).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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

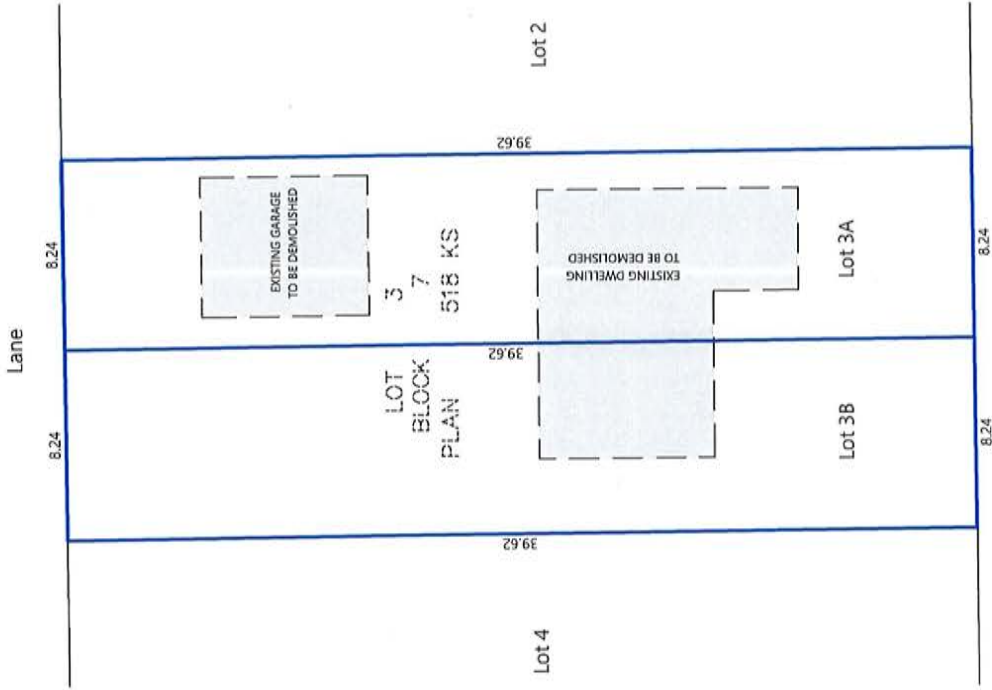
LOT 3, BLOCK 7, PLAN 518 KS

Within the

N.E. 1/4 SEC.34 - TWP.52 - RGE.24 - W.4M.

Edmonton - Alberta
Holyrood

2024



Notes:

CURRENT ZONE: RS

- Area dealt with by the registration of this plan bounded thus: —
- Area to be registered contains 0.065 Hectares.
- All Distances and elevations shown are in metres and decimals thereof.
- All boundary dimensions shown are subject to change by the plan of survey.

Property Municipipl Address: 7508 95 Avenue NW
Edmonton, AB



Tel: 780-451-2289
Fax: 587-401-6857
info@actioninc.ca
#200, 5413 - 45 Avenue NW
Edmonton, AB, T5E 6B9

95 Avenue NW

Client File: File: 241327.mxd

Rev'D Issued Plan - March 4, 2024





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA24-0100

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 23 and Part of Lot 22, Block 5, Plan 3737 AI, located south of 87 Avenue NW and east of 95 Street NW; **BONNIE DOON**

The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed east lot; 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #503111829-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

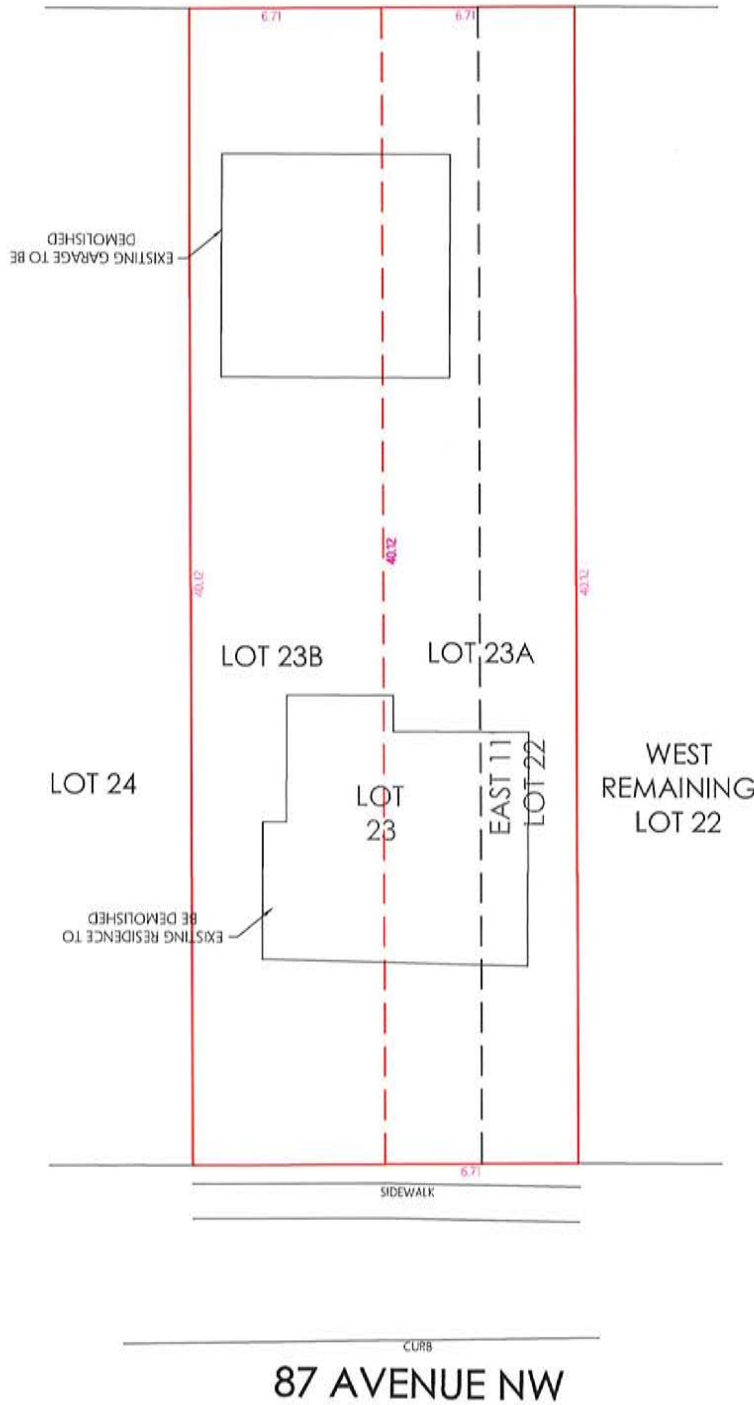
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.4 m west of the east property line of Lot 23 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



Legal Description: LOT: 22,23 BLOCK: 5 PLAN: 3737A1
BONNIE DOON

Municipal Address: 9337 87 AVENUE NW, EDMONTON, AB
Owner (s) / Builder: LANDRIDGE HOMES

TENTATIVE PLAN

Zone: RS Scale 1:200 Job # SA24-1598



Satt Associates Inc.
Always Striving For Excellence

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



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

April 11, 2024

File No. LDA24-0101

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

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 10, Plan 2947 HW, located north of 92 Avenue NW and west of 85 Street NW;
STRATHEARN

The Subdivision by Plan is APPROVED on April 11, 2024, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/mc/Posse #503092906-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

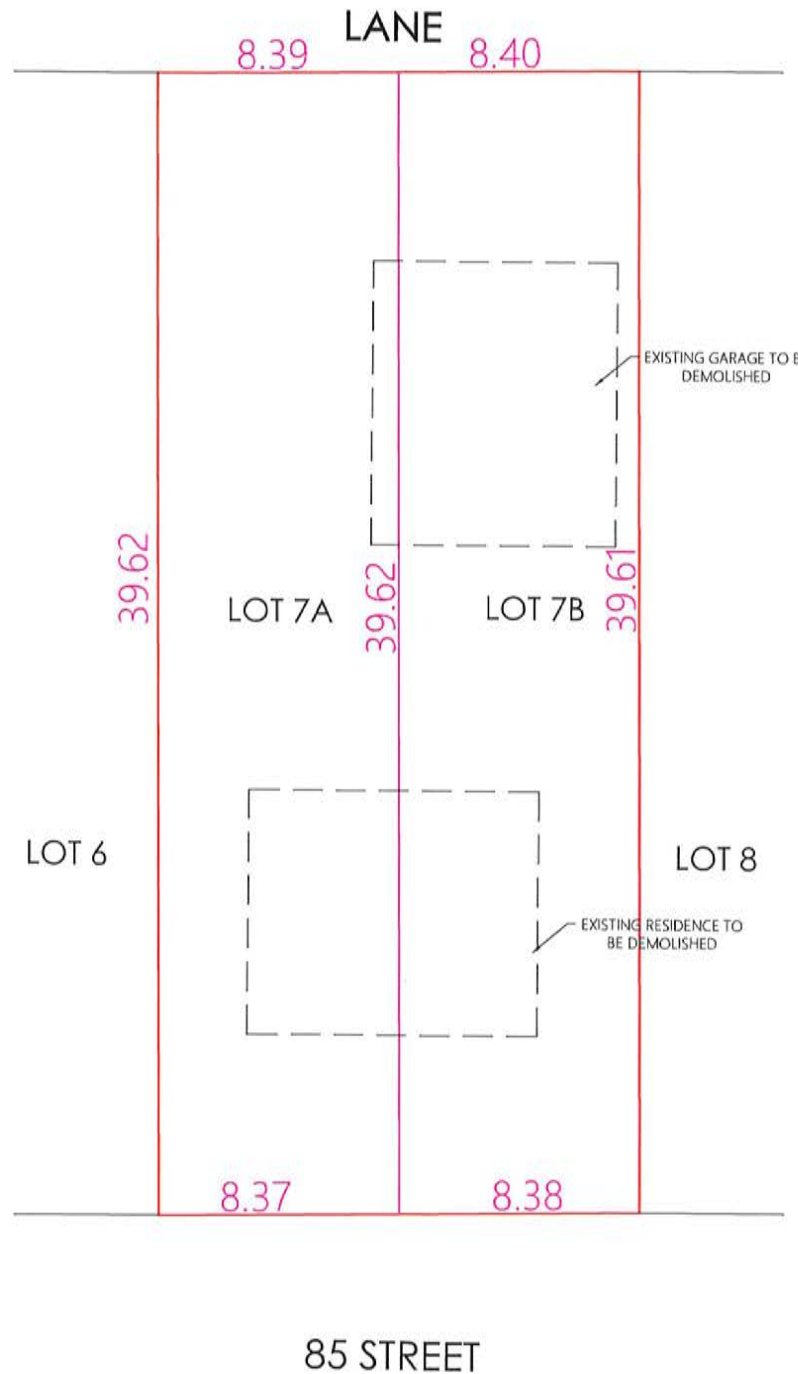
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The proposed subdivision is located within a Transit Oriented Development area. For information about the Transit Oriented Development (TOD) guidelines and the Transit Oriented Development (TOD) policy, please refer to the City of Edmonton's website Transit Oriented Development Guidelines.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.9 m south of the north property line of Lot 7B off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Legal Description: LOT: 7 BLOCK: 10 PLAN: 2947HW
HIGH PARK

Municipal Address: 9232 85 STREET NW, EDMONTON, AB

Owner (s) / Builder: LANDRIDGE HOMES

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1601



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