

Thursday, April 20, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell That the Subdivision Authority Agenda for the April 20, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 13, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA22-0389 439448805-001	Tentative plan of subdivision to create 84 single detached residential lots and one (1) Municipal Reserve lot, from Block D, Plan 8922649, Lot 4, Block 1, Plan 2020206, and Lot 1, Block D, Plan 1620360, located south of Glenridding Ravine Road SW and east of 158A Street SW; GLENRIDGING RAVINE
MOVED	Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA23-0023 458527657-001	Tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve (MR) lot, and one (1) future MR lot, from Lot 1, Block A, Plan 232 0512 located south of Aster Way NW and east of 17 Street NW; ASTER
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA23-0047 458761675-001	Tentative plan of subdivision to create 65 single detached residential lots from Lot 1, Plan 707 RS and Lot 2, Plan 707 RS located north of Alces Drive SW and east of 34 Street SW; ALCES	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA23-0070 466382105-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 54, Plan 2079 HW, located west of 77 Street NW and south of 79 Avenue NW; KING EDWARD PARK	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:20 a.m.		



April 20, 2023

File No. LDA22-0389

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 84 single detached residential lots and one (1) Municipal Reserve lot, from Block D, Plan 8922649, Lot 4, Block 1, Plan 2020206, and Lot 1, Block D, Plan 1620360, located south of Glenridding Ravine Road SW and east of 158A Street SW;
GLENRIDDING RAVINE

I The Subdivision by Plan is APPROVED on April 20, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.27 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,409,962.74 representing 2.536 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the 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; Proposed Glenridding Subdivision; West Slope Of Whitemud Creek; 2820 - 156th Street Sw; North Ne 15-51-25-W4m; Edmonton, Alberta" geotechnical report (File No. 2412-424;), 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 (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 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 Complete Streets Design and 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 and alleys to an approved Complete Streets design and cross section. The Complete Streets design and cross section details for the collector and local roadways will be determined through the engineering drawings review and approval process, and as a result, may require adjustments to the road right of way;
8. that the owner construct 158 Street SW to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m hard surface shared use path, within the MR Lot and 28 Avenue SW, to the intersection of 28 Avenue SW and Rabbit Hill Road SW, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include grading plans for 28 Avenue SW to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner is responsible for the landscape design and construction within the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication and money in place of MR the existing DRC for Block D, Plan 8922649 will be discharged in full.

MR for Plan 2020206, Block 1, Lot 4 was addressed through LDA18-0496 with the balance being transferred to the NE-15-51-25-W4M.

MR for Plan 1620360, Block 1, Lot 4 was addressed through LDA18-0551.

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/mb/Posse #439448805-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 20, 2023

LDA22-0389

- Limit of proposed subdivision
- 1.2 m uniform screen fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- 3 m hard surface shared use path
- Restrictive covenant re: Top of Bank



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

April 20, 2023

File No. LDA23-0023

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 39 single detached residential lots, 10 semi-detached, one (1) multi-unit housing lot (MHL), one (1) Municipal Reserve (MR) lot, and one (1) future MR lot, from Lot 1, Block A, Plan 232 0512 located south of Aster Way NW and east of 17 Street NW;
ASTER

I The Subdivision by Plan is APPROVED on April 20, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 10.478 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the dedication of Aster Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate the existing 10.5 m easement area within the MHL as road right of way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the subdivision LDA22-0239 be registered prior to or concurrent with Phase 2 of this application to provide a watermain connection along Aster Way NW;
8. that LDA23-0003 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the MHL, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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 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 drawings review and approval process, and as a result, may require adjustments to the road right of way;
8. that the owner construct two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct Aster Boulevard NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the south side, parking lane, a 2.5 m mono-walk with straight faced curb and gutter along the collector adjacent to the future school site to accommodate pick-up/drop-off activity, and a detailed swept path analysis for ETS transit buses for the intersection of Aster Boulevard NW and Aster Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct Aster Drive NW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the east side, a parking lane, and a 2.5 m mono-walk with straight faced curb and gutter along the collector adjacent to the future school site to accommodate pick-up/drop-off activity, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The design and construction of Aster Drive NW can be deferred until the funding of the future school is announced. The roadway must be open and operational prior to the first day of school

opening. In the event that funding is not approved for the future school, the design and construction of Aster Drive NW must occur with the development of the lands to the east, when traffic volumes warrant the extension of the roadway, or within five (5) years of the Servicing Agreement being signed, whichever comes first;

11. that the owner construct a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct a temporary 4 m wide gravel surface roadway connection, as shown on Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to 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 MR lot and Future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct curb extensions and curb ramps and provide a zebra marked crosswalk with pedestrian signage at the shared use path crossings on Aster Boulevard NW and Aster Drive NW, as shown on Enclosure I. Details relative to this requirement, including the potential need for a redline revision for Aster Stage 6 (LDA21-0524), will be reviewed with the submission of detailed engineering drawings;
15. that the owner shall pay for the installation of a pedestrian overhead flasher at the mid-block zebra marked crosswalk on 17 Street and north of 28 Avenue, as shown on Enclosure II. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of the signing of 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;
16. that the owner pay for the installation of "no parking" signage on the collector roadways for safe crossing to the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
17. that a Final Acceptance Certificate (FAC) for the storm sewers will not be issued until such time as the downstream storm sewer systems is completed and operational to the satisfaction of Subdivision and Development Coordination;
18. that the owner provide full site servicing for the MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;

19. that the owner construct all fences wholly on privately-owned land and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
20. that the owner is responsible for the landscape design and construction within the MR lot and road rights 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.

MR for Lot 1, Block A, Plan 232 0512 in the amount of 10.478 ha is being provided by dedication with this subdivision. The dedication is equal to the Deferred Reserve Caveat (DRC) that is being registered with LDA22-0074. The Future MR parcel (1.932 ha) will be acquired by the City of Edmonton through other means. It should be noted that these amounts do not take into account the Environmental Reserve (ER) that has yet to be dedicated from Lot 1, Block A, Plan 232 0512. The resulting ER credit will reduce the MR parcel and increase the Future MR parcel.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #458527657-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

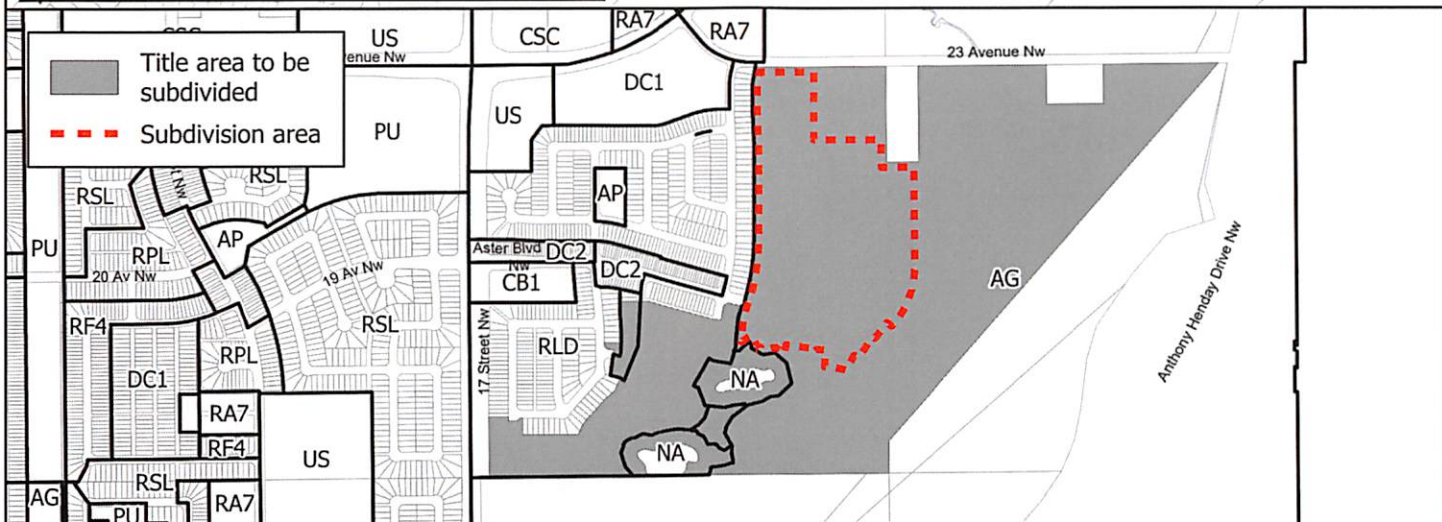
April 20, 2023

LDA23-0023

- | | | |
|---|--|---|
|  Limit of proposed subdivision |  2.5 m monowalk |  Dedicate as road right of way |
|  Amend subdivision boundary |  3 m hard surface shared use path |  Temporary 12 m radius turnaround |
|  Phasing Line |  Zebra marked crosswalk |  No parking signage |
|  1.2 m uniform fence |  Temporary 6 m roadway |  Restrictive covenant re: Freeboard |
|  1.8 m uniform fence as per Zoning Bylaw |  Construct collector roadway | |
|  Post and rail fence |  Temporary 4 m emergency access | |



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

April 20, 2023

LDA23-0023

- Limit of proposed subdivision
- Pedestrian overhead flasher





Subdivision Authority

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

April 20, 2023

File No. LDA23-0047

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 65 single detached residential lots from Lot 1, Plan 707 RS and Lot 2, Plan 707 RS located north of Alces Drive SW and east of 34 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on April 20, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a 6 m wide easement on the residential lot for the provision of an underground storm sewer main and the overland drainage path, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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;
5. that the approved subdivisions LDA22-0307 be registered prior to or concurrent with this application to provide the logical roadway extension and underground utilities;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto the Transportation Utility Corridor (TUC), as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots as shown on the "Conditions of Approval" map, Enclosure I; and
8. 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 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 constructs a storm sewer main and the overland drainage path to service the future institutional lot, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 1 m berm centred on the property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Plan 707 RS was addressed by DRC with LDA21-0542. Subsequent to MR dedication with LDA22-0307 and arterial road dedication with LDA22-0158, the remaining DRC will be transferred to Lot 2, Plan 707 RS. MR for Lot 2, Plan 707 RS was addressed by DRC with LDA21-0542. Subsequent to arterial road dedication with LDA22-0158, the existing DRC will be reduced accordingly, with the balance to 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 #458761675-001

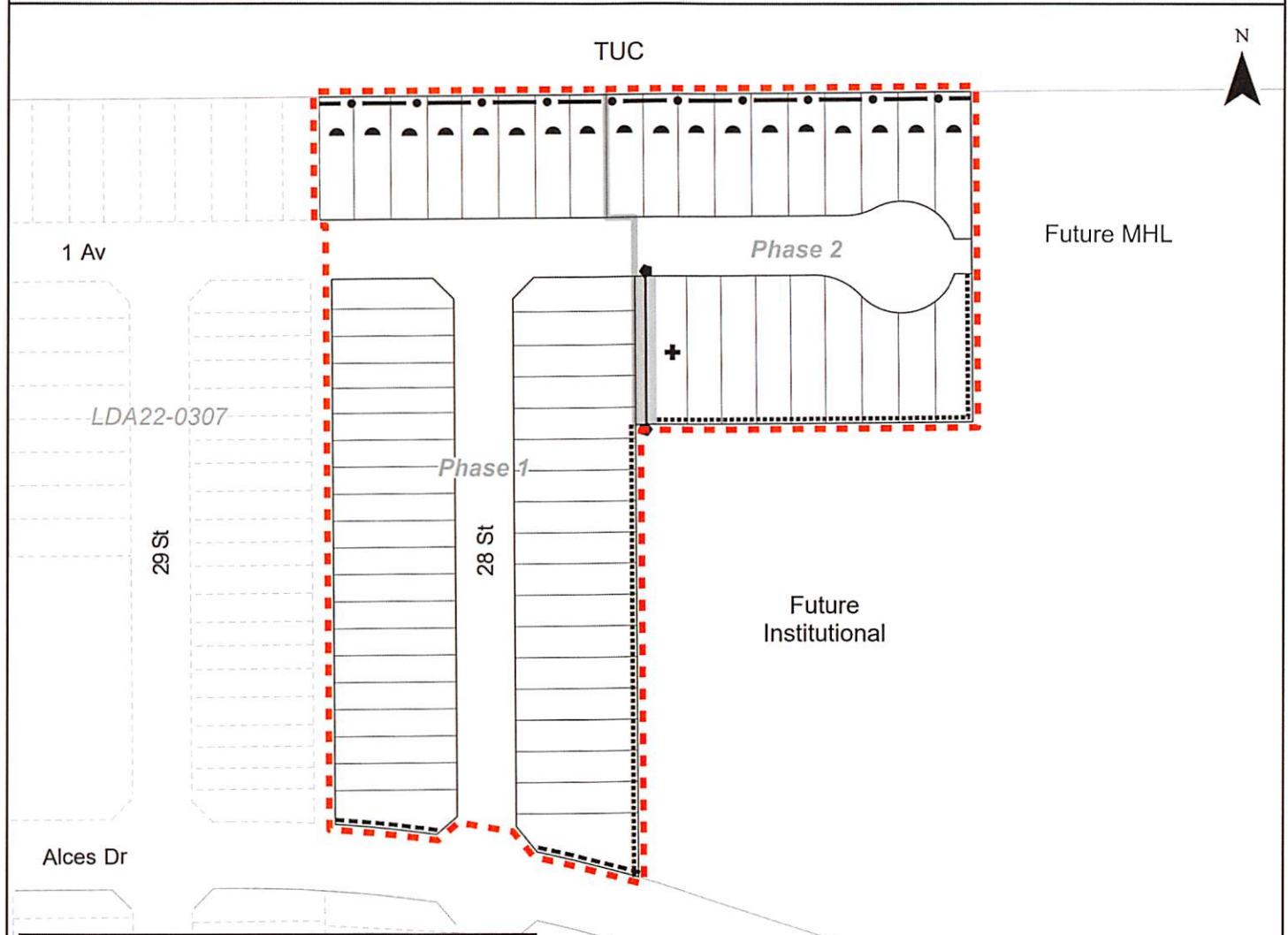
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 20, 2023

LDA23-0047

- Limit of proposed subdivision
- Phasing Line
- Register easement
- 1.8 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw Berm and noise attenuation fence
- Storm sewer extension and overland drainage
- Restrictive covenant re: Berm and fence Restrictive covenant re: Disturbed soil



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

April 20, 2023

File No. LDA23-0070

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 20, Block 54, Plan 2079 HW, located west of 77 Street NW and south of 79 Avenue NW; **KING EDWARD PARK**

The Subdivision by Plan is APPROVED on April 20, 2023, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell
Subdivision Authority

BM/jm/Posse #466382105-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 79 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 6.01 m east of the west property line of Lot 20 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).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 20, BLK.54, PLAN 2079 H.W.

IN THE

S.E.1/4 SEC.27, TWP.52, RGE.24, W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2023 R.W. SIMPSON, A.L.S.



NOTES:

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



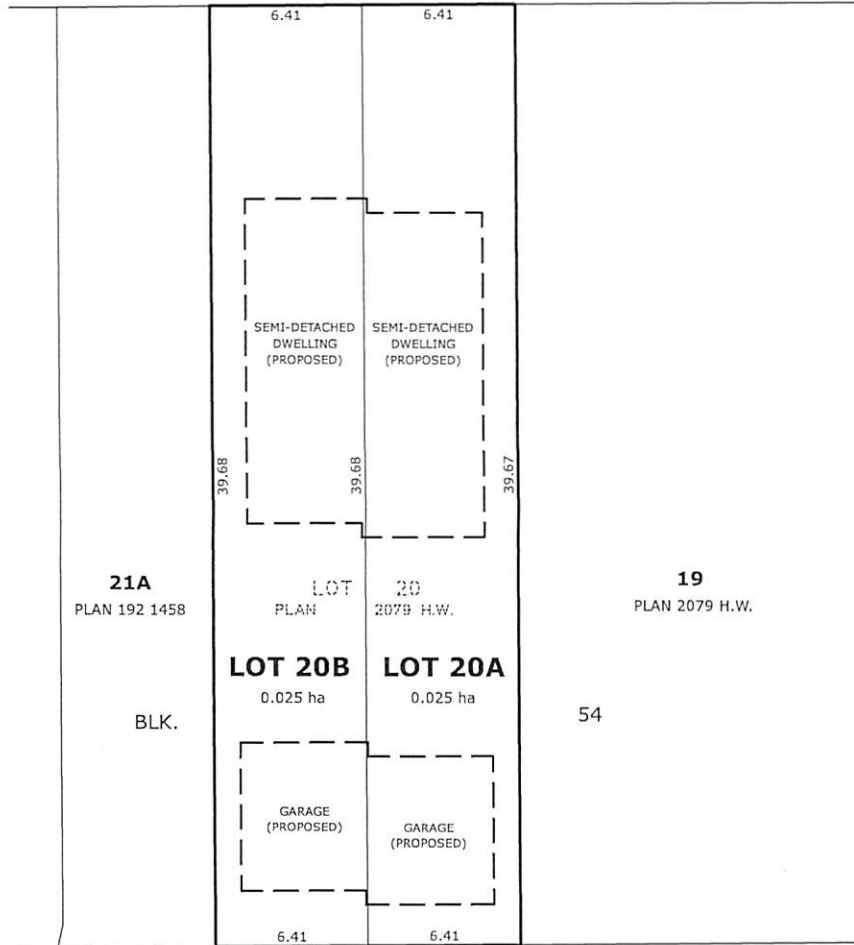
8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	SMB	DRAWN BY:	RWS
DATE:	March 13, 2023	REVISED:	--
DRAWING	2350005T	FILE NO.	2350005

79th AVENUE



77th STREET

77th

LANE