

Thursday, May 12, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 19

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 12, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the May 5, 2022 meeting be adopted.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA20-0402 379629442-001	Tentative plan of subdivision to create one (1) multi-unit housing lot from the SW-13-51-25-W4M, located north of 41 Avenue SW and east of Desrochers Way SW; DESROCHERS	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED
2.	LDA22-0056 413996747-002	Tentative plan of subdivision to create one (1) Commercial Lot from Lot 1, Block 2, Plan 152 5329, located north of Stony Plain Road NW and west of 186 Street SW; SUNWAPTA INDUSTRIAL	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION	Blair McDowell		CARRIED
3.	LDA22-0121 418923847-001	Tentative plan of subdivision to create 50 single detached residential lots, and one (1) Public Utility Lot (PUL) from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; ROSENTHAL	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA15-0362 176996663-001	REVISION of conditionally approved tentative plan of subdivision to create 334 single detached residential lots, one (1) Public Utility Lot, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from SE & SW 10-54-24-W4M and Lot 4, Block 1, Plan 212 2367, located south of Anthony Henday Drive and west of 66 Street NW; CRYSTALLINA NERA EAST & WEST	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA15-0454 179626794-001	Tentative plan of subdivision to create 24 single detached residential lots, 80 semi-detached residential lots, one (1) multi-unit housing lot, one (1) commercial lot and two (2) Public Utility Lots, from Lots A, B and C, Block 3, Plan 152 1821, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; EDGEMONT	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA22-0102 423909852-001	Tentative plan of subdivision to create one (1) Public Utility lot from Lot 4, Plan 707 RS and Lot 5, Block 1, Plan 102 6141, located north of Ellerslie Road SW and east of 34 Street SW; DECOTEAU NORTH	
MOVED		Blair McDowell	
		That the application for subdivision be Tabled.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA22-0166 428499224-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 8, Plan 600MC, located south of Grand View Drive NW and west of 125 Street NW; GRANDVIEW HEIGHTS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA22-0174 429722931-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13-14, Block 5, Plan 3737AI, located north of 86 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

5.

ADJOURNMENT

The meeting adjourned at 10:10 a.m.



Subdivision Authority

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

May 12, 2022

File No. LDA20-0402

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot from the SW-13-51-25-W4M, located north of 41 Avenue SW and east of Desrochers Way SW;
DESROCHERS

I The Subdivision by Plan is APPROVED on May 12, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA18-0669 be registered prior to or concurrent with this application to provide the logical roadway extension and necessary underground utilities;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lot backing onto 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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; and
7. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property for the lot backing onto 41 Avenue SW, to the satisfaction of Subdivision and Development Coordination, 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 for the SW-13-51-25-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA18-0651. 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 #379629442-001

Enclosure



Subdivision Authority

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

May 12, 2022

File No. LDA22-0056

Select Engineering Consultant Ltd.
17413 - 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create one (1) Commercial Lot from Lot 1, Block 2, Plan 152
5329, located north of Stony Plain Road NW and west of 186 Street SW; **SUNWAPTA INDUSTRIAL**

I The Subdivision by Plan is APPROVED on May 12, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner registers a utility easement in favour of EPCOR Drainage Services Inc., to allow for storm and sanitary sewer extensions to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register an easement for mutual access to 186 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner 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; and
7. that the owner constructs offsite sanitary and storm sewer extensions, to the satisfaction of Subdivision and Development Coordination, 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 Lot 1, Block 2, Plan 1525329 were previously addressed with LDA19-0031 by providing money in place.

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/lz/Posse #413996747-002

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 12, 2022

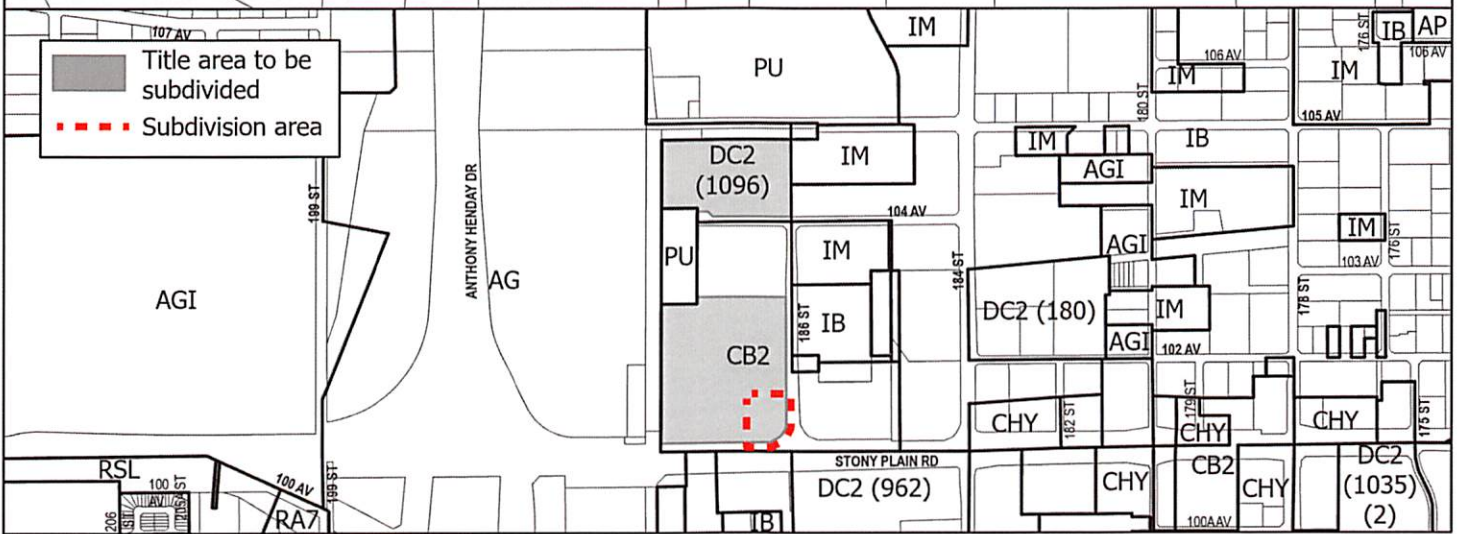
LDA22-0056

Legend:

- Limit of proposed subdivision
- ★ Access Easement
- Sanitary sewer extension
- Utility Easement
- Storm sewer extension



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

May 12, 2022

File No. LDA22-0121

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

ATTENTION: Sara Sherman

RE: Tentative plan of subdivision to create 50 single detached residential lots, and one (1) Public Utility Lot (PUL) from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW;
ROSENTHAL

I The Subdivision by Plan is APPROVED on May 12, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include a portion of local road flanking the proposed residential lots, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA20-0427 be registered prior to or concurrent with this application;
5. that Charter Bylaw 20093 and LDA22-0197 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, and bollards, within the PUL, with connections to the adjacent shared use path/sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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
10. that the owner is responsible for the landscape design and construction within the Public Utility Lot and 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.

Municipal Reserve (MR) for the SW 25-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA17-0452. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/jv/Posse #418923847-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 12, 2022

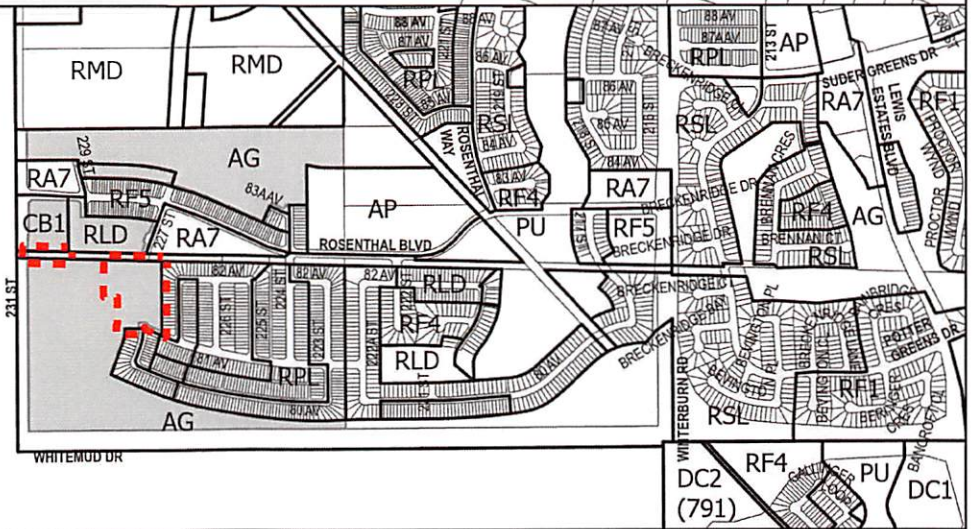
LDA22-0121

- Limit of proposed subdivision
- 3m Hard surface shared use path
- 1.2 m Uniform Fence
- 1.8m Uniform Screen Fence - Zoning bylaw
- Amend subdivision boundary



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

- Title area to be subdivided
- Subdivision area





Subdivision Authority

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

May 12, 2022

File No. LDA15-0362

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: REVISION of conditionally approved tentative plan of subdivision to create 334 single detached residential lots, one (1) Public Utility Lot, two (2) Municipal Reserve lots, and one (1) Future Municipal Reserve lot from SE & SW 10-54-24-W4M and Lot 4, Block 1, Plan 212 2367, located south of Anthony Henday Drive and west of 66 Street NW; **CRYSTALLINA NERA EAST & WEST**

LDA15-0362 subdivision was conditionally approved on September 8, 2016. The original subdivision included 244 single detached residential lots and 58 semi-detached residential lots for a total of 302 lots. The first change request, dated December 3, 2020, removed all of the semi-detached residential lots and added 86 single detached residential lots. That revision also removed the curve in the collector roadway east of the school/park site, thereby creating a rectangular parcel. This second change request adds 4 single detached residential lots to Phase 2. Phase 1 has been registered.

I The Subdivision by Plan is APPROVED on May 12, 2022, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 3.29 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner 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 owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, 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 (2) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path including lighting and bollards, within the Municipal Reserve lots and future Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provides full site servicing for the 3.29 ha MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SE 10-54-24-W4M and the SW 10-54-24-W4M was addressed by a Deferred Reserve Caveat with LDA08-0144. The DRC will be discharged to dedicate a portion of the school/park

site and the pocket park with this subdivision. Due to over dedication of the school/park site within the titled area, the City will acquire 0.33 ha of future Municipal Reserve parcel.

Municipal Reserve for Lot 3, Block 1, Plan 172 0306 was addressed by a Deferred Reserve Caveat with LDA16-0553. The DRC will carry forward on the remainder of the title.

Ministerial Consent is required for the portion of the berm located within the Transportation Utility Corridor and the application is made by the owner.

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/lz/Posse #176996663-001

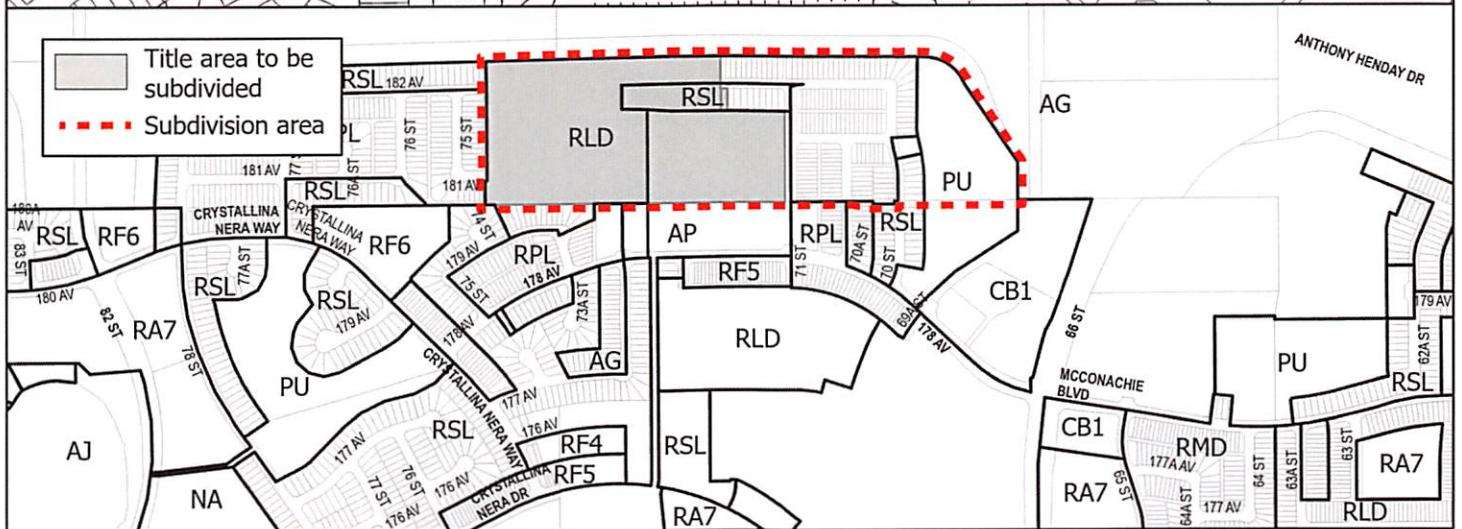
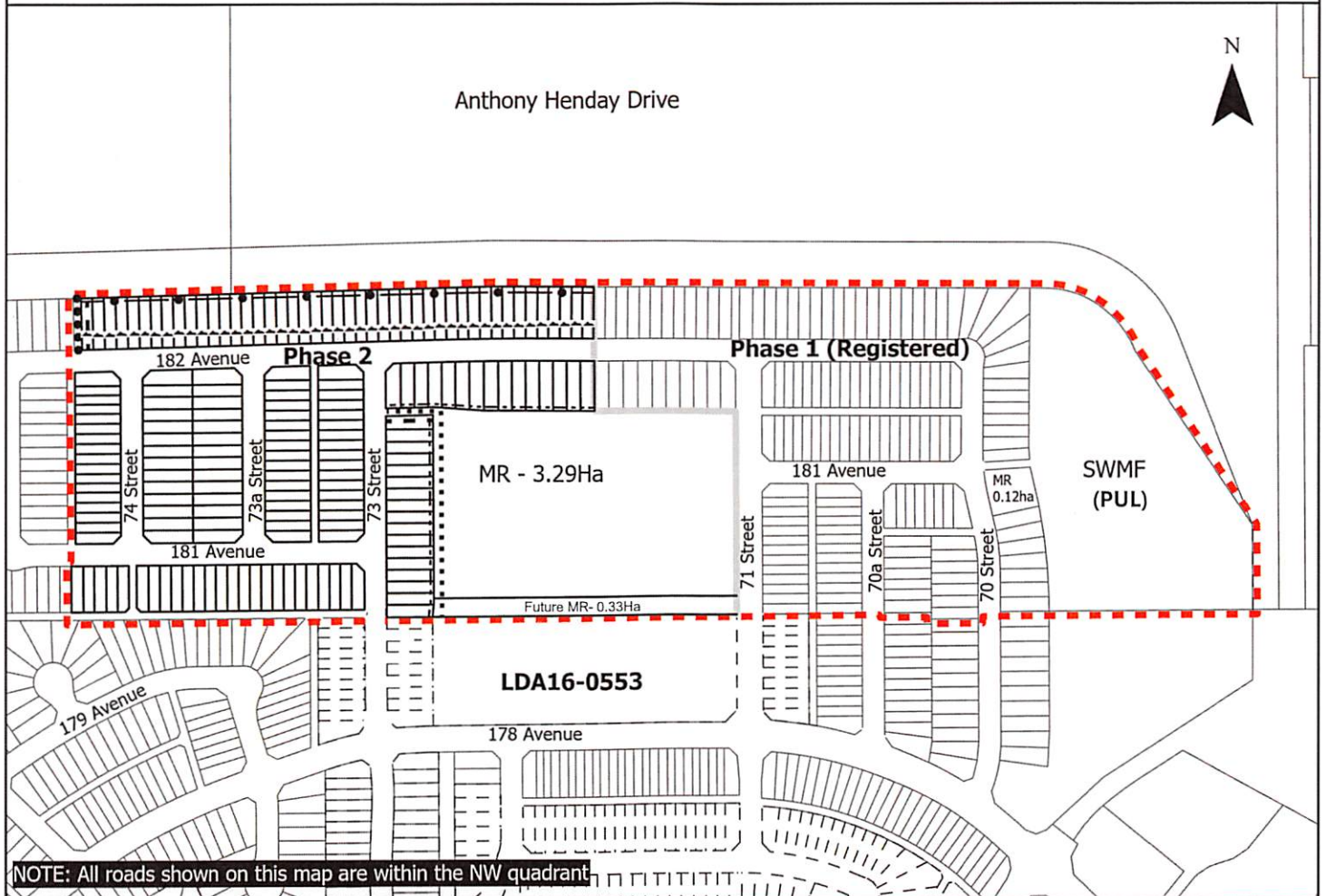
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 12, 2022

LDA15-0362

- ■ ■ Limit of proposed subdivision
- Phasing Line
- ▲ Restrictive Covenant re: berm and fence
- 1.8m Uniform Screen Fence
- ■ ■ 1.8m Uniform Fence - Zoning bylaw
- Berm and Noise Attenuation Fence
- Concrete Sidewalk 1.8m
- 3m Hard surface shared use path





Subdivision Authority

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

May 12, 2022

File No. LDA15-0454

Select Engineering Consultants Ltd.
100 - 17413 107 Avenue NW
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create 24 single detached residential lots, 80 semi-detached residential lots, one (1) multi-unit housing lot, one (1) commercial lot and two (2) Public Utility Lots, from Lots A, B and C, Block 3, Plan 152 1821, and the NE 7-52-25-W4M located south of Lessard Road NW and east of 199 Street NW; **EDGEMONT**

The subdivision was initially approved on March 15, 2018. This is the first change request, proposing to widen Lessard Road and to modify the internal property line between the medium density residential and commercial lots in Phase 3. Phases 1 and 2 have been registered.

I The Subdivision by Plan is APPROVED on May 12, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate, clear and level additional road right of way for Lessard Road to accommodate a right turn bay and taper, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct the median, right turn bay and curb return access to Lessard Road, as per the Access Management Guidelines, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road rights 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.

Municipal Reserves (MR) for Lots A, B and C, Block 3, Plan 152 1821 have previously been addressed.

MR for the NE 7-52-25-W4M in the amount of \$444,600.00 representing 0.80 ha, was addressed with the registered phases 1 and 2 by providing money in place.

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,

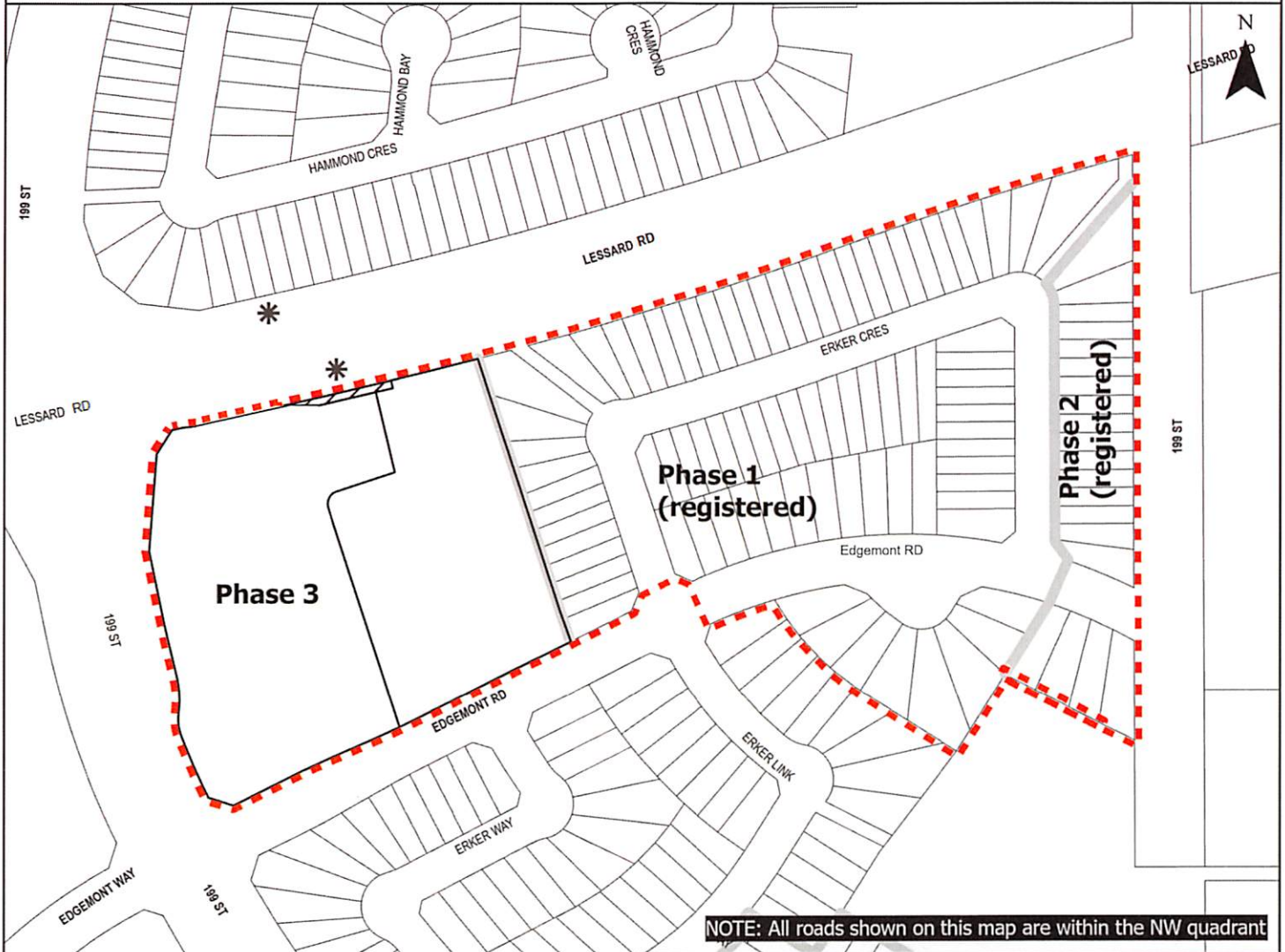


Blair McDowell
Subdivision Authority

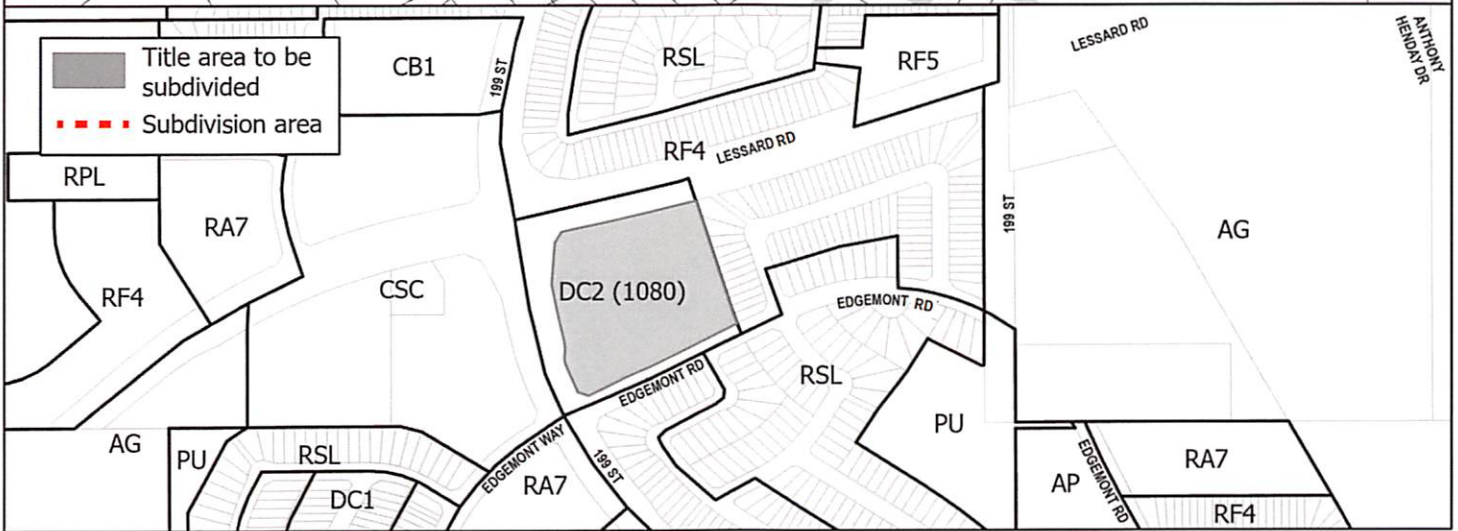
BM/lz/Posse #179626794-001

Enclosures

- Limit of proposed subdivision
- Phasing Line
- ▨ Dedicate as road right of way
- * Construct median turn bay and curb returns



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





Subdivision Authority

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

May 12, 2022

File No. LDA22-0166

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 8, Plan 600MC, located south of Grand View Drive NW and west of 125 Street NW;
GRANDVIEW HEIGHTS

The Subdivision by Plan is APPROVED on May 12, 2022, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority

BM/js/Posse #428499224-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 125 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 125 Street NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 125 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.

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 7.92 m west of the west property line of 125 Street NW off Grand View Drive NW. The existing storm service enters the proposed subdivision approximately 13.72 m west of the east property line of Lot 1 off Grand View Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, the storm service can only be used for Lot 1B, and the water and sanitary services can only be used for Lot 1A.
- There is a water main located within a laneway adjacent to the south property line of Lot 1. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is

required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.

- 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'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS AND CONTAINS: 0.116 ha



REV. NO.	DATE	ITEM	BY
1	MAR. 31/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

GRANVIEW HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

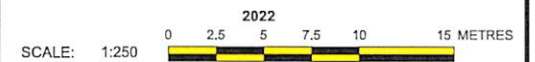
OF

LOT 1, BLOCK 8, PLAN 600 MC

WITHIN THE

S. 1/2 SEC. 24 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	6220094T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

May 12, 2022

File No. LDA22-0174

Investor Avenue Land Investments
Unit 103
202 Salter Street
New Westminster, BC V3M 0E6

ATTENTION: Allen Liaw

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13-14, Block 5, Plan 3737A1, located north of 86 Avenue NW and east of 95 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on **May 12, 2022**, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/lz/Posse #429722931-001
Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 86 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 9.11 m east of the west property line of Lot 13 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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 OF SUBDIVISION

**9342 - 86 Avenue NW, Edmonton, Alberta T6C 1J6
(LOT 13 & 14, Block 5, Plan 3737A1)**



LANE

