

Thursday, May 18, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 20

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 18, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the May 11, 2023 meeting be adopted.	
3.	OLD BUSINESS	
1.	LDA21-0584 412148588-001	REVISION of conditionally approved tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; KESWICK
4.	NEW BUSINESS	
1.	LDA23-0045 459595658-001	Tentative plan of subdivision to create 137 single detached residential lots, 24 row housing lots, three (3) Public Utility Lots, and one (1) other lot, from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and west of Meridian Street; MARQUIS
2.	LDA23-0094 468674072-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 12, Plan 4116 HW, located west of 117 Street NW and south of 83 Avenue NW; WINDSOR PARK
3.	LDA23-0116 469287390-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 6, Plan 7239 AH, located west of 126 Street NW and south of 112 Avenue NW; INGLEWOOD
5.	OTHER BUSINESS	



Subdivision Authority

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

May 18, 2023

File No. LDA21-0584

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

ATTENTION: Ghazal Lofti

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

The subdivision was originally approved on March 24, 2022. The first change request narrowed a portion of Keswick Link SW, and a portion of the lots along King Wynd SW and Keswick Drive SW had their widths adjusted accordingly. This second change request re-phases the subdivision to include the stormwater management facility and a portion of the row housing in phase 1. The number of lots has remained the same.

I The Subdivision by Plan is APPROVED on May 18, 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 a road plan be registered for the portions of Keswick Link SW that fall within SW-21-51-25-4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate a 21.5 m road right-of-way on Keswick Common SW (175 Street SW) to accommodate the Complete Streets Design and Cross Section, as shown on Enclosure I;
5. 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
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:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner pays a Boundary Assessment for municipal improvements constructed by others within the Keswick Link SW road right-of-way from which this development benefits;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section, as shown on 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;
9. that the owner construct the east/west alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standard, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
10. that the owner construct the curb extensions at the intersection of Keswick Drive SW and Keswick Link SW (177 Street SW), including bus pads. A 'Swept Path Analysis' for ETS buses must be included in the submission of engineering drawings to ensure functionality of the intersection;
11. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
12. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path along the east side of Keswick Common SW (175 Street SW), as shown on the Enclosure I;

14. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

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

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

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #412148588-001

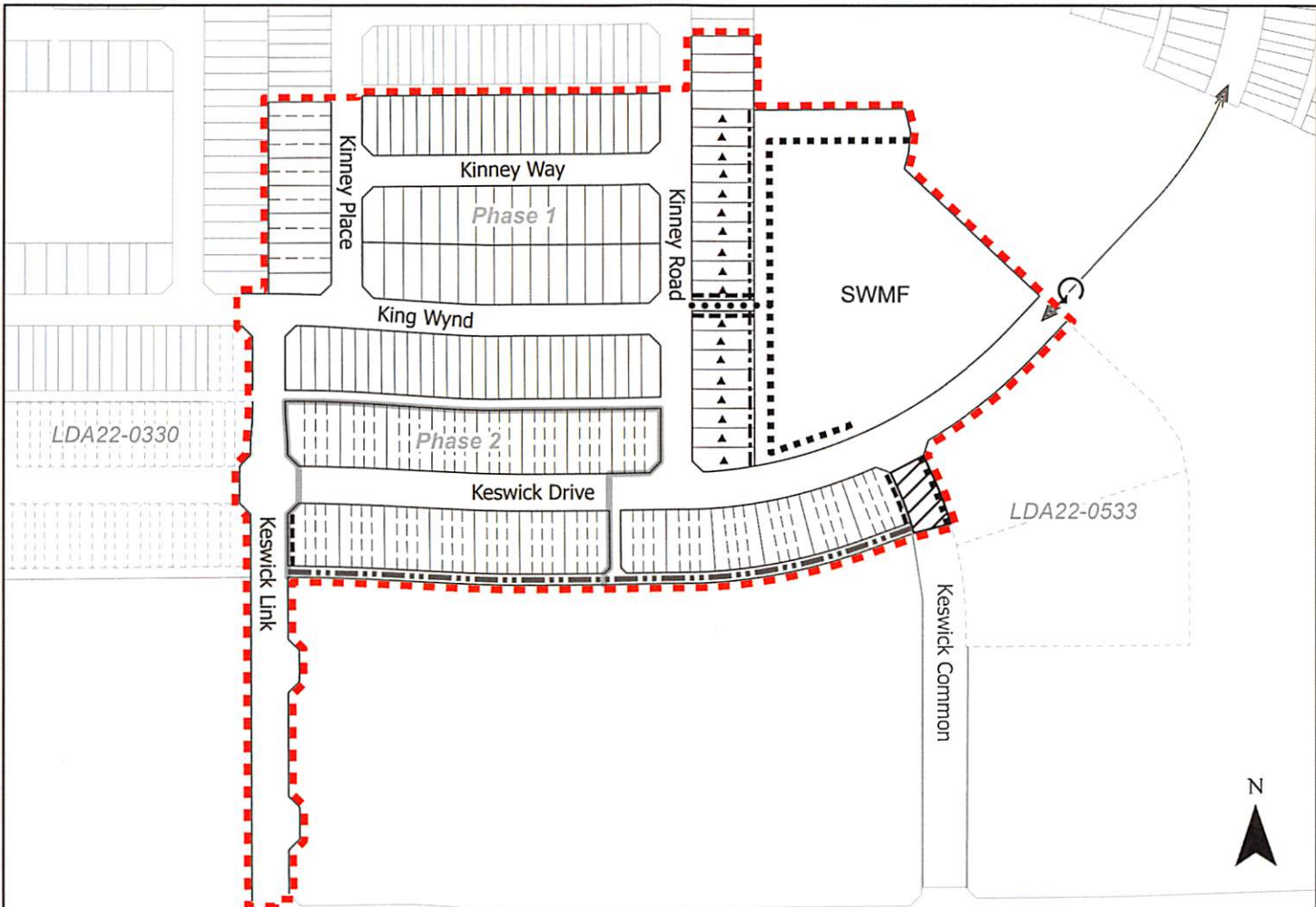
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 18, 2023

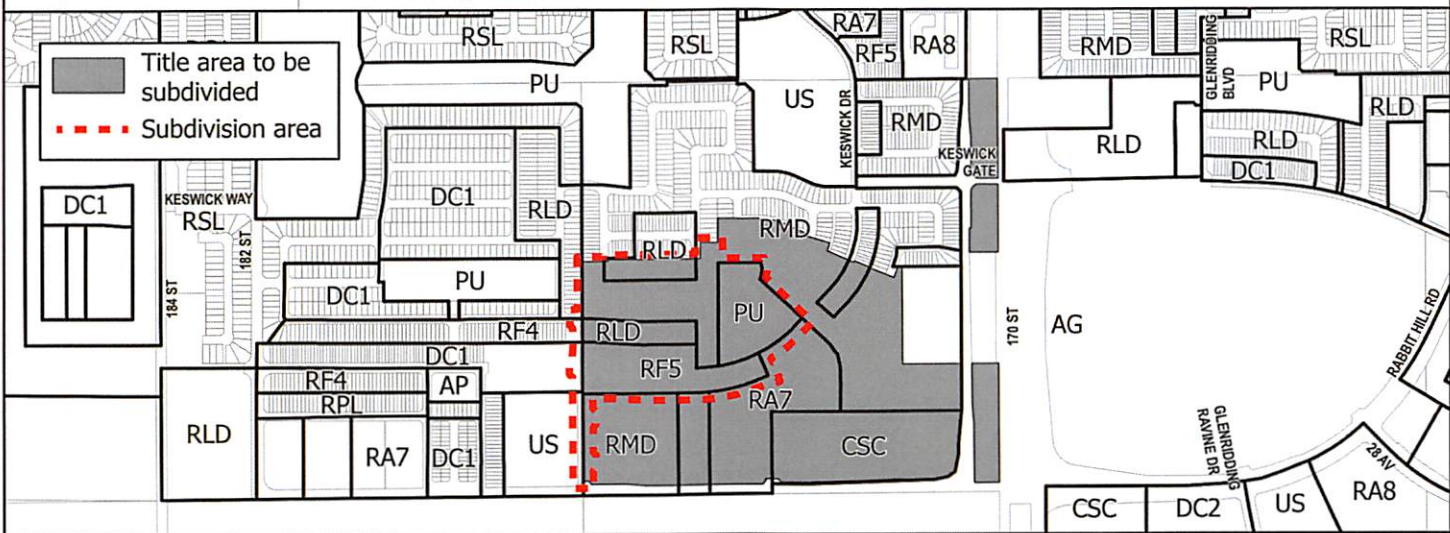
LDA21-0584

- Limit of proposed subdivision
- 1.8 m uniform fence as per Zoning Bylaw
- ⤵ Temporary 12 m radius turnaround
- Phasing Line
- ⋯ 3 m hard surface shared use path
- ↔ Watermain extension
- 1.2 m uniform fence
- Construct alley to commercial standard
- ▲ Restrictive covenant re: Freeboard
- ⋯ 1.8 m concrete sidewalk
- ▨ Dedicate as road right of way



28 Ave.

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 18, 2023

File No. LDA23-0045

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 137 single detached residential lots, 24 row housing lots, three (3) Public Utility Lots, and one (1) other lot, from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and west of Meridian Street; **MARQUIS**

I The Subdivision by Plan is APPROVED on May 18, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate Meridian Street and Horse Hill Drive NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner register a public access easement or register a road plan, within adjacent private property (SE 8-54-23-W4M), to facilitate the construction of the first two lanes of Meridian Street, in conformance with an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the owner register a road plan for required Meridian Street right of way, within the Railway Corridor (Block RLY, Plan 4217 S) and Power Line Corridor (Block OT, Plan 5815 RS), in conformance with an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that subject to conditions I.3, I.4, and I.5, the owner clear and level the areas required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;

7. that the approved subdivision LDA23-0039 be registered prior to or concurrent with this application, for the logical extension of underground utilities;
8. that Charter Bylaw 20508 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lot flanking the Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the engineering drawings include grading plans for Horse Hill Drive NW, 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;
9. that the engineering drawings include grading plans to accommodate the future extension of the 3 m shared use path within the Storm Water Management Facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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;

11. that the owner construct the 3 Street NW and 177 Avenue NW collector roadways to an approved design and cross-section, in accordance with the Complete Street Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details will be determined through the engineering drawing review and approval process;
12. that the owner construct a temporary 4 metre (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);
13. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
14. 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 CCC for roads (or when required by Subdivision and Development Coordination);
15. that the owner construct the first two (2) lanes of Meridian Street to an arterial roadway standard including channelization, accesses, intersections, wildlife crossing, 3 m shared use path, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
16. that the owner construct the first two (2) lanes of Horse Hill Drive NW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plan approval for Horse Hill Drive NW is required prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
17. that the owner design and construct the proposed railway crossing to consider Grade Crossing Standards (GCS) for minimum sightline requirements, crossing warning system warrants, and required traffic control devices for at grade railway crossings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway, with a connections to the adjacent path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner construct a 3 m asphalt shared use path with lighting and bollards, within the SWMF, as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards, for all lots backing onto Meridian Street and Horse Hill Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted Noise Study, for all lots backing onto the Railway Corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The total noise barrier height must be 2.5 m;
22. that the owner design and constructs the ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct offsite storm and sanitary sewer extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
24. that the owner construct offsite water main extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" maps, Enclosures I and II;
25. that the owner provide naturalization landscaping within the PUL, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
26. 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
27. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval.

Reserves for Lot 1, Block 1, Plan 182 2466 were addressed by registration of a Deferred Reserve Caveat (DRC no. 182 223 419) with LDA16-0606. The existing DRC will be reduced by this subdivision's arterial roadway dedication, and 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/kr/Posse #459595658-001

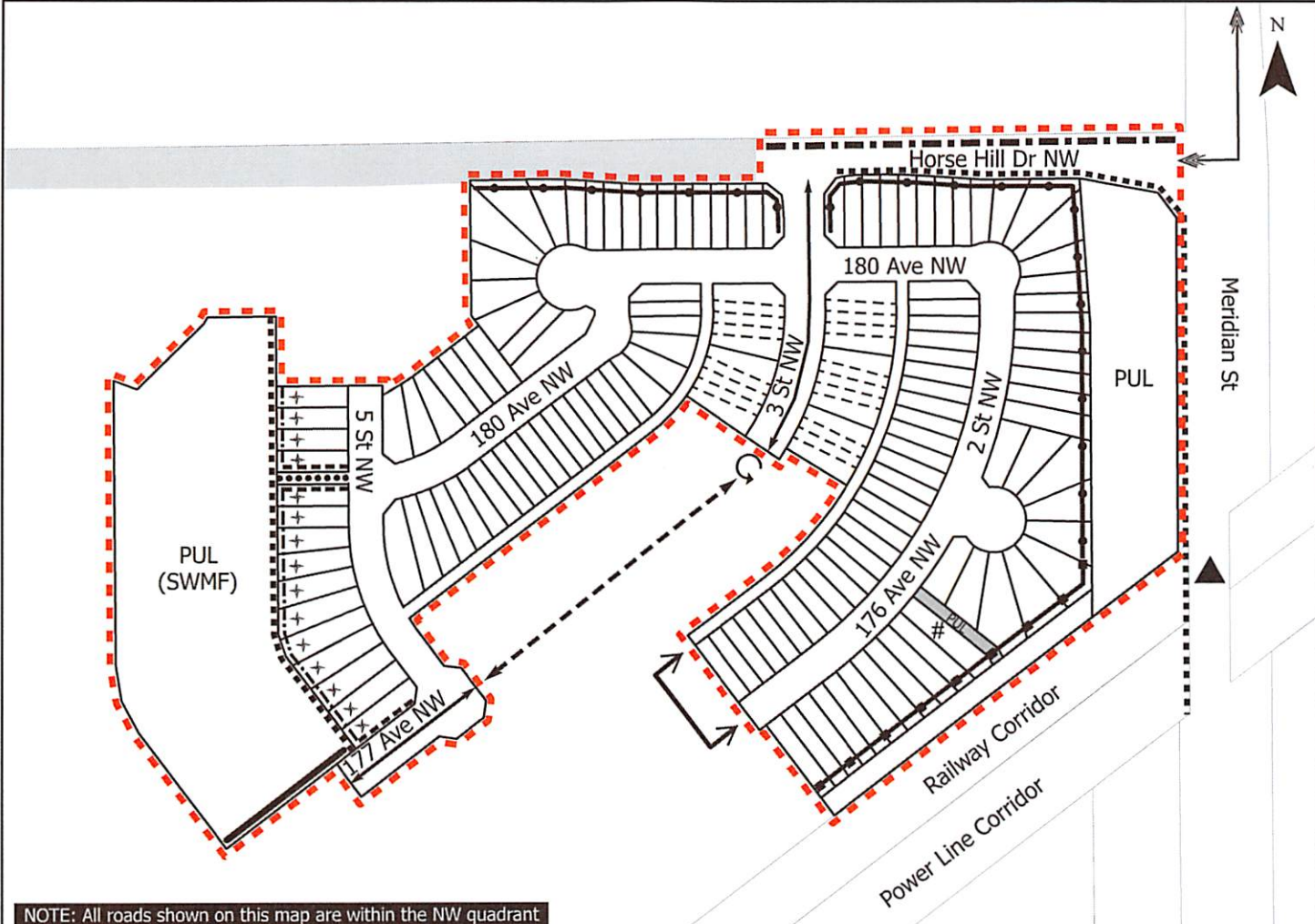
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

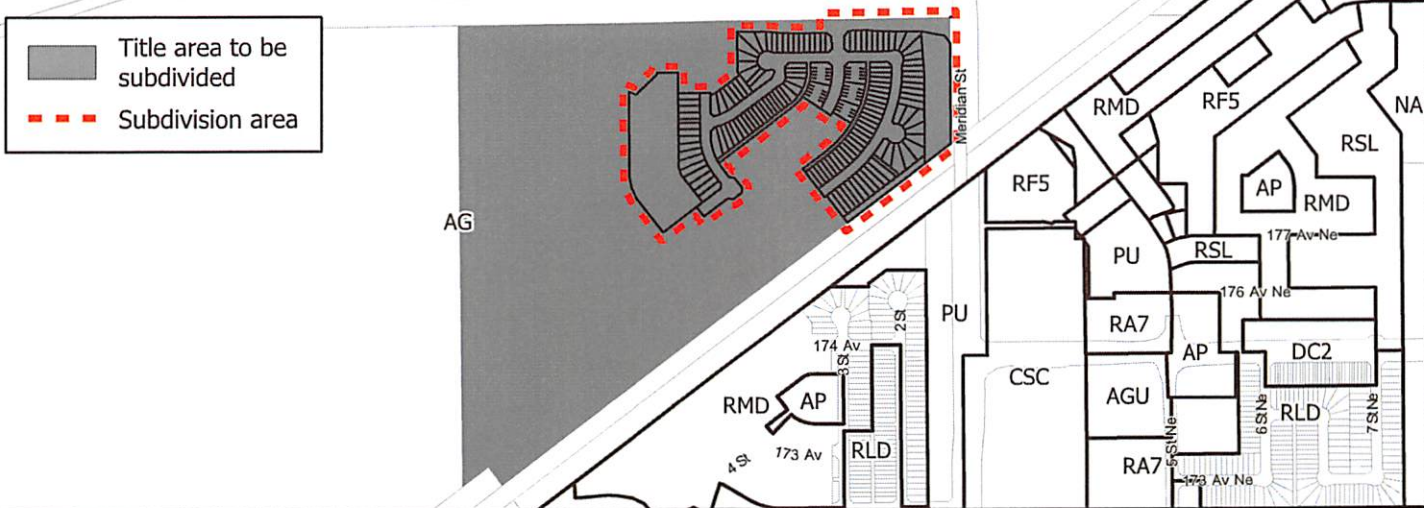
May 18, 2023

LDA23-0045

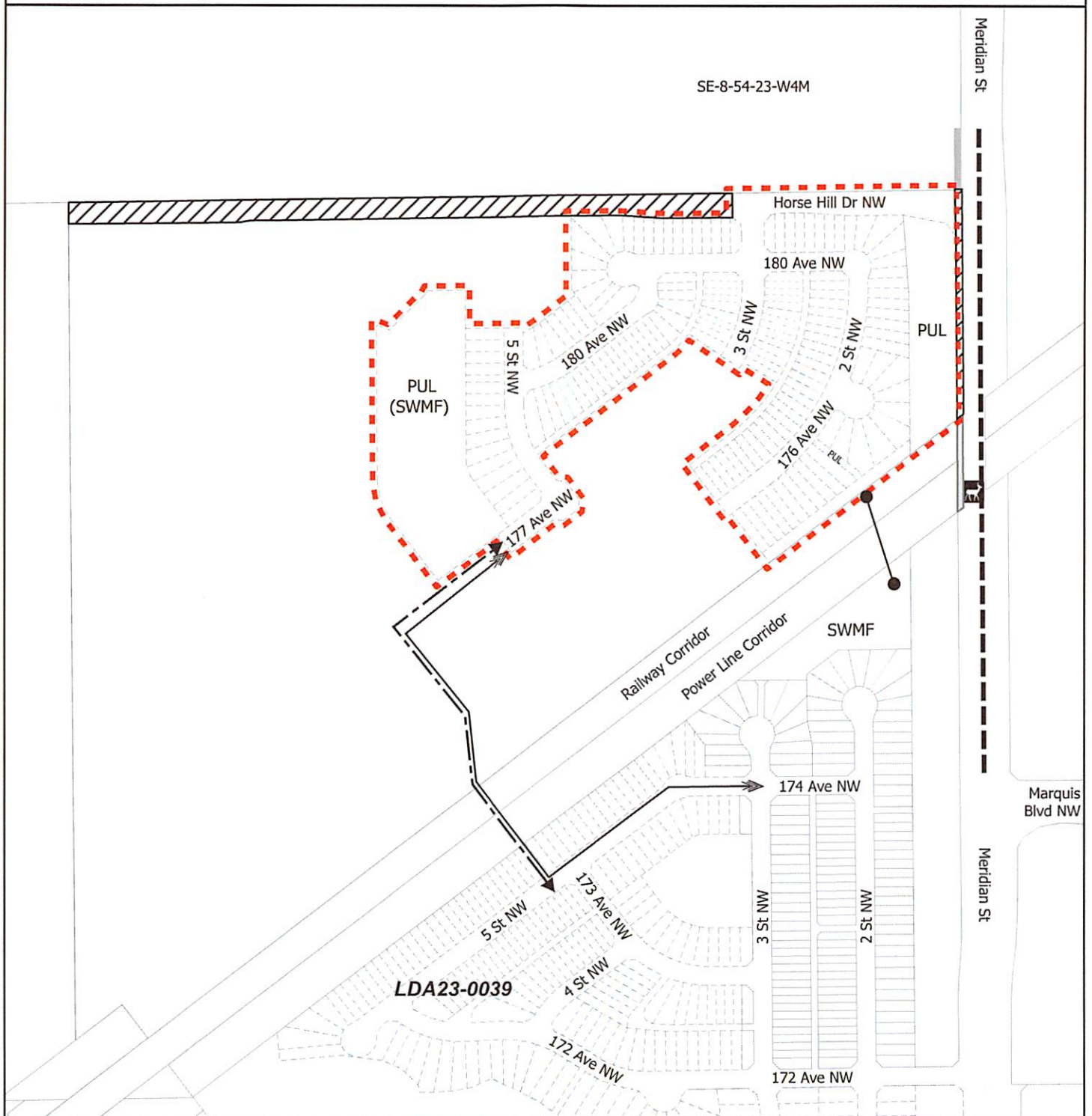
- | | | |
|--|--|---|
| <ul style="list-style-type: none"> —+— Limit of proposed subdivision # Restrictive Covenant re: disturbed soil + Restrictive Covenant re: freeboard ▨ Grading plans for Horse Hill Drive NW ▨ Grading plans for the future shared use path → Construct to an approved design and cross section ▨▨ Construct first two lanes to an arterial roadway standard | <ul style="list-style-type: none"> ↔ Temporary 4 m emergency access ↔ Temporary 6 m roadway ⤵ Temporary 12 m radius turnaround ▲ Construct railway crossing ●●●● 1.8 m concrete sidewalk ▨▨ 3 m shared use path ● Noise attenuation fence | <ul style="list-style-type: none"> ▨ Berm and noise attenuation fence ↔ Watermain extension ▨ Naturalized landscaping --- 1.2 m uniform fence --- 1.8 m uniform screen fence as per Zoning Bylaw |
|--|--|---|



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



-  Limit of proposed subdivision
-  Dedicate as road right of way
-  Register easement or road plan
-  Register road plan
-  Construct first two lanes to an arterial roadway standard
-  Wildlife crossing
-  Storm sewer extension
-  Sanitary sewer extension
-  Water main extension





Subdivision Authority

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

May 18, 2023

File No. LDA23-0094

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 30, Block 12, Plan 4116 HW, located west of 117 Street NW and south of 83 Avenue NW;
WINDSOR PARK

The Subdivision by Plan is APPROVED on May 18, 2023, 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,

Blair McDowell
Subdivision Authority

BM/jm/Posse #468674072-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- 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 83 Street NW. Upon redevelopment of proposed Lot 30B, the existing residential access to 83 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 5.23m east of west property line of current Lot 30 off the lane. The existing storm service enters the proposed subdivision approximately 9.45 m east of the west property line of Lot 30 off 83 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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 30, BLK.12, PLAN 4116 H.W.

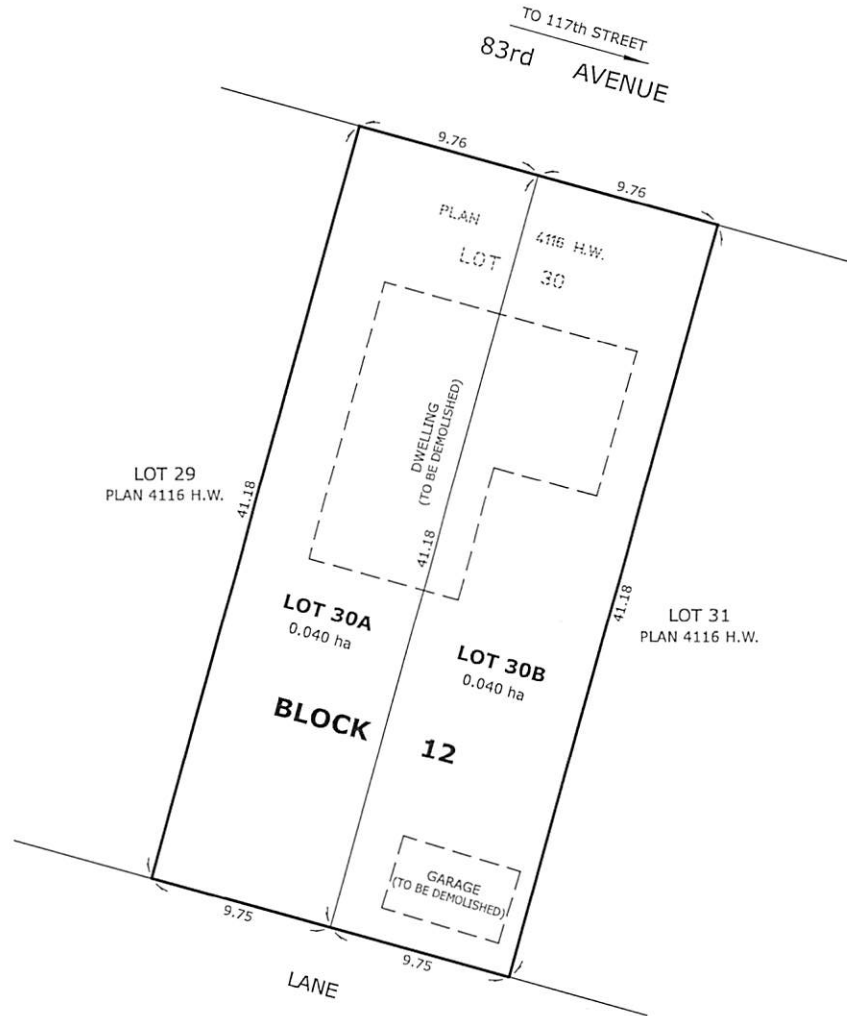
IN

RIVER LOTS 1 & 3, EDMONTON SETTLEMENT

THEO. TWP.52, RGE.24, W.4 M.

EDMONTON, ALBERTA

SCALE 1:250 2023 N.R. RONSKO, A.L.S.



NOTES:

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



HAGEN SURVEYS

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:	J.V.	DRAWN BY:	J.V.
DATE:	APRIL 5, 2023	REVISED:	--
DRAWING	2350140T	FILE NO.	2350140



Subdivision Authority

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

May 18, 2023

File No. LDA23-0116

Stantec Geomatics
400-10220 103 Avenue NW
Edmonton, AB T5J 0K4

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 6, Plan 7239 AH, located west of 126 Street NW and south of 112 Avenue NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on May 18, 2023, 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 an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #469287390-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

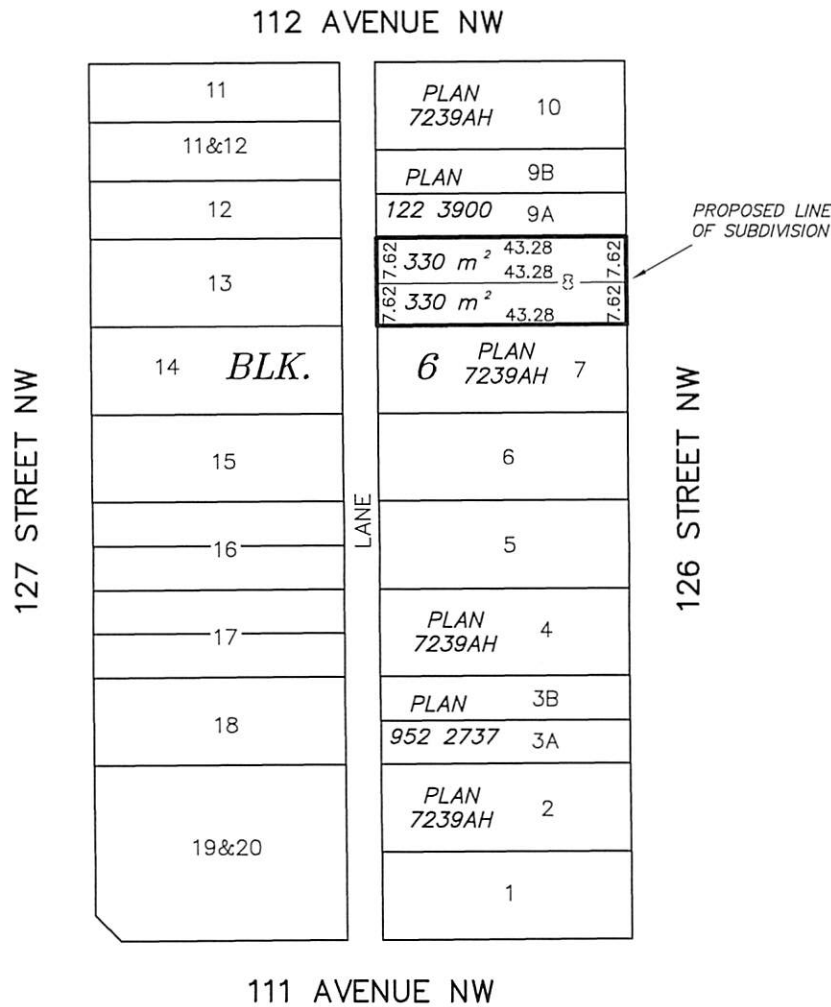
- There are existing boulevard trees adjacent to the site on 126 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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.

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 1.67 m south of the north property line of Lot 8 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).



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Client
 RS HOMES LTD

TENTATIVE PLAN SHOWING
 PROPOSED SUBDIVISION

OF
 LOT 8, BLOCK 6, PLAN 7239AH
 WITHIN
 S.W. 1/4 SEC. 7, TWP. 53, RGE. 24, W.4 MER.

INGLEWOOD

SCALE 1 : 1000
 APRIL 2023

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 0.066 Hectares, including 1 residential lot.

Thursday, May 11, 2023
10:00 am.



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 11, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the May 4, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA22-0106
409261022-001

Tentative plan of subdivision to create three (3) commercial lots from from Lot 1, Block 105, Plan 212 2527, the SE 36-53-24-W4M, and a portion of roadway to be closed, located south of 153 Avenue NW and east of Ebbers Boulevard NW; **EBBERS**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2. LDA22-0570
440415615-001

Tentative plan of subdivision to create one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located north of 111 Avenue NW and west of 97 Street NW; **BLATCHFORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA21-0584 412148588-001	REVISION of conditionally approved tentative plan of subdivision to create 105 single detached residential lots, 12 semi-detached residential lots, 84 row housing lot, and one (1) Public Utility Lot from the SE-21-51-25-W4M and SW-21-51-25-4 located north of 28 Avenue NW and east of Keswick Link SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA23-0095 468692417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 51, Plan 2028 AO, located east of 151 Street NW and north of 109 Avenue NW; HIGH PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA23-0096 468635507-001	Tentative plan of subdivision to create two (2) additional single detached residential lots from Lots 48 and 49, Block 5, Plan RN52, located west of 105 Street NW and north of 120 Avenue NW; WESTWOOD
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.	