

Thursday, September 15, 2022
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 37

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the September 15, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the September 8, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA20-0325
367268001-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 14D, Plan 1282 RS, located south of 104 Avenue NW and west of 112 Street NW; **OLIVER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA21-0516
407722840-001

Tentative plan of subdivision to create (3) industrial lots and one (1) Public Utility Lot (PUL) from the SW 26-53-25-W4M located north of 153 Avenue NW and west of Mark Messier Trail NW; **MISTATIM INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA22-0330 437991514-001	Tentative plan of subdivision to create 2 single detached residential lots, 2 semi-detached residential lots and 40 row housing lots, from the SW 21-51-25-W4M, located north of 28 Avenue SW and east of 182 Street SW KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0170 429157056-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 2, Plan 4504AJ, located north of 111 Avenue NW and east of 123 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0351 438922511-001	Tentative plan of subdivision to create 2 strata lots from Lots 19-28, Block 49, Plan 8163 ET located south of 81 Avenue NW and east of 105 Street; QUEEN ALEXANDRA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA22-0386 438859805-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 5710 HW, located north of 95 Avenue NW and east of 142 Street NW; CRESTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA22-0392 442987247-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 11, Plan 5971 HW, located south of 119 Avenue NW and east of 40 Street NW; BEACON HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA22-0401 443589581-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 18, Plan 782 3016, located north of 20 Avenue NW and east of 41 Street NW; DALY GROVE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

5.

ADJOURNMENT

The meeting adjourned at 10:25 a.m.



Subdivision Authority

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

September 15, 2022

File No. LDA20-0325

Clarity Development Advisory
2400 - 10303 Jasper Avenue NW
Edmonton, AB T5J 1A1

ATTENTION: Dave Onishenko

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 14D, Plan 1282 RS, located south of 104 Avenue NW and west of 112 Street NW; **OLIVER**

I The Subdivision by Plan is APPROVED on September 15, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,633,935.60, representing 0.138 hectares (ha), pursuant to Section 666 and Section 667 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 an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
4. that the owner register public access easements for the future construction of active modes infrastructure, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
5. that the owner make satisfactory arrangements with EPCOR Drainage Services for the provision of separate stormwater service to the proposed and remnant lots;
6. that the owner dedicate 6 metre x 6 metre corner cuts to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
7. 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.

MR for Lot 1, Block 14D, Plan 1282 RS in the amount of \$1,633,935.60, representing 0.138 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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 #367268001-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2,172.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access currently exists to the subject site. Any changes to existing access require the review and approval of Subdivision & Development Coordination.
- The Valley Line West LRT is planned along 104 Avenue NW with stations located at 112 Street NW, 116 Street NW, and 120 Street NW. Construction is anticipated to be a six year duration and commenced in 2021.
 - LRT development in this vicinity drives the need for improved pedestrian infrastructure within the 104 Corridor Area Redevelopment Plan area. Pedestrian and active modes of connectivity will be reviewed, and construction will be conditioned, with future development of the subject site and surrounding area.
 - The owner/applicant should coordinate any site construction with Valley Line LRT construction, to minimize potential conflicts. Please contact Aleksandra Turcza, with the LRT Expansion & Renewal team, at aleksandra.turcza@edmonton.ca or 780-496-2895. Additional information on the Valley Line West LRT project can be found at www.edmonton.ca/valleyline.

Building / Site

- The owner shall ensure that any change in property boundaries does not cause any existing 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).
- As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, services cannot cross the proposed property line.
 - Existing water service enters the subject site at two locations:
 - approximately 9.3 m south of the north property line of Lot 1, off of an existing easement from the lane west of 115 Street NW; and
 - approximately 7.6 m east of the west property line of 113 Street NW.

- Existing sanitary service enters the subject site at two locations:
 - approximately 9.5 m south of the north property line of Lot 1, off of an existing easement from the lane east of 115 Street NW; and
 - approximately 8.1 m south of the north property line of Lot 1, off of an existing easement from 113 Street NW.
- Existing storm service enters the subject site approximately 9.5 m south of the north property line of Lot 1, off of an existing easement from 114 Street NW.
- An existing hydrant (H92) and an abandoned 150 mm water main are located within a 6.0 metre wide Utility Right-of-Way (registered instrument 3001RH), in proposed Lot 1A. Additionally, there is an existing hydrant (H2379) near the south property line of proposed Lot 1A. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m, within 5.0 metres of the Utility ROW or hydrant H2379, is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street hydrant spacing adjacent to the property. Fire Rescue Services conducted an Infill Fire Protection Assessment (IFPA) and determined construction of new hydrants is not required in support of the proposed subdivision. Therefore, 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).

SUBDIVISION CONDITIONS OF APPROVAL MAP

September 15, 2022

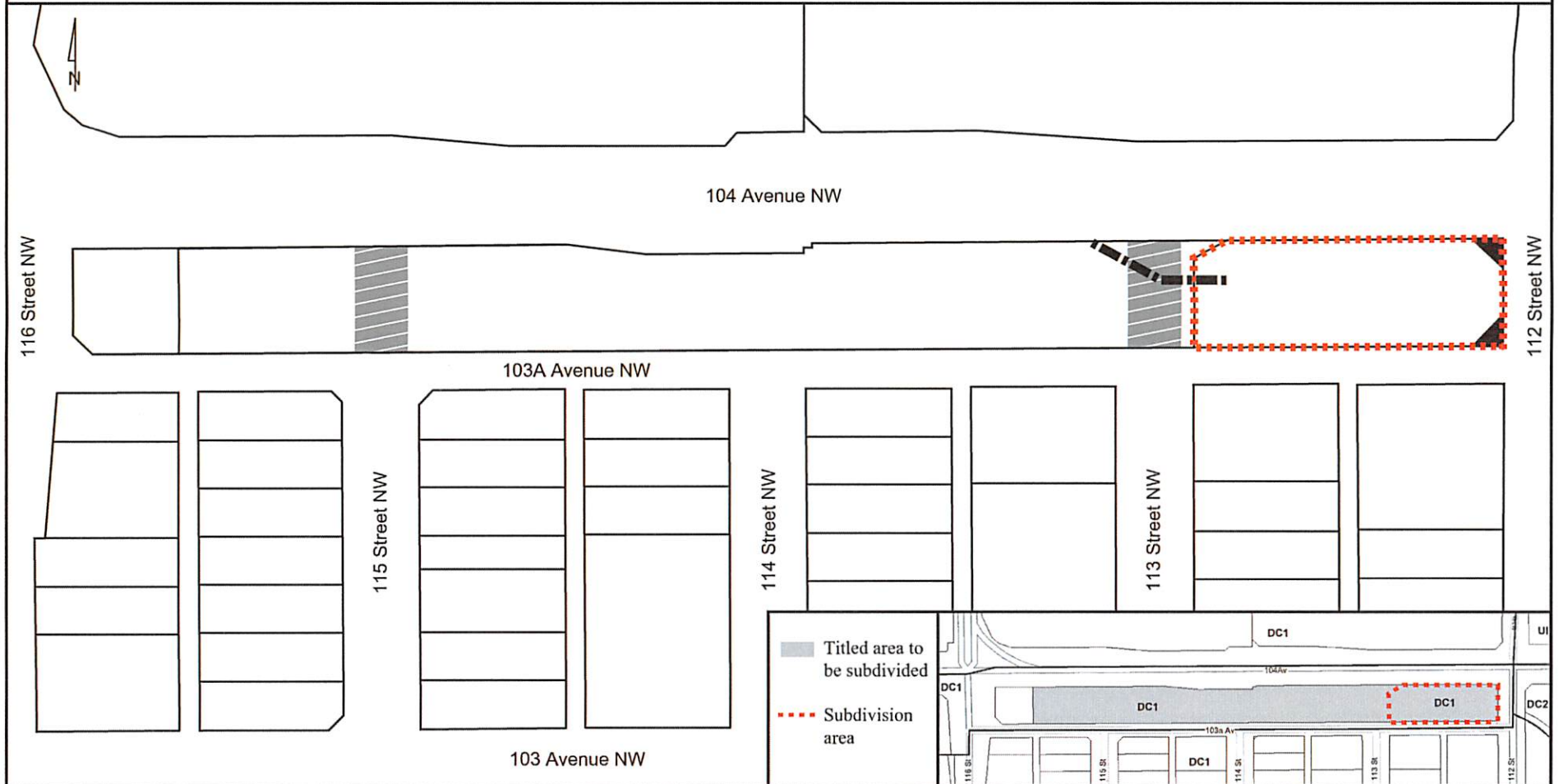
LDA20-0325

..... Limit of proposed subdivision

--- Cross lot access easement

▲ 6 m x 6 m corner cut

▨ Public access easement





Subdivision Authority

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

September 15, 2022

File No. LDA21-0516

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

ATTENTION: Ben de Jong

RE: Tentative plan of subdivision to create (3) industrial lots and one (1) Public Utility Lot (PUL) from the SW 26-53-25-W4M located north of 153 Avenue NW and west of Mark Messier Trail NW;
MISTATIM INDUSTRIAL

I The Subdivision by Plan is APPROVED on September 15, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$2,744,718.79 representing 4.443 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register public access easements to accommodate the constructed shared use path and the minimum offsets required, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
5. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and and Integrated Infrastructure Services for 156 Street NW, Mark Messier Trail NW, and 137 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate road rights-of-way for 144 Avenue NW and 149 Street NW to the satisfaction of Subdivision and Development Coordination as per the approved engineering drawings, as shown on Enclosure I;
7. 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

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 (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 Arterial Roadway Assessments applicable to this subdivision;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the owner construct a 1.5 m concrete sidewalk within the 137 Avenue NW road right-of-way, from 156 Street NW east to Mistatim Road NW to tie into the existing sidewalk and bus stop, including utility relocation / modification as required, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner pay for the installation of traffic signals at the intersection of 145 Avenue NW and 156 Street NW, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
9. that a Construction Completion Certificate (CCC) shall be issued for the existing drainage infrastructure in accordance with the accepted Mistatim Stage 18 Engineering Drawings;
10. 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; and

11. that the owner is responsible for the landscape design and construction within the road right-of-way and Public Utility 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.

The existing Deferred Reserve Caveat (DRC) will be reduced by 0.0377 ha to accommodate the arterial road dedication with this subdivision. MR for the SW 26-53-25-W4M in the amount of \$2,744,718.79, representing 4.443 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey. Subsequent to money in place of MR the existing DRC for SW 26-53-25-W4M will be discharged in full.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #407722840-001

Enclosure(s)



Subdivision Authority

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

September 15, 2022

File No. LDA22-0330

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create 2 single detached residential lots, 2 semi-detached residential lots and 40 row housing lots, from the SW 21-51-25-W4M, located north of 28 Avenue SW and east of 182 Street SW **KESWICK**

I The Subdivision by Plan is APPROVED on September 15, 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 subdivisions LDA18-0477 and LDA21-0584 be registered prior to or concurrent with this application to provide the logical roadway extension;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots fronting Keswick Drive 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;
7. That the owner construct Keswick Drive SW to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II; and
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.

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

Municipal Reserve (MR) for the SW 21-51-25-W4M was originally addressed with LDA15-0547 by registering a 6.13ha Deferred Reserve Caveat; the DRC was reduced over time with subdivisions LDA16-0335 and LDA17-0565. The remainder will carry forward on title and then be further adjusted with the LDA20-0237 road closure and fully discharged with terminal subdivision LDA22-0320.

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

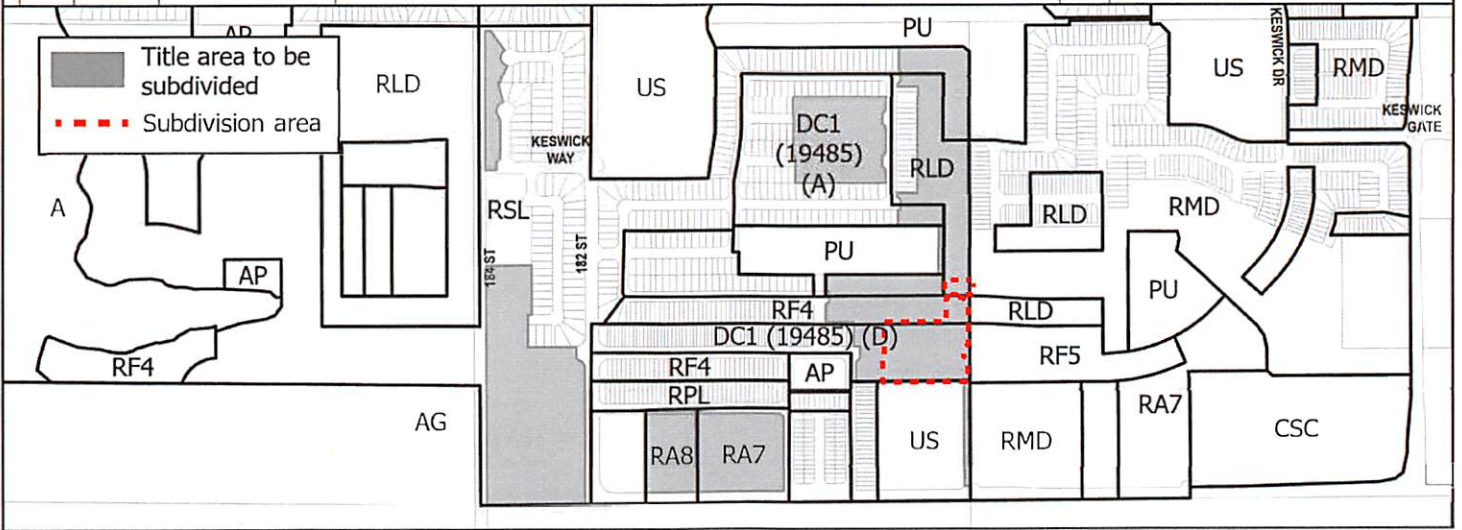
BM/mb/Posse #437991514-001

Enclosures

- Limit of Proposed Subdivision
- - - 1.8m Uniform Fence - Zoning bylaw
- + Restrictive Covenant re: Disturbed Soil



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

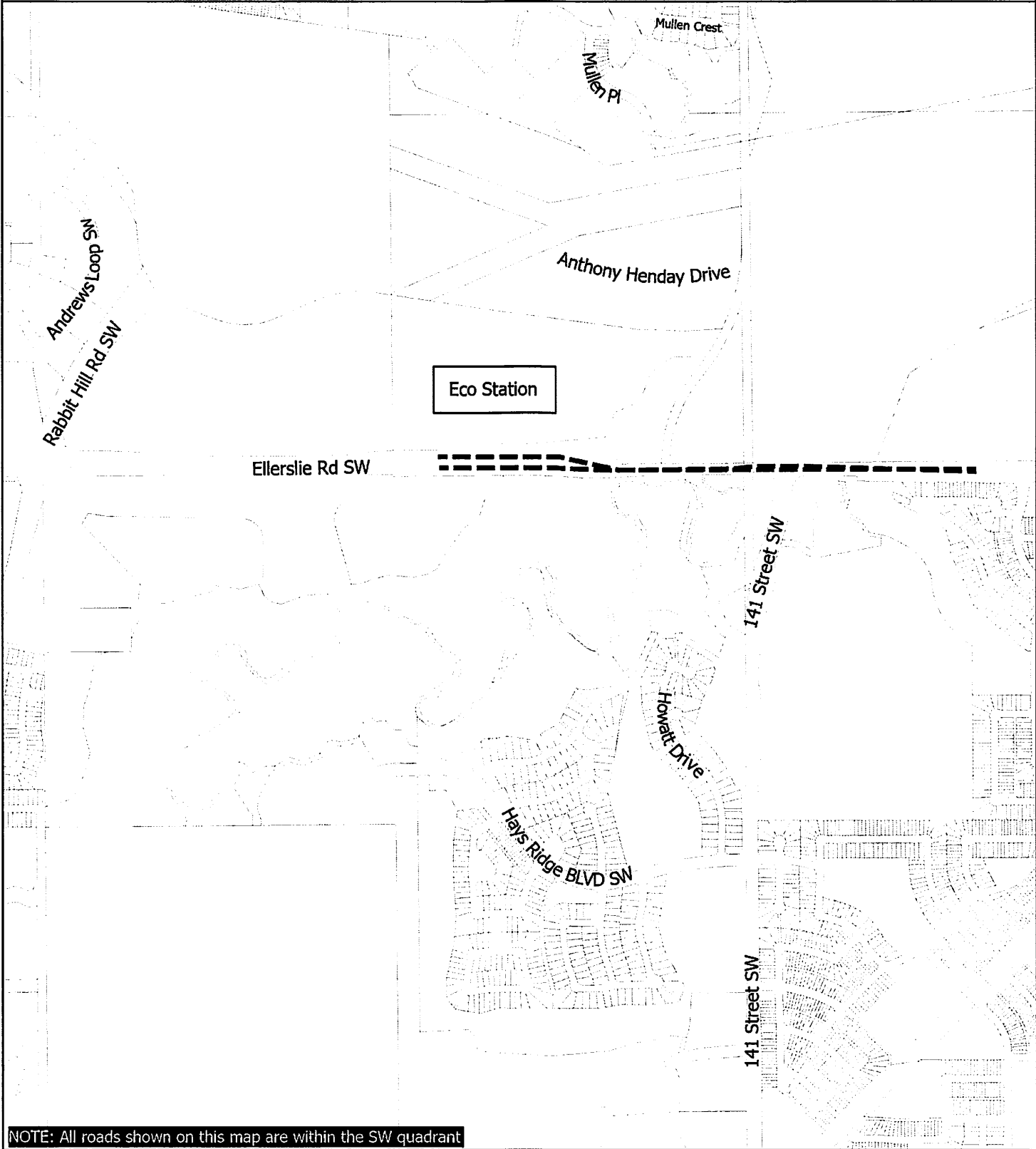


SUBDIVISION CONDITIONS OF APPROVAL MAP

September 15, 2022

LDA22-0330

--- Construct first two lanes to an arterial roadway standard



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



Subdivision Authority

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

September 15, 2022

File No. LDA22-0170

Alberta Geomatics Inc.
6908 Roper Road NW
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 2, Plan 4504AJ, located north of 111 Avenue NW and east of 123 Street NW; **INGLEWOOD**

The Subdivision by Plan is APPROVED on September 15, 2022, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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/db/Posse #429157056-001
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

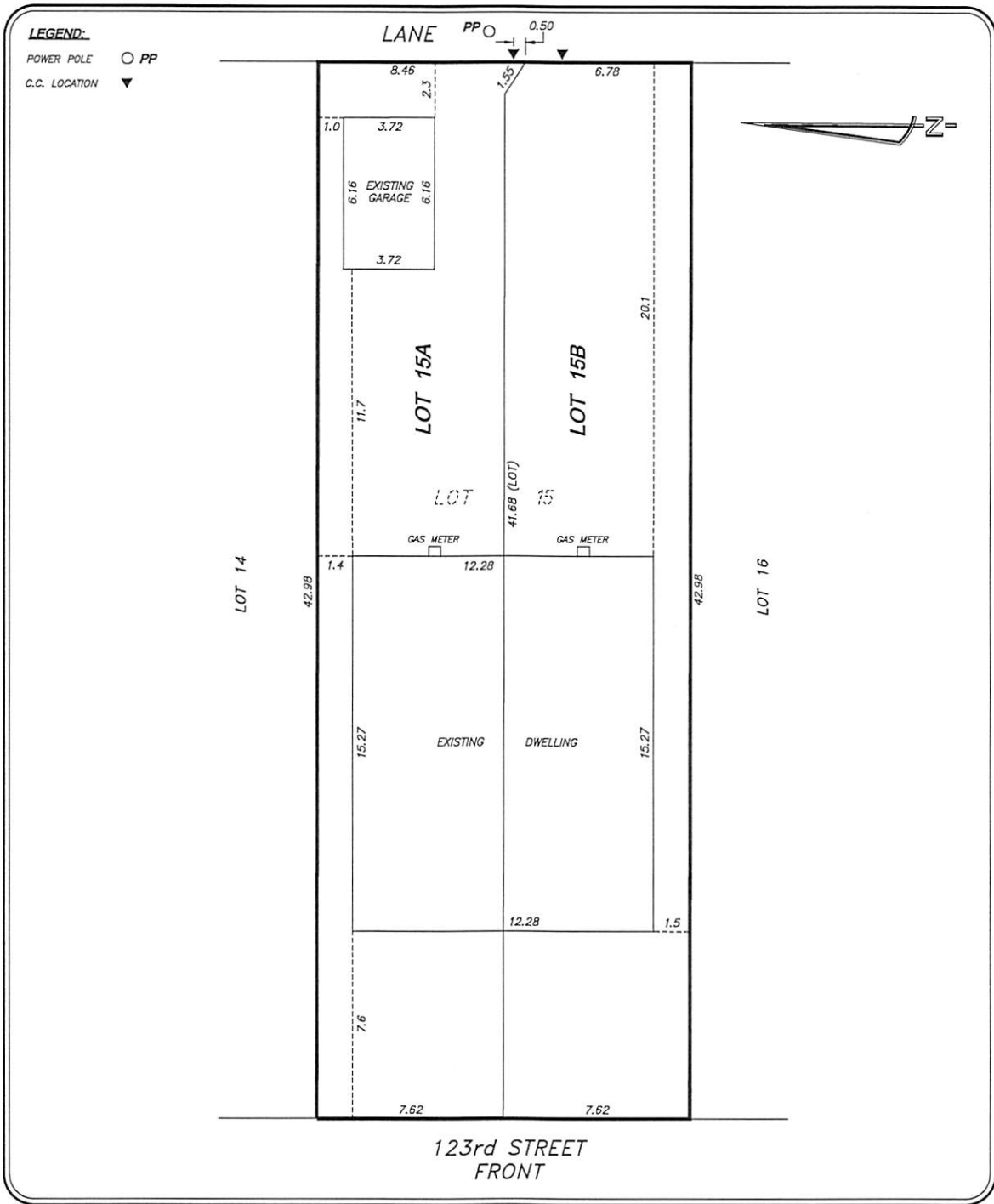
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 two services (each has water and sanitary) enter the proposed subdivision approximately 5.27 m and 7.27 m north of the south property line of Lot 15 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

LOT: 15		BLOCK: 2	PLAN: 4505 AJ
BUILDER/OWNER: TIMOTHY ATTERBURY		SUB.: INGLEWOOD	
ADDRESS: 11127/11129-123 STREET		ZONING: RF3	
CONTACT: tlmoff288@gmail.com		EDMONTON	
CERTIFICATE OF TITLE AREA	0.066		
AREA IN PARCEL(S) BEING CREATED	0.066		
NUMBER OF PARCEL CREATED	2		
NOTES:			
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF			
ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES			
ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY			
THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY			
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.			
LEGEND:			
LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ●			
FILE: E22765		SCALE 1:200	DRAWN BY: D.S.
		CHECKED BY: P.S.	DATE: 2022-09-08

112 Av

123 St

LOT 15

122 St

111 Av

Alberta Geomatics Inc.

6908 ROPER ROAD NW
 EDMONTON ALBERTA T6B 3H9
 email: abgeo@telus.net
 or: info@albertageo.com
 website: www.albertageo.com
 PH: (780) 437-8033
 FAX: (780) 437-8024



Subdivision Authority

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

September 15, 2022

File No. LDA22-0351

Kellam Berg Engineering and Surveys Ltd.
5800 1A Street SW
Calgary, AB T2H 0G1

ATTENTION: Terence Santiano

RE: Tentative plan of subdivision to create 2 strata lots from Lots 19-28, Block 49, Plan 8163 ET located south of 81 Avenue NW and east of 105 Street; **QUEEN ALEXANDRA**

I The Subdivision by Plan is APPROVED on September 15, 2022, subject to the following conditions:

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act; and
3. 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
6. that the owner construct underground utilities including sanitary and storm sewer main 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.

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.

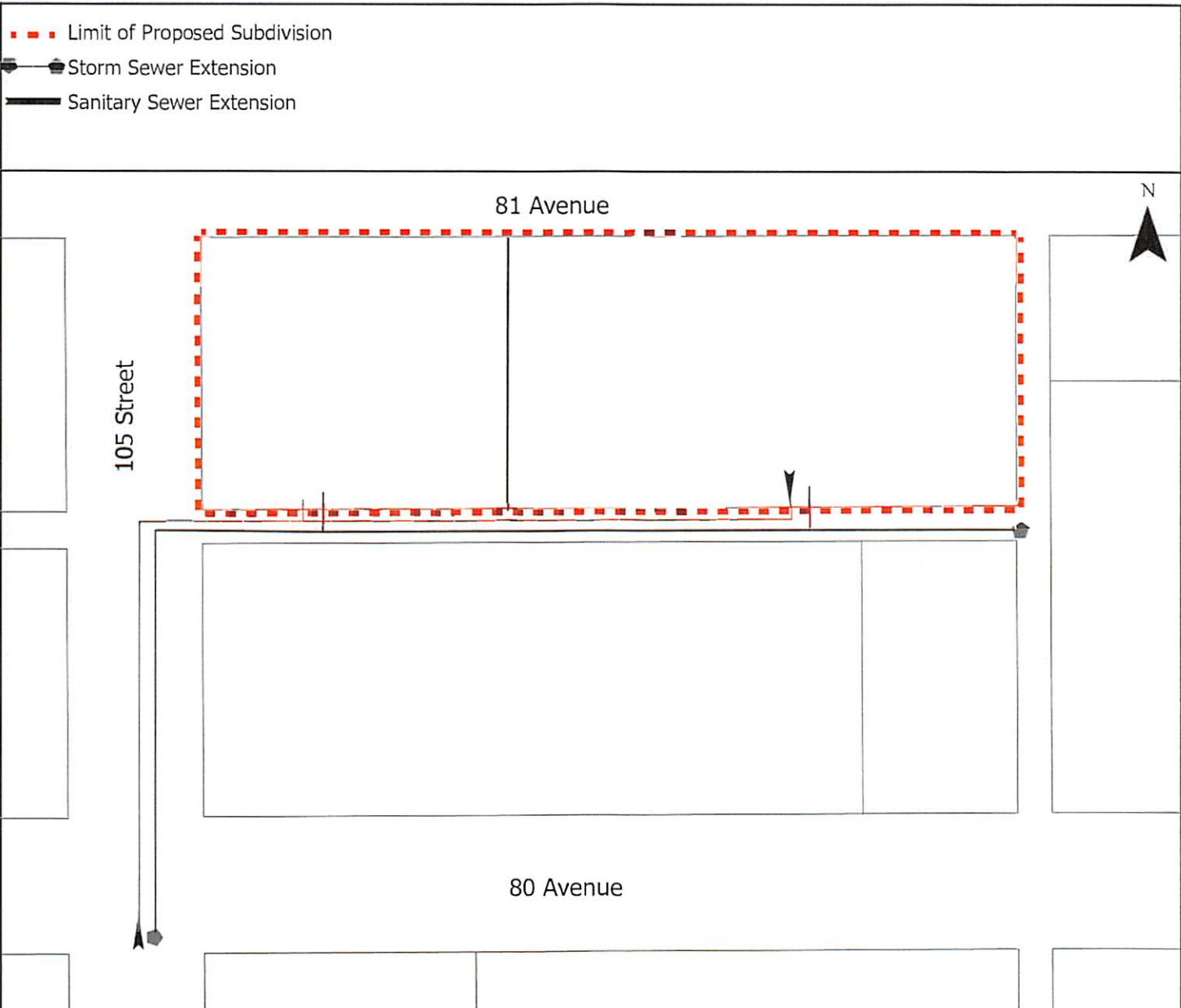
Regards,



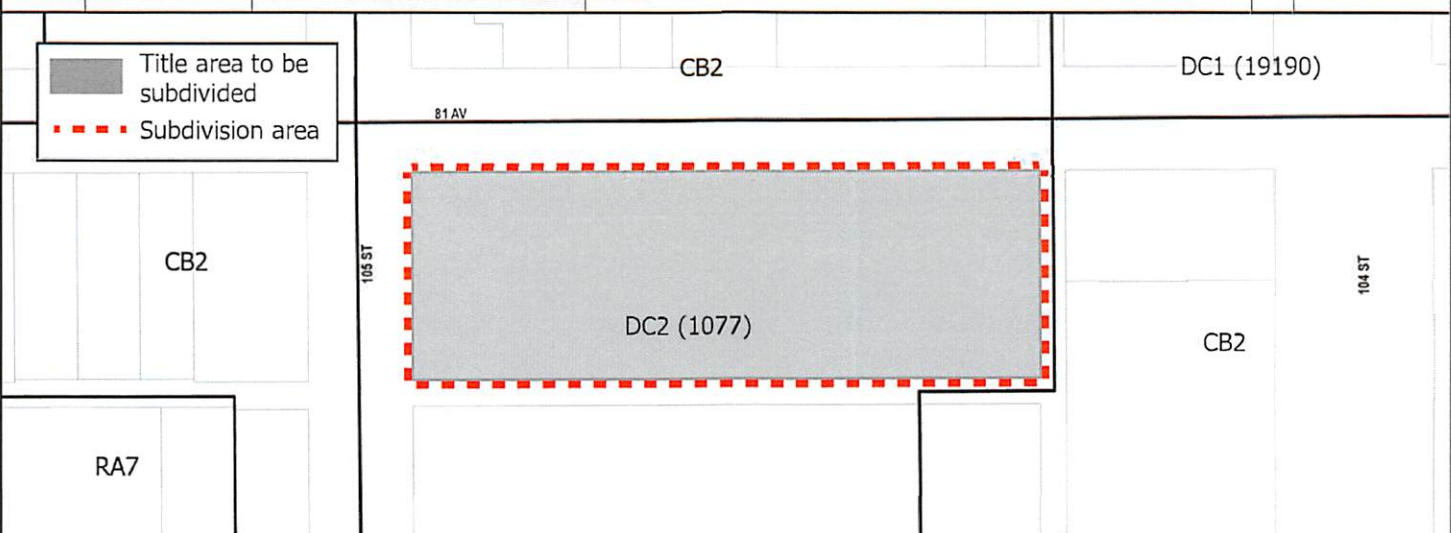
Blair McDowell
Subdivision Authority

BM/jv/Posse #438922511-001

Enclosure(s)



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

September 15, 2022

File No. LDA22-0386

Cameron Haldane
10713 122 Street NW
Edmonton, AB T5M 0A4

ATTENTION: Cameron Haldane

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 5710 HW, located north of 95 Avenue NW and east of 142 Street NW;
CRESTWOOD

The Subdivision by Plan is APPROVED on September 15, 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;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 being more prominent.

Blair McDowell
Subdivision Authority

BM/ak/Posse #438859805-001

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

- 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 the 142 Street NW service road. Upon redevelopment of proposed Lot 13A, the existing residential access to 142 Street NW service road 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.
- 142 Street NW is an existing transit route.

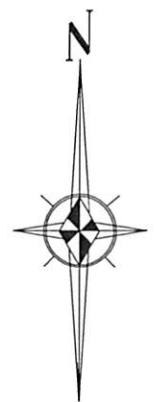
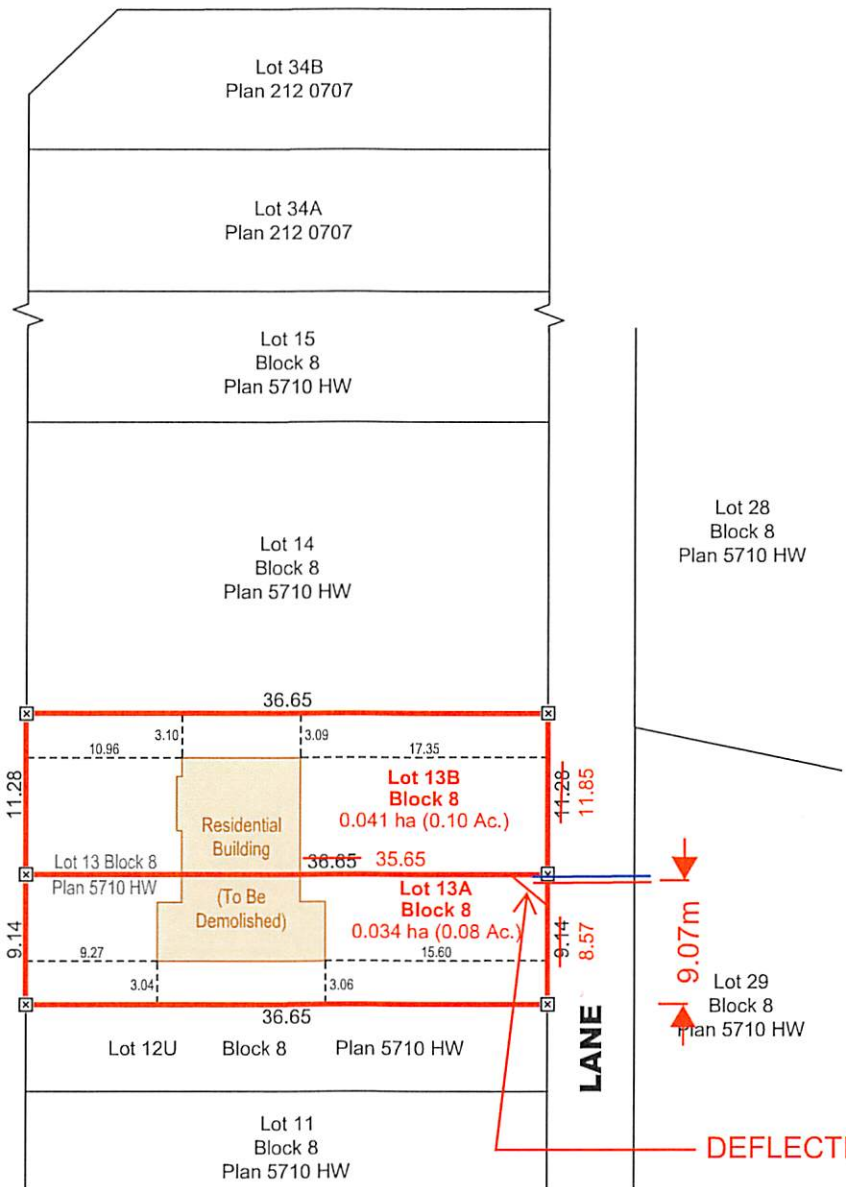
Building / Site

- 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.

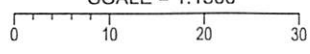
Servicing

- 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 9.07 m north of the south property line of Lot 13 off of the lane. The existing storm service enters the proposed subdivision approximately 10.4 m south of the north property line of Lot 13 off 142 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There are two existing power poles that may interfere with access to the proposed Lot 13A and 13B. Subdivision Planning recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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).

142ND STREET




SKETCH
SCALE = 1:1500



TENTATIVE PLAN
SHOWING PROPOSED SUBDIVISION
of all of
LOT 13 BLOCK 8 PLAN 5710 HW
(ADDRESS: 9603 142 Street NW)
within the
S.W.1/4 SEC. 36
TWP. 52 RGE. 25 W.4M.
CITY OF EDMONTON

PREPARED FOR:
Jennifer Riske & Julius Kettler

- LEGEND:**
- Area to be subdivided shown thus : - - - - -
 - Calculated positions shown thus: - - - - -
 - Total area to be subdivided = 0.075 Hectares (0.18 Acres).
 - All measurements are in meters or decimals thereof.

1	Legend Revised	Aug. 2, 2022	JHP / MAS
0	Plan Issued	Jul. 29, 2022	JHP / MAS
REV.	REVISION	DATE	INITIALS
 VELOCITY GROUP Surveying & Engineering Grande Prairie Peace River Beaumont Lloydminster Unit 104, 11302 - 98th Avenue, Grande Prairie, AB, T6V 8H4 Ph.: 587-259-8888		Job No. : 220352	
		CAD File: 220352_TE	
PAGE 1 of 1			



Subdivision Authority

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

September 15, 2022

File No. LDA22-0392

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 18, Block 11, Plan 5971 HW, located south of 119 Avenue NW and east of 40 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is **APPROVED** on September 15, 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;
2. that the owner remove and replace the existing lead water service to proposed Lot 18A (contact EPCOR Water Services at 780-412-6858); 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", written in a cursive style.

Blair McDowell
Subdivision Authority

BM/ak/Posse #442987247-001

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 40 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 1.40 m south of the north property line of Lot 18 off 40 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 18, BLK.11, PLAN 5971 H.W.

IN THE

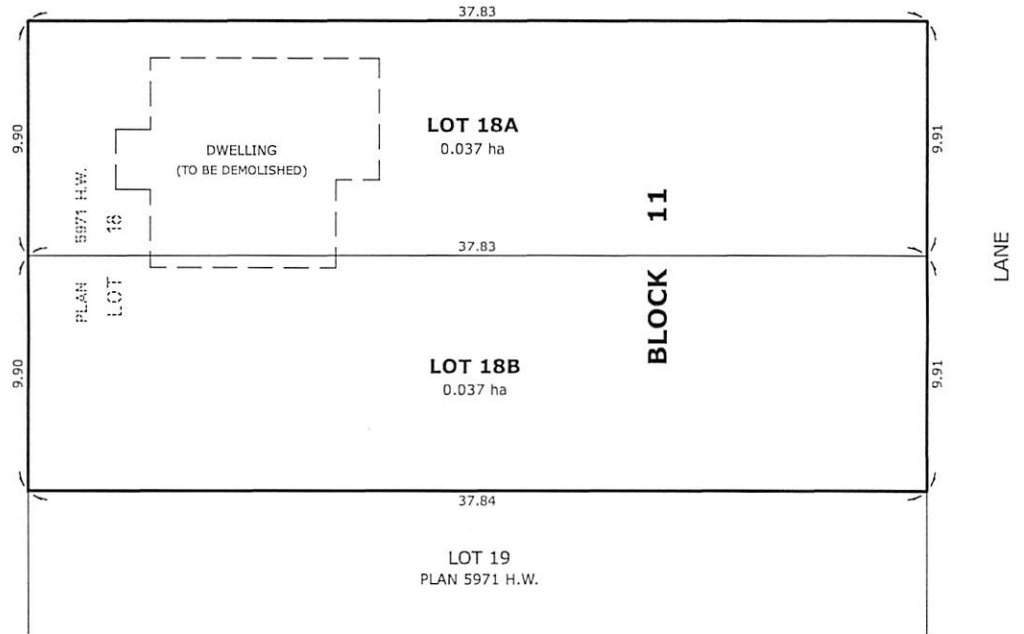
S.E.1/4 SEC.13 TWP.53 RGE.24 W.4 M.

EDMONTON, ALBERTA

119th AVENUE



40th STREET



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:	J.V.	DRAWN BY:	J.V.
DATE:	August 3, 2022	REVISED:	--
DRAWING	22S0616T	FILE NO.	22S0616



Subdivision Authority

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

September 15, 2022

File No. LDA22-0401

Satt Engineering Ltd.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 18, Plan 782 3016, located north of 20 Avenue NW and east of 41 Street NW; **DALY GROVE**

The Subdivision by Plan is APPROVED on September 15, 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/ak/Posse #443589581-001

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

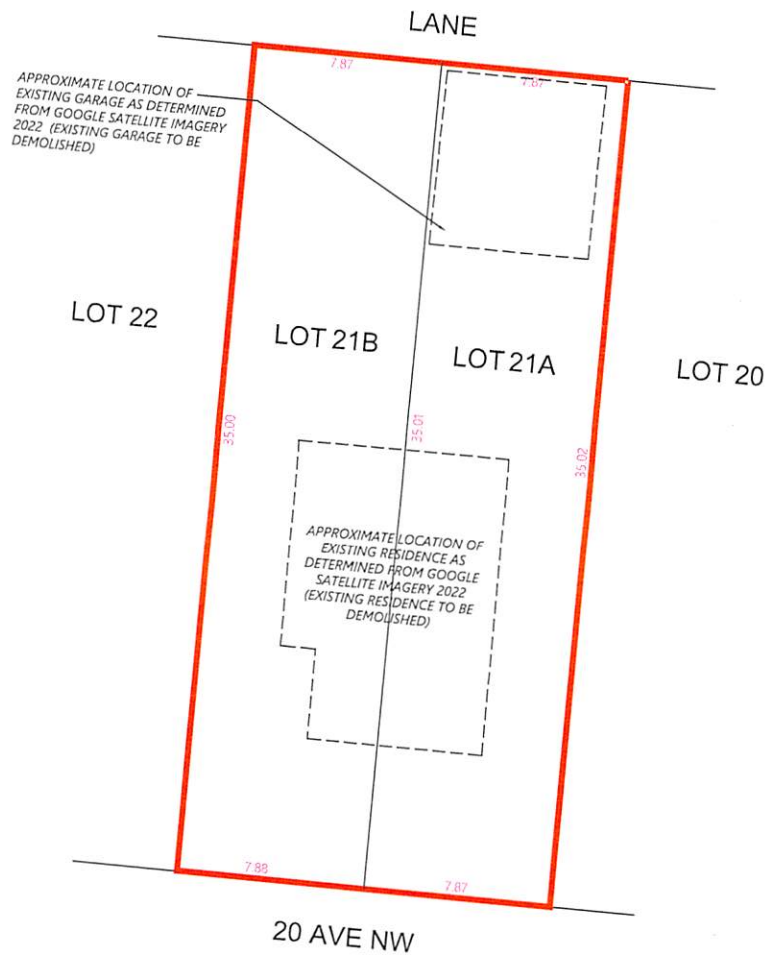
- There are existing boulevard trees adjacent to the site on 20 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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.
- The Daly Grove neighbourhood is one the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023-2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

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, sanitary and storm) enter the proposed subdivision approximately 0.6 m east of the west property line of Lot 21 off Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION OF
 LOT 21 BLOCK 18, PLAN 782 3016 WITHIN
 (N.E. 1/4 SEC.36, TWP.51, RGE. 24 - W. 4th MER.)
 DALY GROVE
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.055 ha



Satt Associates Inc.

Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6

(587) 315 6887

Job # : SUB22-211-1 Drawn by: AH Checked by: AA Date: AUG. 09, 2022