

Thursday, October 19, 2023
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 42

| | | | |
|----------------|---|--|----------------|
| PRESENT | | Blair McDowell, Chief Subdivision Officer | |
| 1. | ADOPTION OF AGENDA | | |
| MOVED | Blair McDowell That the Subdivision Authority Agenda for the October 19, 2023 meeting be adopted. | | |
| FOR THE MOTION | Blair McDowell | | CARRIED |
| 2. | ADOPTION OF MINUTES | | |
| MOVED | Blair McDowell That the Subdivision Authority Minutes for the October 12, 2023 meeting be adopted. | | |
| FOR THE MOTION | Blair McDowell | | CARRIED |
| 3. | OLD BUSINESS | | |
| 4. | NEW BUSINESS | | |
| 1. | LDA22-0444 445955221-001 | Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot 1, Block B, Plan 222 1011 located south of 28 Avenue SW and west of Heritage Valley Trail SW; CHAPPELLE | |
| MOVED | Blair McDowell That the application for subdivision be Approved as Amended. | | |
| FOR THE MOTION | Blair McDowell | | CARRIED |
| 2. | LDA23-0260 480579238-001 | Tentative plan of subdivision to create three (3) bare land condominium units from Lot 3, Block 18, Plan 192 3314, located south of Roper Road and east of 50 Street; PYLYPOW INDUSTRIAL | |
| MOVED | Blair McDowell That the application for subdivision be Tabled. | | |
| FOR THE MOTION | Blair McDowell | | CARRIED |
| 3. | LDA23-0105 469145119-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 13, Plan 3028 KS, located south of 101 Avenue NW and east of 79 Street NW; FOREST HEIGHTS | |

| | | |
|----------------|-----------------------------|---|
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 4. | LDA23-0178 475608696-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 8, Plan 2597KS, located south of 83 Avenue NW and west of 144 Street NW; LAURIER HEIGHTS |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 5. | LDA23-0219 479040792-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 23, Plan 5069 KS, located north of 85 Avenue NW and west of Buena Vista Road NW; LAURIER HEIGHTS |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 6. | LDA23-0262 482048899-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 16, Plan 2600 KS, located south of 79 Avenue NW and east of 145 Street NW; LAURIER HEIGHTS |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 7. | LDA23-0264 483197041-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 26, Block 18, Plan 2909 HW, located south of 111 Avenue NW and west of 149 Street NW; HIGH PARK |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 8. | LDA23-0265 483657688-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 5508 MC, located south of 39 Avenue NW and west of 121 Street NW; WESTBROOK ESTATES |
| MOVED | | Blair McDowell That the application for subdivision be Approved. |
| FOR THE MOTION | | Blair McDowell CARRIED |
| 9. | LDA23-0270 477841717-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 14, Plan 2601 KS, located north of 78 Avenue NW and west of 145 Street NW; LAURIER HEIGHTS |

| | | |
|----------------|---|----------------|
| MOVED | Blair McDowell | |
| | That the application for subdivision be Approved. | |
| FOR THE MOTION | Blair McDowell | CARRIED |
| 5. | ADJOURNMENT | |
| | The meeting adjourned at 10:15 a.m. | |



Subdivision Authority

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

October 19, 2023

File No. LDA22-0444

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) commercial lot from Lot 1, Block B, Plan 222 1011 located south of 28 Avenue SW and west of Heritage Valley Trail SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on October 19, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the commercial parcel a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner dedicate additional road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that subdivision LDA22-0439 be approved and registered prior to or concurrent with this application, to provide for the collector roadway;
7. that the owner register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
8. that the owner register easements for storm sewer, sanitary sewer and overland drainage, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 a temporary offset 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 II. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner construct the first two (2) lanes of the Heritage Valley Trail SW to an arterial roadway standard from 32 Avenue SW to 35 Avenue SW, including channelization, 3m shared use path on both sides, accesses, lighting, landscaping and any transitional improvements, intersection improvements and right turn bay, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Substantial construction completion will be completed no later than November 2025, to the satisfaction of Subdivision and Development Coordination. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for arterial;
9. that the owner construct the first two (2) lanes of the Heritage Valley Trail SW to an arterial roadway standard from 35 Avenue SW to 141 Street SW, including channelization, 3m shared use path on both sides, accesses, lighting, landscaping and any transitional improvements, intersection improvements and right turn bay, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

Substantial construction completion will be completed no later than November 2026, to the satisfaction of Subdivision and Development Coordination. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for arterial;

10. that the owner construct the right-in / right-out access to Heritage Valley Trail SW, including construction of a centre median and modifications to paint lines, the existing shared use path, utilities and landscaping necessary to support the access location, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
11. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosures I and II. 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; and
12. that the owner construct offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II.

III That the Deferred Servicing Agreement required in Clause I (2) require that upon further subdivision or upon the issuance of a development permit on the commercial parcel, whichever occurs first, that the owner, or its successor in title, will be required to complete the following should access be proposed to 28 Avenue:

1. that an access to 28 Avenue SW will be reviewed in conformance to the Access Management Guidelines and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
2. further to condition III.1., that the owner construct a right-out only access to 28 Avenue SW including relocation/reconstruction of the existing centre median and modifications to paint lines, the existing shared use path, utilities and landscaping necessary to support the access location, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination.

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

Municipal Reserve (MR) for Lot 1, Block B, Plan 222 1011 was addressed by Deferred Reserve Caveat (DRC) with LDA13-0016. 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/jm/Posse #445955221-001

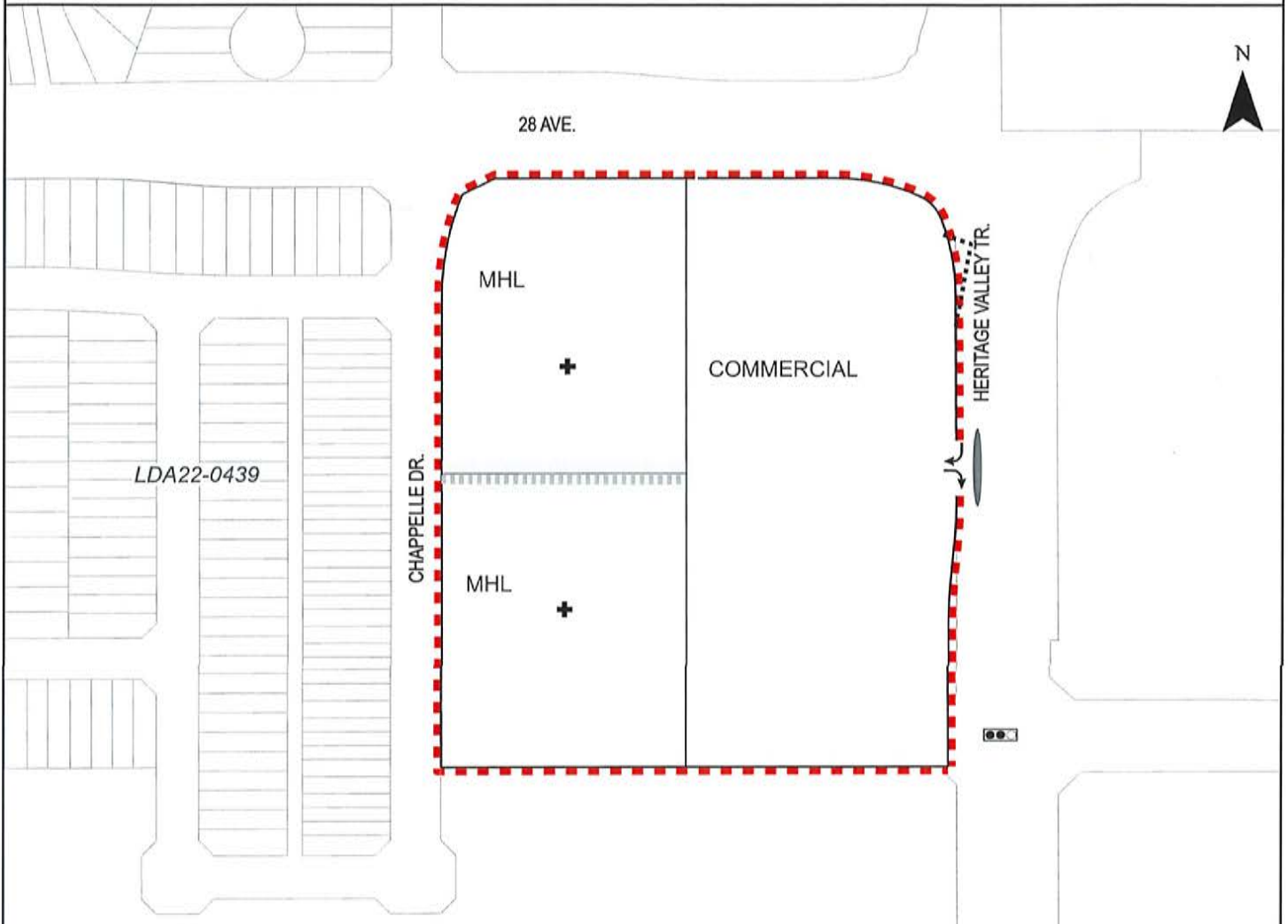
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

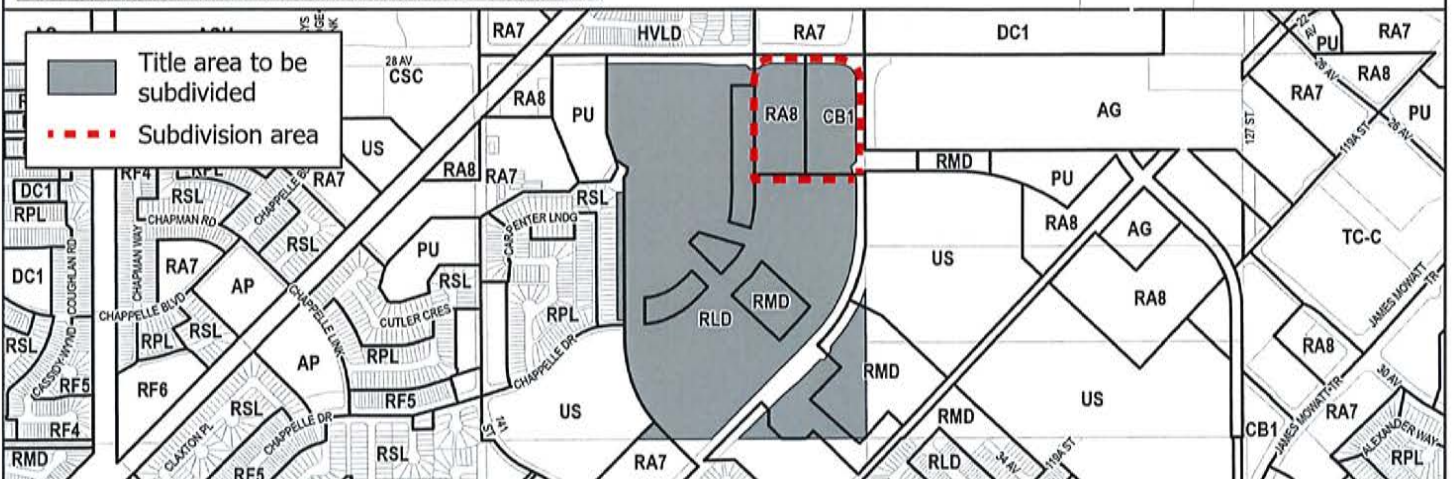
October 19, 2023

LDA22-0444

- | | | |
|--|---|---|
|  Limit of proposed subdivision |  Payment for Traffic Signal | |
|  Register Mutual Access Easement |  Register Disturbed Soil RC | |
|  Construct median, details to be reviewed in detailed engineering stage |  Construct Right-in/right-out access, details to be reviewed in detailed engineering stage |  Register storm sewer, sanitary sewer and overland drainage easement |
| |  Dedicate additional road right of way | |



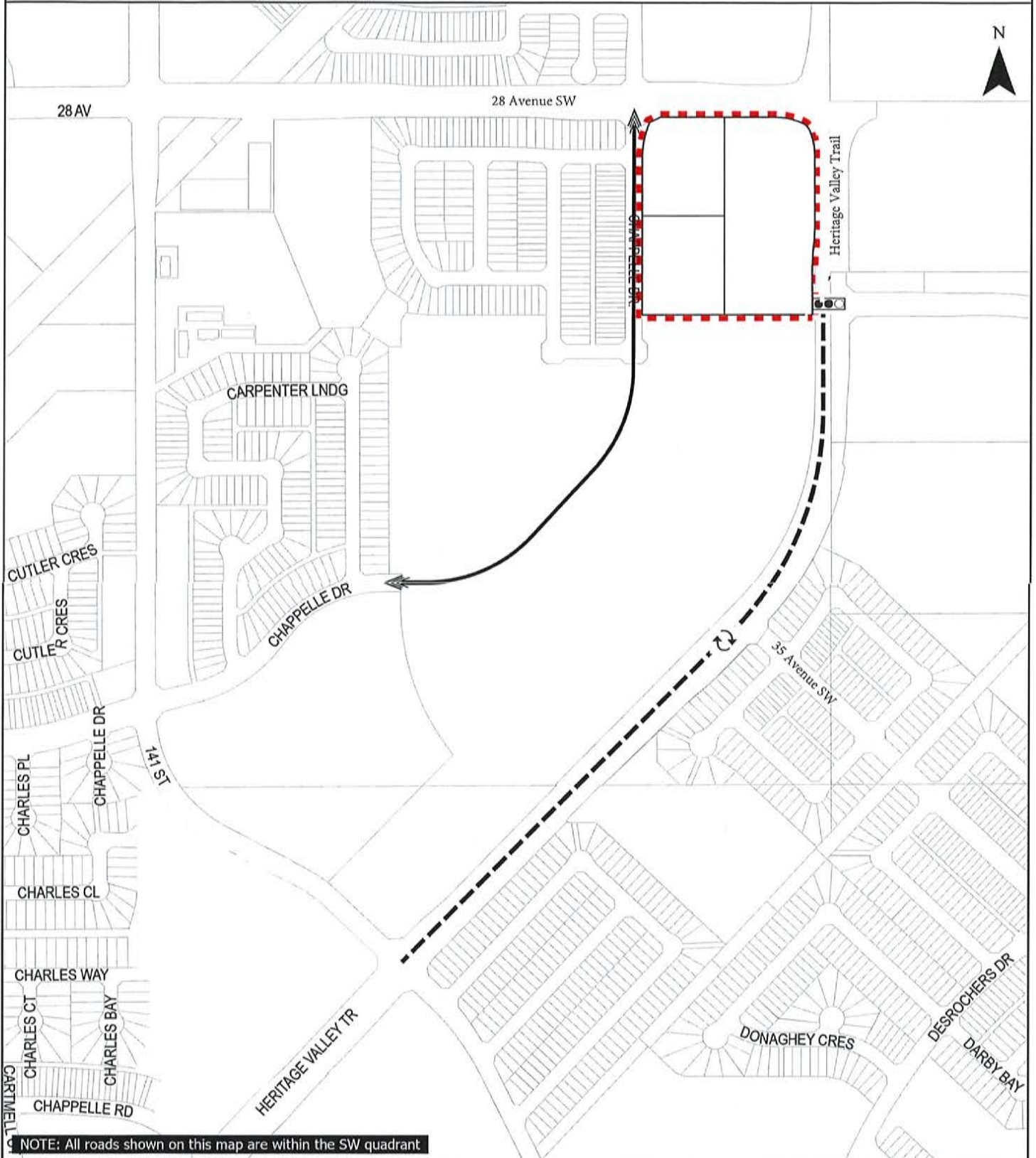
NOTE: All roads shown on this map are within the SW quadrant



SUBDIVISION CONDITIONS OF APPROVAL MAP

October 19, 2023 LDA22-0444

- ■ ■ Limit of proposed subdivision
- — — Construct first two lanes to an arterial roadway standard
- ⊠ Traffic signal
- ↔ Watermain extension
- ↻ Temporary 12 m radius gravel turnaround



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

October 19, 2023

File No. LDA23-0105

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

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 13, Plan 3028 KS, located south of 101 Avenue NW and east of 79 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on October 19, 2023, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed southern lot;
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 stylized with a large initial "B" and a long horizontal stroke at the end.

Blair McDowell
Subdivision Authority

BM/ms/Posse #469145119-001

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 79 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 79 Street NW. Upon redevelopment of proposed Lot 7B, the existing residential access to 79 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 7.32 m south of the north property line of Lot 7 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.
- 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 7 BLOCK 13, PLAN 3028 KS WITHIN
 (N.E. 1/4 SEC. 34, TWP. 52, RGE. 24 - W. 4th MER.)
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

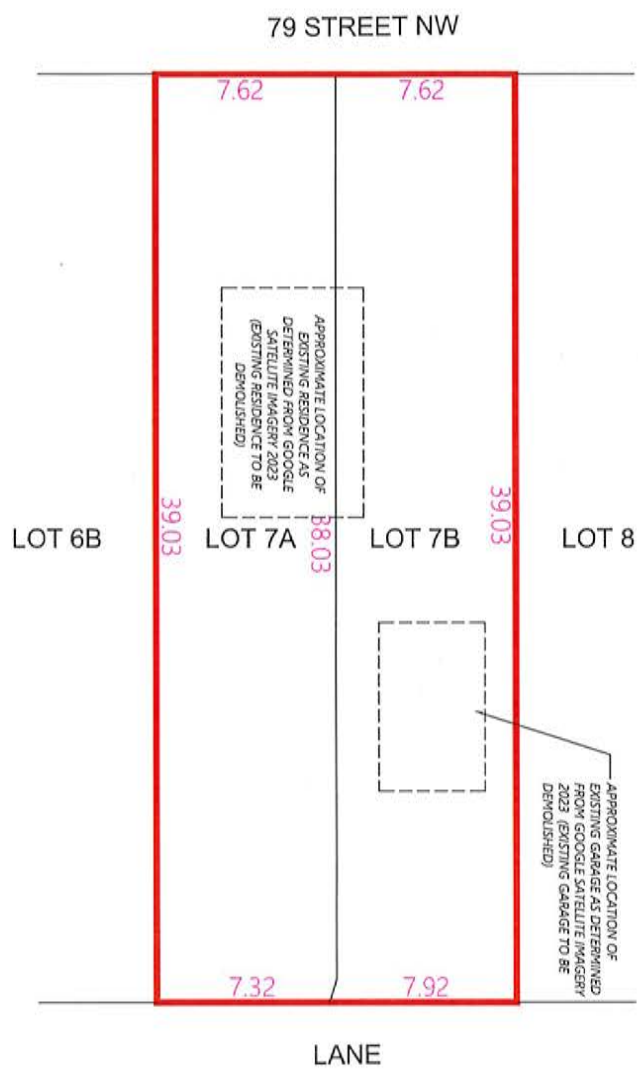
1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS ——— AND CONTAINS 0.0594ha

REV/01 - Oct 16, 2023 - Lot line deletion

Satt Associates Inc.
Always Striving For Excellence
 #206 - 5132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 8887 | landsurvey@sattengs.com | www.sattengs.com

CLIENT: T&J WEST HOMES LTD.

Job #: SUB-23-377-1 Drawn by: DHP Checked by: AA Date: APR. 11, 2023



APPROXIMATE LOCATION OF EXISTING RESIDENCE AS DETERMINED FROM GOOGLE SATELLITE IMAGERY 2023 (EXISTING RESIDENCE TO BE DEMOLISHED)

APPROXIMATE LOCATION OF EXISTING GARAGE AS DETERMINED FROM GOOGLE SATELLITE IMAGERY 2023 (EXISTING GARAGE TO BE DEMOLISHED)



Subdivision Authority

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

October 19, 2023

File No. LDA23-0178

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 13, Block 8, Plan 2597 KS, located south of 83 Avenue NW and west of 144 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on October 19, 2023, 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 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/ms/Posse #475608696-001

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 are existing concrete stairs that encroach onto the 144 Street NW road right-of-way that must be removed, or that the owner must enter into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

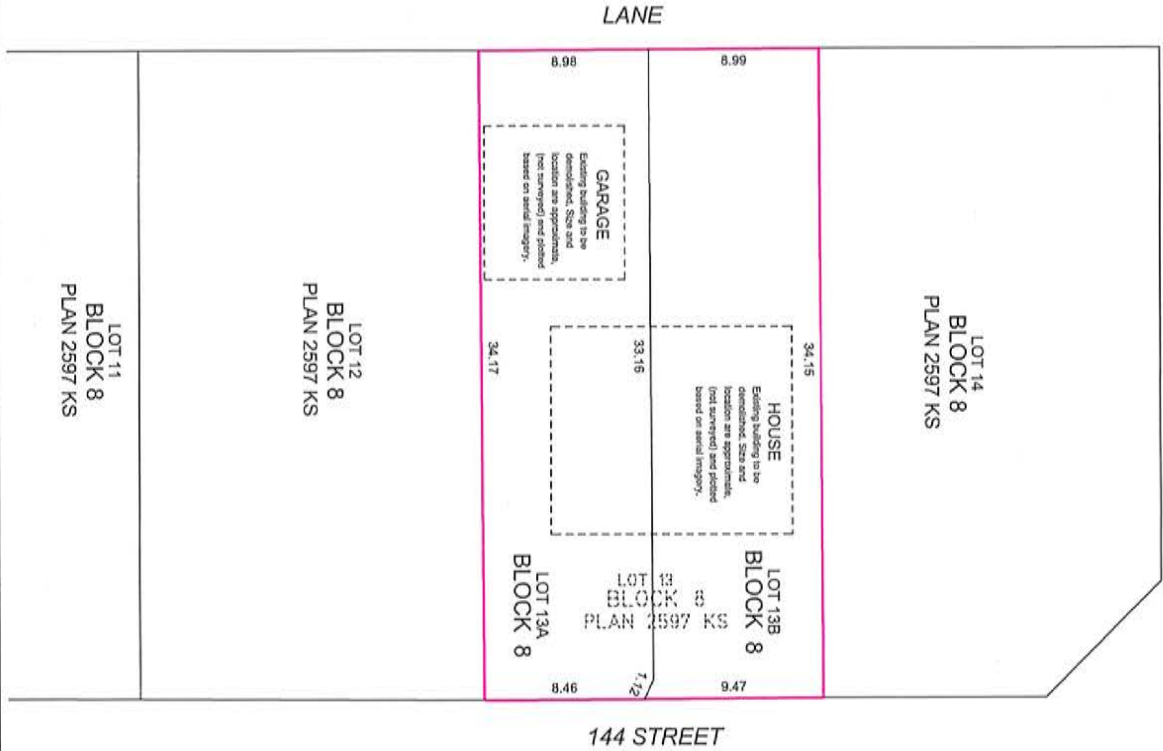
Building / Site

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

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 7.3 m north of the south property line of Lot 13 off of the lane. The existing storm service enters the proposed subdivision approximately 8.9 m south of the north property line of Lot 13 off 144 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).

ROAD



CRIMSON COVE HOMES INC.

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE ZONING OF THIS SUBJECT AREA IS R21.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: AND CONTAINS 0.057 HA.



| REV. NO. | DATE | REVISIONS | BY |
|----------|--------------|-------------------------|----|
| 2 | DEC. 11/2023 | LOT OPERATIONAL | DN |
| 1 | MAY 11/2023 | ORIGINAL PLAN COMPLETED | DN |

LAURIER HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

LOT 13, BLOCK 8, PLAN 2597 KS
WITHIN THE
S.E. 1/4 SEC. 26 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA



Pals Geomatics 2023
Plan: 1:250

Plan: (780) 424-2117 Fax: (780) 421-2047
Email: edmonton@palsgeomatics.com
15004-124 Street NW, Edmonton, Alberta T5K 1K7

FILE NO. 6236105507 DRAFTER BR: CN CHECKED BY: DS



Subdivision Authority

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

October 19, 2023

File No. LDA23-0219

Ivo Nedev Surveying Ltd.
18811 96 Avenue NW
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 23, Plan 5069 KS, located north of 85 Avenue NW and west of Buena Vista Road NW;
LAURIER HEIGHTS

The Subdivision by Plan is APPROVED on October 19, 2023, 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 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 9 of the Matters Related to 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", with a stylized flourish at the end.

Blair McDowell
Subdivision Authority

BM/ms/Posse #479040792-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site 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 driveway access to 85 Avenue NW. Upon redevelopment of proposed Lot 14B, the existing residential access to 85 Avenue 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.

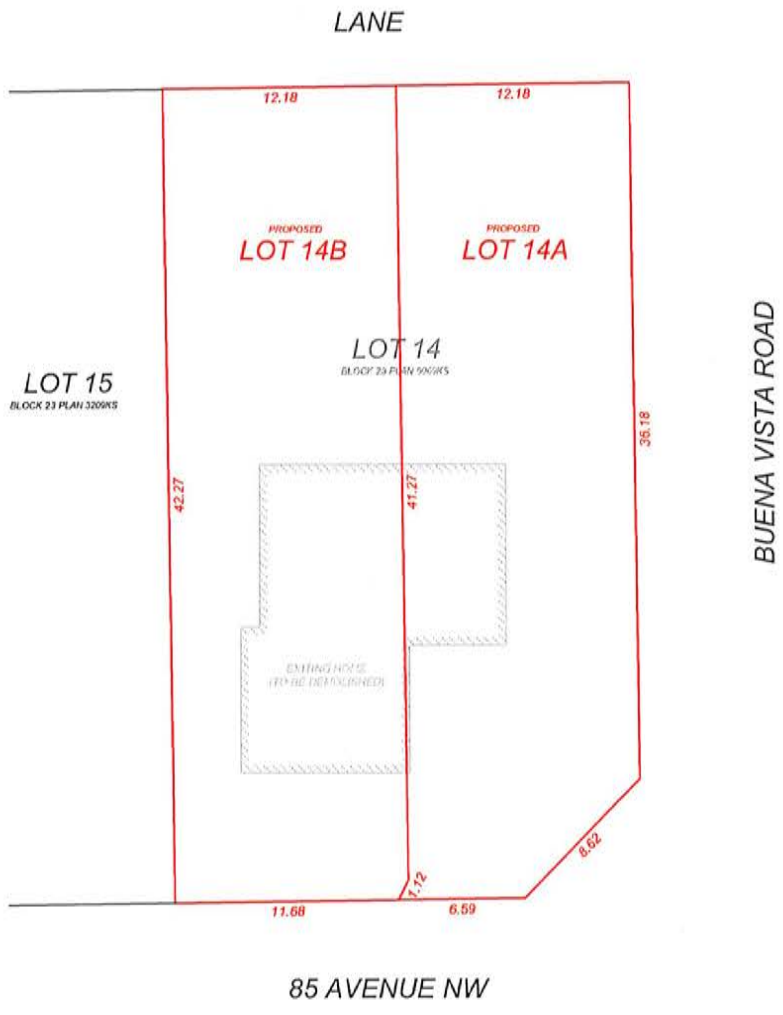
Building / Site

- 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 9.14 m east of the west property line of existing Lot 14, off of the lane. The existing storm service enters the proposed subdivision approximately 12.19 m east of the west property line of existing Lot 14, off 85 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.
- 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).

- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 14A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will 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).



GENERAL NOTES

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas and dimensions are subject to confirmation by a legal property survey.
5. The location and dimensions of any existing structures shown are approximate.

REVISION HISTORY

| | |
|---------------------------|----------------|
| 1. Issued for Approval | July 19, 2023 |
| 2. Re-issued for Approval | Sept. 22, 2023 |
| 3. Re-issued for Approval | Oct. 6, 2023 |
| | |
| | |

LEGAL DESCRIPTION: Lot 14 Block 23 Plan 5069KS
 MUNICIPAL ADDRESS: 13804 - 85 Avenue NW, Edmonton, AB
 NEIGHBORHOOD: Laurier Heights

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
 REV:3 PROJECT: 2023526


 we get to the point
 18811 - 96 Avenue NW, Edmonton, AB, T5T 5L2
 www.ivosurveys.ca
 Ph: (780) 666-2511
 Fax: (780) 666-2359



Subdivision Authority

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

October 19, 2023

File No. LDA23-0262

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 35, Block 16, Plan 2600 KS, located south of 79 Avenue NW and east of 145 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on October 19, 2023, 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 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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/ms/Posse #482048899-001

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

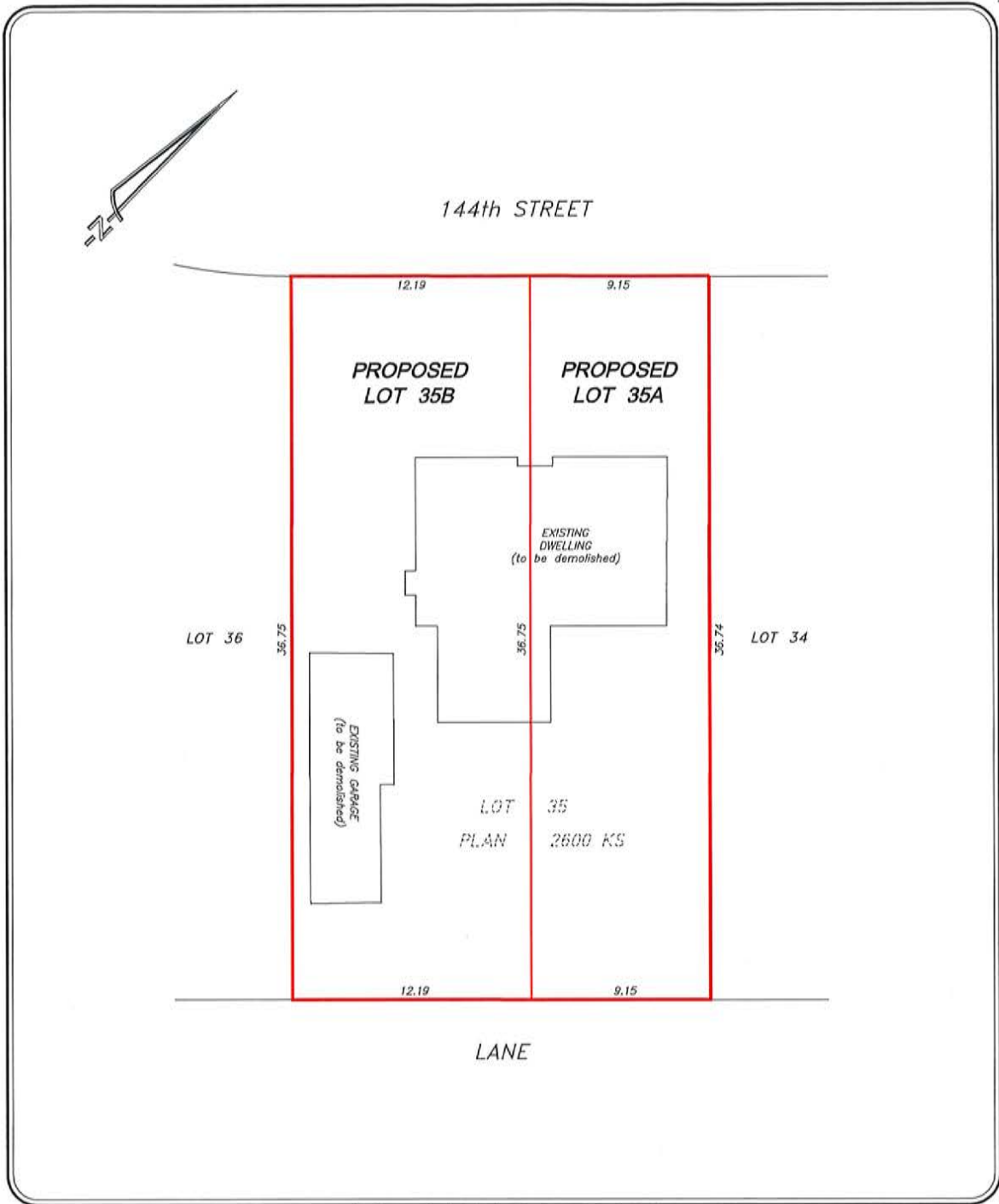
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 144 Street NW. Upon redevelopment of proposed Lot 35B, the existing residential access to 144 Street NW must be 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 10.1 m south of the north property line of Lot 35 off of the lane. The existing storm service enters the proposed subdivision approximately 10.6 m south of the north property line of Lot 35 off 144 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

| | |
|--|-----------------------|
| LOT: 35 BLOCK: 16 PLAN: 2600 KS | |
| BUILDER/OWNER: CENTROID CONSTRUCTION LTD. | SUB.: LAURIER HEIGHTS |
| ADDRESS: 7803-144 STREET NW | ZONING: RF1 |
| CONTACT: humam@centroidconstruction.com | EDMONTON |
| CERTIFICATE OF TITLE AREA | 0.078 ha |
| AREA IN PARCEL(S) BEING CREATED | 0.078 ha |
| 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 THUS ●

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

October 19, 2023

File No. LDA23-0264

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 26, Block 18, Plan 2909 HW, located south of 111 Avenue NW and west of 149 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on October 19, 2023, 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 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

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/ms/Posse #483197041-001

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 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 150 Street NW. Upon redevelopment of proposed Lot 26B, the existing residential access to 150 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

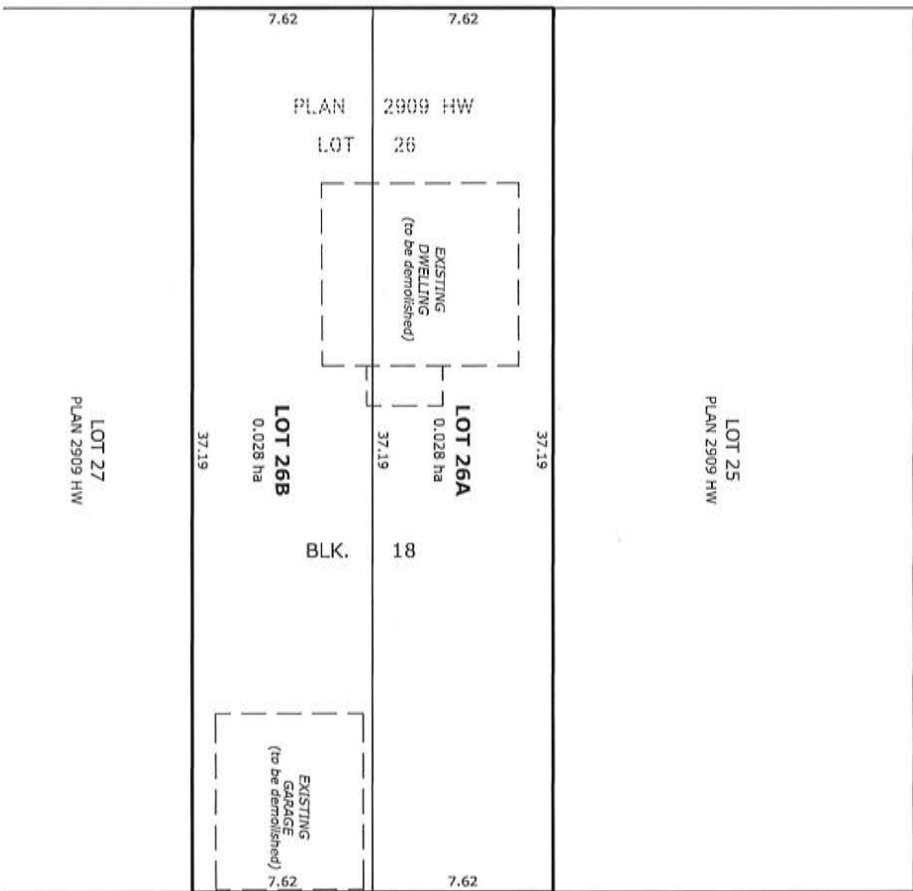
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 2.8 m south of the north property line of Lot 26 off 150 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 26, BLK.18, PLAN 2909 H.W.
 IN THE
S.W.1/4 SEC.11, TWP.53, RGE.25, W. 4M.
EDMONTON, ALBERTA

SCALE 1:200 2023 R.W. SIMPSON, A.L.S.
 0 5 10m
 5m



150th STREET
 to 111th AVENUE



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



8929 - 26th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5505 | F 780.464.4450 | hagen@hagensurveys.com
 your competitive surveying partner

SURVEYOR'S STAMP



| | | | |
|----------------|---------------|-----------|---------|
| CALCULATED BY: | -- | DRAWN BY: | V.O.T. |
| DATE: | AUG. 31, 2023 | REVISION: | -- |
| DRAWING: | 23S0471T | FILE NO.: | 23S0471 |



Subdivision Authority

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

October 19, 2023

File No. LDA23-0265

BM Homes Ltd.
101 - 1316 Windermere Way SW
Edmonton, AB T6W 0P1

ATTENTION: William Yin

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 7, Plan 5508 MC, located south of 39 Avenue NW and west of 121 Street NW;
WESTBROOK ESTATES

The Subdivision by Plan is APPROVED on October 19, 2023, 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 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 9 of the Matters Related to 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". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/ms/Posse #483657688-001

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 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 39 Avenue NW. Upon redevelopment of either lot, the existing residential access to 39 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- There is an existing access to 121 Street NW. Upon redevelopment of proposed Lot 20B, the existing residential may require removal to align with current standard practice. 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.

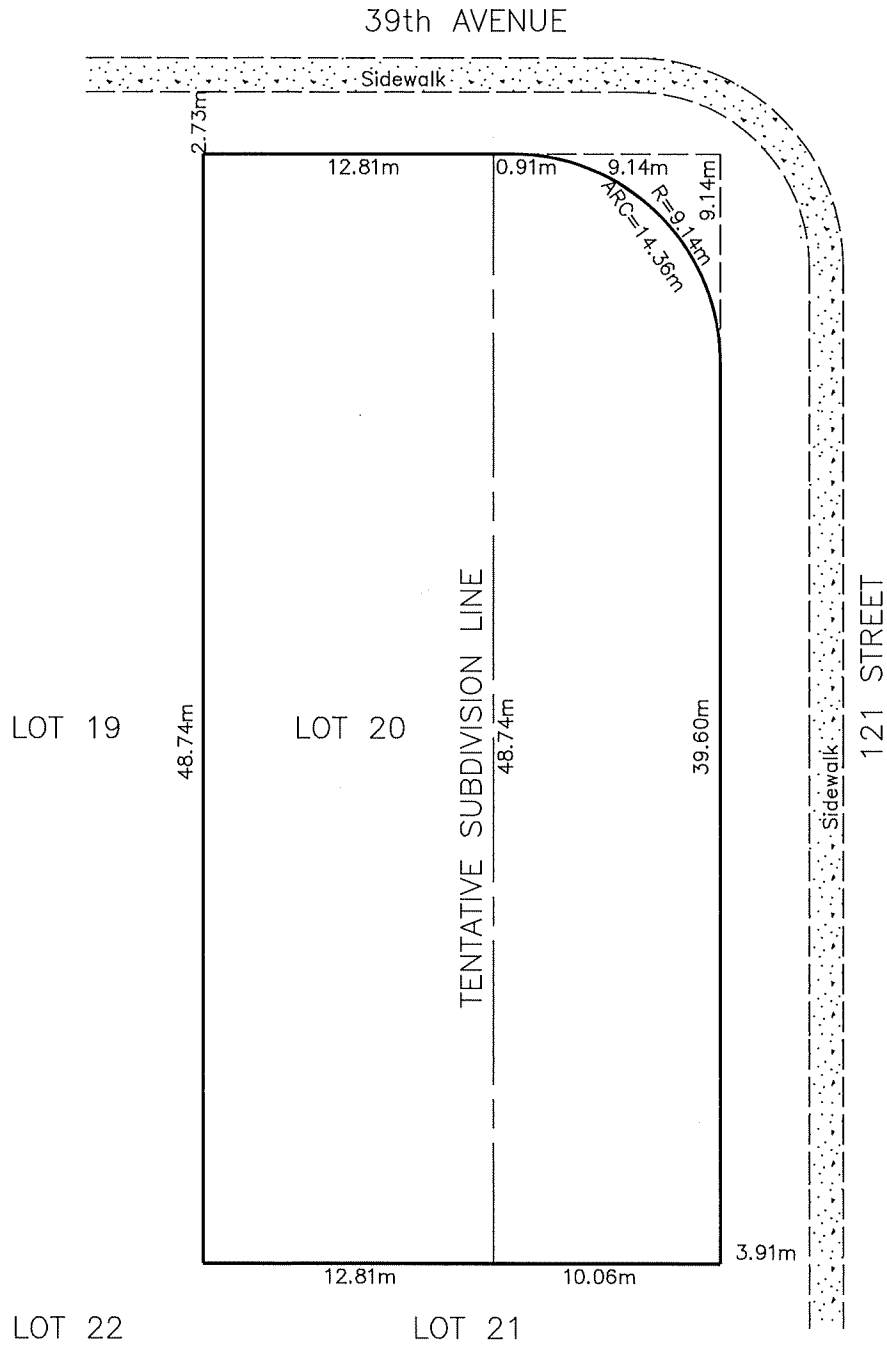
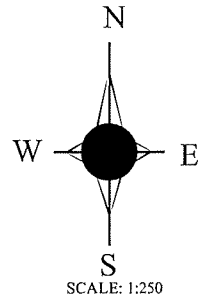
Servicing

- 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, sanitary, and storm) enter the proposed subdivision approximately 14.3 m east of the west property line of Lot 20 off 39 Avenue NW. 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 SUBDIVISION PLAN FOR
 LOT 20 BLOCK 7 PLAN 5508MC
 12103-39 Ave NW
 CITY OF EDMONTON

DATUM: ASCM ELEV: _____m
 TO ALL ELEVATIONS SHOWN, ADD: 600.00m
 09 SEPTEMBER 2021



BM HOMES LTD.
 (780) 428-3683



Subdivision Authority

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

October 19, 2023

File No. LDA23-0270

Jenelle Gartner
8518 142 Street NW
Edmonton, AB T5R 0M2

ATTENTION: Jenelle Gartner

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 14, Plan 2601 KS, located north of 78 Avenue NW and west of 145 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on October 19, 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 9 of the Matters Related to 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". The signature is fluid and cursive, with the first name being more prominent.

Blair McDowell
Subdivision Authority

BM/ms/Posse #477841717-001

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 78 Avenue NW. Upon redevelopment of proposed Lot 14A, the existing residential access to 78 Avenue 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 8.24 m west of the east property line of Lot 14 off the lane. The existing storm service enters the proposed subdivision approximately 9.91 m east of the west property line of Lot 14 off 78 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.
- 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

LOT 14, BLOCK 14, PLAN 2601 KS
14608 - 78 AVENUE, EDMONTON, ALBERTA

