

Thursday, November 17, 2022

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 46

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell
	That the Subdivision Authority Agenda for the November 17, 2022 meeting be adopted.

FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell
	That the Subdivision Authority Minutes for the November 10, 2022 meeting be adopted.

FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA22-0387 438222470-001	Tentative plan of subdivision to create one (1) commercial lot from Lot 1, Block 2, Plan 152 5329 located north of Stony Plain Road NW and west of 186 Street NW; SUNWAPTA INDUSTRIAL
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MOVED	Blair McDowell
	That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA22-0477 426829177-001	Tentative plan of subdivision to create 1 Municipal Reserve (MR) lot, 1 future MR lot, and 1 Multi-unit Housing (MHL) lot from Lot 6, Block 2, Plan 6215V, located south 162 Avenue NW and east of 95 Street NW; EAUX CLAIRES
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MOVED	Blair McDowell
	That the application for subdivision be Approved.

FOR THE MOTION	Blair McDowell	CARRIED
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3.	LDA21-0595 414463507-001	REVISION of conditionally approved tentative plan of subdivision to create 153 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility Lot (PUL) from a portion of roadway to be closed, and the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; SECORD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA22-0096 413238948-001	REVISION of conditionally approved tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 96, Block 38, Plan 802 1675, located north of 33 Avenue NW and west of 35 Street NW; BISSET
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA22-0507 451330405-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 7, Plan 2597 KS, located north of 80 Avenue NW and east of 144 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 10:10 a.m.	



Subdivision Authority

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

November 17, 2022

File No. LDA22-0387

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

ATTENTION: Jeanne Calder

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

I The Subdivision by Plan is APPROVED on November 17, 2022, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner registers a utility easement in favour of EPCOR Drainage Services Inc., to allow for a storm and sanitary sewer main to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the sanitary and storm connection proposed under subdivision LDA22-0056 be constructed prior to or concurrent with this application;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services Inc., against the lots with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey;

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner constructs offsite sanitary and storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot 1, Block 2, Plan 152 5329 was addressed by money in place with LDA19-0031.

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 #438222470-001

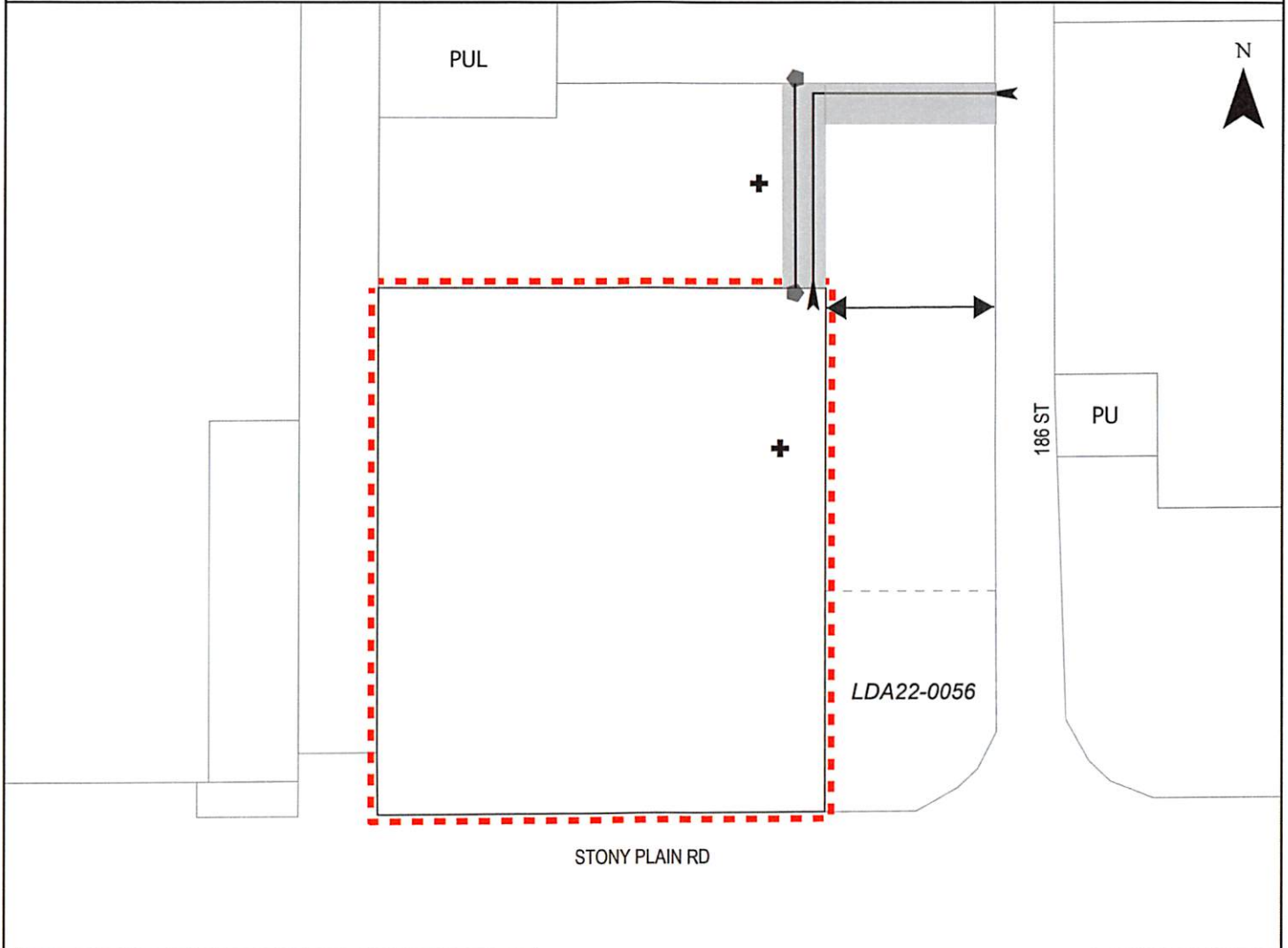
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

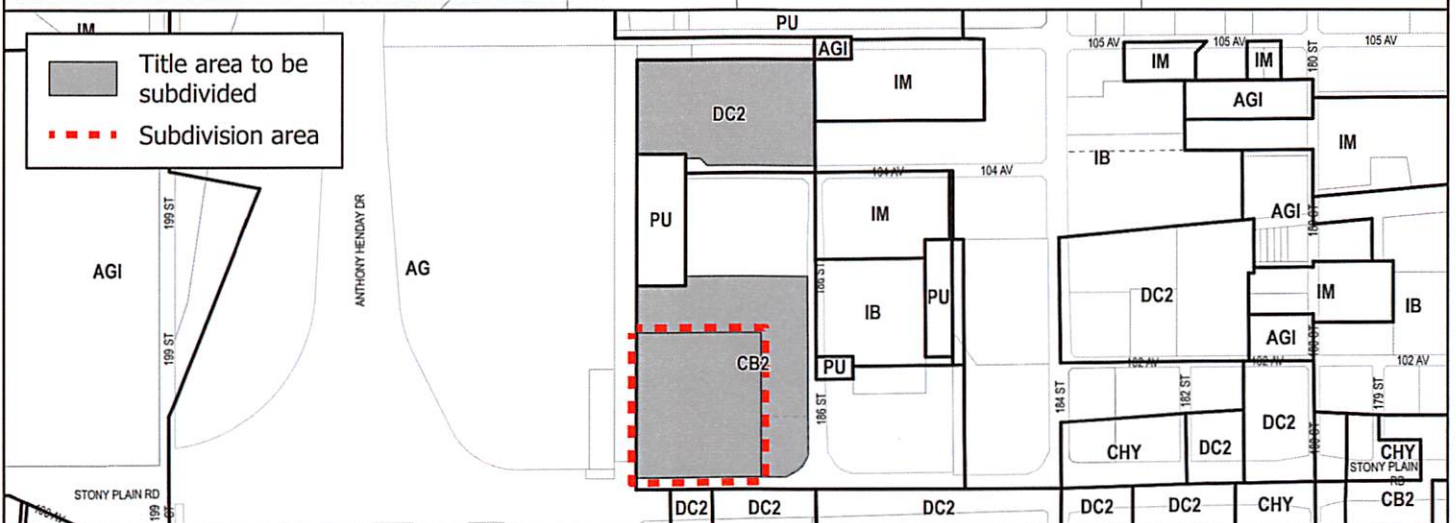
November 17, 2022

LDA22-0387

-  Limit of proposed subdivision
-  Cross lot access easement
-  Utility easement
-  Sanitary sewer extension
-  Storm sewer extension
-  Restrictive covenant re: Disturbed soil



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





Subdivision Authority

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

November 17, 2022

File No. LDA22-0477

Eins Consulting
7409 111 Street NW
Edmonton, AB T6G 0E6

ATTENTION: Ryan Eidick

RE: Tentative plan of subdivision to create 1 Municipal Reserve (MR) lot, 1 future MR lot, and 1 Multi-unit Housing (MHL) lot from Lot 6, Block 2, Plan 6215V, located south 162 Avenue NW and east of 95 Street NW; **EAUX CLAIRES**

I The Subdivision by Plan is APPROVED on November 17, 2022, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.206 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that LDA22-0325 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner dedicate additional road right-of-way on 160 Avenue NW to accommodate the complete streets design and cross-section to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following 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;
6. that the owner construct 160 Avenue NW 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;
7. that the owner construct a 2.5 mono-walk with a straight-faced curb and gutter along 160 Avenue NW roadway adjacent to the (future) school site to tie into the existing cross-section to accommodate pick-up/drop-off activity. Details relative to this requirement will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner install a fire hydrant, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provides full site servicing for the MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
10. that the owner is responsible for the removal of the existing chain link fencing, within the private property, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map;
11. that the owner construct all fences wholly on privately-owned land, the Municipal Reserve (MR) lot, and the future MR lot to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Reserve lots, Future Reserve Lot, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 6, Block 2, Plan 6215V in the amount of 0.206 ha is being provided by dedication with this subdivision. The adjacent 0.373 ha future MR parcel will be acquired by the City to assemble the school park site.

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/tv/Posse #426829177-001

Enclosure(s)

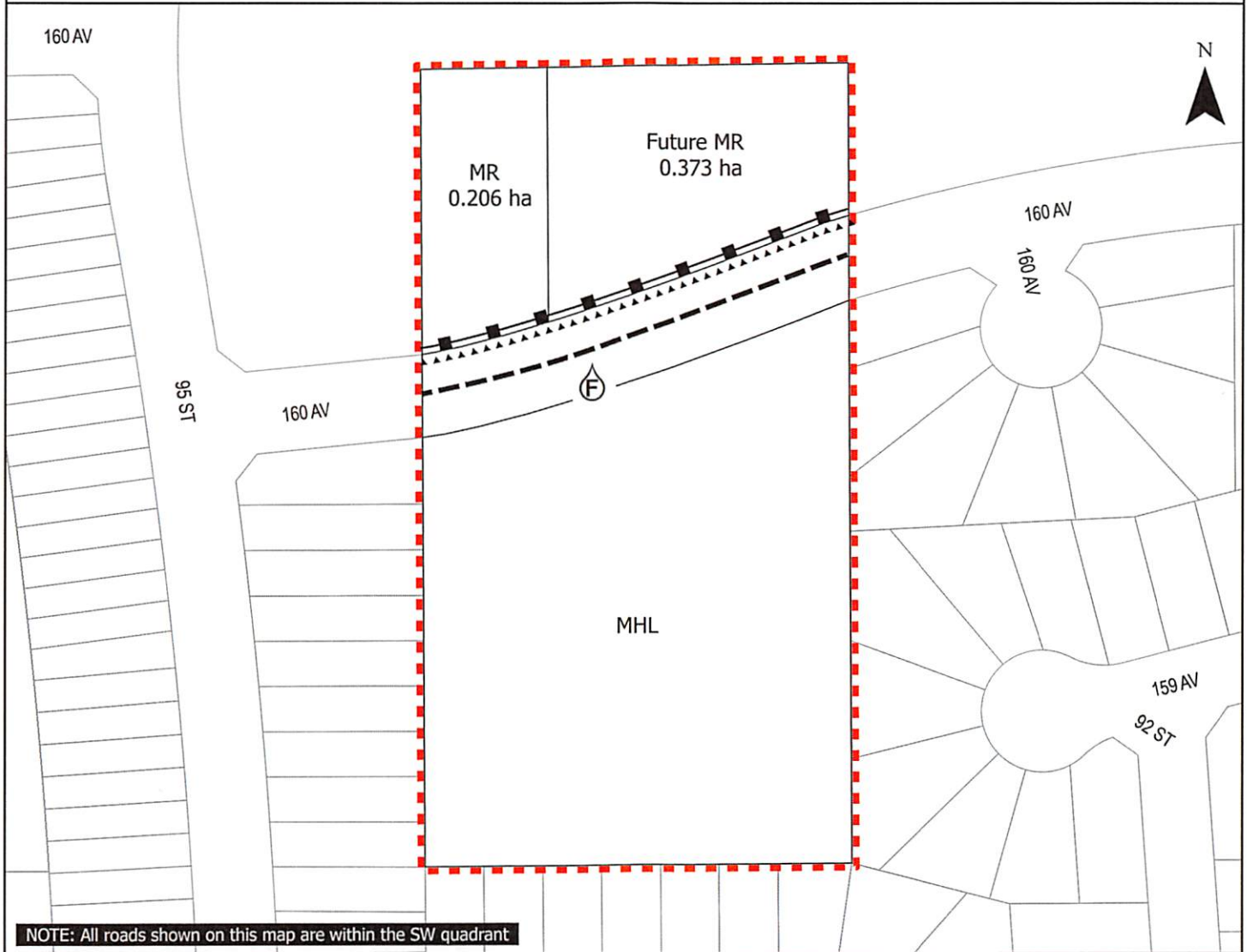
SUBDIVISION CONDITIONS OF APPROVAL MAP

November 17, 2022

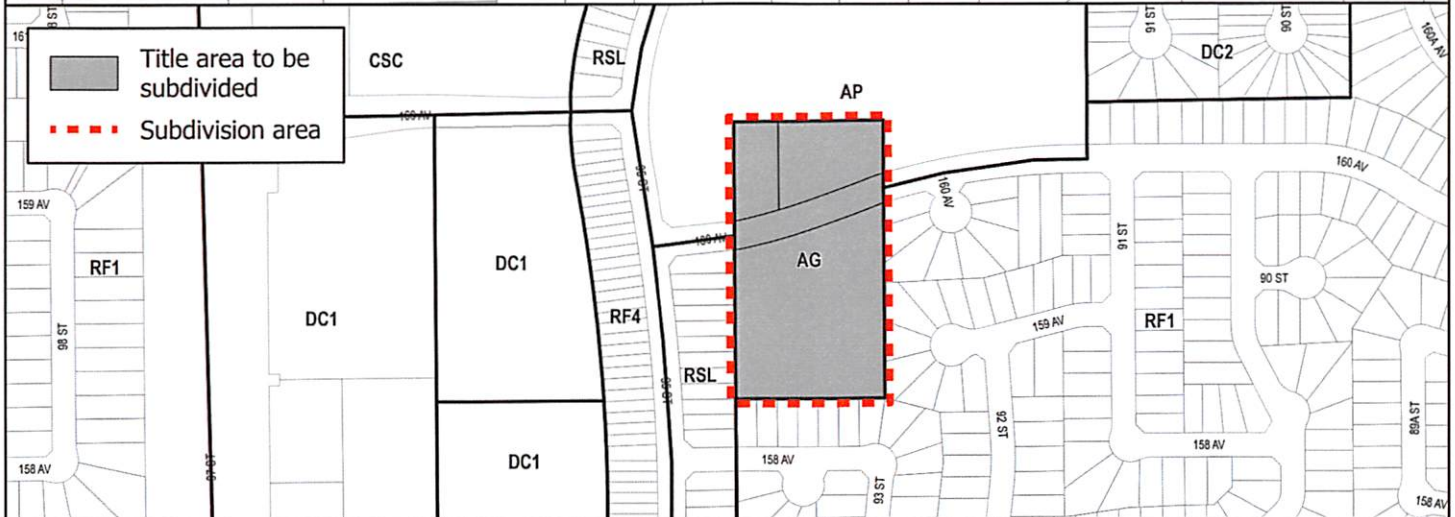
LDA22-0477

- Limit of proposed subdivision
- Post and rail fence
- ▲▲▲▲▲ 2.5 m mono-walk

- - - Construct to complete streets design
- Ⓣ Fire hydrant



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

November 17, 2022

File No. LDA21-0595

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

ATTENTION: Yolanda Lew

RE: REVISION of conditionally approved tentative plan of subdivision to create 153 single detached residential lots, 20 row housing lots, one (1) multi-unit housing lot (MHL), and one (1) Public Utility Lot (PUL) from a portion of roadway to be closed, and the SW 36-52-26-W4M located north of 92 Avenue NW and east of 231 Street NW; **SECORD**

This application was originally approved on March 24, 2022. This change request revises the original approval by adding a phase (Phase 3) for 2 lots within the former Phase 1. This allows the remainder of Phase 1 to proceed independently of the associated road closure application.

I The Subdivision by Plan is APPROVED on November 17, 2022, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,306,012.50 representing 2.350 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 must register a road plan to dedicate road right-of-way to conform to an approved Concept Plan to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for the northbound turnbay and a roundabout, as shown on Enclosure II. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
5. that the owner dedicate road right-of-way to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services to facilitate the construction of the westbound right turn bay on 92 Avenue NW at 231 Street NW, as shown on Enclosures II;
6. that subject to Condition I (4) and I (5) above, the owner clear and level 231 Street NW and 92 Avenue NW as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination;

7. that the owner dedicate additional road right of way, and modify the property lines of the proposed lots adjacent to 228 Street, should it be deemed necessary through the review of engineering drawings and to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I;
8. that the owner dedicate additional road right-of-way, and modify the property line of the proposed lot, for a larger corner cut at the alley/alley intersection in Phase 1, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for waste management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
9. that the phasing boundary be amended to include a portion of local road with Phase 1, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the approved subdivision LDA19-0104, be registered prior to or concurrent with this application, to provide logical roadway extensions;
12. that Charter Bylaw 20023 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
13. that LDA21-0615 to close a portion of 92 Avenue shall be approved prior to the endorsement of the plan of survey;
14. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking the berm and fence, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct 92 Avenue NW to an arterial roadway standard, from the existing terminus west of Secord Boulevard NW to 231 Street NW, to an approved Concept Plan, including the roundabout at 228 Street NW, channelization, accesses, intersections, 3 m shared use path, 1.8 m concrete sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II. Details of the roundabout design and the north/south local road approaches will be reviewed in further detail through the engineering drawing review and approval process. Substantial completion of 92 Avenue is required by October 2024;
9. that the owner construct the first two lanes of 231 Street NW to an arterial roadway standard, from 92 Avenue NW north to tie into the upgraded portion of 231 Street NW, including turn bays, channelization, access, intersection, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on the Enclosure II. Preliminary plans are required to be approved for 231 Street prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination. Substantial completion of 231 Street is required by October of 2025;
10. that the owner construct 228 Street NW to an approved Complete Streets design and cross-section, including the access construction for the HDR parcel, as shown on the "Conditions of Approval" map, Enclosure I. The access must align with the opposing local road intersection. The Complete Streets design and cross-section details for the local roadway will be reviewed and finalized through the engineering drawing review and approval process;
11. that the engineering drawings include identification of the abandoned well site(s), demonstrating that a 3 m drive aisle will be available should the 10 m x 15 m working area be occupied due to well repairs, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals, 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;
13. that the owner pays for the installation of "no parking" signage on the collector and local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct the east/west alley adjacent to the MHL parcel to a commercial standard, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
18. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner construct a noise attenuation fence contained wholly within private property, for all lots backing onto 92 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto or flanking 231 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway;
21. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
22. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 36-52-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA14-0444. MR in the amount of \$1,306,012.50 representing 2.35 ha, is being provided by money in place with this terminal subdivision. Money in place of MR will change with the dedication of the westbound turnbay. Subsequent to receipt of money in place of MR, the existing DRC 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,

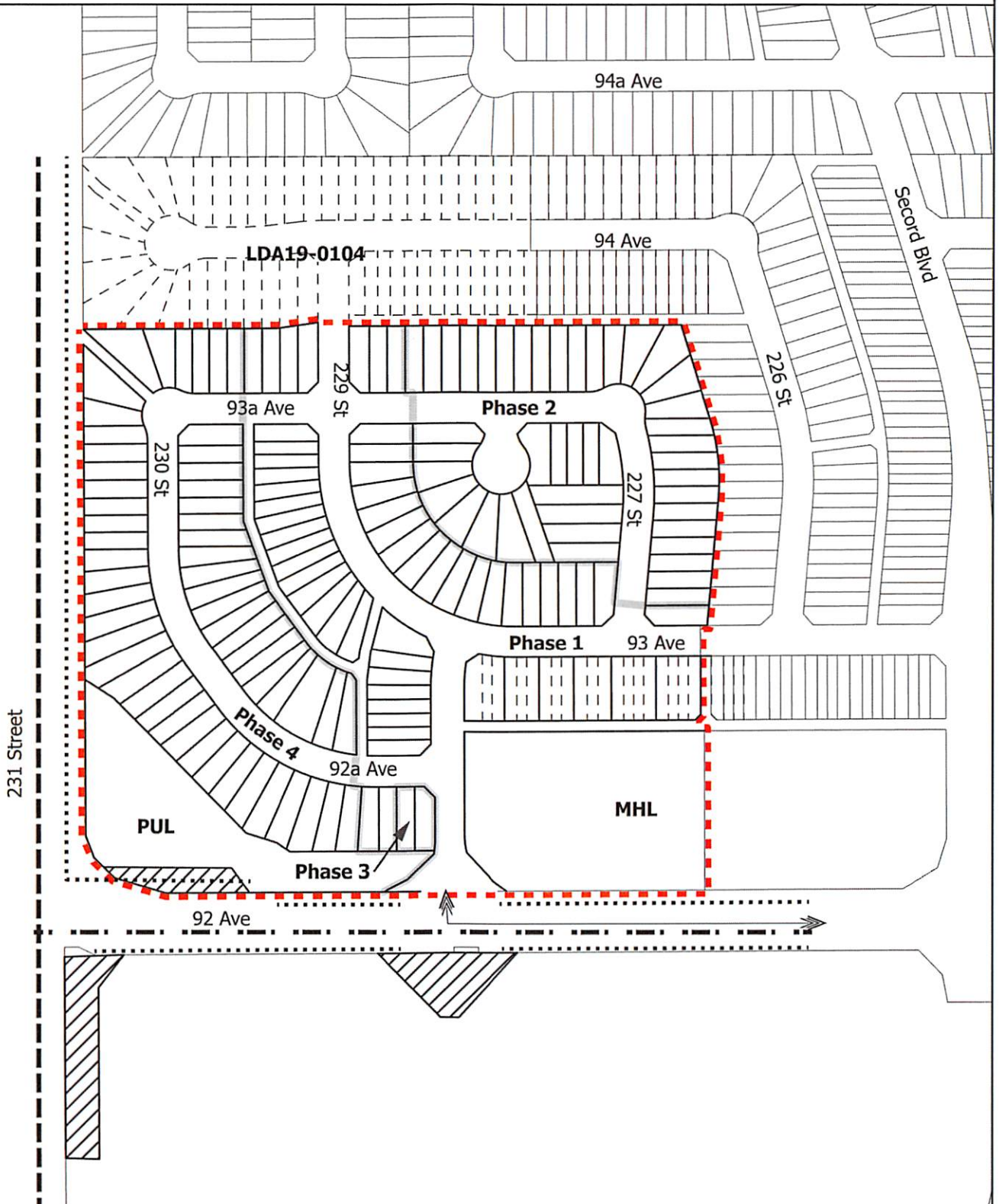


Blair McDowell
Subdivision Authority

BM/jv/Posse #414463507-001

Enclosure(s)

- Limit of proposed subdivision
- 3m Hard surface shared use path
- Watermain extension
- Construct first 2 lanes to arterial roadway standard
- Construct to Arterial roadway standard
- Dedicate as road right of way/ Register Road Plan



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

November 17, 2022

File No. LDA22-0096

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

ATTENTION: Floyd Stochinski

RE: REVISION of conditionally approved tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 96, Block 38, Plan 802 1675, located north of 33 Avenue NW and west of 35 Street NW; **BISSET**

This application was originally approved on April 7, 2022. This change request revises the lot widths of the original approval.

The Subdivision by Plan is APPROVED on November 17, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/kc/Posse #413238948-001

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 is an existing access to 33 Avenue NW. Upon redevelopment of proposed Lot 96B, the existing residential access to 33 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, sanitary and storm service) enter the proposed subdivision approximately 0.3 m west of the east property line of Lot 96 off 33 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
 SHOWING PROPOSED SUBDIVISION OF
 LOT 96 BLOCK 38, PLAN 802 1675 WITHIN
 (N.E. 1/4 SEC.1, TWP.52, RGE. 24 - W. 4th MER.)
 BISSET
 EDMONTON, ALBERTA
 SCALE: 1:200



Note:

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.048 ha

Satt Associates Inc.
Always Striving For Excellence.

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
 (587) 315 6887

REV 1 - REVISED LOT PROPOSED SUBDIVISION LINE - OCT 17, 2022

Job # : SA21- 1000	Drawn by: DHP	Checked by: AA	R00
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Subdivision Authority

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

November 17, 2022

File No. LDA22-0507

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 5, Block 7, Plan 2597 KS, located north of 80 Avenue NW and east of 144 Street NW; **LAURIER HEIGHTS**

The Subdivision by Plan is APPROVED on November 17, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a light blue circular stamp.

Blair McDowell
Subdivision Authority

BM/fw/Posse #451330405-001

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

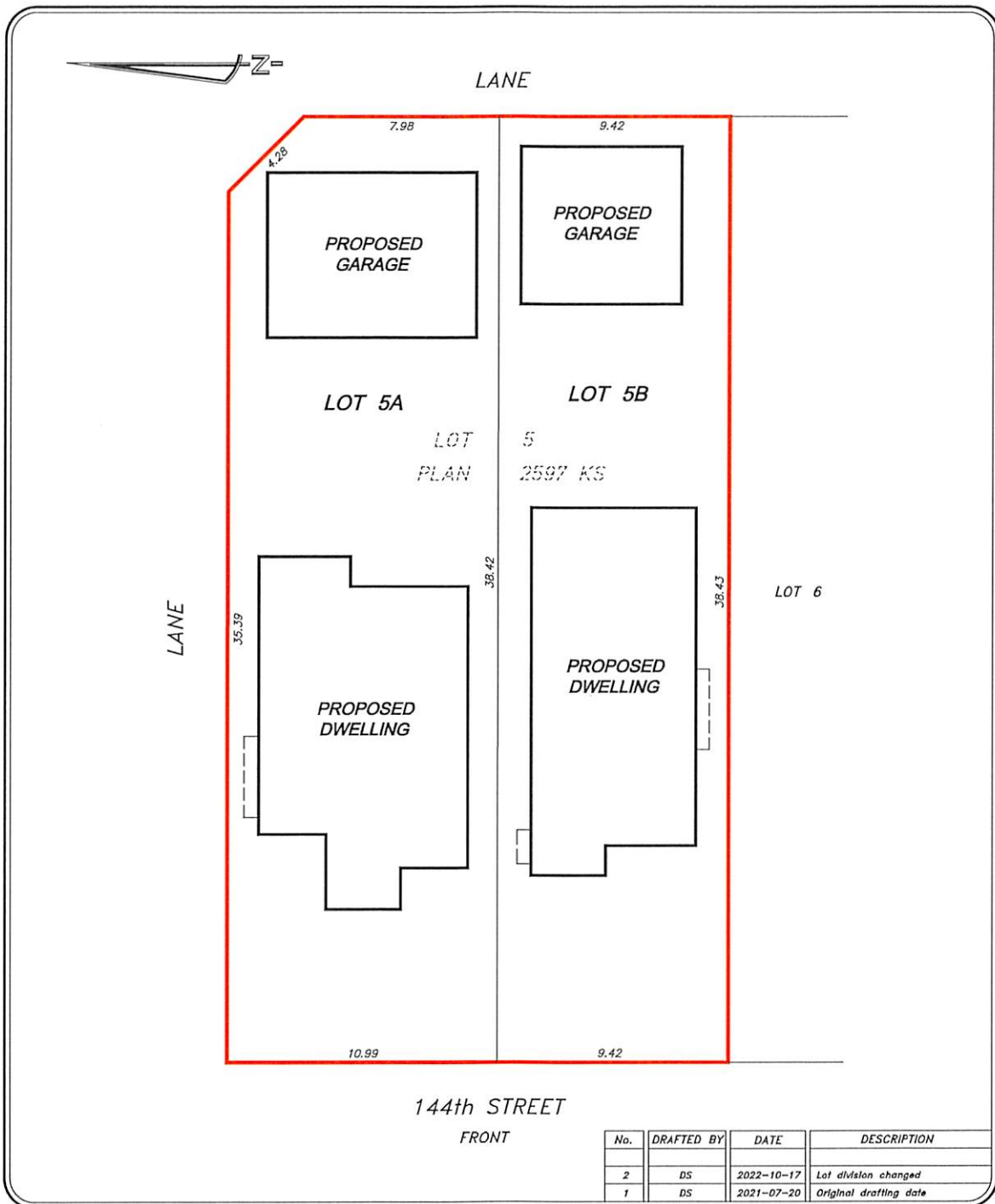
- There are existing boulevard trees adjacent to the site on 144 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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 8.8 m north of the south property line of existing Lot 5 off the lane east of 144 Street. The existing storm service enters the proposed subdivision approximately 10.2 m south of the north property line of existing Lot 5 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: 5		BLOCK: 7	PLAN: 2597 KS
BUILDER/OWNER: ASHTON HOMES		SUB.: LAURIER HEIGHTS	
ADDRESS: 8207-144 STREET NW		ZONING: RF1	
CONTACT: info@albertageo.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 ●			
FILE: E21492S		SCALE 1:200	DRAWN BY: D.S.
		CHECKED BY: P.S.	CHECKED BY: 2022-10-17

Alberta Geomatics Inc.

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