

Thursday, April 23, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 16

PRESENT	Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 23, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the April 16, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	CARRIED
3.	OLD BUSINESS	
1.	LDA14-0495 157733737-001	REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 60 semi-detached lots, four (4) row housing lots, one (1) commercial lot and one (1) Municipal Reserve (MR) lot from the SE 13-53-26-W4M, located west of Winterburn Road and north of Yellowhead Trail; KINGLET GARDENS
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	CARRIED
4.	NEW BUSINESS	
1.	LDA19-0537 348075569-001	Tentative plan of subdivision to create 16 row housing lots, from, Lot A, Block 23, Plan 192 2251, located east of Rabbit Hill Road SW and south of 15 Avenue SW; GLENRIDGING RAVINE
MOVED	Blair McDowell	
	That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	CARRIED

2.	LDA20-0034 352377211-001	Tentative plan of subdivision to create four (4) semi-detached residential lots, two (2) single detached residential lots, one (1) multi-unit housing lot (MHL), one (1) Public Utility Lot, and one (1) Municipal Reserve lot from Lot 300, Block 21, Plan 182 2562, located south of 25 Avenue SW and west of 66 Street SW; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA20-0083 353618364-001	Tentative plan of subdivision to create 6 single detached residential lots from the SE 19-52-25-W4M, located north of Glastonbury Boulevard and west of 199 Street NW; GLASTONBURY
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA15-0080 167992217-001	REVISION of conditionally approved tentative plan of subdivision to create 176 single detached , and (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; CHAPPELLE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA20-0074 355666515-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan 6871 ET, located south of 97 Avenue NW and east of 155 Street NW; WEST JASPER PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0080 356215458-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 14, Plan 5070 HW, located north of 95 Avenue NW and east of 85 Street NW; HOLYROOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

April 23, 2020

File No. LDA14-0495

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 60 semi-detached lots, four (4) row housing lots, one (1) commercial lot and one (1) Municipal Reserve (MR) lot from the SE 13-53-26-W4M, located west of Winterburn Road and north of Yellowhead Trail; **KINGLET GARDENS**

The application was originally approved on January 31, 2019. This revision proposes four (4) additional single detached lots along Goldfinch way.

I The Subdivision by Plan is APPROVED on April 23, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.83 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 provide Municipal Reserve (MR) in the amount of 2.76 ha by a Deferred Reserve Caveat (DRC) registered proportionately against the proposed and the remnant lots pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the lots identified be withheld from registration until the temporary emergency access is no longer required, as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the subdivision boundary be amended to include the dedication of Winterburn Road NW to conform to an approved Concept Plan or Preliminary Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that subject to Condition I(6) above, the owner clear and level Winterburn Road NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
8. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Winterburn Road NW, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 (3) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 4 metre (m) gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs the additional two (2) lanes of Winterburn Road NW to an arterial roadway standard including shared use path, concrete sidewalk, lighting, any transitional improvements, intersection improvements, turn bays, and any modifications required on the Yellowhead Trail interchange laning configuration and/or pavement markings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II. Approval of preliminary plans for Winterburn Road (215 Street) NW is required prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision Planning and Development Engineering and Drawing Review;
9. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure 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;

10. that the owner construct Kinglet Boulevard NW to an approved cross-section, to the satisfaction of Subdivision and Development Coordination;
11. that the owner constructs an all-directional access to Kinglet Boulevard NW from the commercial site to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner installs mini-barriers with signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs a 3 m hard surface shared use path with lighting, within Kinglet Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with curb ramps, within Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner constructs a 1.5 m concrete sidewalk to the bus stop, within Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a 1.5 m hard surface path with lighting, and bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination;
18. that the owner designs the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
20. that the owner constructs offsite sanitary and storm sewers, to connect the subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

21. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
22. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
23. 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;
24. 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 Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
25. that the owner construct all fences wholly on privately-owned lands and the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
26. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way 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 SE 13-53-26-W4M, in the amount of 0.83 ha, is being provided by dedication with this subdivision. The remaining 2.76 ha shall be registered as a DRC on the parent parcel.

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. An appeal may be lodged in accordance with 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
















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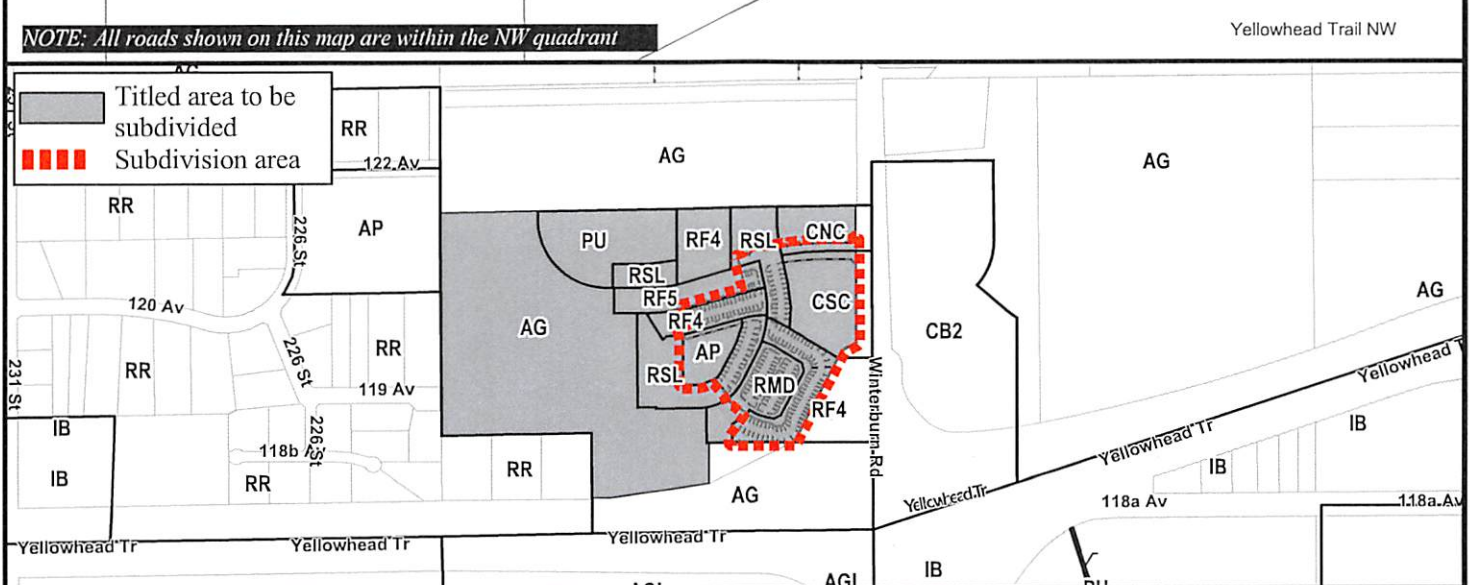
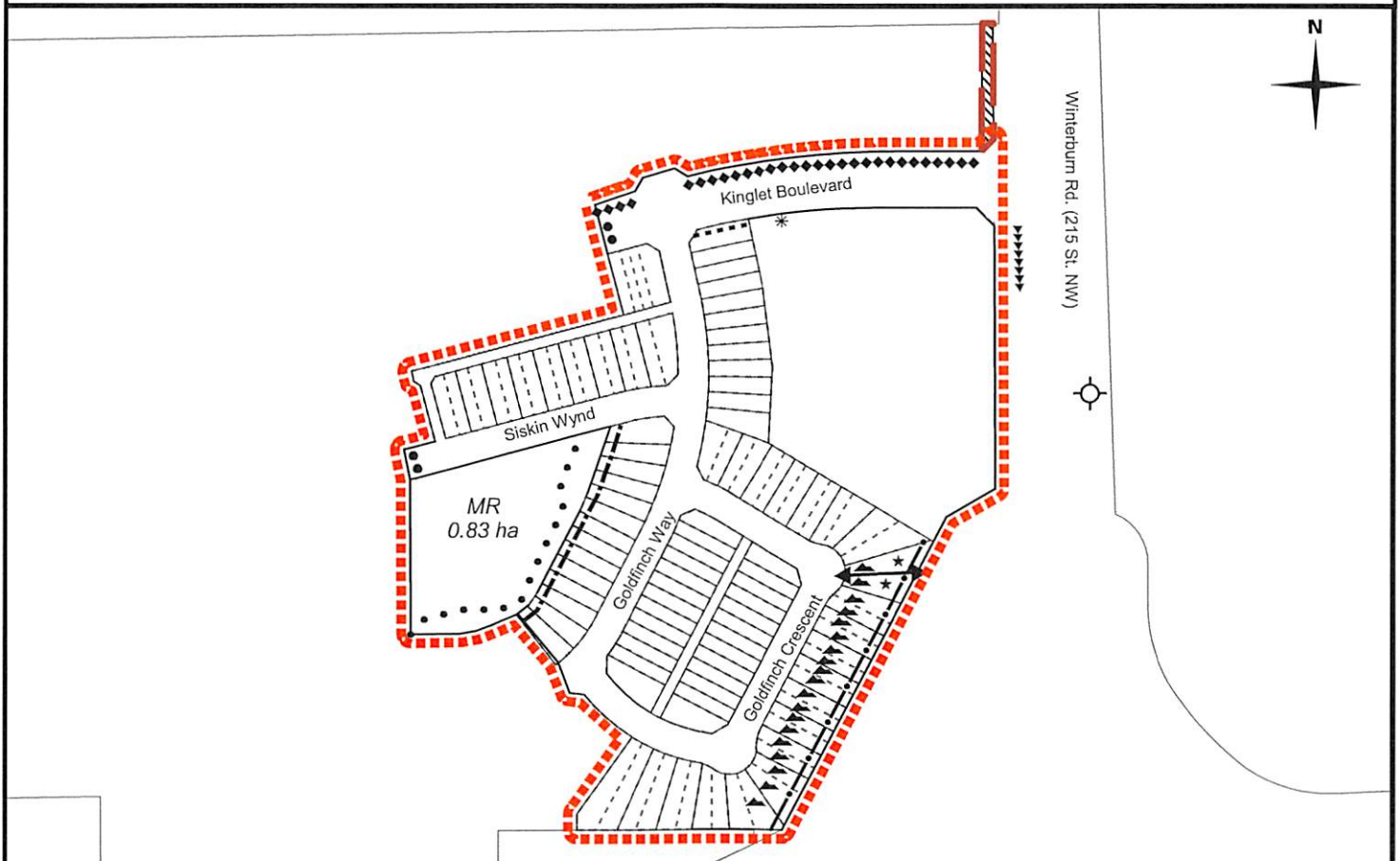
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2020

LDA14-0495

	Limit of proposed subdivision		Withhold lots from registration		Dedicate as road right of way
	Amend subdivision boundary		1.5 m concrete sidewalk		1.8 m uniform screen fence as per zoning bylaw
	All directional access		1.5 m Hard Surface Path		Berm and noise attenuation fence
	Mini Barriers		1.2 m uniform fence		Restrictive covenant re: berm and fence
	Temporary 4m emergency access		3 m shared use path		Abandoned well site

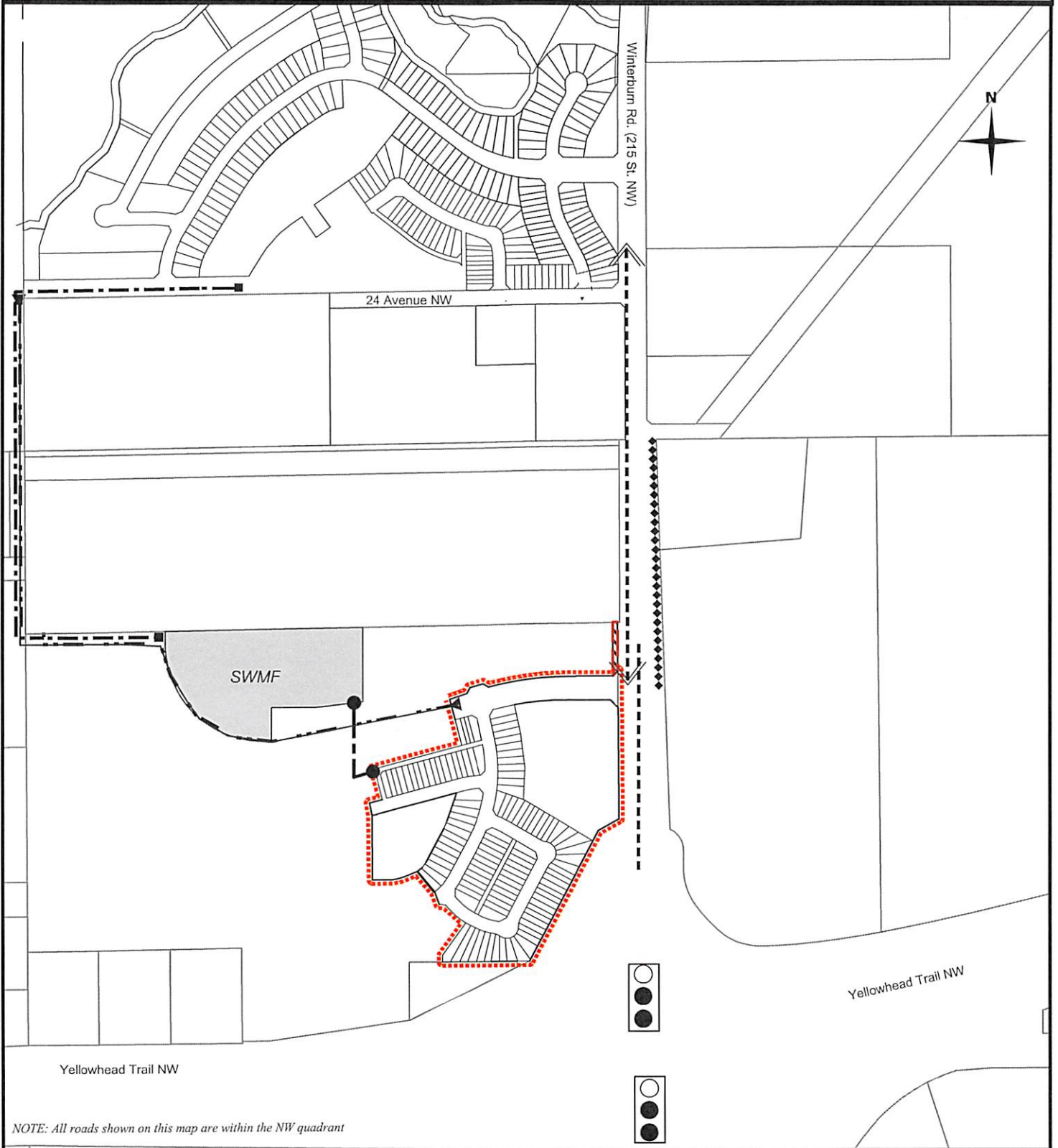


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 23, 2020

LDA14-0495

- Sanitary_sewer_extension
- Watermain extension
- Storm_sewer_extension
- 3 m hard surface shared use path
- Construct first two lanes to an arterial roadway standard
- Limit of proposed subdivision
- Traffic Signal
- Major drainage infrastructure





Subdivision Authority

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

April 23, 2020

File No. LDA20-0034

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create four (4) semi-detached residential lots, two (2) single detached residential lots, one (1) multi-unit housing lot (MHL), one (1) Public Utility Lot, and one (1) Municipal Reserve lot from Lot 300, Block 21, Plan 182 2562, located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on April 23, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.99 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include the Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the approved subdivisions LDA17-0587 and LDA15-0640 be registered prior to or concurrent with this application for the logical extensions of roads and underground utilities;
7. that LDA20-0035 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a temporary 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);
8. that the owner constructs a 3 m hard surface shared use path with bollards, within the MR lot and PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Reserve lot and road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 300, Block 21, Plan 1822562 was addressed by Deferred Reserve Caveat (DRC) #182 223 294 with LDA17-0358. That DRC will be adjusted as a result of the 0.99 ha park being dedicated with this subdivision. The DRC will carry forward on the remainder of the title.

A road closure area of 0.237 ha approved under Bylaw 18445 (LDA17-0667) was consolidated with Lot 300, Block 21, Plan 1822562. The existing DRC #182 223 294 does not include MR dedication for the 0.237 ha road closure area. After parcel dedication, the DRC should be amended to include 0.0237 ha MR dedication for the road closure area. Future MR adjustments will include deduction of PUL and arterial road.

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








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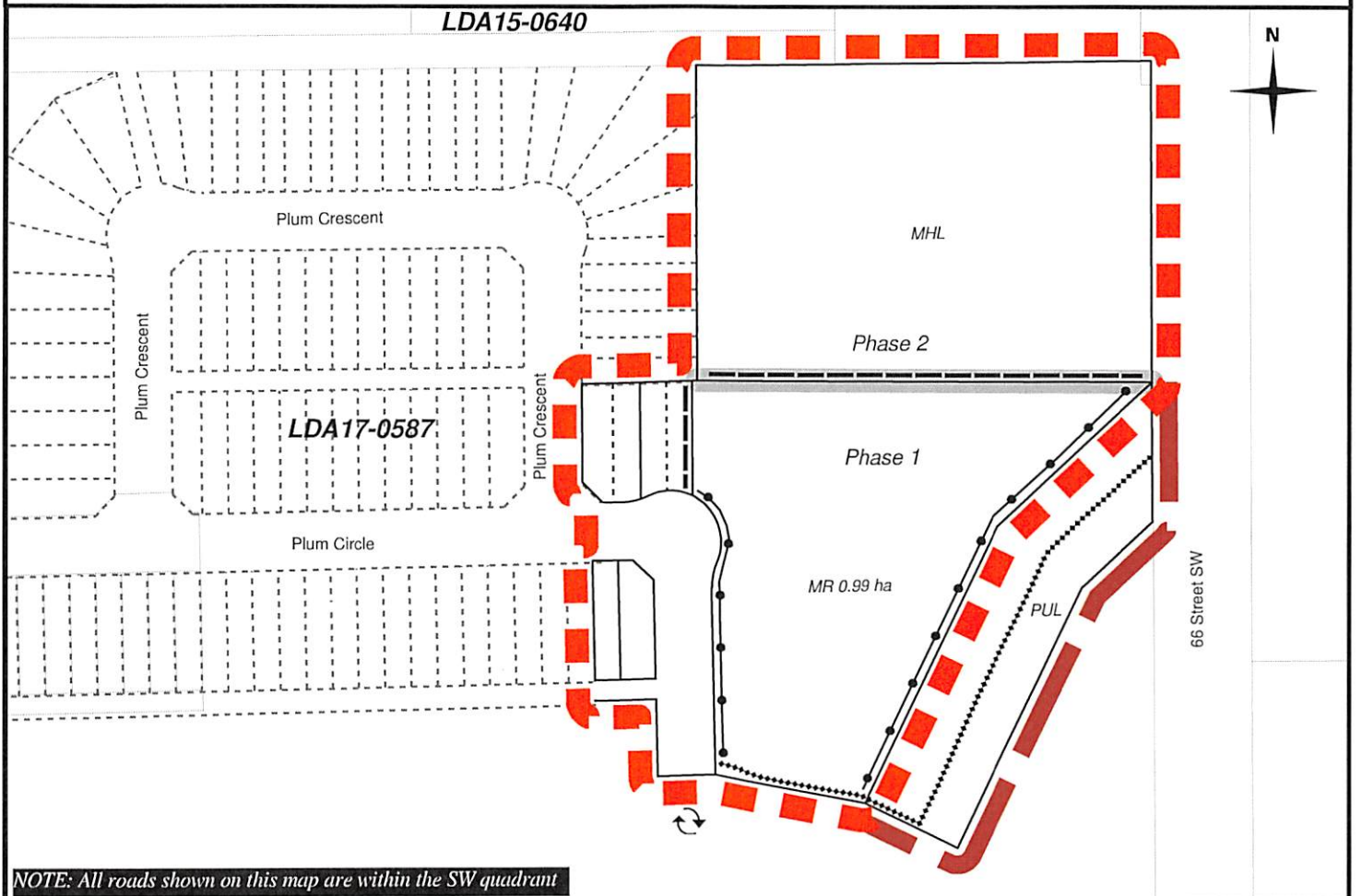
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

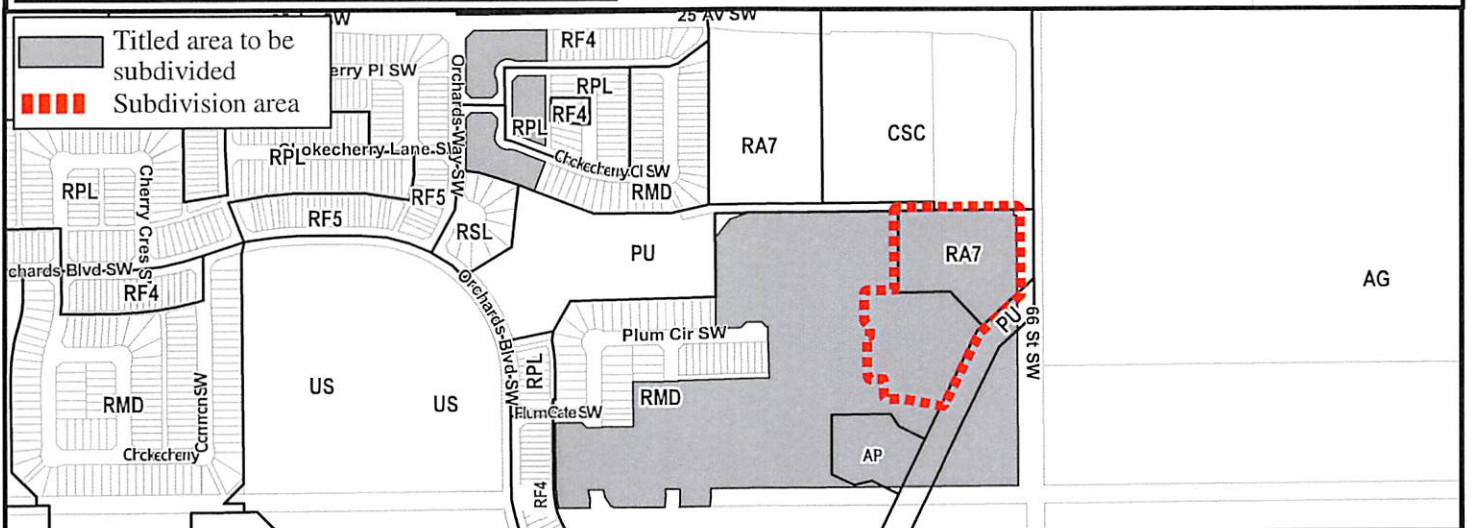
April 23, 2020

LDA 20-0034

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Phasing line
-  Temporary 12 m radius turnaround
-  1.8 m uniform fence
-  Post and rail fence
-  3 m hard surface shared use path



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

April 23, 2020

File No. LDA20-0083

Scheffer Andrew Ltd.
12204 145 Street NW
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 6 single detached residential lots from the SE 19-52-25-W4M, located north of Glastonbury Boulevard and west of 199 Street NW;
GLASTONBURY

I The Subdivision by Plan is APPROVED on April 23, 2020, 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 Charter 19286 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the subdivision LDA14-0452 be registered prior to or concurrent with this application, to provide the logical roadway extension and for underground utilities; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

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

Municipal Reserves (MR) for SE ¼ 19-52-25-4 was previously addressed with SUB/01-0063.

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,

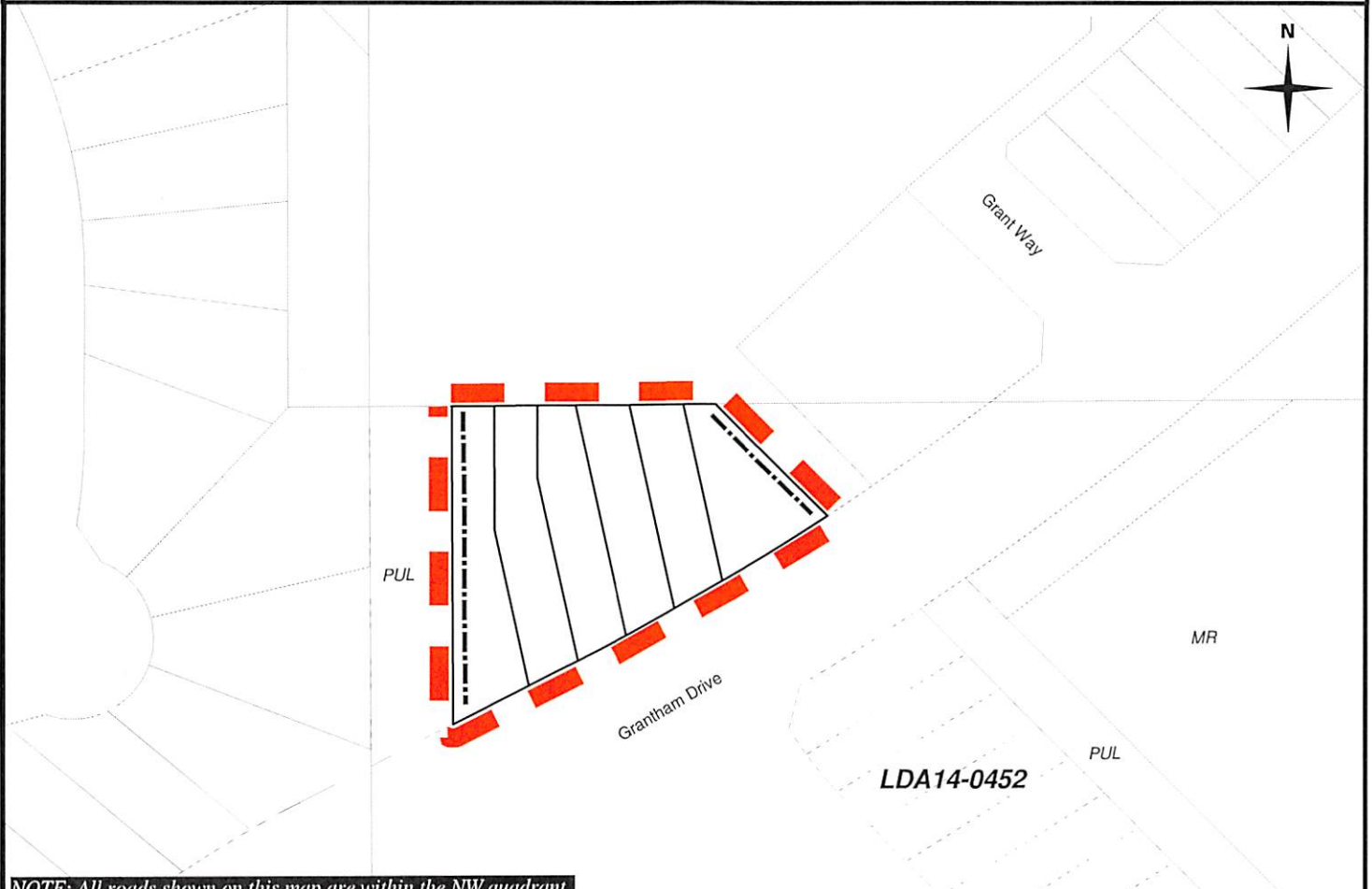


Blair McDowell
Subdivision Authority

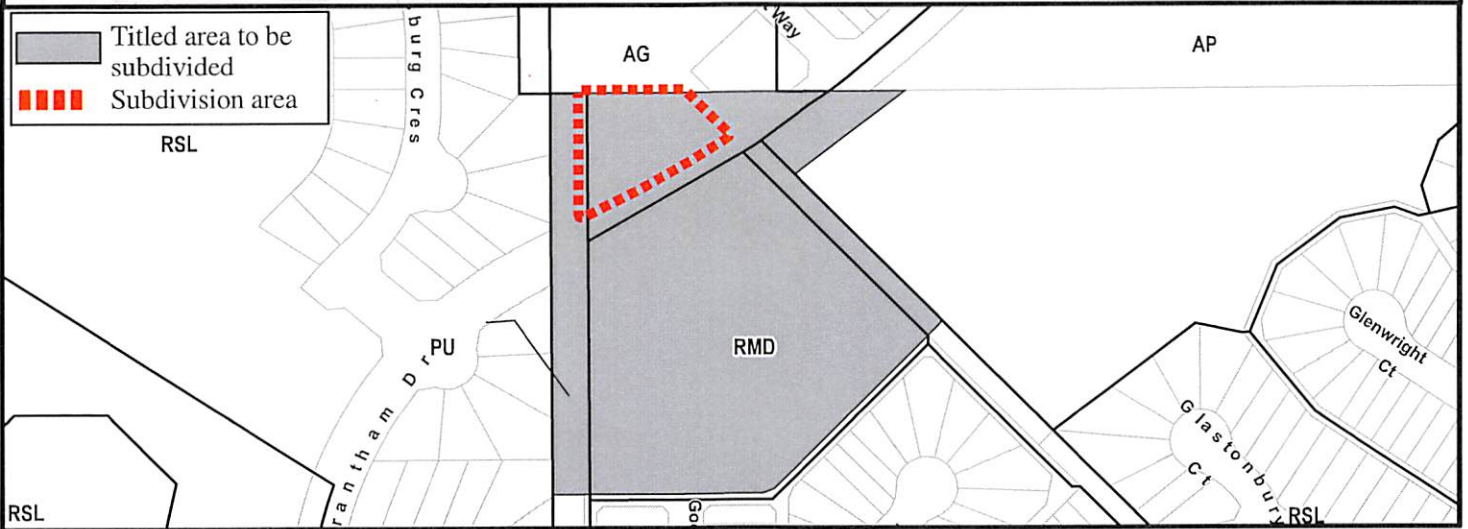
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Enclosure(s)

- Limit of proposed subdivision
- - - 1.2 m uniform fence



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

April 23, 2020

File No. LDA15-0080

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 176 single detached , and (1) Municipal Reserve lot, from the NW 14-51-25-W4M located south of 28 Avenue SW and east of 156 Street SW; **CHAPPELLE**

The subdivision was originally approved on June 25, 2015. It was then rephased in 2016 and June 13, 2019. This application has revised the June 13, 2019 approval by adding two single detached lots.

I The Subdivision by Plan is APPROVED on April 23, 2020, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register easements on the residential lots for the provision of alley lighting on private property, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
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 (2) shall contain, among other things, the following:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs Chernowski Way SW to an enhanced local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. That the owner construct Challand Lane SW and the alley connection to Coughlan Green SW to a residential alley structure for the entire width of the right-of-way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs 3 m hard surface shared use paths with "Shared Use" signage, lighting, and bollards, within the greenway and 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 2.0 m concrete sidewalk with bollards, within the alley connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner install alley lighting within an easement on private property to the satisfaction of Subdivision and Development Coordination and EPCOR Distribution & Transmission Inc., as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans for 28 Avenue SW to the satisfaction of Subdivision and Development Coordination;
16. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within road rights of way, walkways, and greenways 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 the NW 14-51-25-W4M in the amount of 0.20 ha is being provided by dedication with this subdivision. The existing Deferred Reserve Caveat (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 with 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 #167992217-001

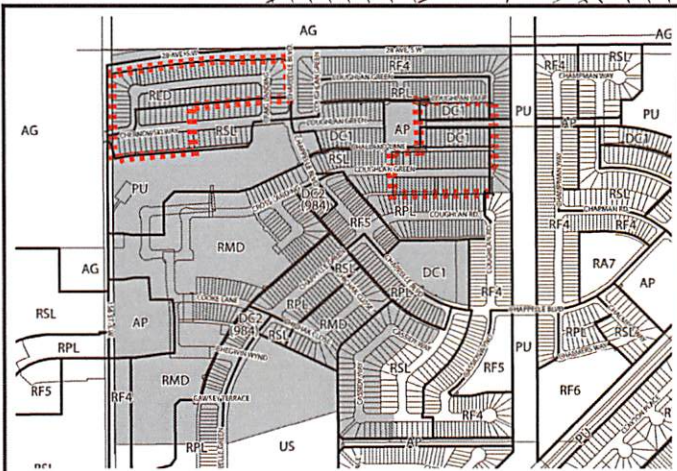
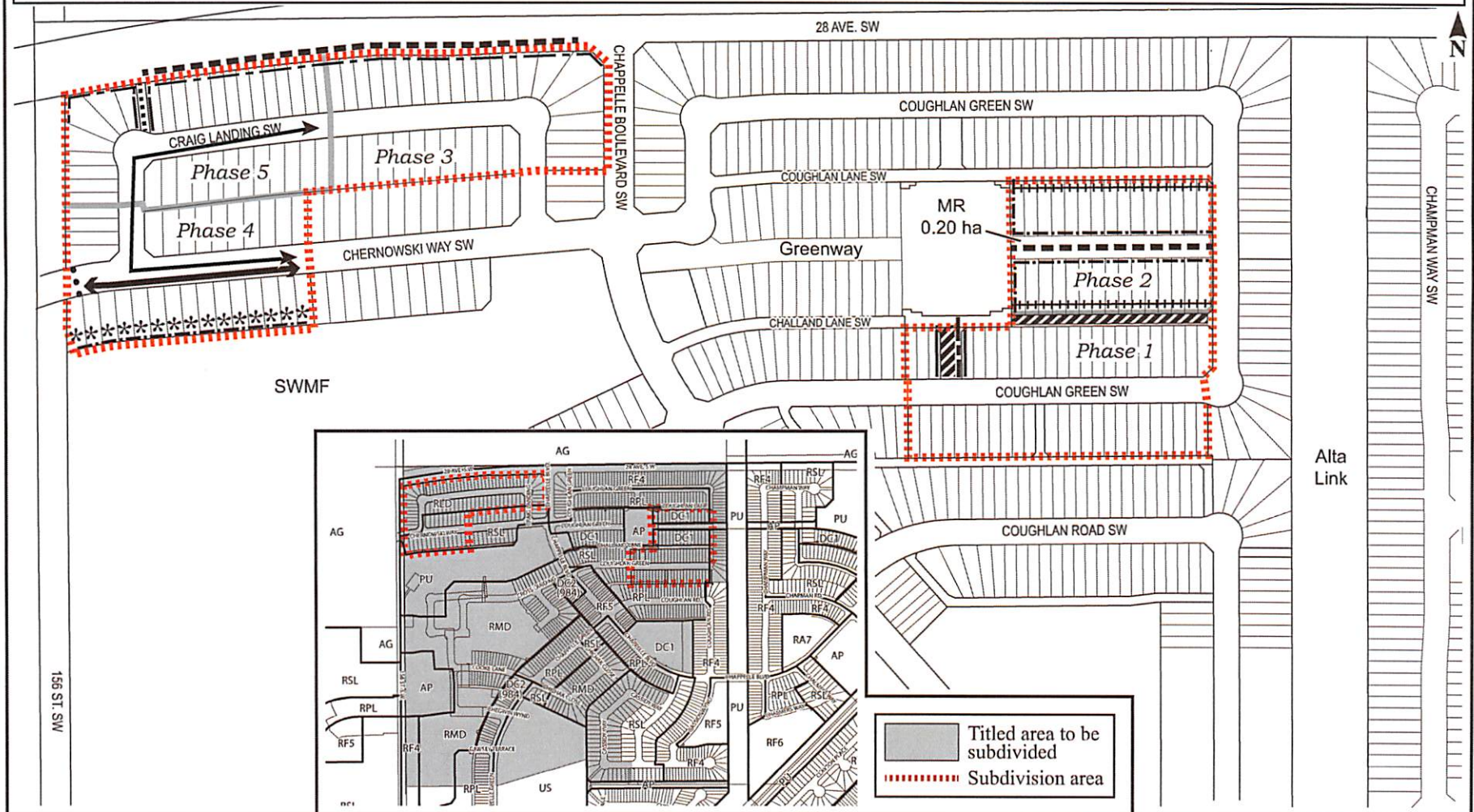
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL

April 23, 2020

LDA15-0080

- Limit of proposed subdivision
- 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- - - - 1.83 m noise attenuation fence
- 1.5 m concrete sidewalk
- - - - 2 m concrete sidewalk
- 3 m hard surface shared use path
- ↔ 11.5 m enhanced local roadway
- * Restrictive covenant re: freeboard
- Phasing line
- ... Bollards
- +++++ Alley lighting and easement
- ▨ Construct to a residential alley structure
- ↔ Temporary 6 m roadway



▨ Titled area to be subdivided
 ----- Subdivision area



Subdivision Authority

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

April 23, 2020

File No. LDA20-0074

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 15, Plan 6871 ET, located south of 97 Avenue NW and east of 155 Street NW; **WEST JASPER PLACE**

The Subdivision by Plan is **APPROVED** on **April 23, 2020**, subject to the following condition:

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. 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 blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cs/Posse #355666515-001

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 (\$686.00 - 2020 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 155 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 155 Street NW. Upon redevelopment of proposed Lot 23, the existing residential access to 155 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 12.3 m north of the south property line of Lot 16 off 155 Street 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.
- The existing 20 mm water service is not of sufficient capacity to provide adequate flow and pressure to the two units, especially during peak demand periods. The existing 20 mm service must be abandoned prior to any on-site excavation and a minimum 40 mm water service must be constructed for the proposed re-development.
- 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).



LOT 21
BLOCK 15
PLAN 172 2212

LOT 22
BLOCK 15
PLAN 172 2212

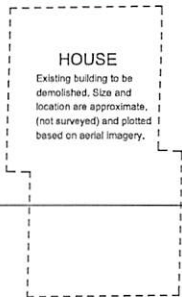
LOT 20B
BLOCK 15
PLAN 772 0171

LOT 20
BLOCK 15
PLAN 6871ET

155 STREE NW

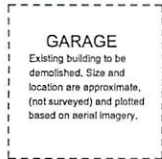
11.43

11.43



45.11

LOT 24
BLOCK 15



11.43

REMAINDER OF LOT 16
BLOCK 15
PLAN 6871ET

45.11

LOT 23
BLOCK 15

11.43

45.11

SOUTH 50 FEET OF LOT 16
BLOCK 15
PLAN 6871ET

LANE

ENCORE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.103 ha.



REV. NO.	DATE	ITEM	BY
2	FEB. 7/20	LOT	CN
1	JAN. 14/20	T-PLAN	CN

REVISIONS

WEST JASPER PLACE

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

OF

LOT 16 EXCLUDING THE SOUTH 50 FEET, BLOCK 15, PLAN 6871ET
WITHIN THE

W. 1/4 SEC. 35 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	#20000067	DRAFTED BY:	CN	CHECKED BY:	DG
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Subdivision Authority

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

April 23, 2020

File No. LDA20-0080

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 14, Plan 5070 HW, located north of 95 Avenue NW and east of 85 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on April 23, 2020, subject to the following conditions:

1. that due to the unknown location of the water and sanitary services, the owner's surveyor will be required to provide a drawing of the existing service(s) based on a utility locate of the water service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the water and sanitary services shall be relocated;
2. 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed..

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is stylized and cursive.

Blair McDowell
Subdivision Authority

BM/tv/Posse #356215458-001

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 (\$686.00 - 2020 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 85 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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 from the lane. The location of the services could not be determined by EPCOR Water or EPCOR Drainage, therefore the applicant will be required to locate the existing utility services. 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 in the alley, as shown on Enclosure I. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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).



HOLYROOD

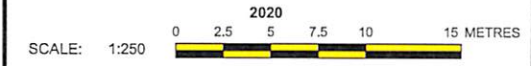
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 - THE ZONING OF THIS SUBJECT AREA IS R-F1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____ AND CONTAINS: 0.615 ha.



REV. NO.	DATE	ITEM	BY
2	MAR. 23/20	LOT LINES	CN
1	FEB. 24/20	T-PLAN	CN

REVISIONS

HOLYROOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 13, BLOCK 14, PLAN 5070HW
WITHIN THE
N. SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO. 62000029T DRAFTED BY: CN CHECKED BY: DS