

Thursday, July 25, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY AGENDA MEETING NO. 29

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 25, 2019 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 18, 2019 meetings be adopted.	
3.	OLD BUSINESS	
1.	LDA19-0031 302384880-001	Tentative plan of subdivision to create one (1) Public Utility Lot from Lot 1, Block 2, Plan 152 5329, located north of Stony Plain Road NW and west of 186 Street NW; SUNWAPTA INDUSTRIAL
2.	LDA19-0187 311470346-001	Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW; ASTER
4.	NEW BUSINESS	
1.	LDA18-0553 291357571-001	Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL
2.	LDA19-0145 301778419-001	Tentative plan of subdivision to create 67 single detached residential lots, one (1) Environmental Reserve lot and three (3) Municipal Reserve lots from the NW 2-51-24-W4M located south of Crang Landing SW and west of Calgary Trail SW; CAVANAGH
3.	LDA17-0368 253708129-001	REVISION of conditionally approved tentative plan of subdivision to create 184 single detached residential lots, 188 semi-detached residential lots, two (2) multiple family lots, two (2) Municipal Reserve lots and two (2) Environmental Reserve lots, from Lot 1, Plan 012 1042, Lot 2, Plan 812 1577, and the south half of the SE 8-52-23-W4M located north of 34 Avenue NW and west of Meridian Street NW; MAPLE
4.	LDA18-0476 290487290-001	REVISION of conditionally approved tentative plan of subdivision to create 9 single detached residential lots, and one (1) commercial lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; KESWICK

5.	LDA18-0607 295048742-001	REVISION of conditionally approved tentative plan of subdivision to create 31 single detached residential lots from Blocks 1 and 2, Plan 772 2209, located south of Anthony Henday Drive NW and east of 66 Street NW; MCCONACHIE
6.	LDA19-0241 314699317-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 28-29, Block B, Plan 1345 AJ, located north of 92 Avenue NW and west of 92 Street NW; BONNIE DOON
7.	LDA19-0259 310894828-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 4, Plan 1585 HW, located north of 104 Avenue NW and east of 145 Street NW; GROVENOR
8.	LDA19-0262 316076279-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot X, Block 8, Plan 426 HW, located north of 72 Avenue NW and east of 98 Street NW; RITCHIE
9.	LDA19-0277 323501393-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 22, Plan 2259 HW, located north of 120 Avenue NW and east of 48 Street NW; BEACON HEIGHTS
5.	OTHER BUSINESS	



Subdivision Authority

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

July 25, 2019

File No. LDA19-0031

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

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create one (1) Public Utility 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 July 25, 2019, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$1,769,026 representing 2.513 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 LDA19-0020 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the subdivision boundary be amended to include the dedication of 104 Avenue NW and 186 Street NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (2) 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 designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination;
8. 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;
9. that the owner constructs 104 Avenue NW to a collector roadway standard, including a 17 m turnaround, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the engineering drawings include the widening of 186 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the Public Utility 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 legal description in the amount of \$1,769,0260, representing 2.513 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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

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

If you have further questions, please contact Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority

BM/jv/Posse #302384880-001

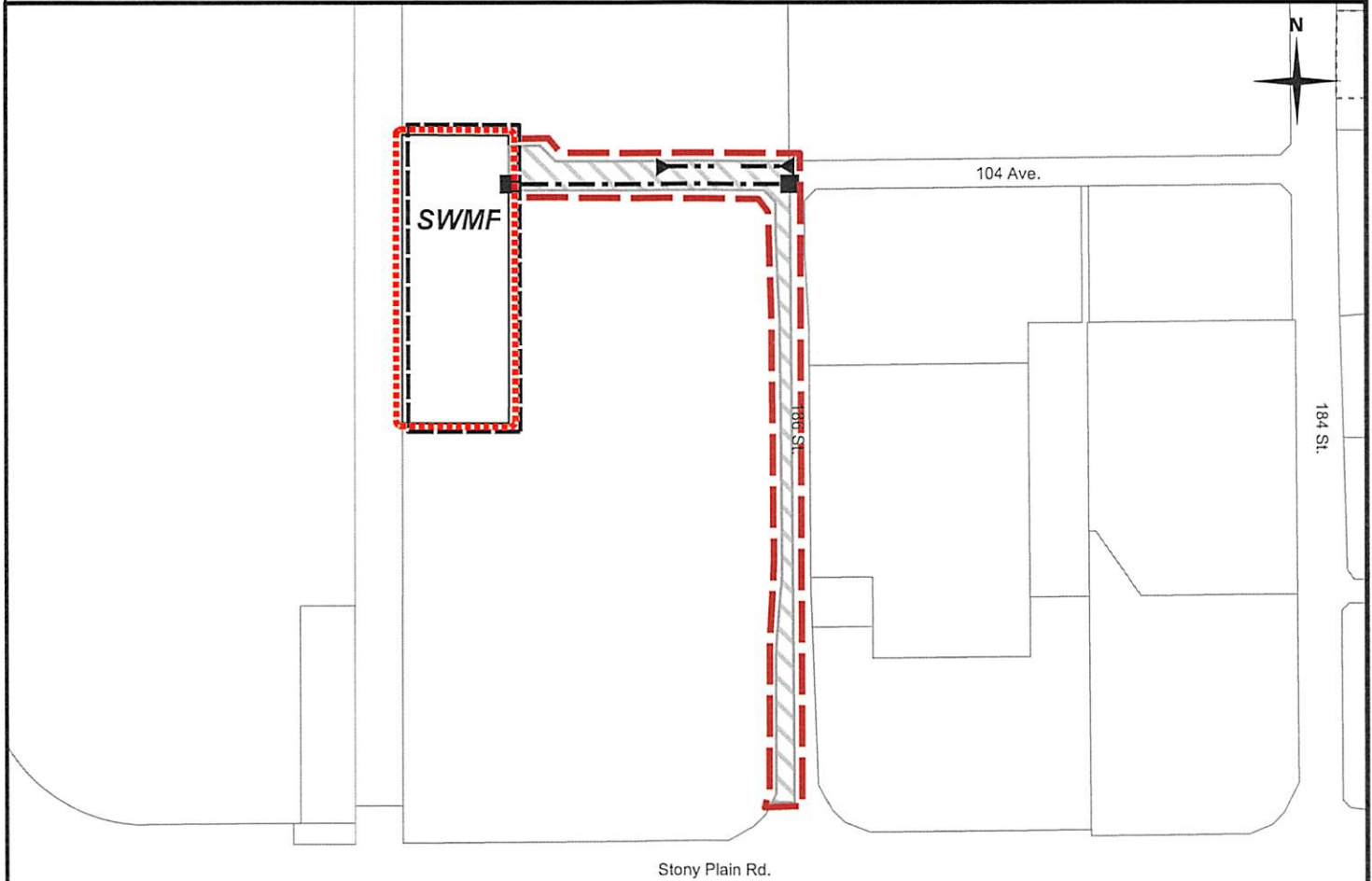
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

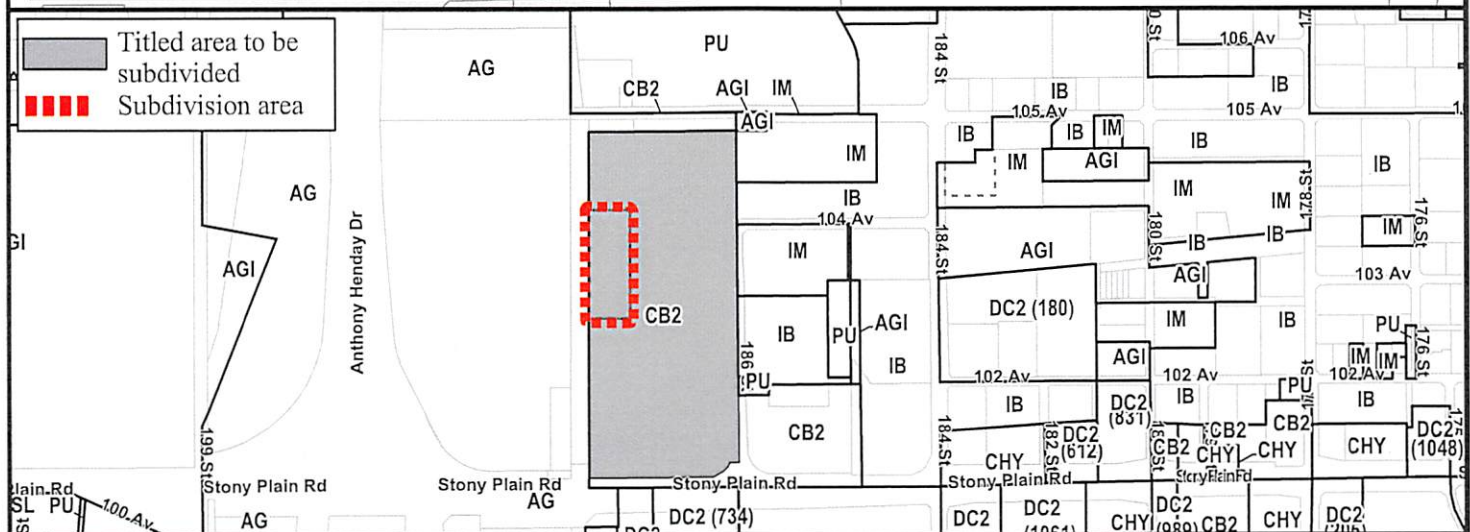
July 25, 2019

LDA19-0031

-  Limit of proposed subdivision
-  Storm Sewer Extension
-  Sanitary Sewer Extension
-  Dedicate as road right of way and construct collector roadways
-  1.8 m uniform fence
-  Amend subdivision boundary



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

July 25, 2019

File No. LDA19-0187

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

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW;
ASTER

I The Subdivision by Plan is APPROVED on July 25, 2019, 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 LDA19-0178 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the approved subdivision LDA19-0038 be registered prior to or concurrent with this application for the logical extensions of roadway connections and necessary underground utilities;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the MFL as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register an easement for the remainder of the interim Storm Water Management Facility (SWMF) not covered by the existing Utility Right of Way, including the berm, to the satisfaction of Subdivision and Development Coordination; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) 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 construct the collector roadway abutting the site to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner designs and constructs the interim SWMF and ultimate storm water berm, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that a Final Acceptance Certificate (FAC) for sanitary sewers will not be issued until such time as the downstream permanent sanitary sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
11. 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
12. that the owner is responsible for the landscape design and construction within the 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 the south half of the SW 5-52-23-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA12-0248. 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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,

Blair McDowell
Subdivision Authority









BM/jv/Posse #311470346-001

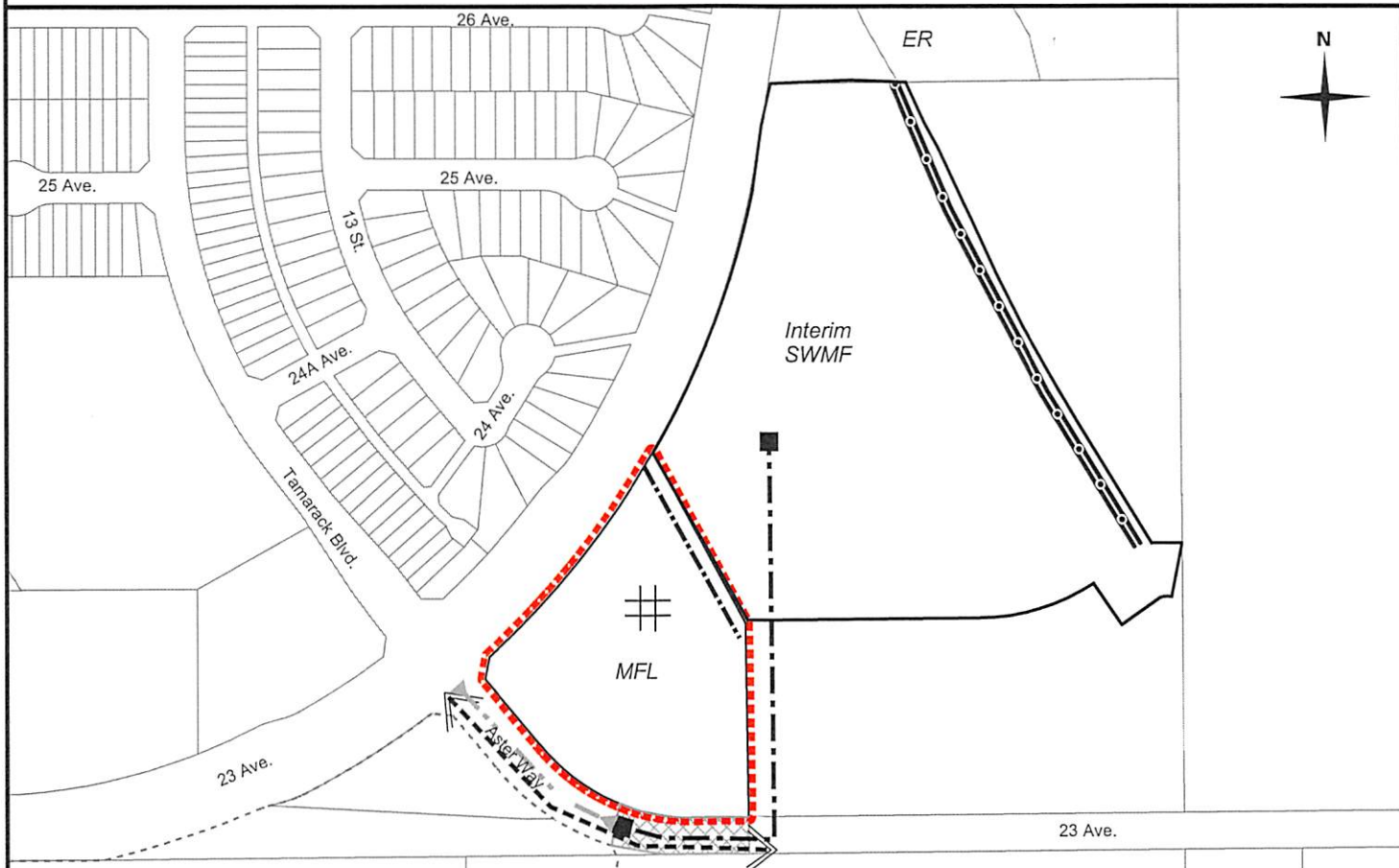
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 18, 2019

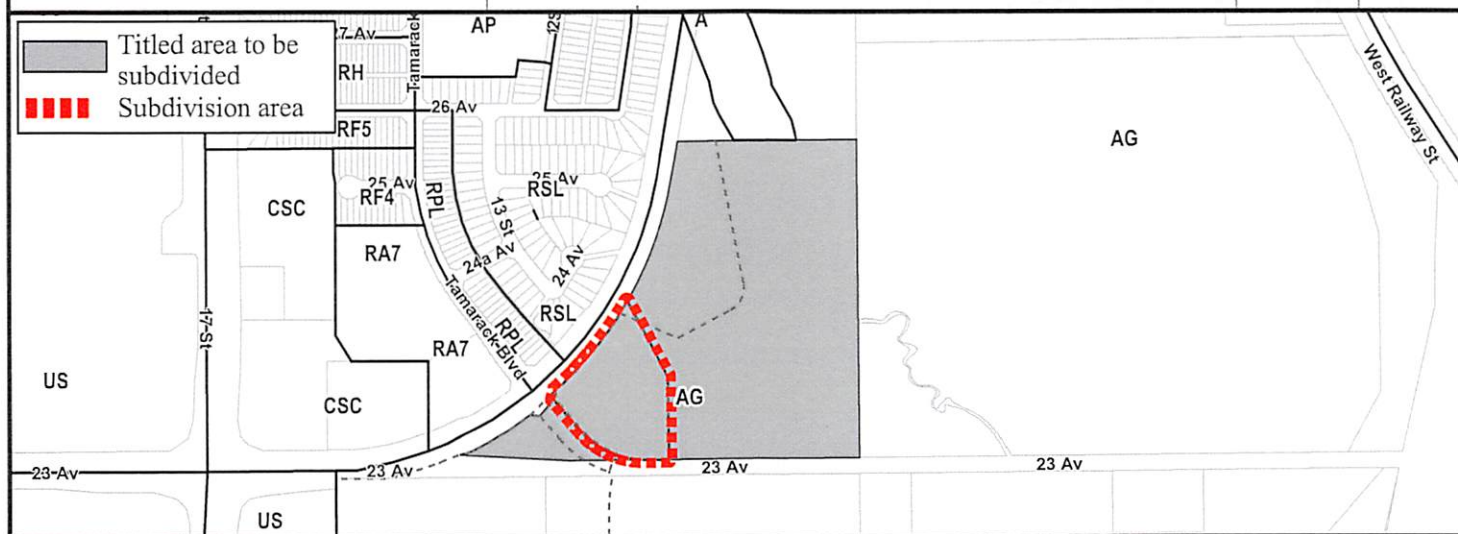
LDA19-0187



- | | | | |
|---|------------------------------------|---|--------------------------|
|  | Limit of proposed subdivision |  | Storm sewer extension |
|  | Restrictive covenant re: Freeboard |  | Sanitary sewer extension |
|  | 1.2 m uniform fence |  | Watermain extension |
|  | Construct collector roadway |  | Construct Berm |



LDA19-0038

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



-  Titled area to be subdivided
-  Subdivision area



Subdivision Authority

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

July 25, 2019

File No. LDA18-0553

Invistec Consulting Ltd.
400 - 10235 101 Street
Edmonton, AB T5J 3G1

ATTENTION: Kaylyn Stark

RE: Tentative plan of subdivision to create three (3) commercial lots and one (1) Public Utility Lot from Lot 22, Block 1, Plan 182 2889, located north of Ellerslie Road SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

I The Subdivision by Plan is APPROVED on July 25, 2019, 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 a temporary emergency access easement, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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;
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 LDA18-0583 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) 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 100 Street SW (collector roadway) that ties into 101 Street SW (the existing north/south local roadway), to an approved Complete Streets cross section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner designs and constructs a stormceptor device, 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 Public Utility lot, pipeline right of way corridor, 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.

Municipal Reserve (MR) was previously addressed by SUB/01-0034 and LDA07-0340, by money-in-place of reserve land.

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 Jennifer Vos at jennifer.vos@edmonton.ca or 780-508-9519.

Regards,








Blair McDowell
Subdivision Authority

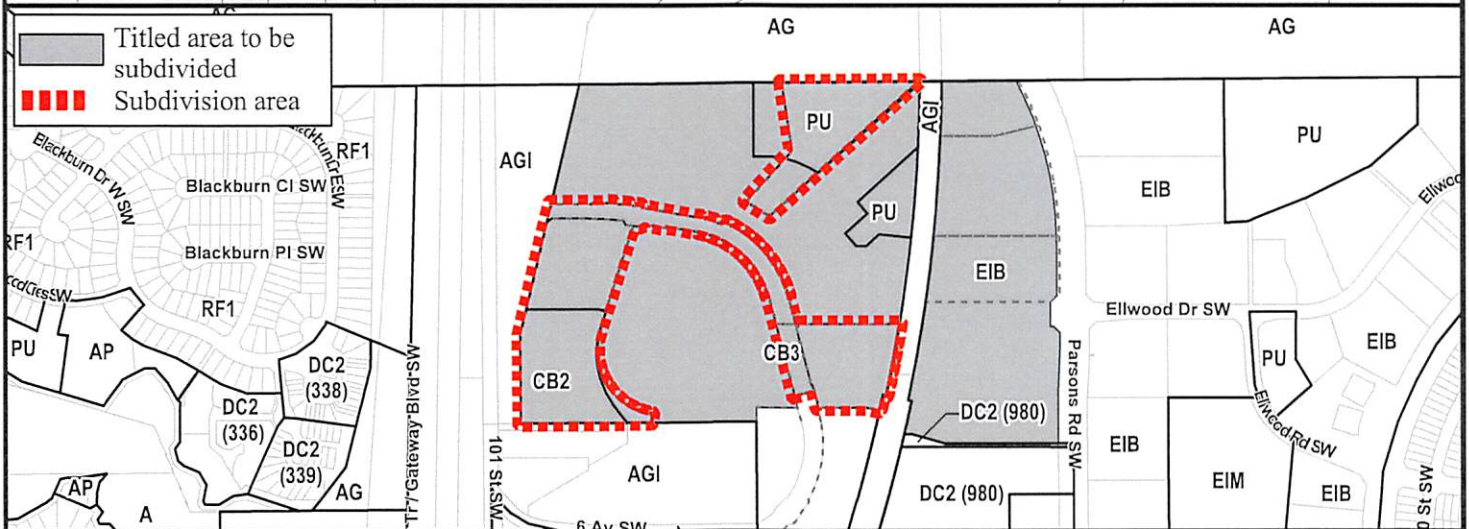
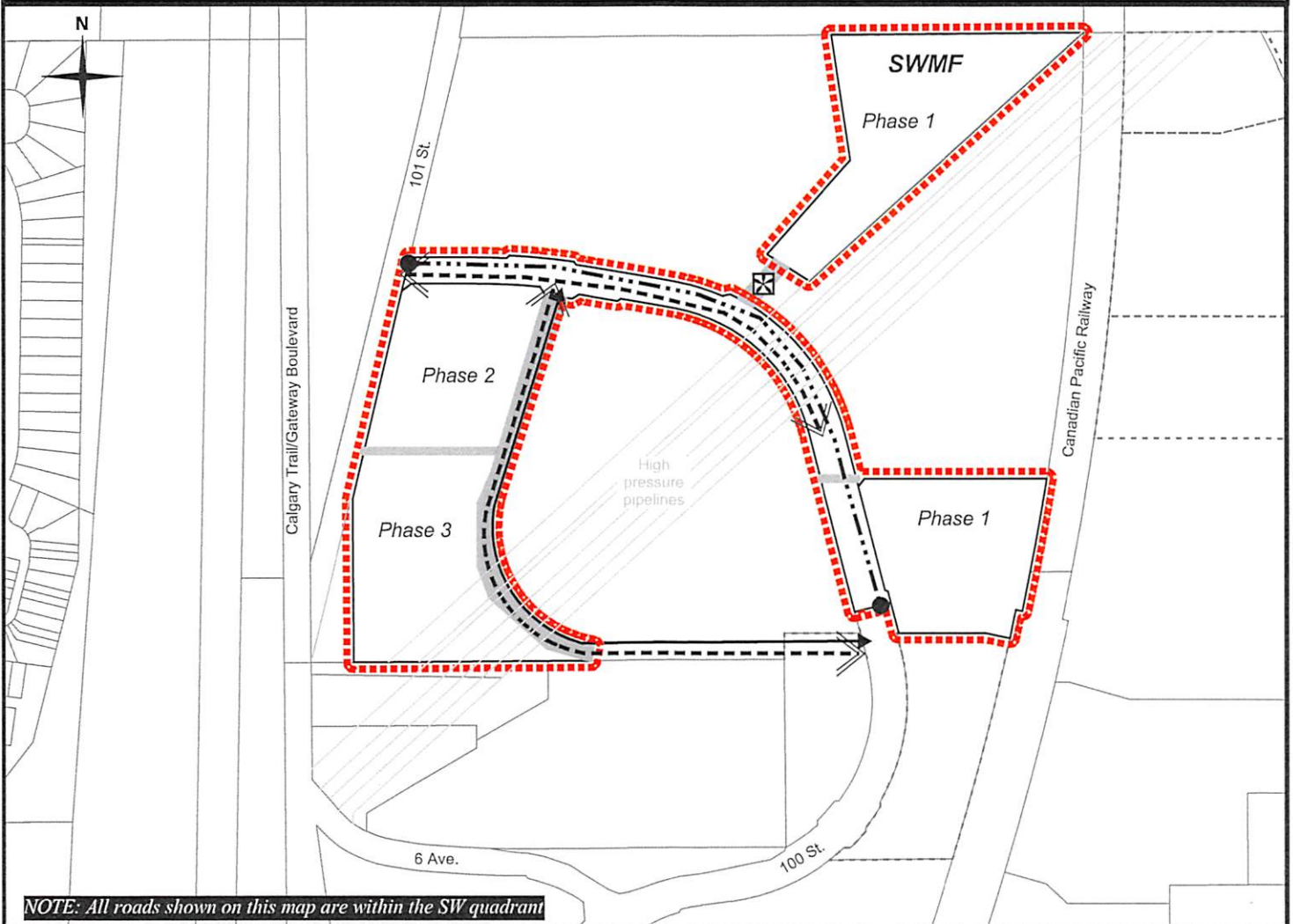
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Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 25, 2019

LDA18-0553

-  Limit of proposed subdivision
-  Phasing line
-  Cross lot access
-  Temporary emergency access
-  Watermain extension
-  Construct Stormceptor
-  Construct at an approved complete street cross section





Subdivision Authority

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

July 25, 2019

File No. LDA19-0145

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 67 single detached residential lots, one (1) Environmental Reserve lot and three (3) Municipal Reserve lots from the NW 2-51-24-W4M located south of Crang Landing SW and west of Calgary Trail SW; **CAVANAGH**

I The Subdivision by Plan is APPROVED on July 25, 2019, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 2.94 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.19 ha, 0.10 ha and 0.10 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve (MR) in the amount of 0.022 ha by a Deferred Reserve Caveat registered against the NW 2-51-24-W4M pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 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;
7. that the approved subdivision LDA13-0022 be registered prior to or concurrent with this application to provide the roadway extension for Checknita Way SW;
8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Assessment Third Submission Proposed Residential Subdivision

Sabo Lands - Blackmud Creek Fraction of NW17-51-24-W4M geotechnical report (File No. 5086-2) and Geotechnical Investigation Proposed Subdivision - Sabo LANDs 10821 - 30 Avenue SW (File No. 5086-3), as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Calgary Trail SW, 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 That the Servicing Agreement required in Clause I (4) 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 6 m residential alley to be designated for emergency access that must be paved the entire width of the right of way. A swept path analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 4 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);
9. 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);

10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and landscaping, within the Top of Bank walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a 3 m hard surface shared use path with bollards, within the MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pays for the installation of "no parking" and "fire route" signage on the 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 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;
15. that the owner construct a minimum 1 m berm centered on property line and 1.83 m noise attenuation fence or combination thereof, in conformance with the submitted noise study, contained wholly within private property,, for all lots backing onto Calgary Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner is responsible for the landscape design and construction within the Reserve lots, walkway and greenway to the satisfaction of City Departments and affected utility agencies; and
17. that the owner is responsible to provide naturalization landscaping within the ER parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I.

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

MR for the NW 2-51-24-W4M in the amount of 0.39 ha is being provided by dedication with this subdivision. The remainder of MR in the amount of 0.022 ha is being provided by a Deferred Reserve Caveat (DRC) and shall carry forward on title.

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

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















If you have further questions, please contact Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

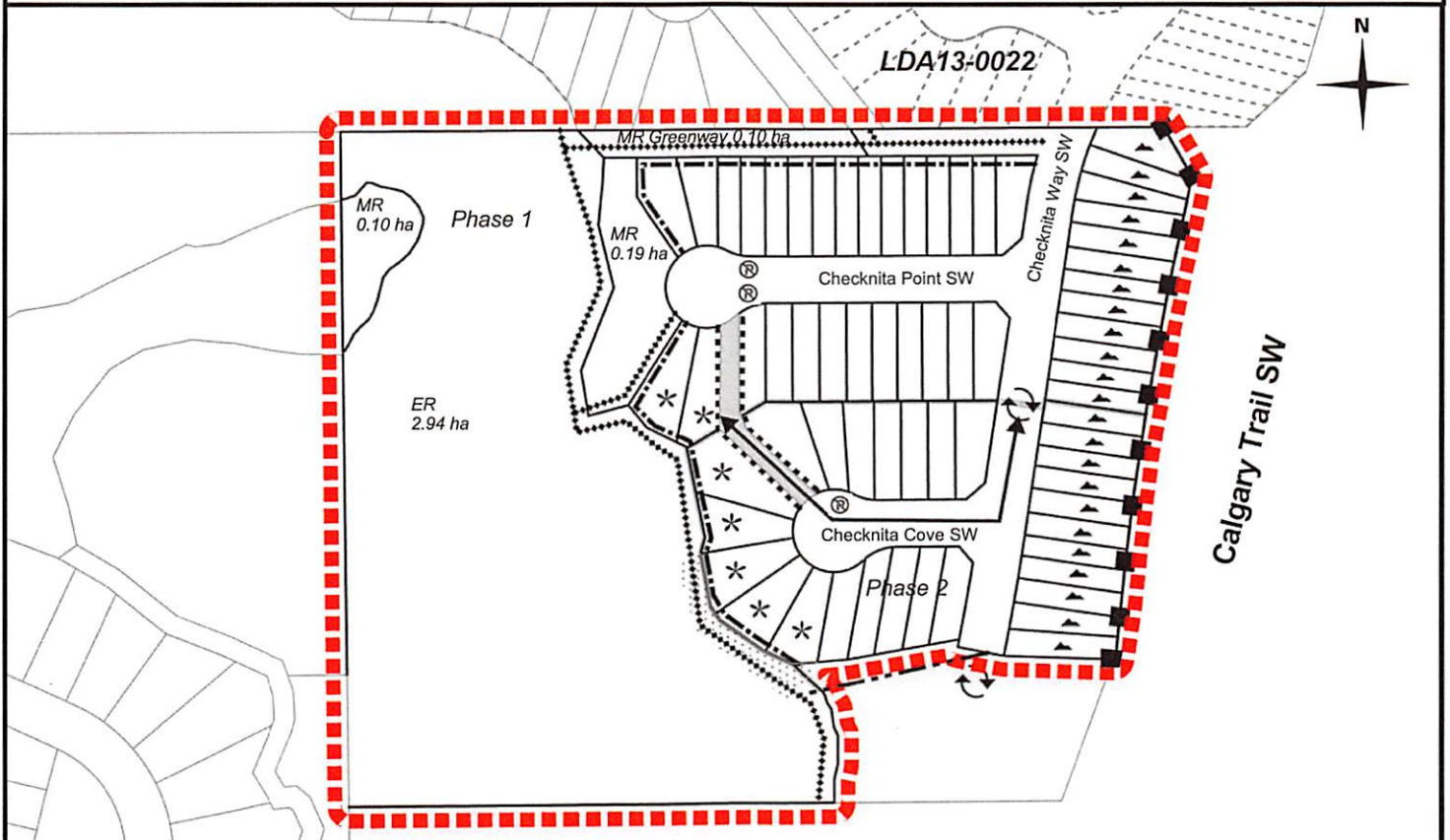
Regards,

Blair McDowell
Subdivision Authority

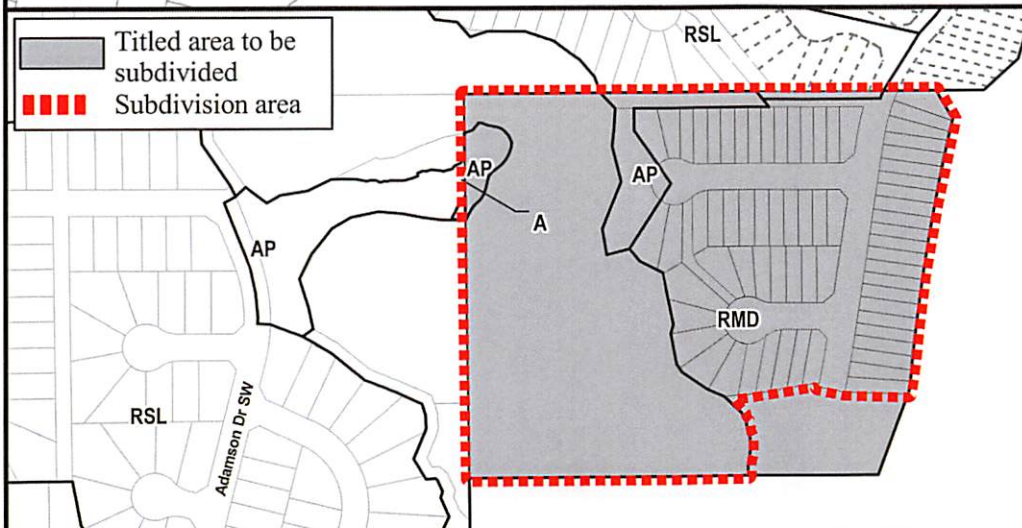
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Enclosure

- | | | | |
|---|--|---|--|
|  | Limit of proposed subdivision |  | Temporary 4 m emergency access |
|  | 3 m hard surface shared use path |  | Noise attenuation fence |
|  | 1.2 m uniform fence |  | Restrictive covenant re: Berm and Fence |
|  | Temporary 12 m radius turnaround |  | Restrictive covenant re: Top of Bank |
|  | Construct emergency access to a residential alley standard |  | No parking signage |
|  | Temporary 3 m hard surface shared use path |  | 1.8 m uniform screen fence as per Zoning Bylaw |
| | |  | Phasing line |
| | |  | Naturalization Area |



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

July 25, 2019

File No. LDA17-0368

Stantec Consulting
400-10220 103 Ave NW
Edmonton, AB T5J 0K4

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 184 single detached residential lots, 188 semi-detached residential lots, two (2) multiple family lots, two (2) Municipal Reserve lots and two (2) Environmental Reserve lots, from Lot 1, Plan 012 1042, Lot 2, Plan 812 1577, and the south half of the SE 8-52-23-W4M located north of 34 Avenue NW and west of Meridian Street NW; **MAPLE**

The application has added 1 additional single detached lot and an additional phase from the original version which was approved on November 15, 2018.

I The Subdivision by Plan is APPROVED on July 25, 2019, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 0.86 ha and 0.37 ha lots pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.13 ha and 2.19 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide MR in the amount of 0.975 ha by a Deferred Reserve Caveat (DRC) registered against Lot 1, Plan 012 1042 pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
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 the lots located south of 33 Avenue NW and east of 3 Street NW be withheld from registration until the temporary public access is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

7. that the subdivision boundary be amended to exclude Maple Road and include the complete intersection of 32 Avenue as shown on the "Conditions of Approval" map, Enclosure II;
8. 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;
9. that LDA18-0226 to amend the Edmonton Zoning Bylaw and Maple Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the associated geotechnical report , as shown on the "Conditions of Approval" map, Enclosure I;
11. 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 Meridian Street, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (4) 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 4 m gravel surface emergency accesses with T-bollards, 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 a temporary offset 17 m radius transit turnaround to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map,

Enclosure I. This turnaround will require a paved surface prior to Final Acceptance Certificate (FAC) for roads (or when required by Subdivision and Development Coordination);

9. 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. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
10. that the owner constructs a temporary 9 m paved surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
11. that the owner constructs Maple Road NW to a modified arterial roadway, including channelization, accesses, intersections, 3 m shared use path, 1.5 m concrete sidewalk, lighting and any transitional improvements, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner constructs a 3 m hard surface shared use path with bollards and lighting, 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 constructs a 3 m hard surface shared use path with "Shared Use" signage within the ER lots and Natural Area, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner pays for the installation of "no parking" signage on Maple Road 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;
16. that the owner constructs underground utilities including parallel watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 1.2 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, as per the City of Edmonton Roadway Design and Construction Standards Drawing No. 5205, to conform to the submitted noise study for all lots backing onto and flanking Meridian Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. 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

19. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 2, Plan 812 1577 was addressed by DRC with LDA12-0354. The DRC was transferred to the south half of the SE 8-52-23-W4M.

MR for the south half of the SE 8-52-23-W4M in the amount of 0.13 ha and 2.19 ha is being provided by dedication with this subdivision. Subsequent to MR and ER dedication the existing DRC for the south half of SE 8-52-23-W4M will be reduced accordingly, with the balance to carry forward on the remainder of the title.

MR for Lot 1, Plan 012 1042 in the amount of 0.975 ha is being provided by a DRC with this subdivision.

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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority





















BM/mb/Posse #253708129-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 25, 2019

LDA 17-0368

- | | | | |
|---|--|---|---|
|  | Limit of proposed subdivision |  | 1.2 m uniform fence |
|  | Phasing line |  | Amend subdivision boundary |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Restrictive covenant re: top of bank |
|  | Temporary 4 m emergency access |  | Withhold lots from registration |
|  | Temporary 6 m roadway |  | Berm and noise attenuation fence |
|  | Temporary 9 m roadway |  | Restrictive covenant re: Berm and Fence |
|  | Temporary 17 m radius transit turnaround |  | 1.5 m concrete sidewalk |
|  | 3 m hard surface shared use path |  | No parking signage |
|  | Noise attenuation fence |  | Storm sewer extension |
|  | Sanitary sewer extension |  | Parallel watermain extensions |





Subdivision Authority

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

July 25, 2019

File No. LDA18-0476

WSP Group Limited
1200 - 10909 Jasper Ave NW
Edmonton, AB T5J 3L9

ATTENTION: Om Joshi

RE: REVISION of conditionally approved tentative plan of subdivision to create 9 single detached residential lots, and one (1) commercial lot from the SW 21-51-25-W4M located north of 28 Avenue SW and east of 184 Street SW; **KESWICK**

The application has been revised to create 9 single detached lots instead of the 11 row housing lots that were approved on February 14, 2019 under the original application.

I The Subdivision by Plan is APPROVED on July 25, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road right-of-way on 182 Street SW, to accommodate the roundabouts, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosure I;
4. that LDA19-0195 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) 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 construct an all-directional shared access on 28 Avenue SW to the future multi-family sites, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Access width and type will be reviewed with engineering drawings;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs the first two (2) lanes of 28 Avenue SW to an arterial roadway standard including lighting, landscaping, channelization, accesses, shared use path, concrete sidewalk, lighting any transitional improvements and intersection improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 28 Avenue SW prior to the approval of engineering drawings;
10. that the owner construct 182 Street SW to an approved Complete Streets design and cross-section, including the roundabout at Keswick Drive SW and the shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct Kiriak Link SW to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pays for the installation of "no parking" signage on Kiriak Link SW to accommodate traffic volumes and maintain two driving lanes at all times, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner constructs offsite watermain extensions, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;

14. 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
15. that the owner is responsible for the landscape design and construction within road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 21-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) with LDA17-0565. 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 Marco Beraldo at marco.beraldo@edmonton.ca or 780-496-6092.

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #290487290-001

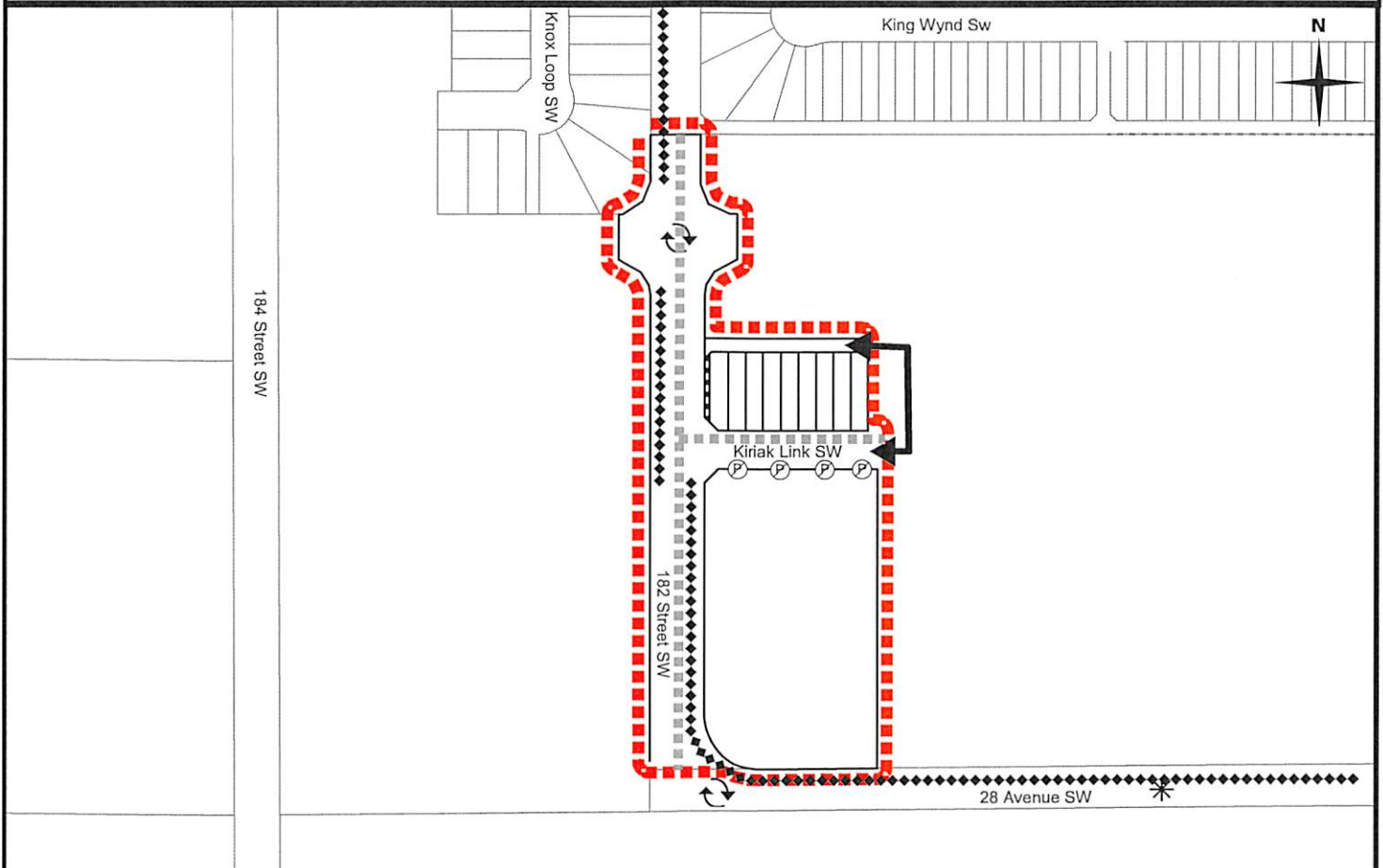
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

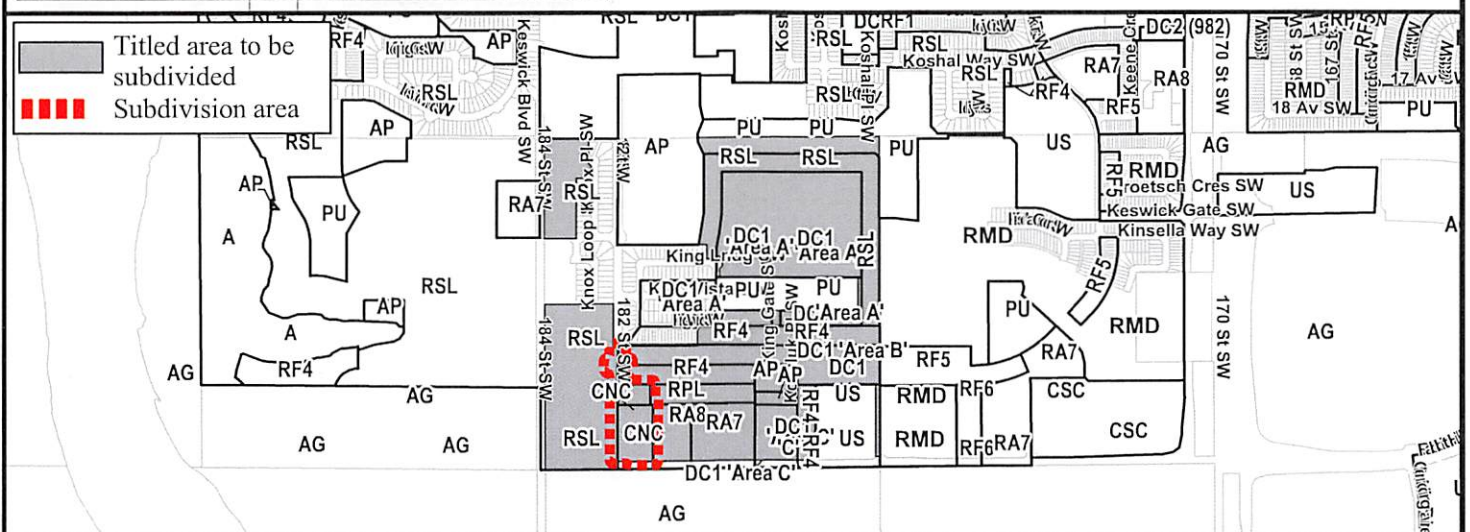
July 25, 2019

LDA18-0476

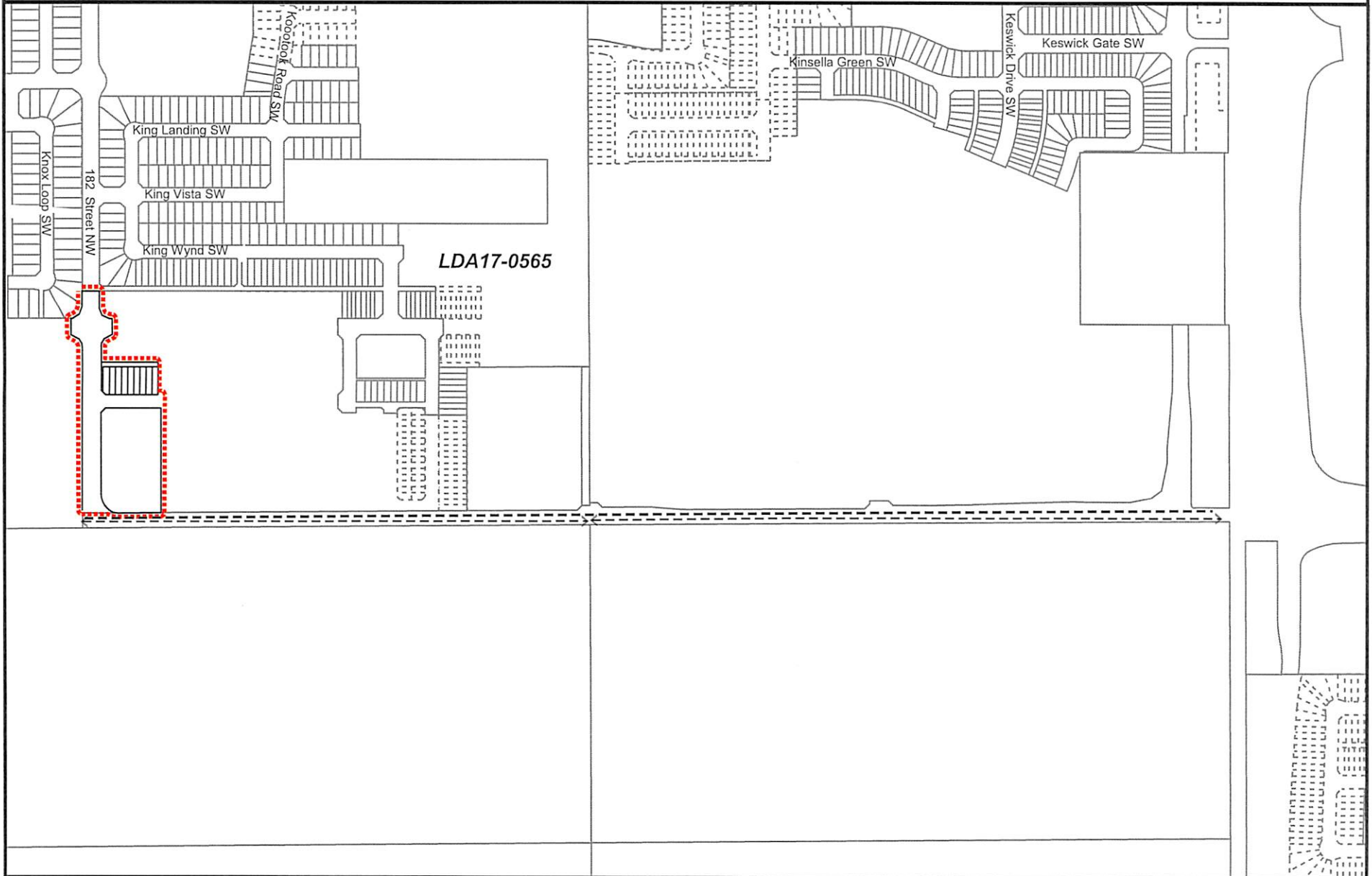
- Limit of proposed subdivision
- ◆◆◆◆ 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- Ⓟ No parking signage
- 1.8 m uniform screen fence as per zoning bylaw
- * All directional access
- ■ ■ ■ Complete streets design and cross section
- ↻ Additional road right of way may be required as per roundabout design



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



- Limit of proposed subdivision
- ←- - -> Watermain Extension
- - - - Construct the first two lanes to an arterial road standard





July 25, 2019

File No. LDA18-0607

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 31 single detached residential lots from Blocks 1 and 2, Plan 772 2209, located south of Anthony Henday Drive NW and east of 66 Street NW; **MCCONACHIE**

LDA18-0607 was conditionally approved on January 17, 2019. This application proposes to add a lane along the west side of the subdivision boundary, reduce the site depths of the lots in accordance with the Residential Low Density Zone (RLD), change the lot product from semi-detached housing to single detached housing and increase the number of residential lots from 29 to 31.

I The Subdivision by Plan is APPROVED on July 25, 2019, 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 subdivision boundary be amended to include the dedication of the alley corner cut, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Servicing Agreement required in Clause I (1) 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 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination); and
8. that the owner is responsible for the landscape design and construction within the 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 Block 1, Plan 772 2209 was addressed by dedication of a 9.80 ha portion of the McConachie District Park Site with LDA08-0071.

MR for Block 2, Plan 772 2209 was addressed by Deferred Reserve Caveat (DRC) #102 121 043 and provided as land for a 0.50 ha pocket park and a 1.146 ha portion of the McConachie District Park with LDA12-0299. The DRC was 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 Stephanie Mah at stephanie.mah@edmonton.ca or 780-442-5387.

Regards,

Blair McDowell
Subdivision Authority

BM/sm/Posse #295048742-001

Enclosure

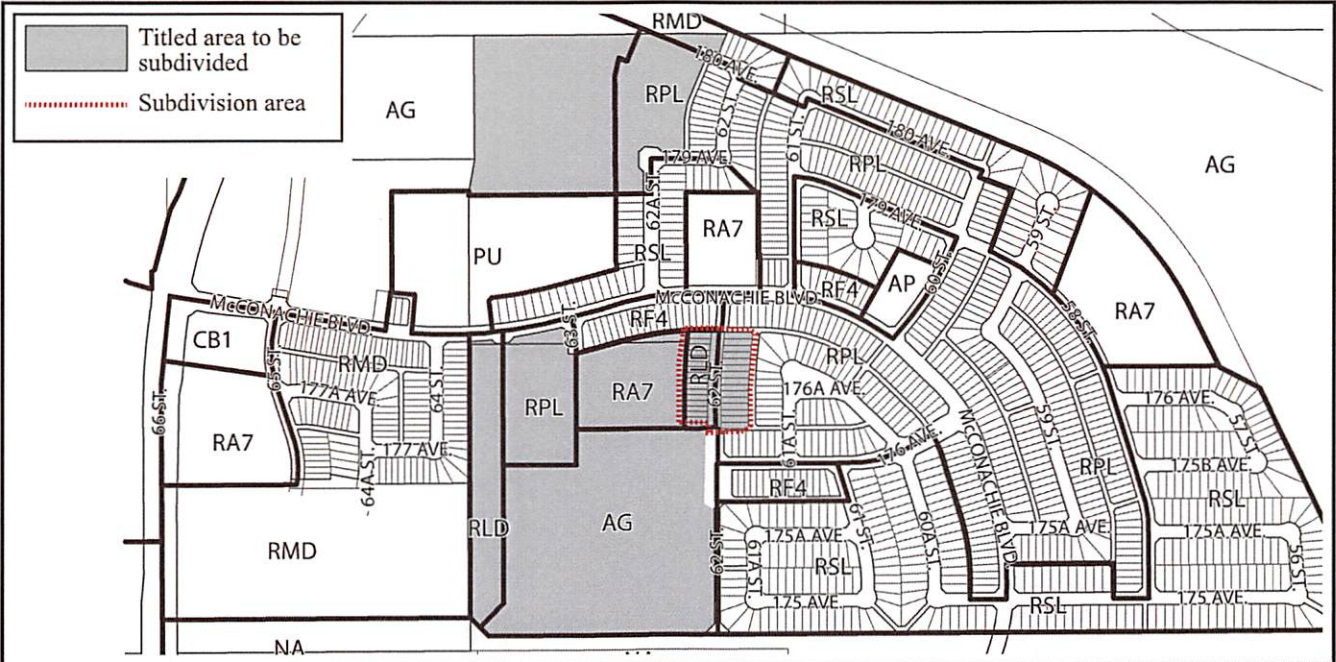
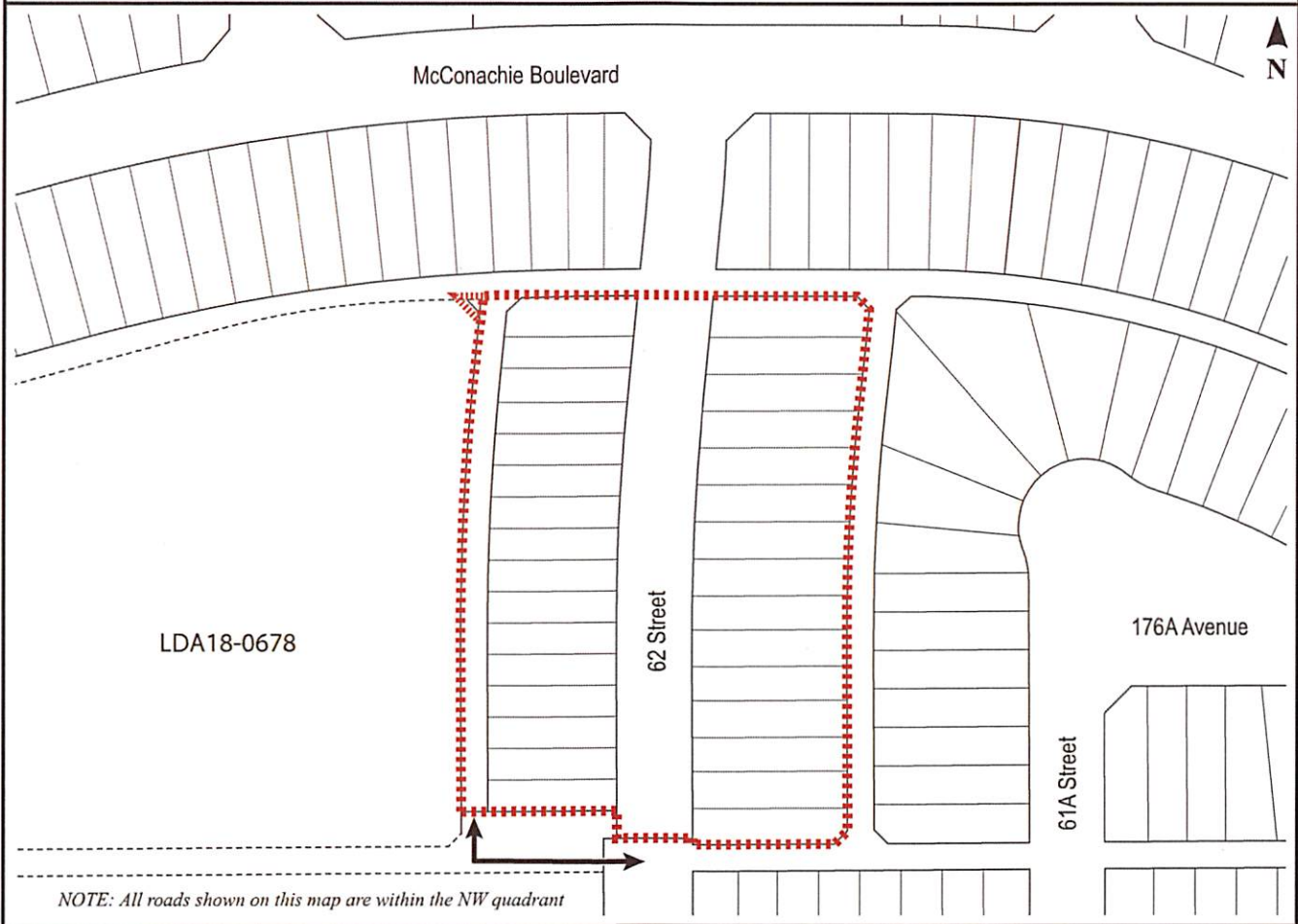
SUBDIVISION CONDITIONS OF APPROVAL MAP

July 25, 2019

LDA18-0607

- Limit of proposed subdivision
- Amend subdivision boundary

Temporary 6 m roadway





Subdivision Authority

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

July 25, 2019

File No. LDA19-0241

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 28-29, Block B, Plan 1345 AJ, located north of 92 Avenue NW and west of 92 Street NW; **BONNIE DOON**

The Subdivision by Plan is **APPROVED** on July 25, 2019, 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.

If you have further questions, please contact Craig Walker at craig.walker@edmonton.ca or 780-442-4852.

Regards,

Blair McDowell
Subdivision Authority

BM/cw/Posse #314699317-001

Enclosure

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 (\$673.00 - 2019 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 92 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).
- 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

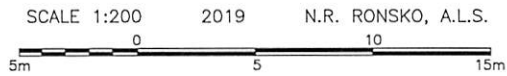
SHOWING SUBDIVISION OF

LOT 28 & NORTH HALF OF LOT 29, BLOCK B, PLAN 1345 A.J.

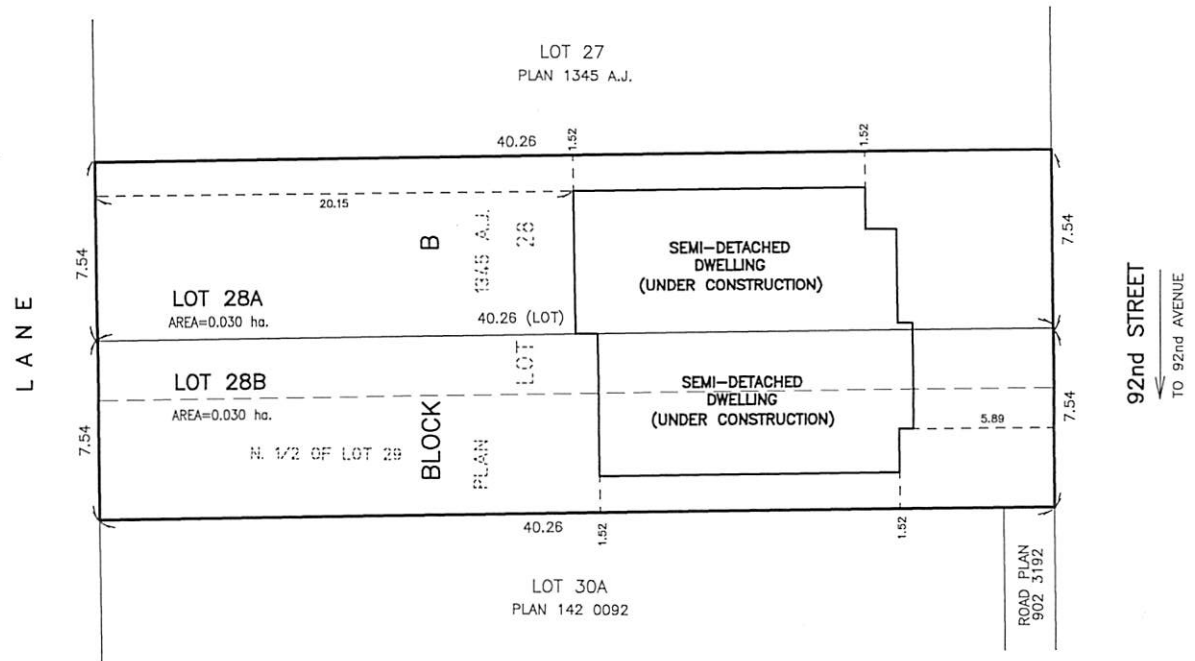
IN
RIVER LOT 21, EDMONTON SETTLEMENT

WITHIN THE
(THEO. TWP.52, RGE.24, W.4 M.)

EDMONTON ALBERTA



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



HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: MAY 23, 2019
REVISED: -

FILE NO. 18C0007

DWG.NO. 18C0007T



Subdivision Authority

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

July 25, 2019

File No. LDA19-0259

Ashton Homes
10109 138 Street NW
Edmonton, AB T5N 2H8

ATTENTION: Matthew Glowicki

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 4, Plan 1585 HW, located north of 104 Avenue NW and east of 145 Street NW; **GROVENOR**

The Subdivision by Plan is APPROVED on July 25, 2019, 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 sanitary) to the proposed southern lot; 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.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #310894828-001

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 (\$673.00 - 2019 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 145 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

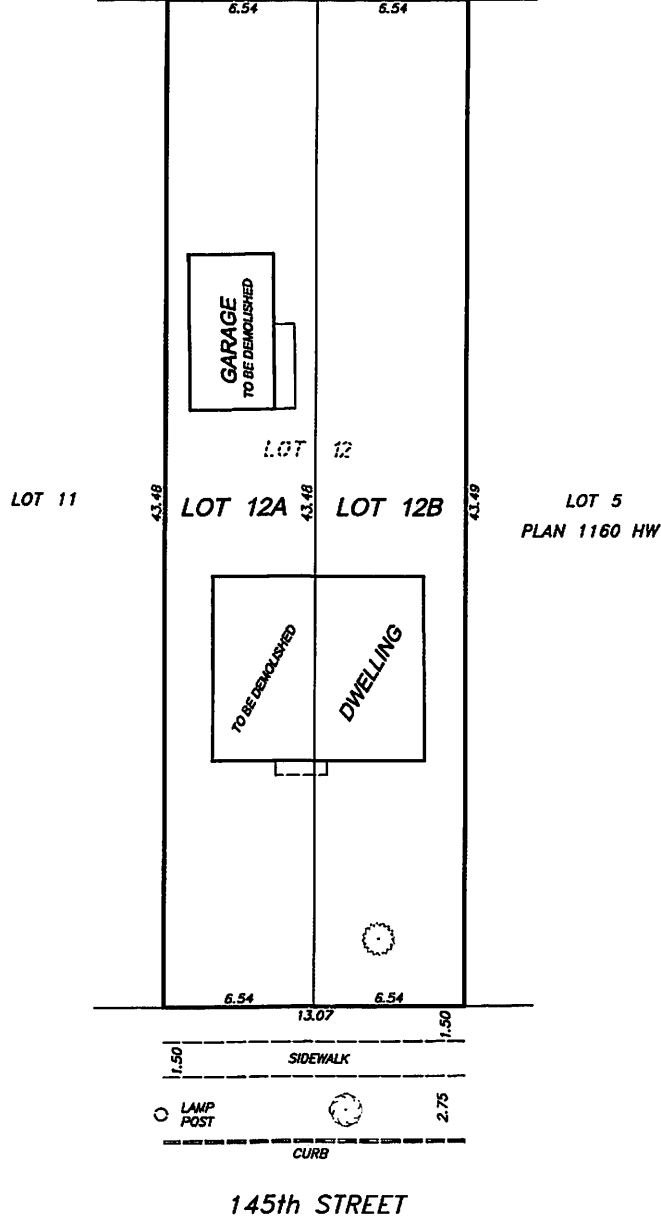
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- There is a deficiency in on-street hydrant spacing and fire flows 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 that may interfere with access to the proposed Lot 12B. 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).



LANE

MAN HOLE ○ UTILITY COVER

○ UTILITY COVER 13.07 ○ POWER POLE



TENTATIVE PLAN

Suite 201, 8762-50 AVENUE
 EDMONTON ALBERTA T6E 5K8
 email: abgeo@telus.net
 PH: (780) 437-8033
 FAX: (780) 437-8024



NOTE:

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF
NUMBER OF PARCEL CREATED 2

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
THE LOCAL AUTHORITY.
ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS
OR OMISSIONS REPRESENTED BY THIS PLAN.

LOT: 12 BLOCK: 4 PLAN: 1585 HW

SUBDIVISION: GROVENOR ADDRESS: 10447 - 145 STREET

BUILDER/OWNER: BELLA ROSE HOMES LTD. EDMONTON

ZONING: RF3

FILE: E16023

LOT AREA: 0.057ha.

SCALE: 1:250

DRAWN BY: J.K.

CHECKED BY: I.H./P.S.

2018-06-07



Subdivision Authority

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

July 25, 2019

File No. LDA19-0262

Geodetic Surveys and Engineering Ltd.
9538 87 Street NW
Edmonton, AB T6C 3J1

ATTENTION: Paul Chan

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot X, Block 8, Plan 426 HW, located north of 72 Avenue NW and east of 98 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on July 25, 2019, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact Development.Coordination@edmonton.ca); 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.

If you have further questions, please contact Taylor van den Brink at taylor.vandenbrink@edmonton.ca or 780-496-6179.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #316076279-001

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 (\$673.00 - 2019 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 72 Avenue 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

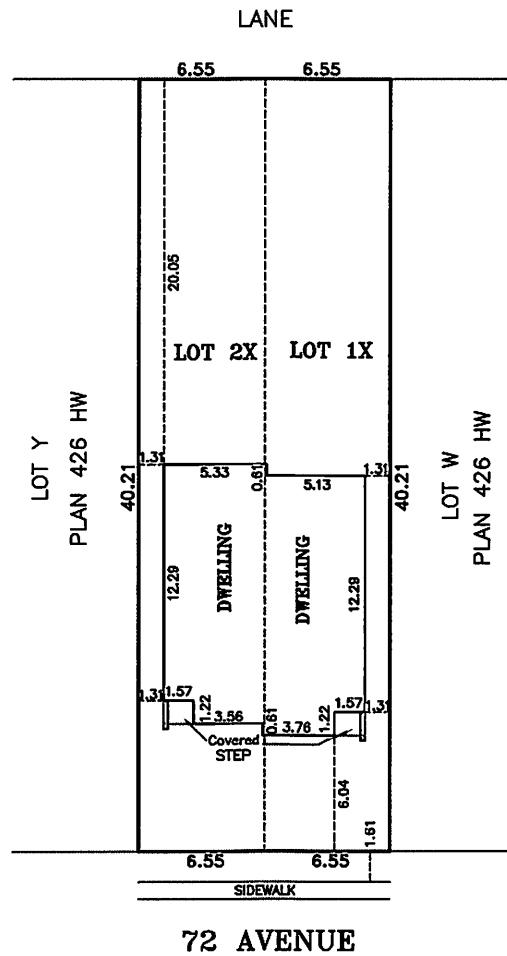
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- There is a deficiency in on-street hydrant spacing and fire flows 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 that may interfere with access to the proposed Lot 1X. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole 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 Andy Balding (780-412-3520) of EPCOR Distribution & Transmission for more information.
- 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 X, BLOCK 8, PLAN 426 HW
N.W. 1/4 SEC. 21, TWP. 52, RGE. 24, W.4 M.
EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS — * * * * —
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————
AND CONTAINS 0.052 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : JUNE 7th, 2019.

SCALE 1 : 300

JOB No. 118303



Subdivision Authority

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

July 25, 2019

File No. LDA19-0277

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

ATTENTION: Cynthia Robinson

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 22, Plan 2259 HW, located north of 120 Avenue NW and east of 48 Street NW; **BEACON HEIGHTS**

The Subdivision by Plan is **APPROVED** on July 25, 2019, subject to the following conditions:

1. that the owner obtain a permit to demolish the existing dwelling 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
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.

If you have further questions, please contact Janika Sumaylo at janika.sumaylo@edmonton.ca or 780-508-9596.

Regards,

Blair McDowell
Subdivision Authority

BM/js/Posse #323501393-001

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 (\$673.00 - 2019 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 48 Street NW and 120 Avenue 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 approximately 5.8 m north of the south property line of Lot 20 off 48 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.
- 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 20, BLOCK 22, PLAN 2259 H.W.

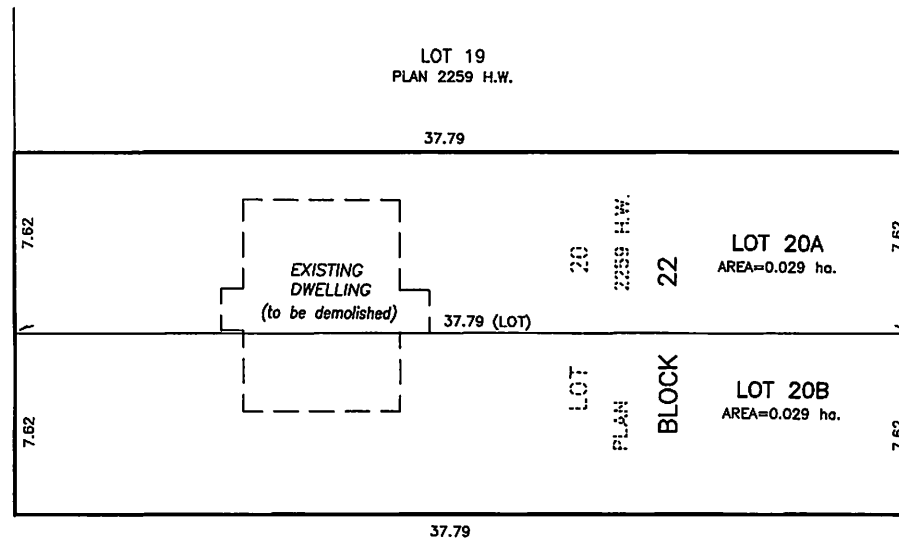
IN THE
S.W.1/4 SEC.13-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2019 N.R. RONSKO, A.L.S.
5m 0 5 10 15m



48th STREET



LANE

120th AVENUE

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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: JUNE 21, 2019
REVISED: -

FILE NO. 19S0347

DWG.NO. 19S0347T

Thursday, July 18, 2019
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 28

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the July 18, 2019 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the July 11, 2019 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA19-0187 311470346-001	Tentative plan of subdivision to create one (1) multiple family residential (MFL) lot from the south half of the SW 5-52-23-W4M, located north of Anthony Henday Drive and east of 17 Street NW; ASTER	
MOVED	Blair McDowell That the application for subdivision be Tabled.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA19-0031 302384880-001	Tentative plan of subdivision to create one (1) Public Utility Lot from Lot 1, Block 2, Plan 152 5329, located north of Stony Plain Road NW and west of 186 Street NW; SUNWAPTA INDUSTRIAL	
MOVED	Blair McDowell That the application for subdivision be Tabled.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA19-0172 311181051-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 30, Block 14, Plan 1389 HW, located south of 80 Avenue NW and east of 87 Street NW; KING EDWARD PARK	

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA19-0210 312330202-001	Tentative plan of subdivision to create one (1) Urban Services Lot from Lot A, Block 13, Plan 2503 HW, located west of 111 Street NW and south of 68 Avenue NW; PARKALLEN	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA19-0244 312204069-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 28, Plan 2485 NY located south of Buena Vista Road NW and west of Valleyview Crescent NW; LAURIER HEIGHTS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA19-0245 314691996-001	Tentative plan of subdivision to create one (1) Urban Services Lot from Lot 19SR, Block 8, Plan 852 0675, located west of 106 Street NW and north of 31 Avenue NW; STEINHAUER	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA19-0267 322796731-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 2, Plan 1275 HW, located north of 74 Avenue NW and east of 118 Street NW; BELGRAVIA	
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.		