

Thursday, August 26, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 34

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the August 26, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the August 19, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA21-0266
395302891-001

Tentative plan of subdivision to create 60 single detached residential lots, 34 semi-detached residential lots, and one (1) Public Utility Lot from portions of roadway to be closed, Lot 300, Block 21, Plan 182 2562, and Lot A, Block 1, Plan 182 1095, 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

2.

LDA19-0426
340562624-001

REVISION of conditionally approved tentative plan of subdivision to create 55 single detached residential lots, two (2) semi-detached residential lots, and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA19-0457 343599787-001	REVISION of conditionally approved tentative plan of subdivision to create 43 single detached residential lots, 31 row housing lots, and two (2) Municipal Reserve (MR) Lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW; TRUMPETER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0320 400629657-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 67, Block 12, Plan 4978 HW, located south of 107A Avenue NW and west of 139 Street NW; NORTH GLENORA
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0334 401091390-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 55, Block 1, Plan 2955 MC, located north of 53 Avenue NW and west of 114B Street NW; LENDRUM PLACE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0335 401470592-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 20, Plan 1800 NY, located south of 51 Avenue NW and west of 124 Street NW; LANSDOWNE
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0336 401316602-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 37, Plan 1916 HW , located south of 117 Avenue NW and east of 122 Street NW; INGLEWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0362 403135293-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 3, Plan 1518 KS, located south of 86 Avenue NW and west of 145 Street NW; LAURIER HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA21-0364 403179952-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 26, Block 40, Plan 3034 HW, located north of 106 Avenue NW and west of 81 Street NW; FOREST HEIGHTS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA21-0368 403395910-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 3, Plan 2831 HW, located north of 78 Avenue NW and west of 116 Street NW; BELGRAVIA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
11.	LDA21-0372 403833868-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 35, Plan RN 46, located north of 116 Avenue NW and west of 122 Street NW; INGLEWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

August 26, 2021

File No. LDA21-0266

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 60 single detached residential lots, 34 semi-detached residential lots, and one (1) Public Utility Lot from portions of roadway to be closed, Lot 300, Block 21, Plan 182 2562, and Lot A, Block 1, Plan 182 1095, located south of 25 Avenue SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on August 26, 2021, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR), for the closed portion of roadway, in the amount of 0.05 hectares (ha) by a Deferred Reserve Caveat registered against Lot A, Block 1, Plan 182 1095 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate, clear, and level 66 Street SW and 41 Avenue SW as required for road right of way, and said dedication shall conform to approved Concept Plans or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the subdivision boundary be amended to include dedication of the east portion of Orchards Boulevard NW with all utilities contained therein, and the full intersection of Plum Bend SW and Orchards Boulevard NW, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA21-0321 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that LDA18-0346 to close portions of 30 Avenue SW (Government Road Allowance) shall be approved prior to the endorsement of the plan of survey;
8. the owner enter into an agreement with the City of Edmonton for the exchange and/or transfer of land, as outlined in Enclosure III; 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 (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 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 II. 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 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);
9. 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);
10. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to the adjacent path, 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, lighting and bollards, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide curb extensions at the shared use path crossing on Orchards Boulevard NW, to the satisfaction of Subdivision and Development Coordination, 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; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps of the subdivision identifying major conditions of this approval. Enclosure III is a map of the subdivision's associated right-of-way land exchange/transfer.

MR for Lot A, Block 1, Plan 182 1095 was addressed by Deferred Reserve Caveat (DRC 202 281 190) with LDA17-0589. The closure of portions of 30 Avenue SW (LDA18-0346) will increase this DRC in the amount of 0.05 ha. The revised DRC will be registered against the balance of the title area.

Municipal Reserve (MR) for Lot 300, Block 21, Plan 182 2562 was addressed by Deferred Reserve Caveat (DRC 202 281 189) with LDA17-0589. The DRC shall carry forward to the balance of the title area.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #395302891-001

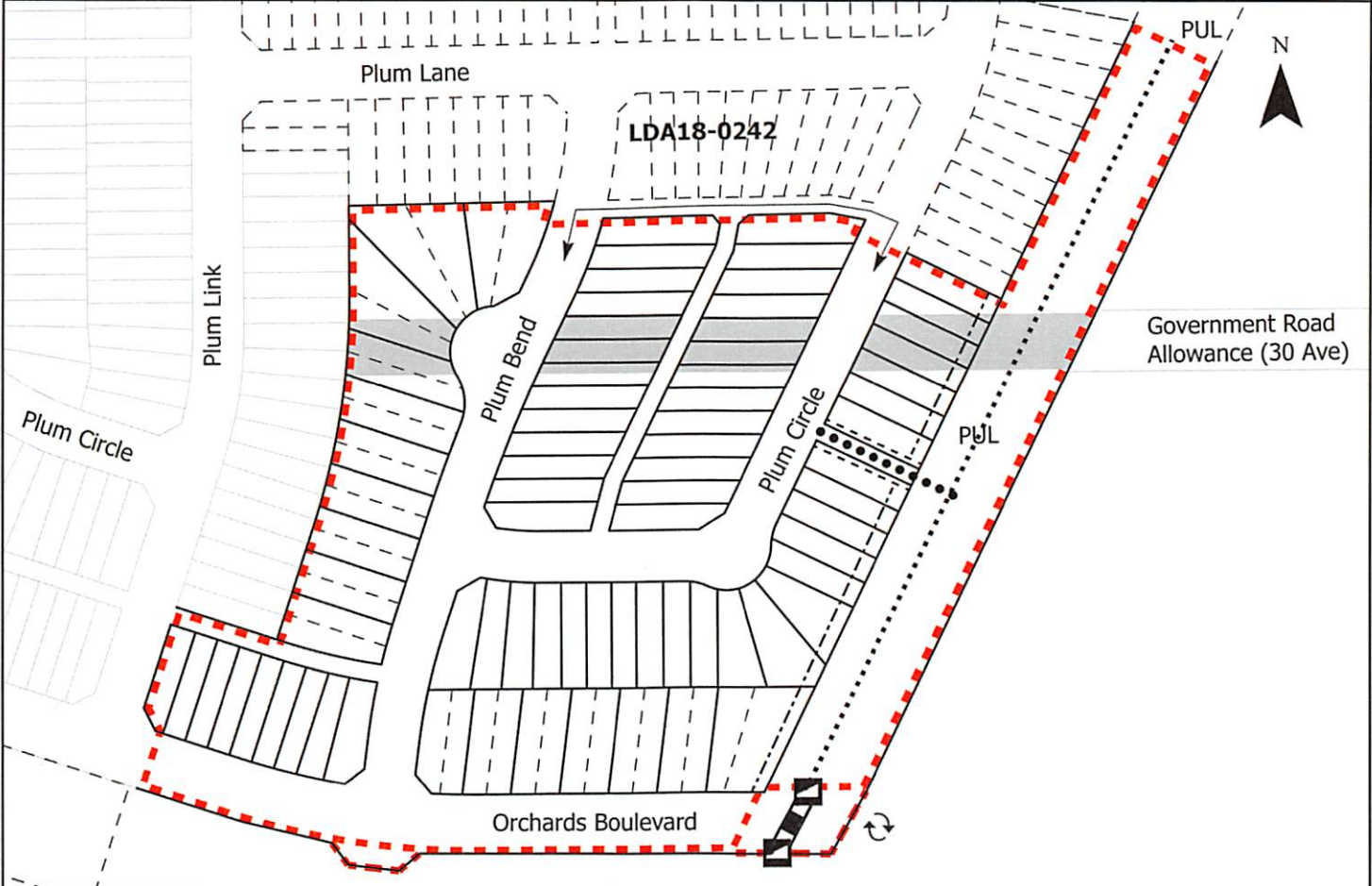
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

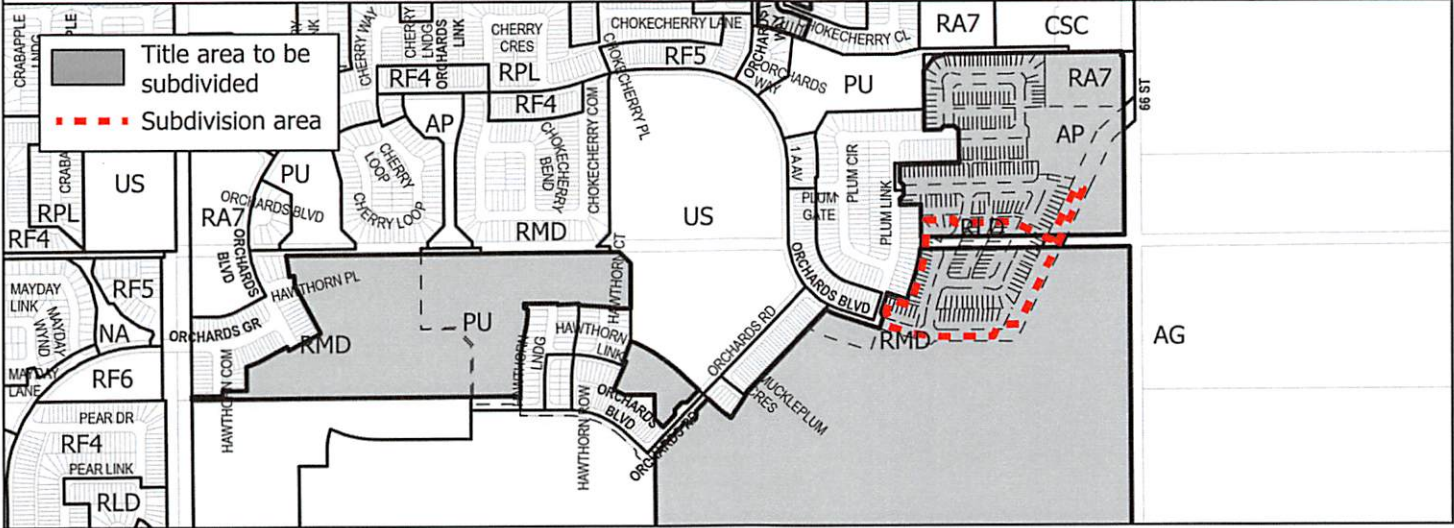
August 26, 2021

LDA21-0266

- Limit of proposed subdivision
- Amend subdivision boundary
- 1.8 m uniform fence
- 1.2 m uniform fence
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- Road closure area
- ▬ Zebra marked crosswalk
- ↔ Temporary 6 m roadway
- ▬ Curb Extension
- ⤵ Temporary 12 m radius turnaround



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



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 26, 2021

LDA21-0266

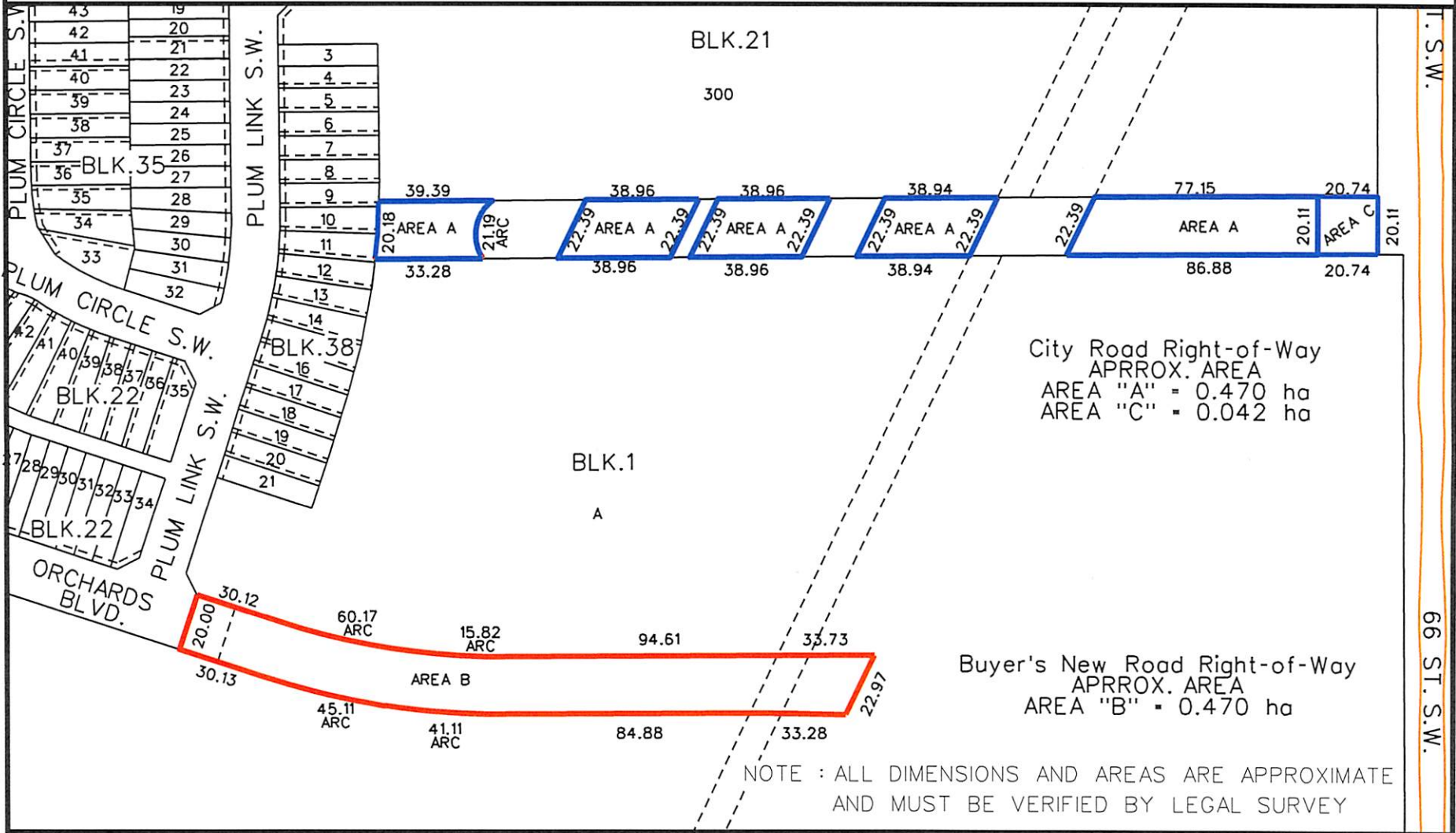
- Limit of proposed subdivision
- Temporary 4 m emergency access
- ▨ Dedicate as road right of way



SUBDIVISION CONDITIONS OF APPROVAL MAP

August 26, 2021

LDA21-0266



REAL ESTATE
FINANCIAL AND
CORPORATE SERVICES

21 06 14 NK 1821095-1-A(Exchange)

— CITY ROAD RIGHT-OF-WAY AREA "A" AND "C"
— BUYER'S NEW ROAD RIGHT-OF-WAY AREA "B"

LEGAL: THE ORCHARDS AT ELLERSLIE - PORTION OF LAND
PLAN 1821095 BLOCK 1 LOT A
PLAN 1822562 BLOCK 21 LOT 300





August 26, 2021

File No. LDA19-0426

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 55 single detached residential lots, two (2) semi-detached residential lots, and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW;
EDGEMONT

LDA19-0426 was conditionally approved on January 30, 2020. This is the first change request. The number of single detached residential lots increased by 16 and the number of semi-detached residential lots decreased by 22. Overall, the number of residential lots has decreased by 8.

I The Subdivision by Plan is APPROVED on August 26, 2021, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the approved subdivision LDA18-0555 be registered prior to or concurrent with this application for the logical extension of roadway connections;
4. 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
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a 3 m hard surface shared use path with lighting, bollards and landscaping adjacent to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner designs the ultimate SWMF and constructs the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. 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.

Municipal Reserve for Lot 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0394. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

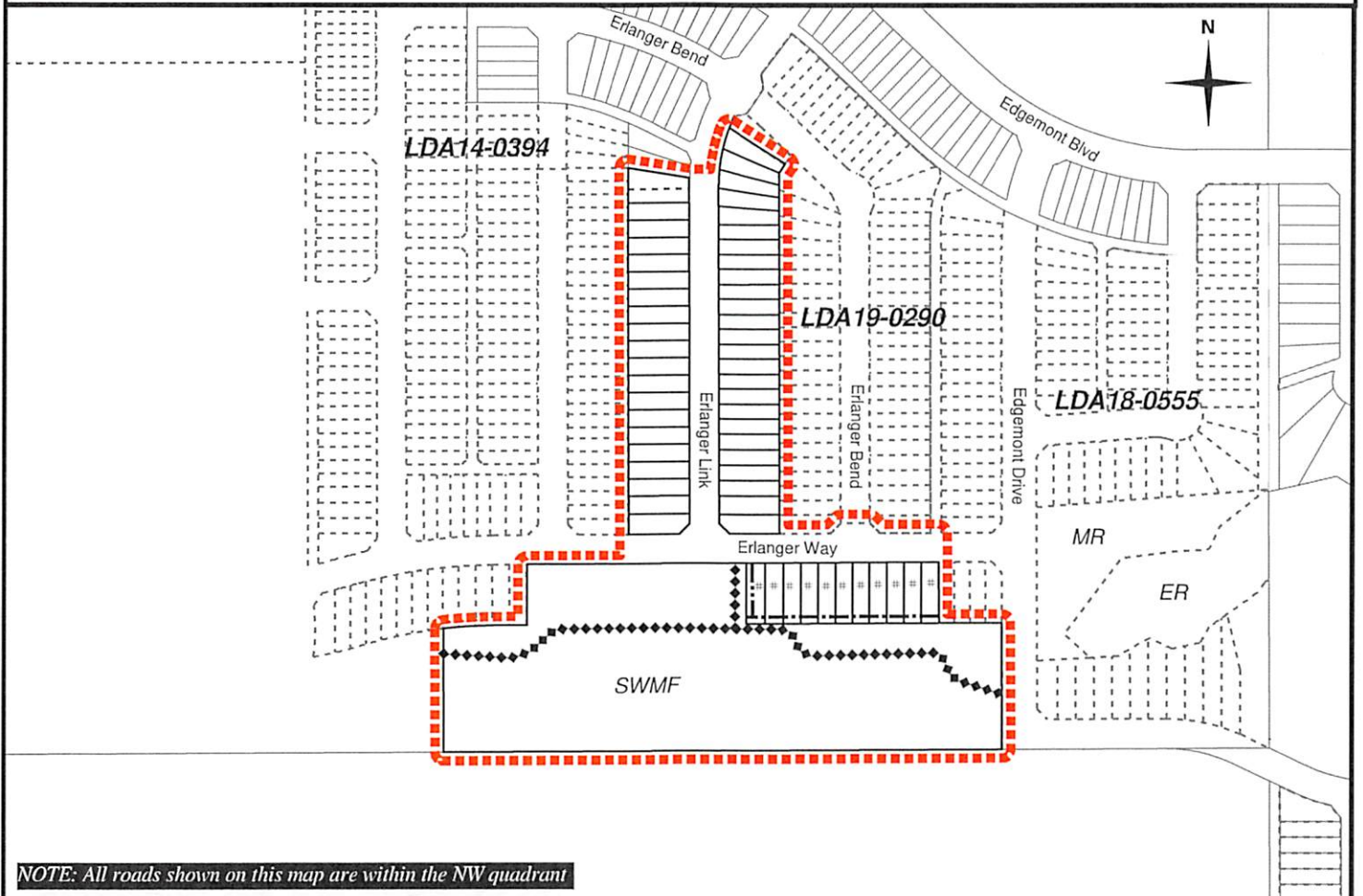
A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

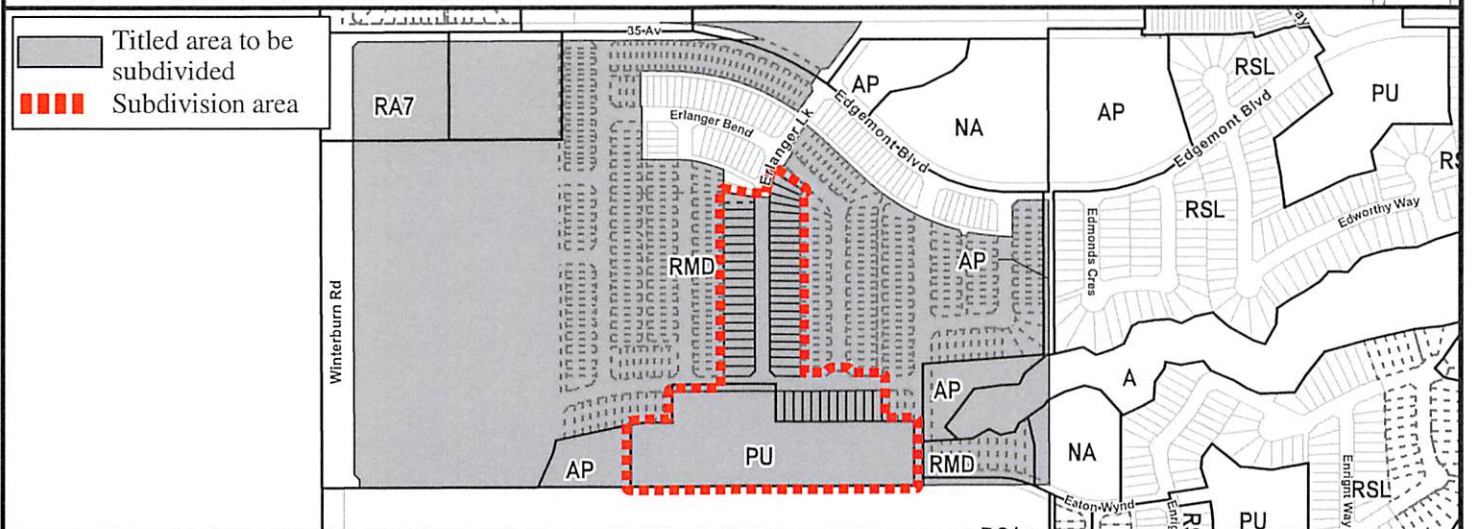
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Enclosure

- Limit of proposed subdivision
- - - - 1.2 m uniform fence
- · - · - 1.8 m uniform screen fence
- ◆◆◆ 3 m hard surface shared use path
- ⊞ Restrictive covenant re: Freeboard



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

August 26, 2021

File No. LDA19-0457

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 43 single detached residential lots, 31 row housing lots, and two (2) Municipal Reserve (MR) Lots from the SW 19-53-25-W4M, located east of Winterburn Road NW and north of Yellowhead Trail NW;
TRUMPETER

LDA19-0457 subdivision was conditionally approved on February 13, 2020. The first change request increased the number of single detached residential lots by 18, and decreased the number of row housing by 26 (a total net decrease of 8 lots). This is the second change request, and decreases the site depth of the row housing.

I The Subdivision by Plan is APPROVED on August 26, 2021, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as 0.79 ha and 0.24 ha lots 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 dedicate, clear and level Winterburn Road (215 Street NW) as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the phasing boundary be amended to include the entire local road intersection with Phase 1, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

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; 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 conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct Trumpeter Way to an approved Complete Streets cross-section, to the satisfaction of Subdivision and Development Coordination;
8. that the owner constructs two temporary gravel surface alley turnarounds 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 alleys (or when required by Subdivision and Development Coordination);
9. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway and Park site, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs offsite storm sewers with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto or flanking Winterburn Road (215 Street NW), to the satisfaction of Subdivision and Development Coordination, 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; and
15. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, and greenway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for SW 19-53-25-4 were previously addressed by Deferred Reserve Caveat (DRC) through LDA18-0032. Subsequent to 0.79 Ha and 0.24 Ha MR dedication the existing DRC will be reduced accordingly with the balance to carry forward on the remainder of the title.

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

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

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


Regards,

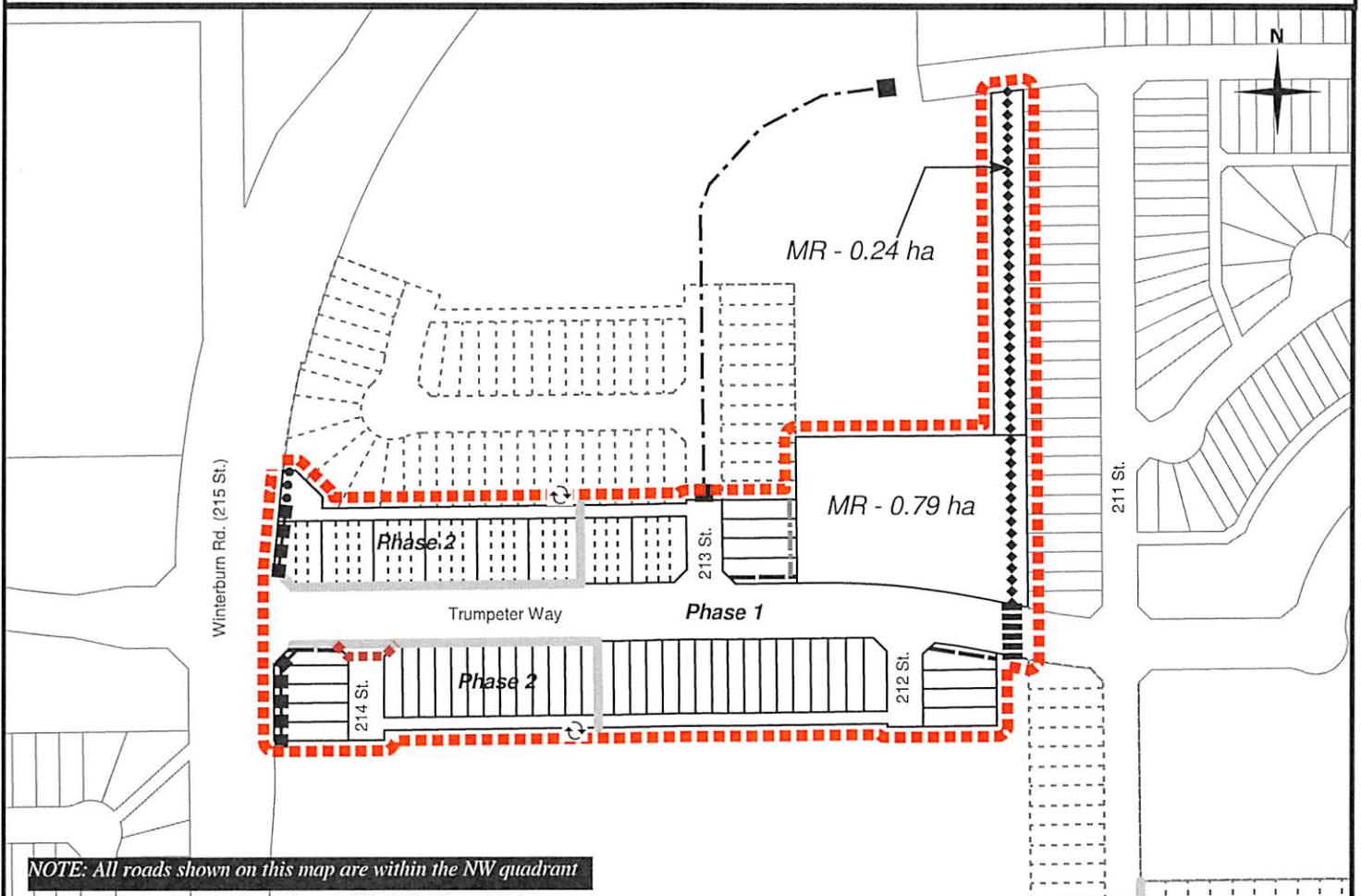


Blair McDowell
Subdivision Authority

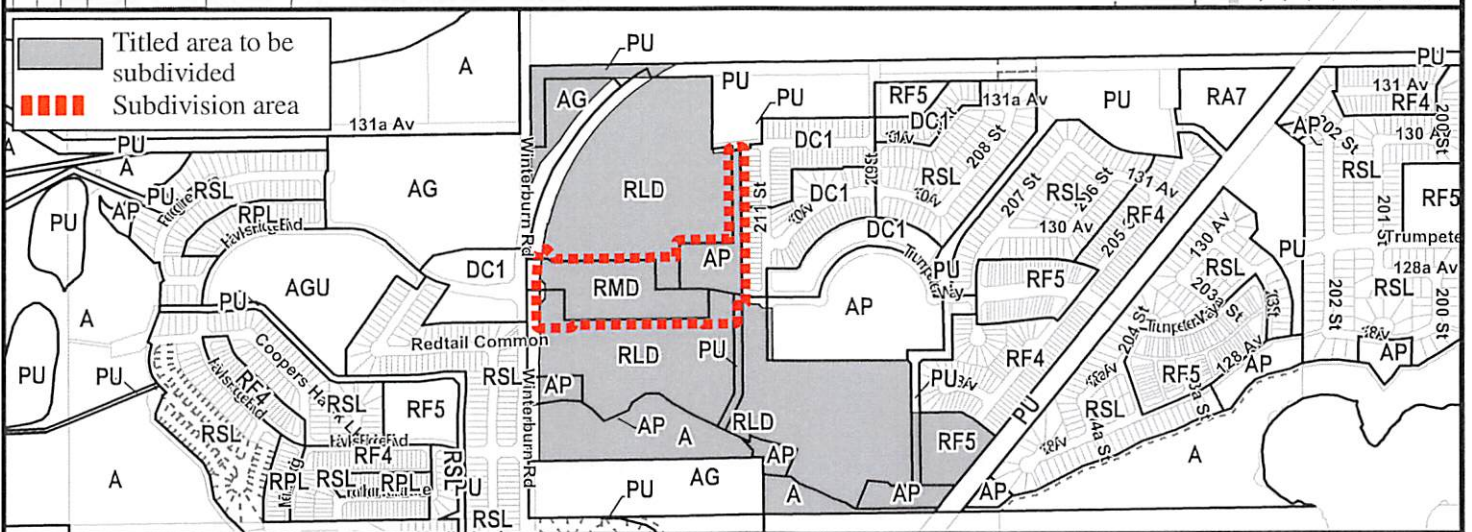
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Enclosure(s)

-  Limit of proposed subdivision
-  Phasing line
-  Amend phasing boundary
-  1.8 m uniform fence
-  1.2 m uniform fence
-  Noise attenuation fence
-  Temporary 12 m radius turnaround
-  Zebra marked crosswalk
-  3 m hard surface shared use path
-  Bollards
-  Storm sewer extension

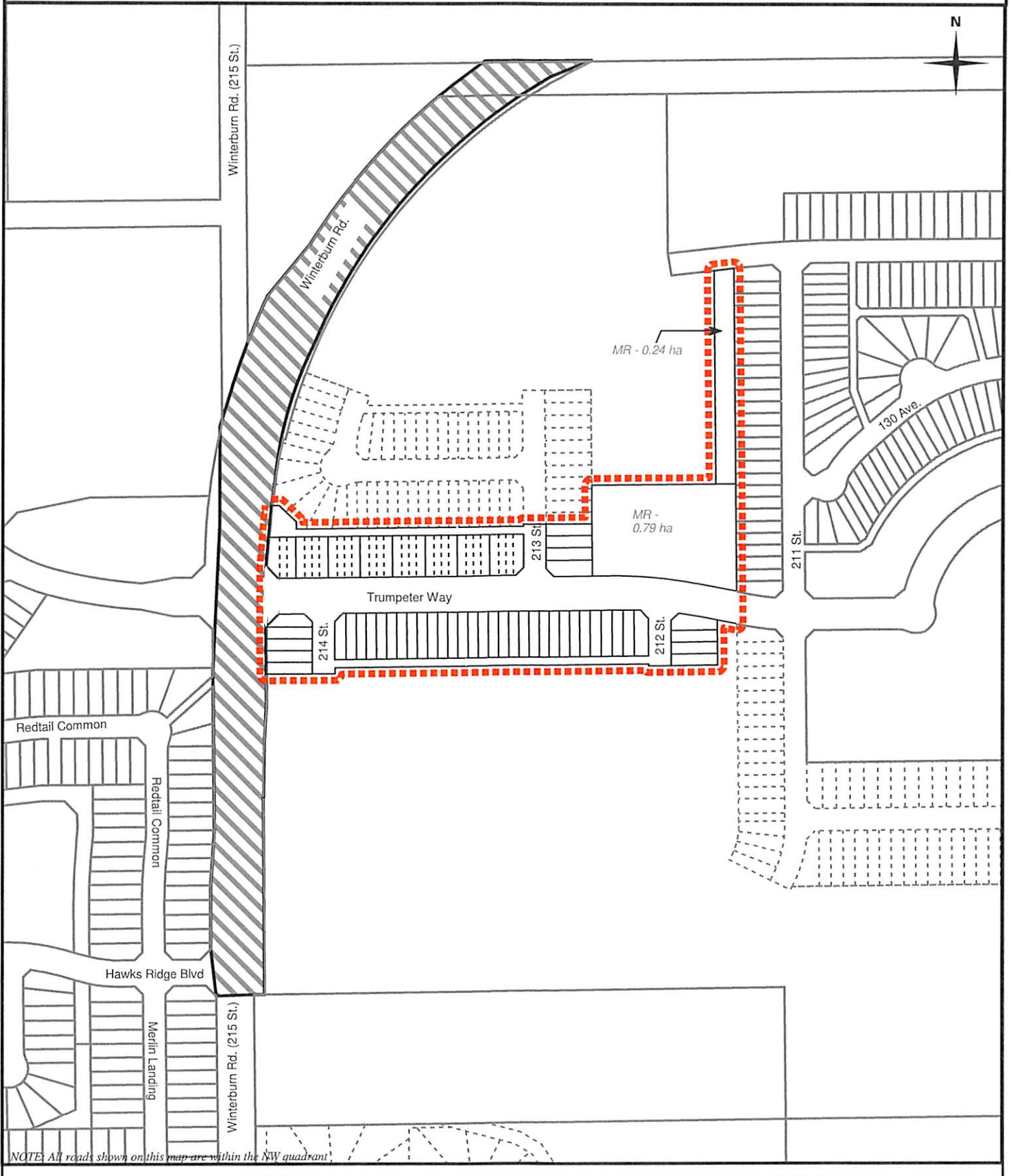


NOTE: All roads shown on this map are within the NW quadrant



Limit of proposed subdivision

Dedicate as road right of way





Subdivision Authority

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

August 26, 2021

File No. LDA21-0320

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 Lot 67, Block 12, Plan 4978 HW, located south of 107A Avenue NW and west of 139 Street NW; **NORTH GLENORA**

The Subdivision by Plan is **APPROVED** on August 26, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #400629657-001

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 - 2021 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 107A Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #392760036-002).
- There are existing concrete stairs that encroach onto the 107A Avenue NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.
- The North Glenora neighbourhood is on the Alley Renewal Program. This specific site is scheduled for renewal in 2021. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on alley right-of-way.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (sanitary and storm) enter the proposed subdivision approximately 7.7 m west of the east property line of existing Lot 67 off 107A Avenue NW. Water service enters the proposed subdivision at 7.46 m west of the east property line of existing Lot 67 off 107A Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

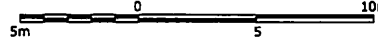
LOT 67, BLK.12, PLAN 4978 H.W.

IN THE

N.W.1/4 SEC.1 TWP.53 RGE.25 W.4 M.

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.



NOTES:

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



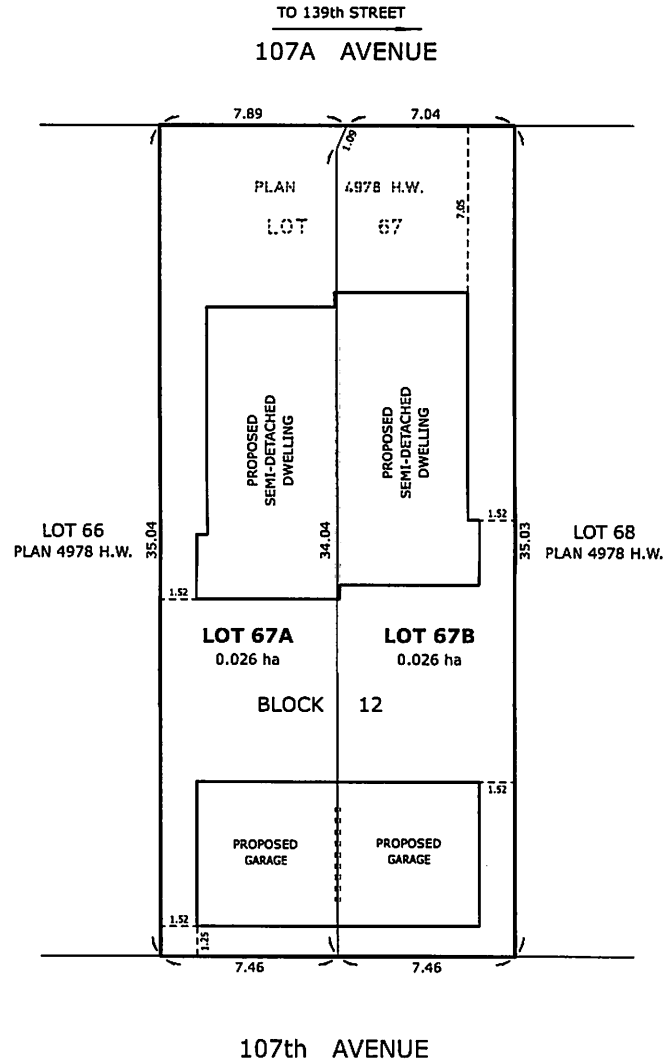
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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	June 22, 2021	REVISED:	Aug. 13, 2021
DRAWING	21S0465T	FILE NO.	21S0465





Subdivision Authority

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

August 26, 2021

File No. LDA21-0334

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 55, Block 1, Plan 2955 MC, located north of 53 Avenue NW and west of 114B Street NW;
LENDRUM PLACE

The Subdivision by Plan is **APPROVED** on August 26, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/cp/Posse #401091390-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing concrete stairs, and a walking path, that encroaches onto the 114B Street road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.23 m north of the south property line of existing Lot 55 off of the lane. The existing storm service enters the proposed subdivision approximately 7.62 m north of the south property line of existing Lot 55 off 114B 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

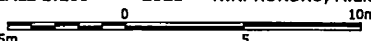
SHOWING SUBDIVISION OF

LOT 55, BLK.1, PLAN 2955 M.C.

IN THE

E.1/2 SEC.18 TWP.52 RGE.24 W.4 M.

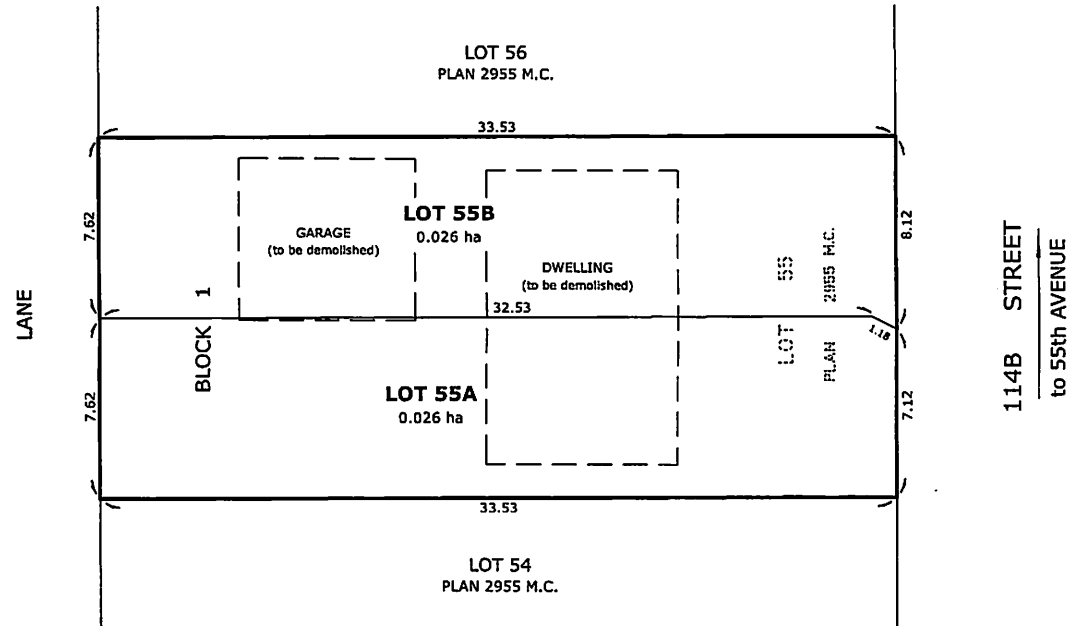
EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.




NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	June 29, 2021	REVISED:	Aug. 12, 2021
DRAWING	21S0440T	FILE NO.	21S0440



Subdivision Authority

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

August 26, 2021

File No. LDA21-0335

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 20, Plan 1800 NY, located south of 51 Avenue NW and west of 124 Street NW;
LANSDOWNE

The Subdivision by Plan is APPROVED on August 26, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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", with a stylized, cursive script.

Blair McDowell
Subdivision Authority

BM/cp/Posse #401470592-001

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 49 Avenue NW. Upon redevelopment of proposed Lot 28B, the existing residential access to 49 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.
- There is an existing fence that encroaches onto the rear alley road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.3 m east of the west property line of existing Lot 28 off of the lane. The existing storm service enters the proposed subdivision approximately 11.9 m east of the west property line of existing Lot 28 off 49 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

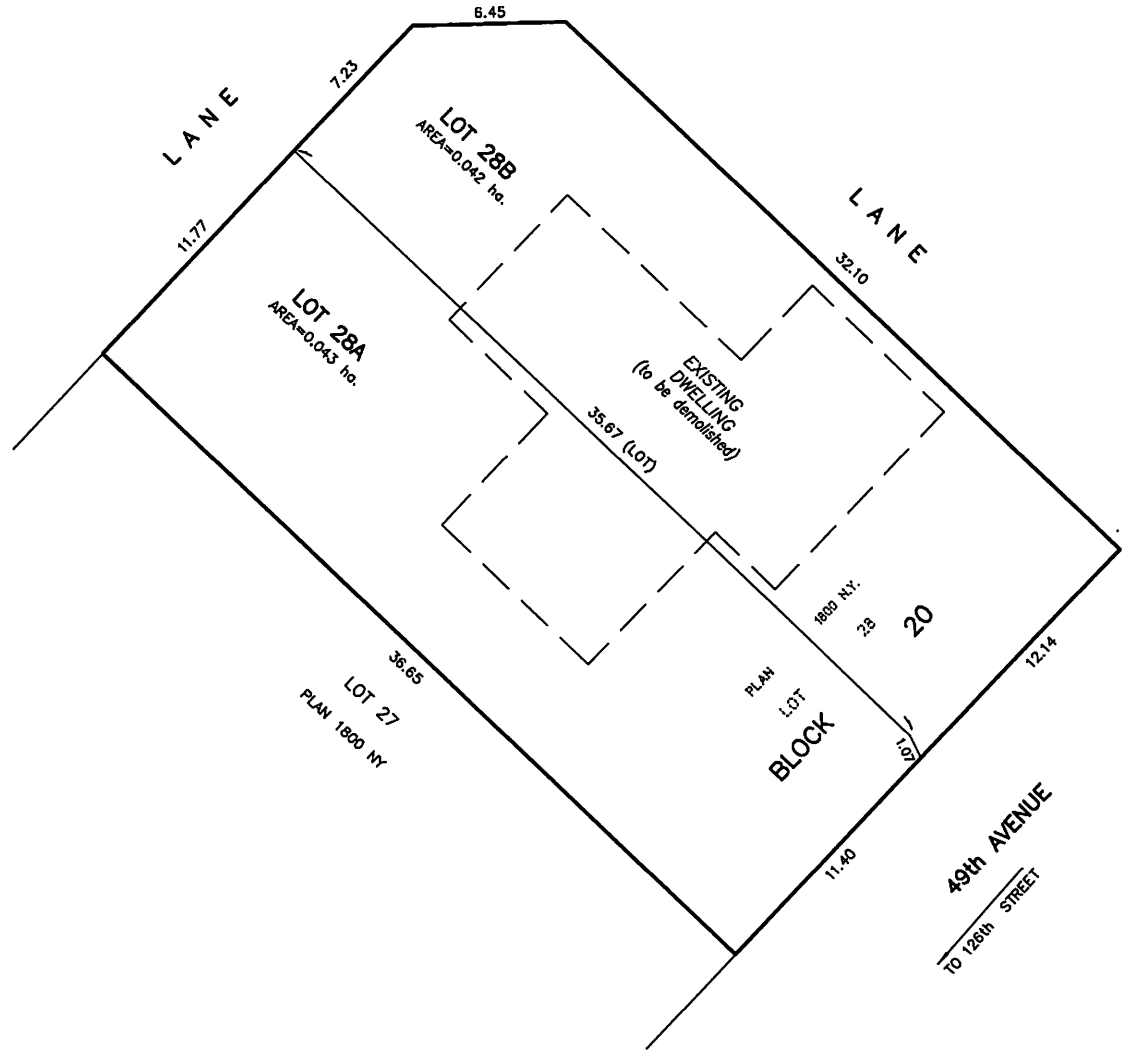
LOT 28, BLK.20, PLAN 1800 N.Y.

IN THE

S.1/2 SEC.13 TWP.52 RGE.25 W. 4M.

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.




NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	JUNE 30, 2021	REVISED:	AUG. 12, 2021
DRAWING	21S0437T	FILE NO.	21S0437



Subdivision Authority

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

August 26, 2021

File No. LDA21-0336

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 Lot 11, Block 37, Plan 1916 HW , located south of 117 Avenue NW and east of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on August 26, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/cp/Posse #401316602-001

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 - 2021 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 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 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 7.0 m south of the north property line of existing Lot 11 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

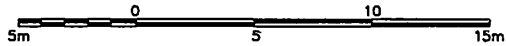
SHOWING SUBDIVISION OF

LOT 11, BLOCK 37, PLAN 1916 H.W.

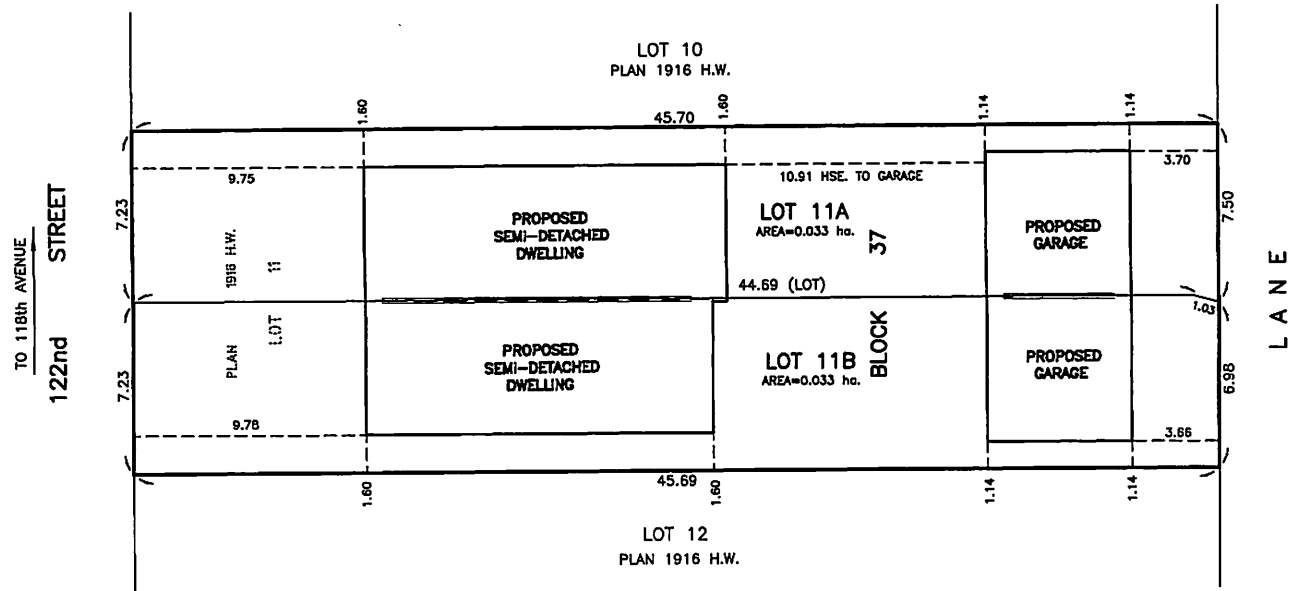
IN THE
W.1/2 SEC.7-53-24-4

EDMONTON ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.



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: J.V./ESD

CALC'D. BY: J.V.

DATE: JUNE 30, 2021
REVISED: AUGUST 10, 2021

FILE NO. 21S0062

DWG.NO. 21S0062T



Subdivision Authority

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

August 26, 2021

File No. LDA21-0362

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 3, Plan 1518 KS, located south of 86 Avenue NW and west of 145 Street NW;
LAURIER HEIGHTS

The Subdivision by Plan is **APPROVED** on August 26, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits, and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/cb/Posse #403135293-001

Enclosure

TENTATIVE PLAN

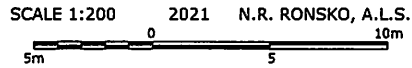
SHOWING SUBDIVISION OF

LOT 6, BLK.3, PLAN 1518 K.S.

IN THE

S.E.1/4 SEC.26 TWP.52 RGE.25 W. 4M.

EDMONTON, ALBERTA



NOTES:

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



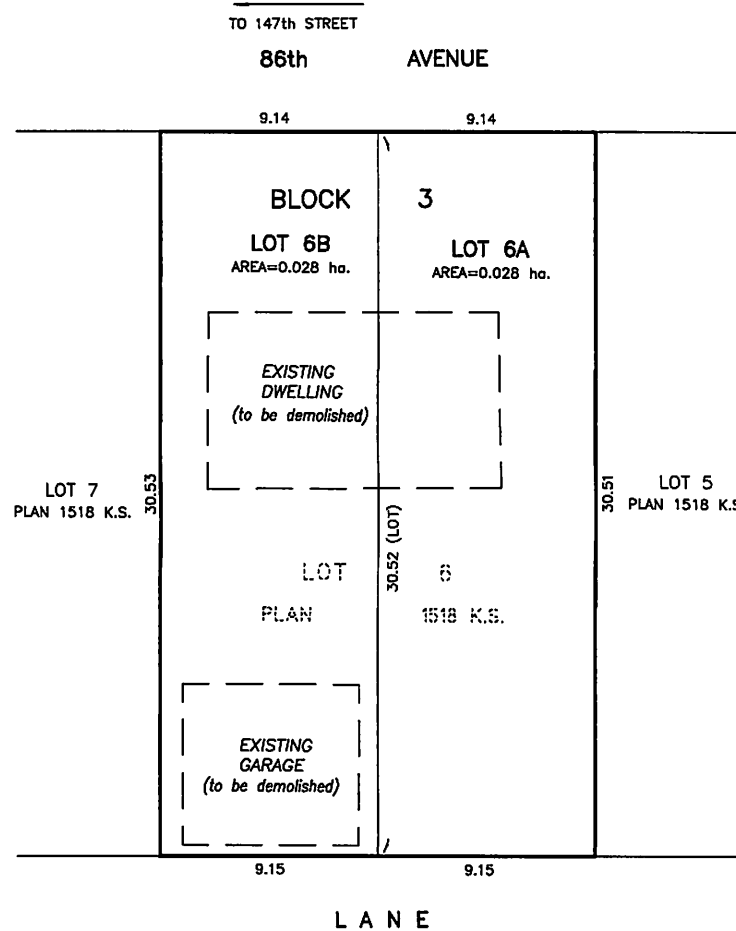
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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	JULY 09, 2021	REVISED:	--
DRAWING	21S0493T	FILE NO.	21S0493





Subdivision Authority

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

August 26, 2021

File No. LDA21-0364

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 Lot 26, Block 40, Plan 3034 HW, located north of 106 Avenue NW and west of 81 Street NW;
FOREST HEIGHTS

The Subdivision by Plan is APPROVED on August 26, 2021, 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.

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/cb/Posse #403179952-001

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 (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing boulevard tree adjacent to the site on 81 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").

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 4.8 m south of the north property line of Lot 26A off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards requires on-street fire flows of 180 l/s and hydrant spacing of 90m for the zoning. On-street fire flows in the area are below the required flow rate and hydrant spacing is approximately 202m. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 26, BLK.40, PLAN 3034 H.W.

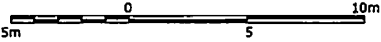
IN THE

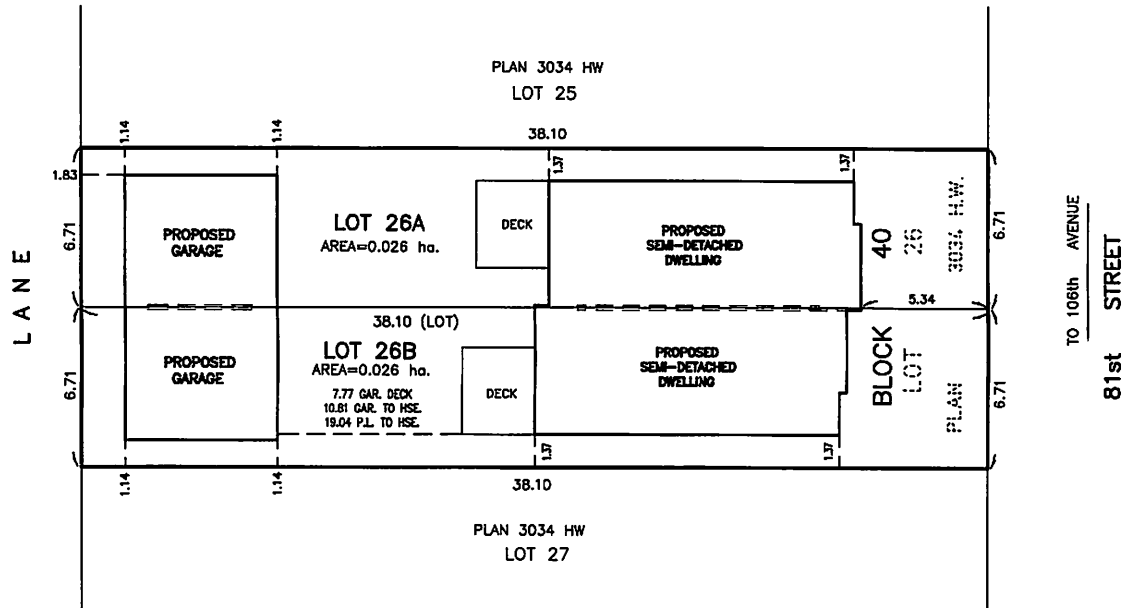
RIVER LOT 27, EDMONTON SETTLEMENT

WITHIN THE

(THEO. TWP.53, RGE.24, W.4 M.)

EDMONTON, ALBERTA

SCALE 1:200 2021 N.R. RONSKO, A.L.S.




NOTES:

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



HAGEN SURVEYS

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SURVEYOR'S STAMP



CALCULATED BY:	ESD	DRAWN BY:	ESD
DATE:	JULY 20, 2021	REVISED:	--
DRAWING	21S0535T	FILE NO.	21S0535



Subdivision Authority

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

August 26, 2021

File No. LDA21-0368

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 3, Plan 2831 HW, located north of 78 Avenue NW and west of 116 Street NW;
BELGRAVIA

The Subdivision by Plan is APPROVED on August 26th, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', written over a white background.

Blair McDowell
Subdivision Authority

BM/cb/Posse #403395910-001

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 (\$686.00 - 2021 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 78 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 10.67 m west of the east property line of Lot 17 off of the lane. The existing storm service enters the proposed subdivision approximately 4.7 m west of the east property line of Lot 17 off 78 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection adjacent to the property. City of Edmonton Standards requires on-street fire flows of 100 l/s and hydrant spacing of 150m for the current/proposed zoning. On-street fire flows in the area are below the required flow rate and there are no hydrants on adjacent 78 Avenue. The owner/applicant is advised to review on site fire protection to ensure adequate coverage.
- 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

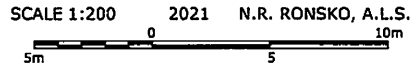
SHOWING SUBDIVISION OF

LOT 17, BLK.3, PLAN 2831 H.W.

IN THE

S.W.1/4 SEC.30 TWP.52 RGE.24 W.4 M.

EDMONTON, ALBERTA



NOTES:

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



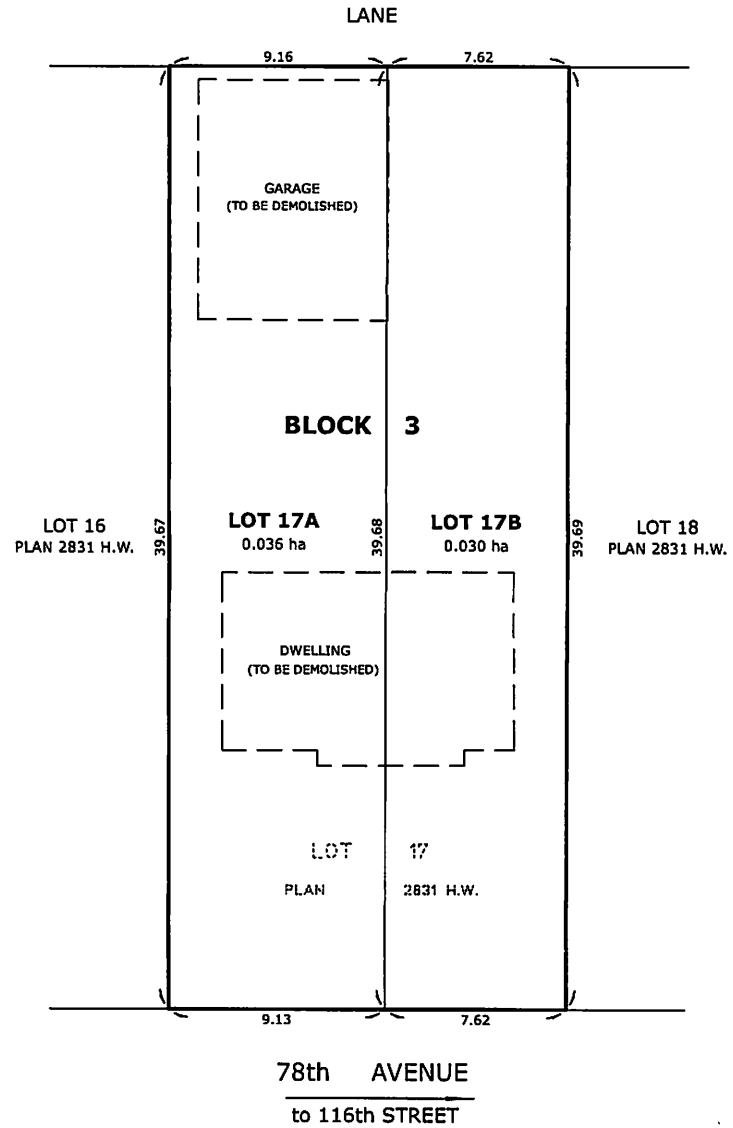
HAGEN SURVEYS

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JULY 22, 2021	REVISED:	--
DRAWING	21S0539T	FILE NO.	21S0539





Subdivision Authority

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

August 26, 2021

File No. LDA21-0372

Marc Infill Homes
12966 160A Avenue NW
Edmonton, AB T6V1R3

ATTENTION: Aleks Cieply

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 35, Plan RN 46, located north of 116 Avenue NW and west of 122 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on August 26, 2021, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cb/Posse #403833868-001

Enclosure Established under City of Edmonton Bylaw 16620 pursuant to Section 623 of the Municipal Government Act

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 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

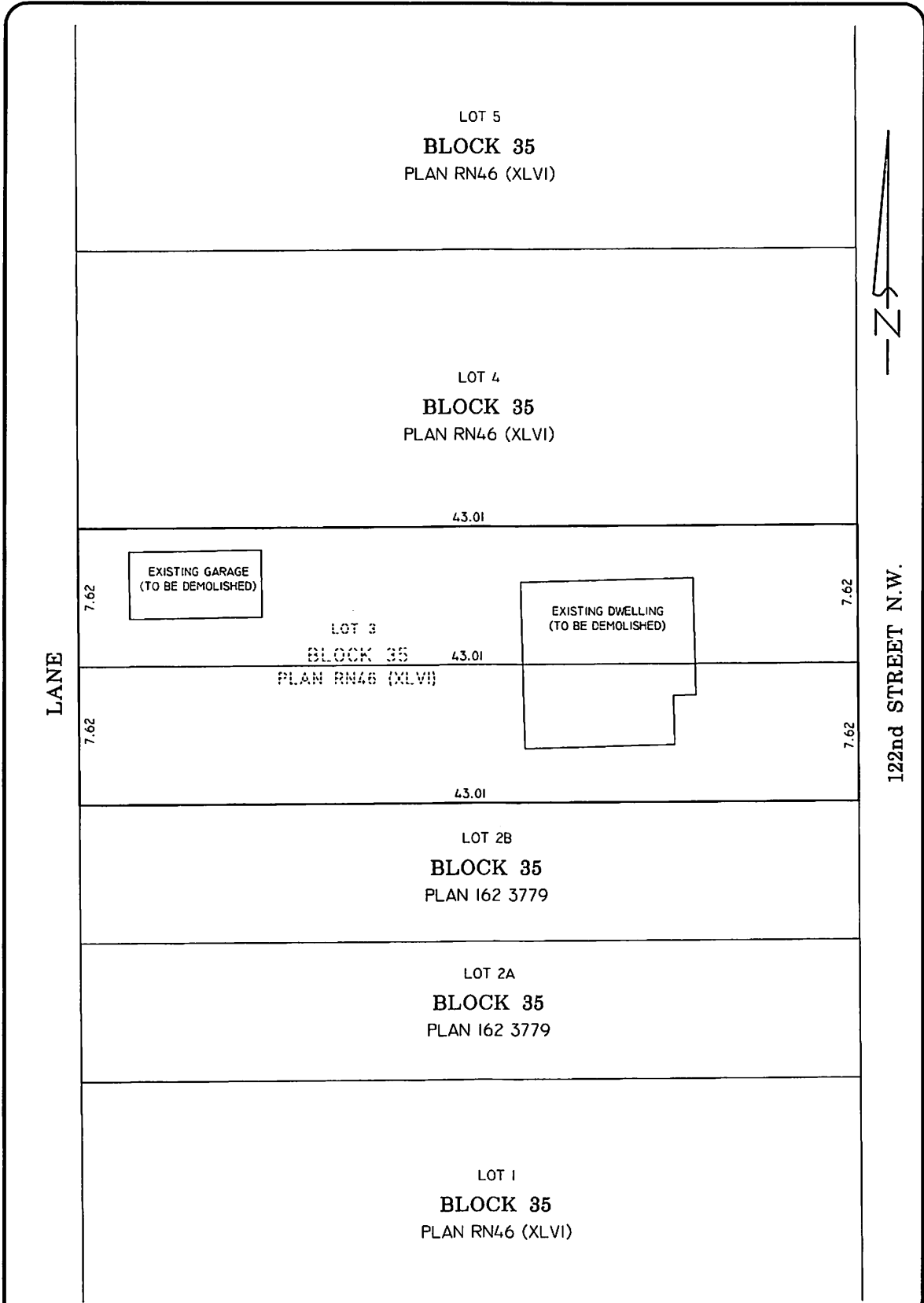
- There are existing boulevard trees adjacent to the site on 122 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Access for future development must be to the adjacent alley 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.
- There are existing concrete stairs that encroach onto the 122 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

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 3.3 m north of the south property line of Lot 3 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in hydrant spacing (distance between municipal fire hydrants) adjacent to the property. According to City of Edmonton Design and Construction Standards Volume 4 (Water), the maximum allowable spacing between fire hydrants is 90m for the zoning. There are no hydrants adjacent to the site along 122 Street NW and the closest hydrant to the site is approximately 71m away (actual spacing). This does not meet the municipal hydrant spacing requirement. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage.
- 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).



NOTES:
 ALL INFORMATION SHOWN ON PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
 THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
 ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 ALL UNIT DIMENSIONS ARE MEASURED ALONG THE UNIT BOUNDARIES.
 AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THIS

TENTATIVE PLAN
 SHOWING PROPOSED SUBDIVISION
 OF
 11610 122 STREET N.W.
 LOT 3, BLOCK 35, PLAN RN46 (XLVI)
 ALL WITHIN THE
 N.W. 1/4 SEC. 7, TWP. 53, RGE. 24, W.4 MER.
EDMONTON - ALBERTA

0 1 2 3 4 5 10 20 METRES

SCALE 1:250 2021 DAGEN P. DESLAURIERS, A.L.S.

<p>Meridian Surveys Ltd <small>1132, 2201 Pumpernick Way Spruce Park, Sturgeon County T8N 0A2 Box 0703 S44-029</small></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">OWN. BY:</td> <td style="font-size: small;">BKA</td> </tr> <tr> <td style="font-size: small;">CHK. BY:</td> <td style="font-size: small;">HC</td> </tr> <tr> <td style="font-size: small;">FILE NO.</td> <td style="font-size: small;">212563-1</td> </tr> </table>	OWN. BY:	BKA	CHK. BY:	HC	FILE NO.	212563-1
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