

Thursday, October 7, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 40

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the October 7, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the September 29, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA21-0400 400613109-001	Tentative plan of subdivision to create 12 single detached residential lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA18-0216 279059458-001	REVISION of conditionally approved tentative plan of subdivision to create 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE	
MOVED	Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA21-0379 404429873-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 12A, Plan 2109HW located south of 110A Avenue NW and east of 113 Street NW; QUEEN MARY PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA21-0385 404610856-001	Tentative plan of subdivision to create one (1) Multi-unit Housing Unit (Unit 1) and one (1) remnant unit (Unit A) by phased condominium from Lot 4, Block 11, Plan 182 3257, located north of 35 Avenue NW and east of 119A Street NW; DESROCHERS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA21-0408 406442885-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 52, Block 7, Plan 2496 HW, located north of 95 Avenue NW and west of 90 Street NW; STRATHEARN
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA21-0410 405651971-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25A, Block 6, Plan 2121244 located south of Fairway Drive NW and west of 121 Street NW; WESTBROOK ESTATES
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:05 a.m.	



Subdivision Authority

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

October 7, 2021

File No. LDA21-0400

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 12 single detached residential lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on October 7, 2020, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision LDA18-0216 be registered prior to or concurrent with this application, to provide the logical roadway extension;
4. That LDA21-0411 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 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; and
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;

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 062 5035 was addressed by a Deferred Reserve Caveat (DRC) with SUB/06-0082. The DRC will be carried forward on title.

Lot A, Block 1, Plan 182 1095 was created by consolidating the remainder of NE ¼ 15-51-24, NW ¼ 15-51-24, and SE ¼ 15-51-24 through a descriptive plan. MR for part of the NE ¼ 15-51-24 and NW 15-51-24 was previously addressed by a DRC which was subsequently discharged with LDA17-0208.

MR for SE ¼ 15-51-24 was not previously provided when the parcel was consolidated into Lot A, Block 1, Plan 182 1095. MR for the SE ¼ 15-51-24 was addressed with LDA19-0536 through a 7.438 ha DRC which will be carried 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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #400613109-001

Enclosure(s)



400-10220 103 Avenue
 Edmonton, AB T5J 0K4
 Tel. 780.917.7000
 www.stantec.com

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Notes

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus and contains approximately 0.27 hectares, including 12 residential lots.

Client/Project

BROOKFIELD RESIDENTIAL (ALBERTA) LP
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF LOT A, BLK. 1, PLAN 182 1095
 AND LOT 2, BLK. 2, PLAN 062 5035
 Edmonton, AB

Title

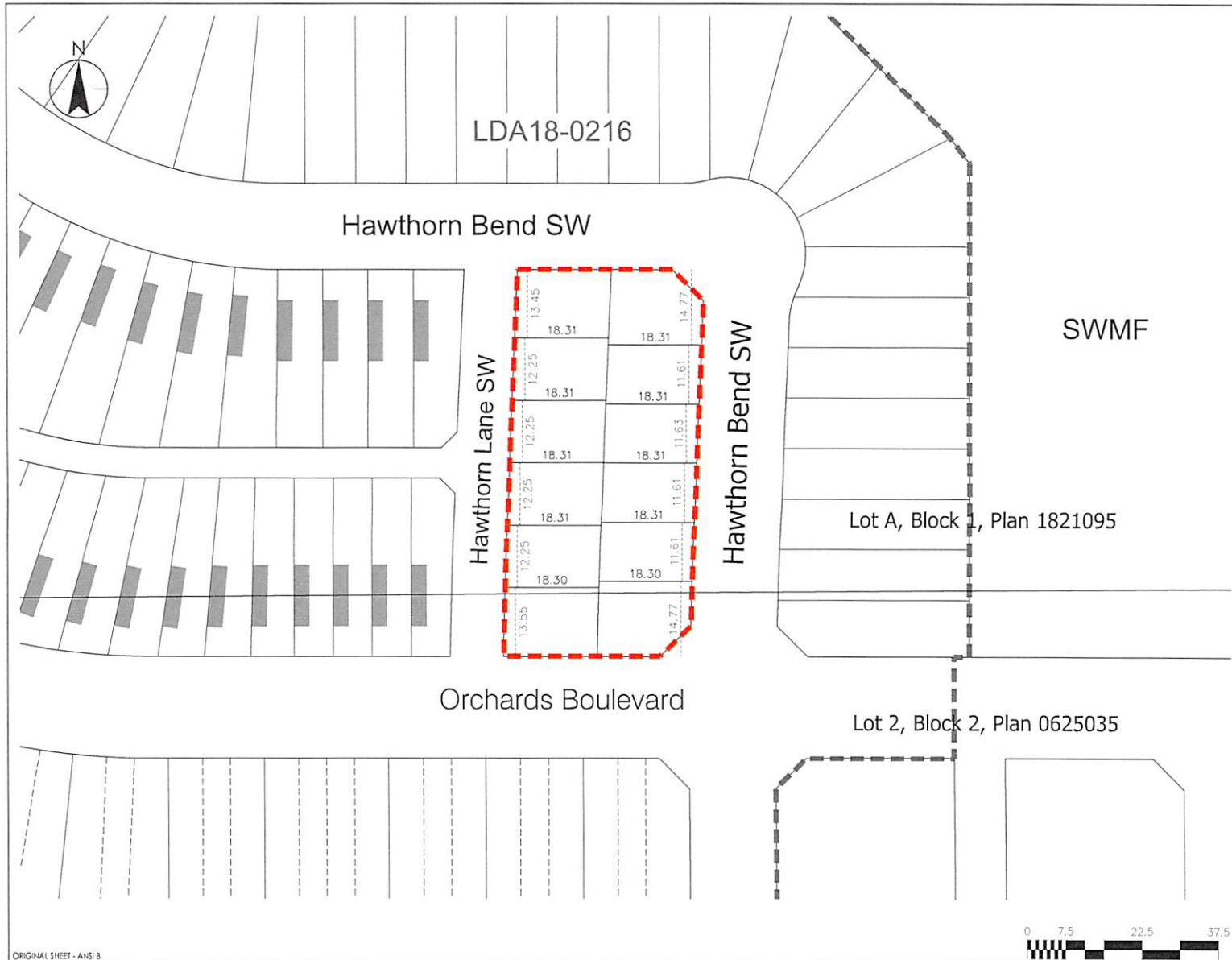
TENTATIVE PLAN OF SUBDIVISION
 THE ORCHARDS - AREA I - PHASE 4

Project No.

1161 107220 KC
 August 17, 2021

Scale

1:750



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ORIGINAL SHEET - ANSI B



October 7, 2021

File No. LDA18-0216

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 157 single detached residential lots and 25 row housing lots from Lot 2, Block 2, Plan 062 5035 and Lot A, Block 1, Plan 182 1095, located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

This is the second change request for the approved subdivision. It reduces the number of single detached residential lots by 15, to accommodate a separate subdivision application (LDA21-0400 proposes 12 single detached residential lots). There are slight adjustments to the site depth and site width of the lots within Phases 2 and 3, in order to align with the PUL created by LDA19-0536. The original subdivision and the first change request were approved on December 17, 2020 and April 22, 2021 respectively.

I The Subdivision by Plan is APPROVED on October 7, 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 LDA19-0536 be registered prior to or concurrent with this application, to provide the logical roadway extension;
4. 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;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

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 all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 1, 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 emergency access walkway in Phase 1 contain a 3 m concrete sidewalk with T bollards, lighting, a fence in accordance with Zoning Bylaw No. 12800 within residential property lines, and a connection to the shared use path within the Multi-use Corridor as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality and "no parking" signage must be installed. Details will be reviewed with engineering drawings;
10. that the owner pay for the installation of "no parking" signage on the local roadway 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;
11. That the owner construct a 10.5 m residential reverse housing alley to an approved Complete Streets design and cross-section to accommodate two way traffic, including lighting, a sidewalk, 'no parking' signage, and servicing for the residential lots within LDA21-0400, as shown on Enclosure I. A 'Swept Path Analysis' for waste management vehicles must be included in the submission of engineering drawings to ensure functionality. Further details to be reviewed with engineering drawings; and

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

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

Municipal Reserve (MR) for Lot 2, Block 2, Plan 062 5035 was addressed by a Deferred Reserve Caveat (DRC) with SUB/06-0082. The DRC will be carried forward on title. Lot A, Block 1, Plan 182 1095 was created by consolidating the remainder of NE ¼ 15-51-24, NW ¼ 15-51-24, and SE ¼ 15-51-24 through a descriptive plan. MR for part of the NE ¼ 15-51-24 and NW 15-51-24 was previously addressed by a DRC which was subsequently discharged with LDA17-0208. MR for SE ¼ 15-51-24 was not previously provided when the parcel was consolidated into Lot A, Block 1, Plan 182 1095. MR for the SE ¼ 15-51-24 was addressed with LDA19-0536 through a 7.438 ha DRC which will be carried 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 subdivisions@edmonton.ca.

Regards,



Blair McDowell
Subdivision Authority

BM/cp/Posse #279059458-001

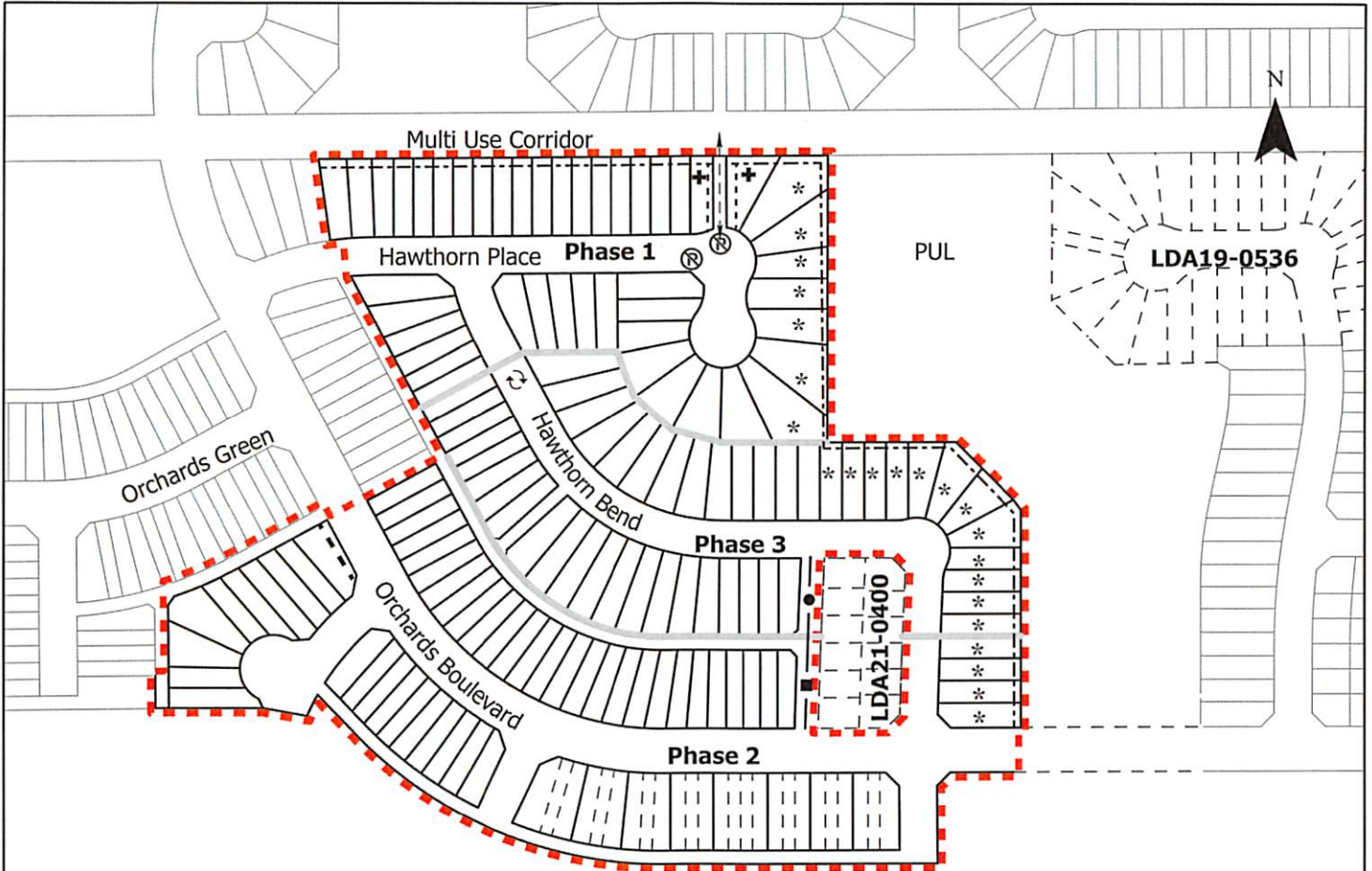
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

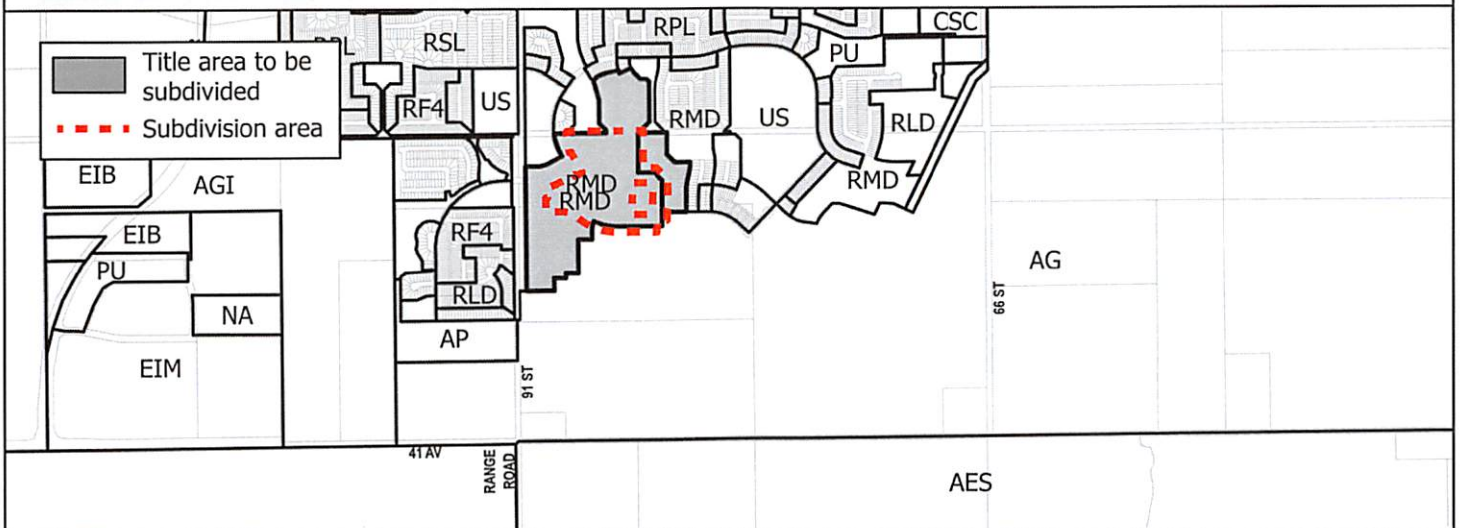
October 7, 2021

LDA18-0216

- | | | |
|--|---------------------------------------|---|
| ••••• Limit of proposed subdivision | ⊕ Disturbed Soil Restrictive Covenant | ●—■ 10.5m residential reverse housing alley |
| — Phasing line | * Freeboard Restrictive Covenant | ↻ Temporary 12 m radius turnaround |
| - - - - 1.2 m uniform fence | ↔ Emergency access Walkway | ••••• 1.8 m uniform fence |
| - - - - 1.8 m uniform screen fence as per Zoning Bylaw | Ⓡ No parking signage and caveat | |



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





Subdivision Authority

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

October 7, 2021

File No. LDA21-0379

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 12A, Plan 2109HW located south of 110A Avenue NW and east of 113 Street NW; **QUEEN MARY PARK**

The Subdivision by Plan is **APPROVED** on **October 7, 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/cp/Posse #404429873-001

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 110A Avenue NW. Upon redevelopment of proposed Lot 6A, the existing residential access to 110A Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.02 m west of the east property line of Lot 6 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).



110A AVENUE NW

LOT 4
BLOCK 12A
PLAN 2109 HW

LOT 5
BLOCK 12A
PLAN 2109 HW

LOT 6A
BLOCK 12A

LOT 6B
BLOCK 12A

LOT 7
BLOCK 12A
PLAN 2109 HW

LOT 46
BLOCK 12A
PLAN 162 3808

LOT 8
BLOCK 12A
PLAN 2109HW

HOUSE
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

LANE

ROSECROFT CUSTOM HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS.
- AND CONTAINS: 0.075 ha.



REV. NO.	DATE	ITEM	BY
1	AUG. 2021	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

QUEEN MARY PARK

TENTATIVE PLAN SHOWING PROPOSED

SUBDIVISION

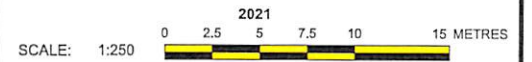
OF

LOT 6, BLOCK 12A, PLAN 2109 HW

WITHIN THE

N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



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

FILE NO.	62100173T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

October 7, 2021

File No. LDA21-0385

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

ATTENTION: Kyle Sahuri

RE: Tentative plan of subdivision to create one (1) Multi-unit Housing Unit (Unit 1) and one (1) remnant unit (Unit A) by phased condominium from Lot 4, Block 11, Plan 182 3257, located north of 35 Avenue NW and east of 119A Street NW; **DESROCHERS**

The Subdivision by Plan is APPROVED on October 7, 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.

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #404610856-001

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 (\$3,031.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

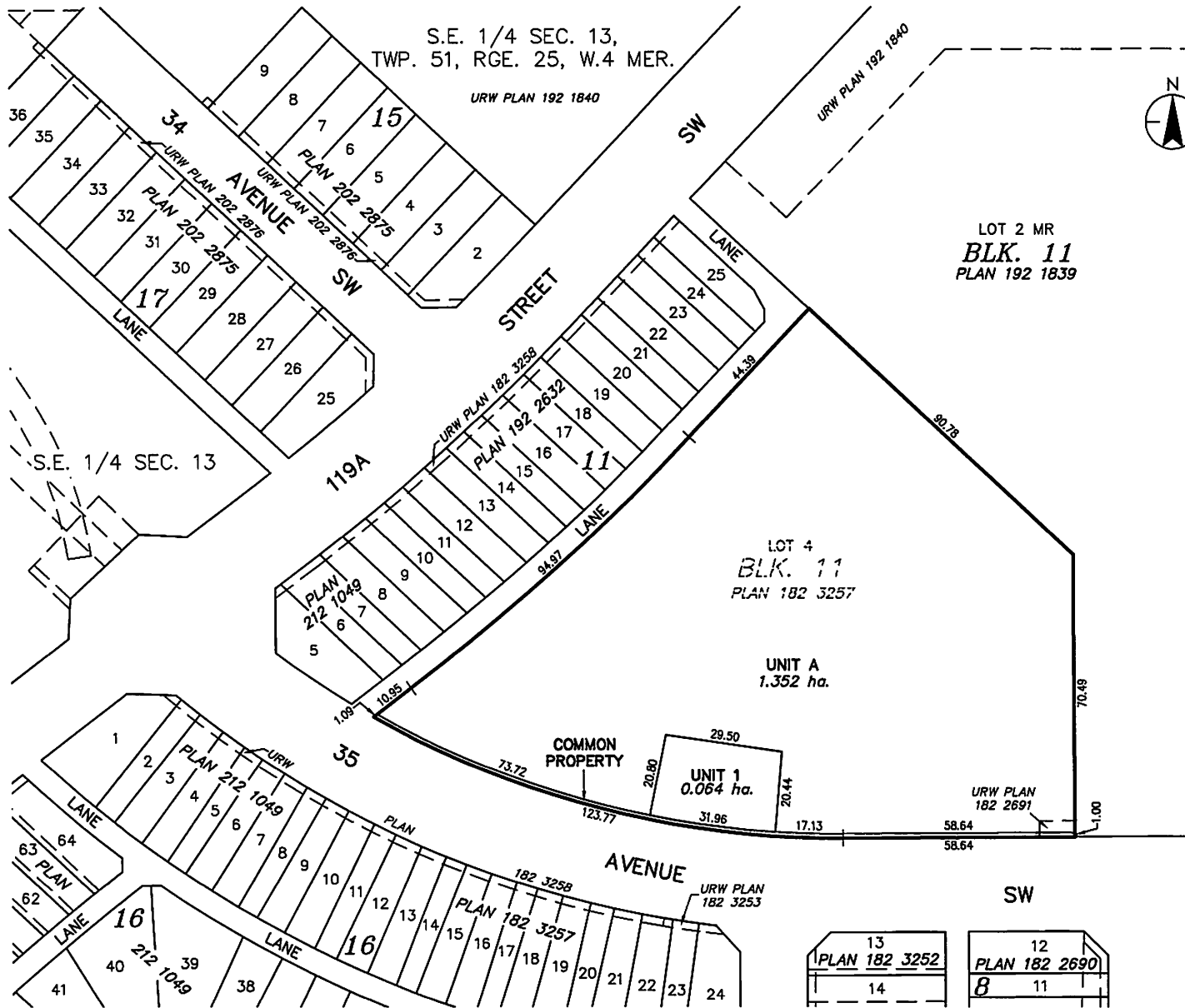
- Site access has been approved to 35 Avenue SW, for the construction of a 12 building multi-unit housing development permit. Specific details of access will have been reviewed through a Development Permit for the site (POSSE # 390687105-002).
- 35 Avenue SW is an existing transit route.

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 water service enters the proposed subdivision approximately 102.8 m east of the west property line of existing Lot 4 off 35 Avenue SW. The existing sanitary service enters the proposed subdivision approximately 99.8 m east of the west property line of existing Lot 4 off 35 Avenue SW. The existing storm service enters the proposed subdivision approximately 96.8 m east of the west property line of existing Lot 4 off 35 Avenue SW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- On-street fire protection will be limited due to the depth of the site. The applicant is advised to contact Fire Rescue Services for additional on-site fire protection requirements.
- All water and sewer services must enter private property through the common owned land. The owner/developer is responsible for all water and sewer lines on private property as per the Condominium Property Act of Alberta.
- 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).



Stantec

Stantec Geomatics Ltd.
 10220-103 Avenue NW
 Edmonton, Alberta, Canada
 T5J 0K4
 Tel. 780-917-7000
 www.stantec.com



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Client

LANDMARK COMMUNITIES INC.

TENTATIVE PLAN SHOWING

PROPOSED PHASED
 CONDOMINIUM DEVELOPMENT

OF

LOT 4, BLOCK 11, PLAN 182 3257

WITHIN

S.E. 1/4 SEC. 13, TWP. 51, RGE. 25, W.4 MER.

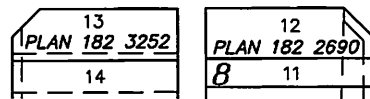
DESROCHERS

SCALE 1 : 1000

JULY 2021

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus Containing 1.43 ha.





Subdivision Authority

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

October 7, 2021

File No. LDA21-0408

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 52, Block 7, Plan 2496 HW, located north of 95 Avenue NW and west of 90 Street NW;
STRATHEARN

The Subdivision by Plan is **APPROVED** on **October 7, 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.

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

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

Regards,

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

Blair McDowell
Subdivision Authority

BM/cb/Posse #406442885-001

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

- 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.

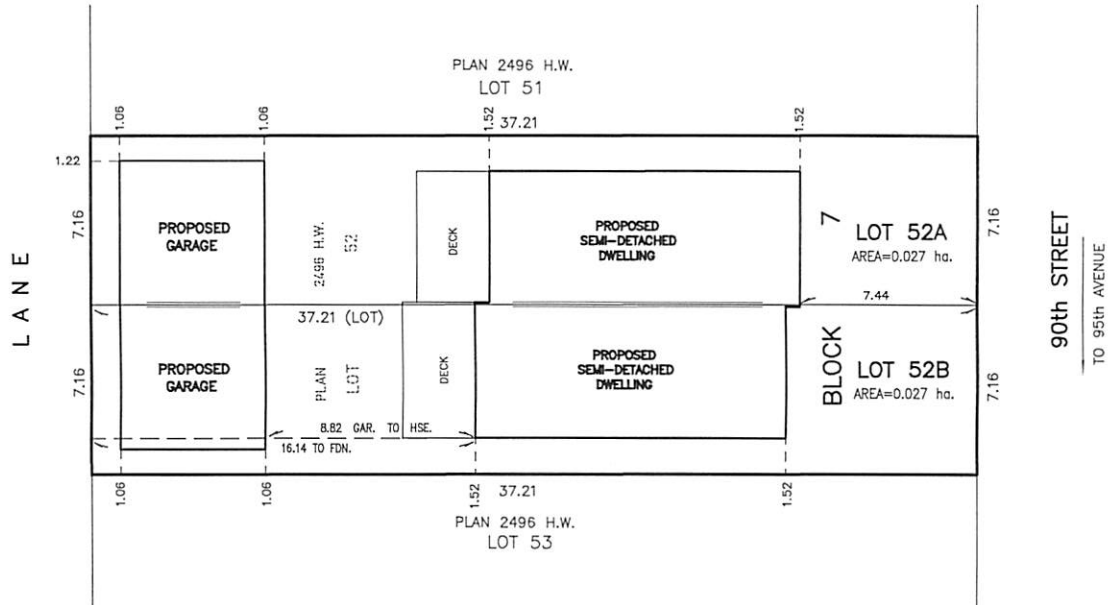
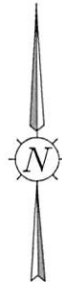
Servicing

- 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 5.45 m south of the north property line of Lot 52 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF
LOT 52, BLK.7, PLAN 2496 H.W.
 IN THE
RIVER LOT 23A
 WITHIN THE
THEO. 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:	ESD	DRAWN BY:	ESD
DATE:	AUGUST 19, 2021	REVISED:	--
DRAWING	21S0647T	FILE NO.	2150647



Subdivision Authority

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

October 7, 2021

File No. LDA21-0410

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25A, Block 6, Plan 2121244 located south of Fairway Drive NW and west of 121 Street NW;
WESTBROOK ESTATES

The Subdivision by Plan is **APPROVED** on **October 7, 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 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', is written over a blue horizontal line.

Blair McDowell
Subdivision Authority

BM/cp/Posse #405651971-001

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

- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing driveway to Fairway Drive NW. Upon redevelopment of existing Lot 25A, the existing residential access to Fairway Drive NW may require removal. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue. Apply online at www.edmonton.ca/permits.

Building / Site

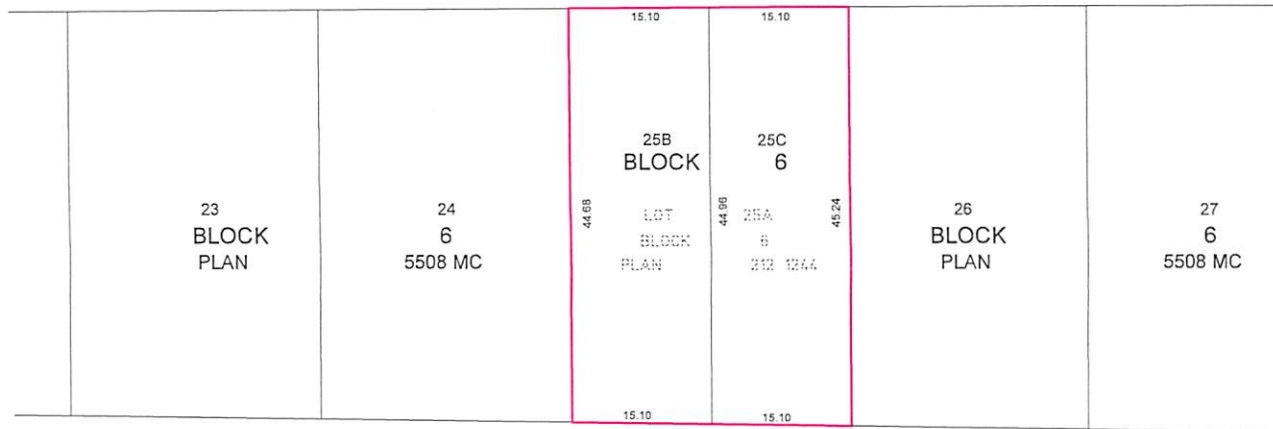
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Servicing

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- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 13.7 m west of the east property line of existing Lot 25A off Fairway Drive 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).



FAIRWAY DRIVE



A
4399 KS

POETRY HOMES LTD.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'
- THE ZONING OF THIS SUBJECT AREA IS R-F1
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
- AND CONTAINS: 0.136 ha.



REV. NO.	DATE	ITEM	BY
0	AUG 16/21	ORIGINAL PLAN COMPLETED	SM
REVISIONS			

WESTBROOK ESTATES
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 25A, BLOCK 6, PLAN 212 1244
WITHIN THE
S.E. 1/4 SEC. 12 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

2021

Pals Geomatics Phone: (780) 455-1177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	61800193T	DRAFTED BY:	SM	CHECKED BY:	DS
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