

Thursday, November 5, 2020
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the November 5, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the October 29, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

1. LDA19-0321
295599410-001

Tentative plan of subdivision to create one (1) single detached residential lot from Block D, Plan 892 2649 located south of Glenridding Ravine Road SW and east of 158 Street SW; **GLENRIDGING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

4. NEW BUSINESS

1. LDA19-0400
341231137-001

Tentative plan of subdivision to create 33 single detached residential lots, four (4) row housing lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 182 2050, Lot 1, Block A, Plan 192 1169 and Lot 4, Block 1, Plan 202 0206 located south of Glenridding Ravine Drive SW and east of 160 Street SW; **GLENRIDGING RAVINE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.	LDA20-0105 357504254-001	Tentative plan of subdivision to create (4) four single detached residential lots and one (1) Environmental Reserve lot from Lot 7, Plan 4622 NY, located south of Danbury Boulevard NW and east of Donsdale Drive NW; DONSDALE
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA20-0213 367910707-001	Tentative plan of subdivision to create 38 row housing lots from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road SW; KINGLET GARDENS
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA19-0279 323308634-001	REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial strata lot and one (1) mixed-use strata lot from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; KESWICK
MOVED		Blair McDowell That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	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
6.	LDA20-0284 373550114-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 1, Plan RN 24A, located south of 109A Avenue and west of 130 Street NW; WESTMOUNT
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA20-0287 373895683-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 8A, Plan 1131 HW, located north of 103 Avenue NW and east of 147 Street NW; GROVENOR
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	
8.	LDA20-0288 368023557-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 50, Plan 3829 HW, located north of 105 Avenue NW and east of 83 Street NW; FOREST HEIGHTS	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA20-0295 374308568-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot G, Block 45, Plan 781HW, located east of 106 Street NW and south of 70 Avenue NW; ALLENDALE	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:35 a.m.		



November 5, 2020

File No. LDA19-0321

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create one (1) single detached residential lot from Block D, Plan 892 2649 located south of Glenridding Ravine Road SW and east of 158 Street SW;
GLENRIDDING RAVINE

I The Subdivision by Plan is APPROVED on November 5, 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 of the proposed parcel enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments and required off-site servicing and construction;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed parcel, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Public Upland Setback Restrictive Covenant with the City of Edmonton. The Restrictive Covenant will be registered against the proposed lot, and upon further subdivision and/or development the public upland area shall be provided as Environmental Reserve as per City Policy C542, to the satisfaction of of Subdivision and Development Coordination;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner register an easement for temporary private access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that the owner register a Top of Bank Restrictive Covenant in favour of the City of Edmonton against the proposed lot backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6004-21), as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

1. that the owner constructs a private temporary gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination) and;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey.

III That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, 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 the Drainage Assessments applicable to this subdivision;
3. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies and;
6. that the owner constructs underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Block D, Plan 892 2649 was addressed by Deferred Reserve Caveat with LDA15-0522. The DRC will carry forward on the remainder of the title.

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

Please be advised that an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW,

Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority









BM/mb/Posse #295599410-001

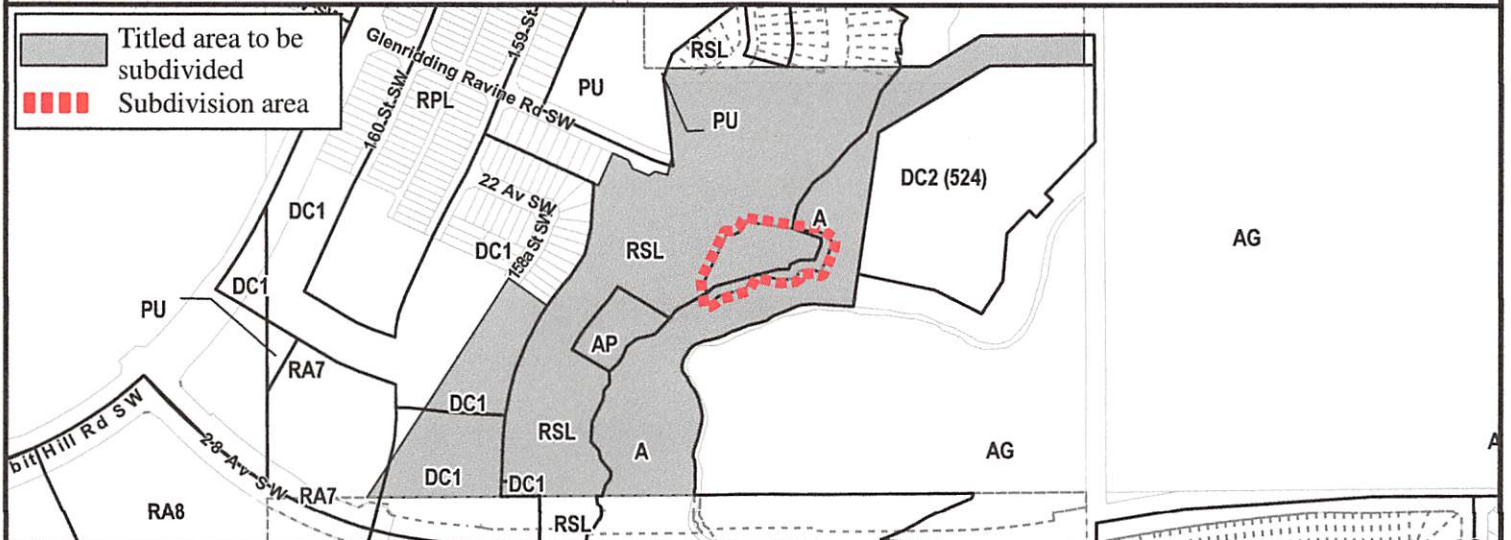
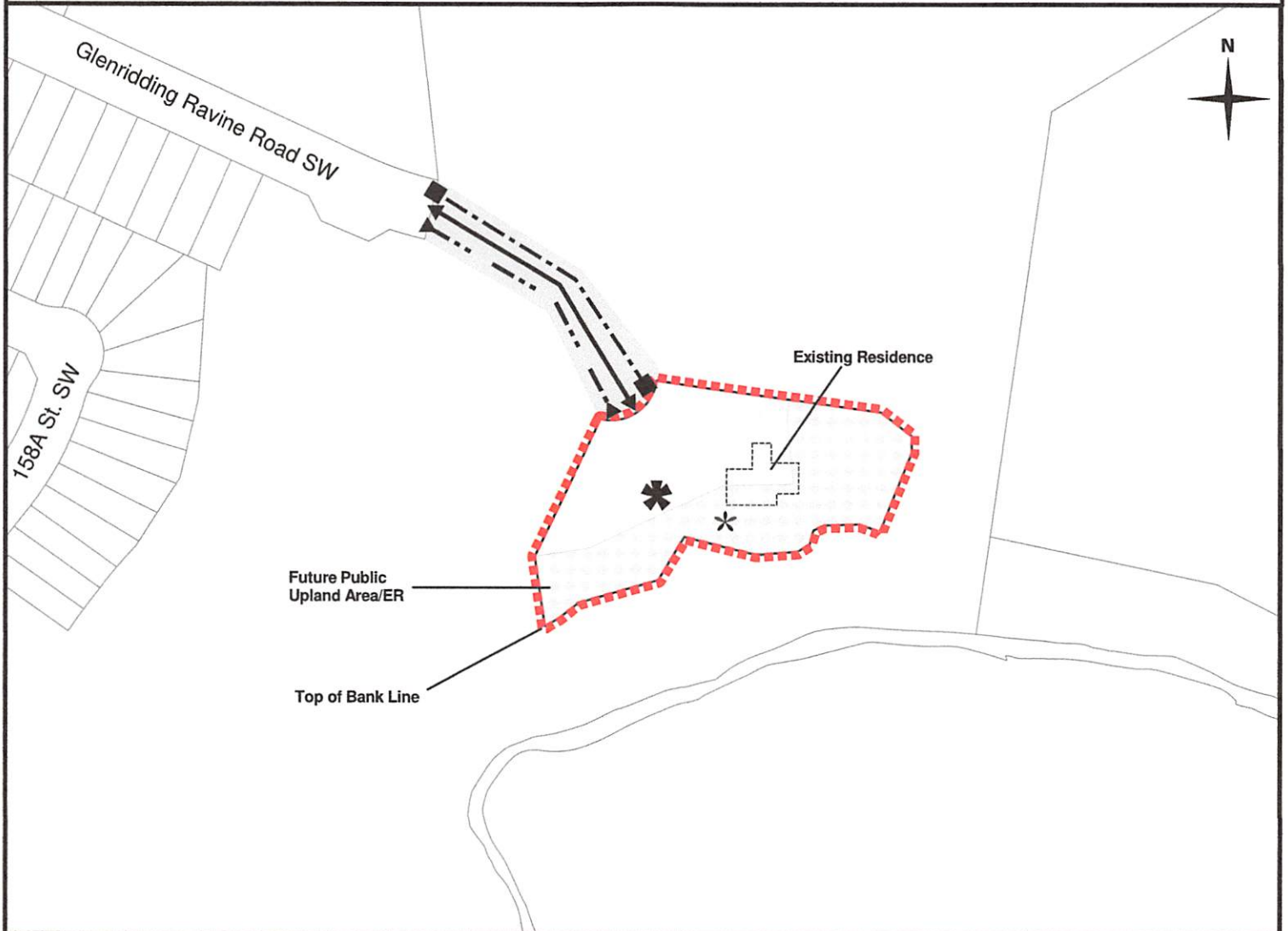
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 5, 2020

LDA19-0321

- | | | | |
|---|---|---|---------------------------------------|
|  | Limit of proposed subdivision |  | Register easement for private roadway |
|  | Restrictive Covenant re: Top of Bank |  | Sanitary sewer extension |
|  | Restrictive Covenant re: Public Upland Setback |  | Storm sewer extension |
|  | Temporary private roadway | | |
|  | Restrictive Covenant re: deferred servicing agreement | | |





November 5, 2020

File No. LDA19-0400

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

ATTENTION: Tanya McNeil

RE: Tentative plan of subdivision to create 33 single detached residential lots, four (4) row housing lots, one (1) Municipal Reserve lot and one (1) Environmental Reserve lot from Lot 1, Block 1, Plan 182 2050, Lot 1, Block A, Plan 192 1169 and Lot 4, Block 1, Plan 202 0206 located south of Glenridding Ravine Drive SW and east of 160 Street SW; **GLENRIDDING RAVINE**

I **The Subdivision by Plan is APPROVED on November 5, 2020, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.26 ha lot pursuant to Section 664(1.1)(c) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 0.20 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$1,034,113.50 representing 1.674 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner dedicate additional road rights of way as shown on the "Conditions of Approval" map, Enclosure I;
7. that the approved subdivisions LDA18-0503 be registered prior to or concurrent with this application;
8. that LDA19-0496 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

9. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the CT and Associates Slope Stability Evaluation & Set-Back Distance Determination (File No.02-596.01), as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots fronting 158 Street SW, as shown on the "Conditions of Approval" map, Enclosure I; and
11. 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 (4) 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 the alley to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage and landscaping, within the Environmental Reserve Lot, 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 concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way and 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.

MR for Lot 1, Block 1, Plan 182 2050 in the amount of 0.20 ha is being provided by dedication with this subdivision. The existing DRC 182 176 262 will be discharged. The DRC created under LDA19-0493 will be transferred to Lot 1, Block 1, Plan 182 2050 to account for the shortfall of MR and ER area required. Approximately \$1,034,113.50, representing 1.674 ha, will be paid out as money in place. 0.014 ha will carry forward on title to account for future public upland area which will be taken as ER dedication.

MR for Lot 1, Block A, Plan 192 1169 was addressed with LDA19-0493. Details are provided under LDA19-0493

MR for Lot 4, Block 1, Plan 202 0206 was addressed with LDA18-0496. Details are provided under LDA18-0496.

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

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

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

Regards,



Blair McDowell
Subdivision Authority












BM/mb/Posse #341231137-001

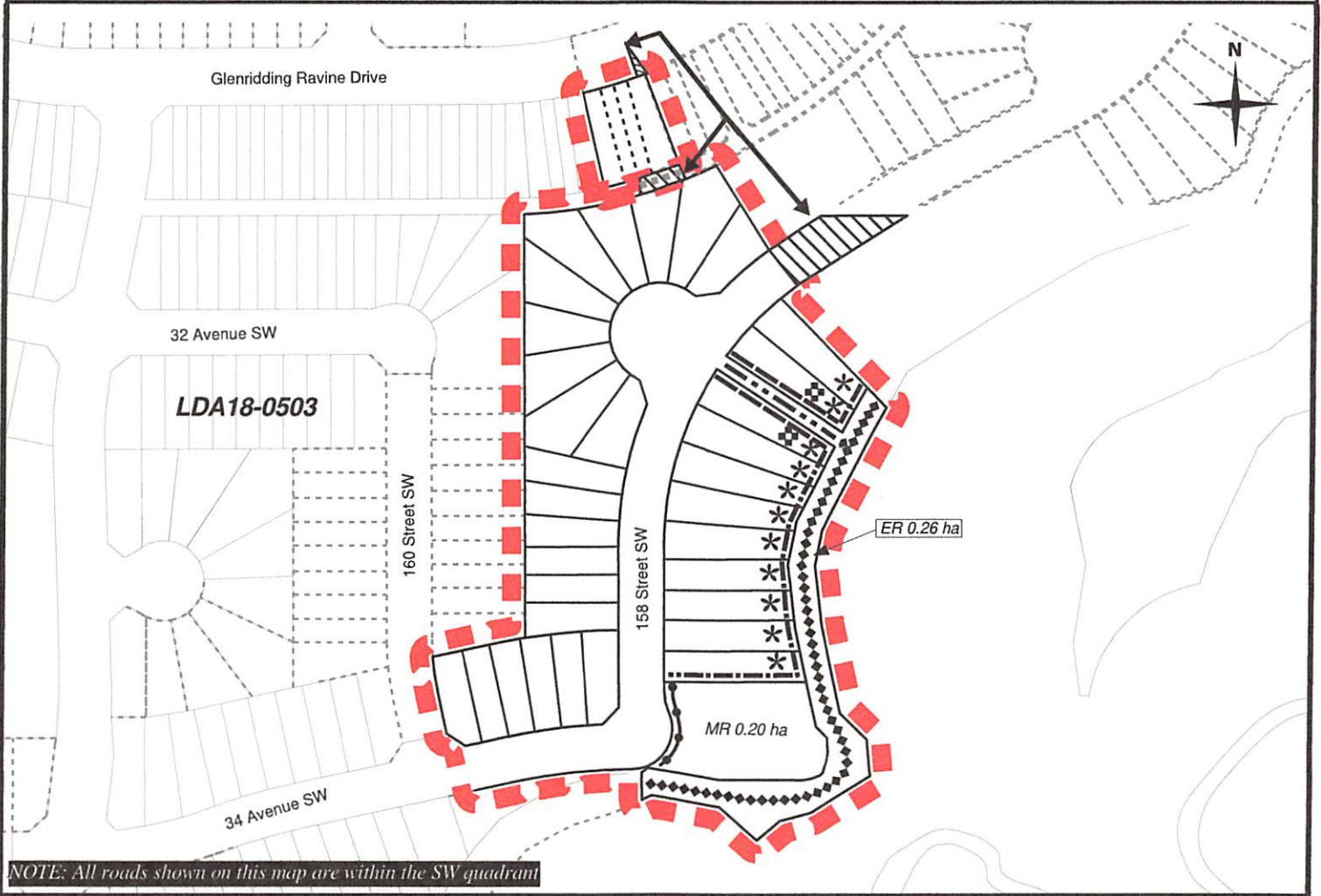
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

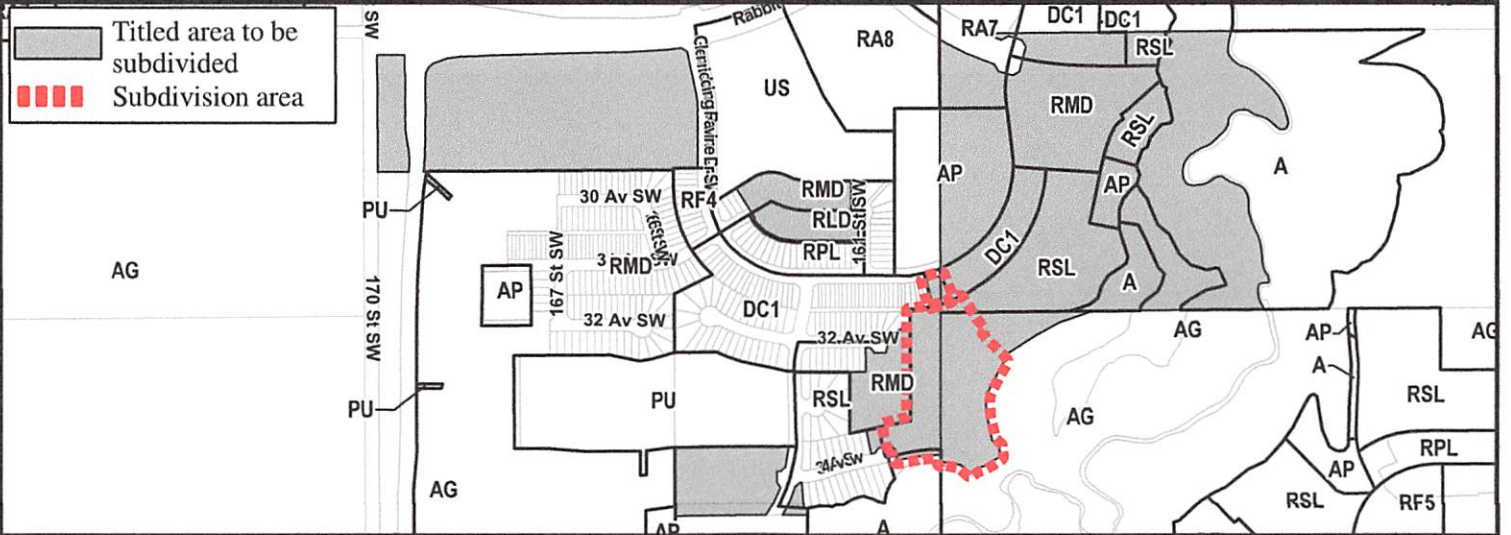
November 5, 2020

LDA 19-0400

- | | | | |
|---|---|---|--|
|  | Limit of proposed subdivision |  | Dedicate as road right of way |
|  | Restrictive covenant re: Top of Bank |  | 3 m emergency access concrete sidewalk |
|  | Restrictive covenant re: Disturbed Soil |  | Construct residential alley |
|  | 1.2 m fence |  | Temporary 6 m roadway |
|  | 3 m hard surface shared use path |  | Post and rail fence |
|  | 1.8 m fence | | |



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





Subdivision Authority

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

November 5, 2020

File No. LDA20-0105

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create (4) four single detached residential lots and one (1) Environmental Reserve lot from Lot 7, Plan 4622 NY, located south of Danbury Boulevard NW and east of Donsdale Drive NW; **DONSDALE**

I The Subdivision by Plan is APPROVED on November 5, 2020, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.53 ha lot pursuant to Section 664(1.1)(b)(c) 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 Charter Bylaw 19475 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the 4815 Donsdale Drive geotechnical report (File No. 161-118-19) and 4815 Donsdale Drive Geotechnical Addendum, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II 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 Arterial Roadway Assessments applicable to this subdivision;
4. 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;
5. 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
6. that the owner is responsible for the landscape design and construction within the Reserve lot and road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot 7, Plan 4622 NY was addressed by dedication with file 65-SP-23. Additional reserve, in the form of a 0.53 ha ER parcel, is being provided by dedication with this subdivision.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #357504254-001

Enclosure

- Limit of proposed subdivision
- 1.2 m uniform fence

* Restrictive covenant re: Top of Bank



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

- Titled area to be subdivided
- Subdivision area





Subdivision Authority

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

November 5, 2020

File No. LDA20-0213

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 38 row housing lots from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road SW; **KINGLET GARDENS**

I The Subdivision by Plan is APPROVED on November 5, 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 approved subdivision LDA14-0495 be registered prior to or concurrent with this application for the provision of necessary underground utilities and logical roadways connections;
4. that the subdivision boundary be amended to include the entire local road intersection of Flycatcher Point NW and Kinglet Boulevard NW, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 constructs a temporary 6 m gravel surface roadway connection, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. The alleys are proposed to serve as an emergency access route, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis will be required with the engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
9. that the owner constructs a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SE 13-53-26-W4M was previously addressed by dedication and DRC with LDA14-0495. 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority







BM/jv/Posse #367910707-001

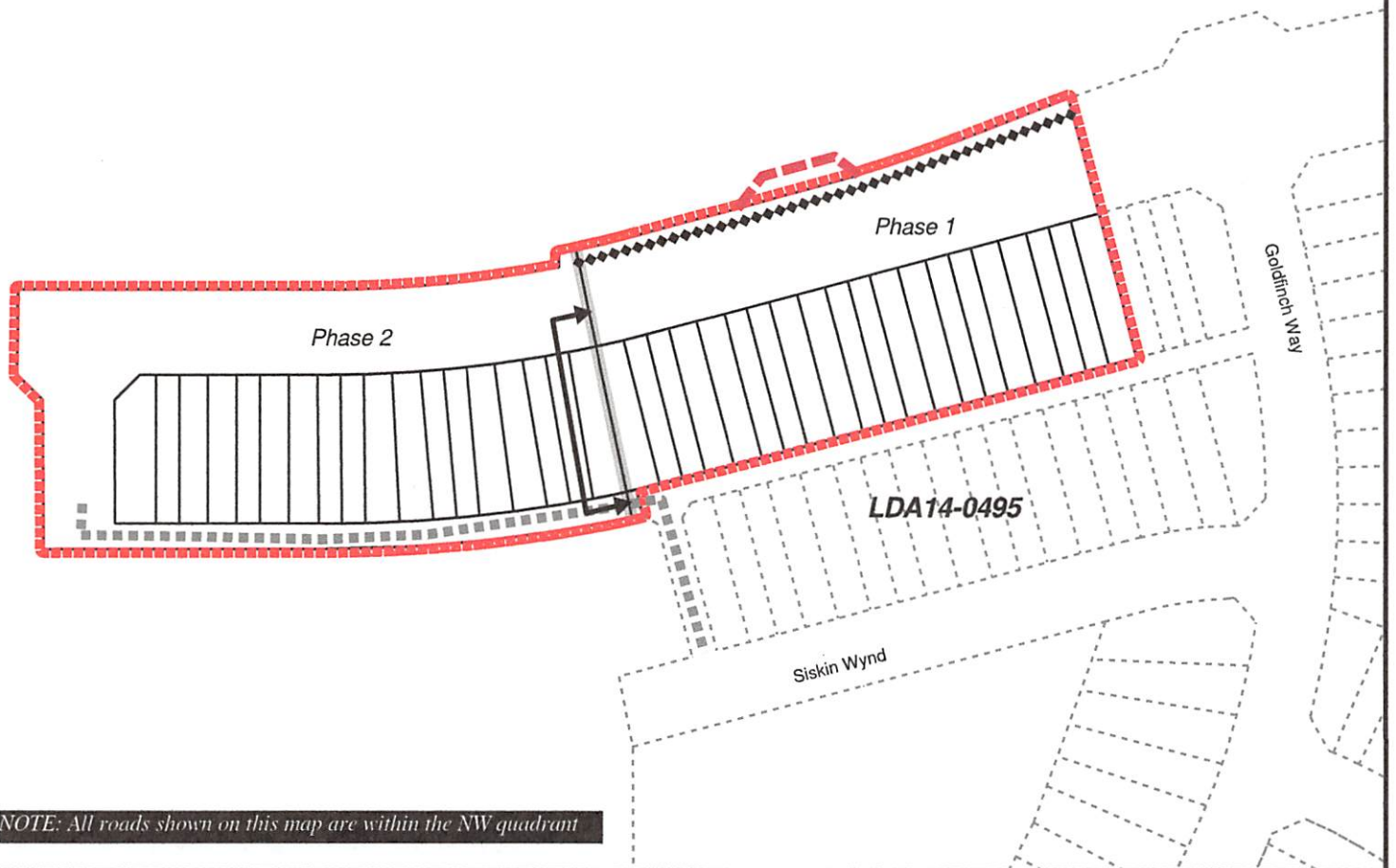
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

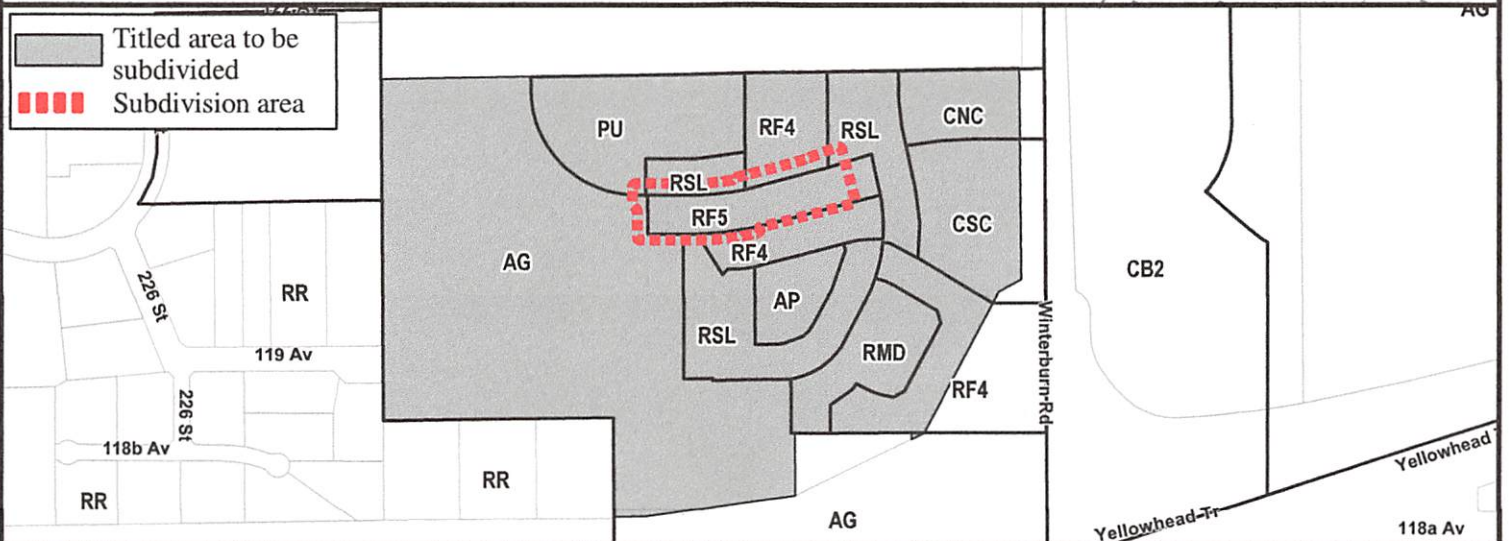
November 5, 2020

LDA20-0213

-  Limit of proposed subdivision
-  Amend subdivision boundary
-  Phasing line
-  Temporary 6 m roadway/emergency access roadway with phase
-  3 m hard surface shared use path
-  Emergency access route



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





Subdivision Authority

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

November 5, 2020

File No. LDA19-0279

IBI Group
300 - 10830 Jasper Avenue NW
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create two (2) commercial strata lot and one (1) mixed-use strata lot from Lot 47, Block 16, Plan 192 0717, located south of Hiller Road SW and east of Keswick Drive SW; **KESWICK**

The application has revised the original strata plan approved on November 5, 2020 by creating an additional commercial strata lot.

The Subdivision by STRATA is APPROVED on November 5, 2020, subject to the following conditions:

1. that the owner shall provide an Easements, Covenants and Restrictions Agreement, to the satisfaction of EPCOR Water Services Inc., which shall include, but is not limited to, easements for shared utilities such as water, sewer and power;
2. that the owner register an easement for mutual access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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 that identifies major conditions. Enclosure III is a map that depicts volumetric space.

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 more prominent.

Blair McDowell
Subdivision Authority

BM/mb/Posse #323308634-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,031.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

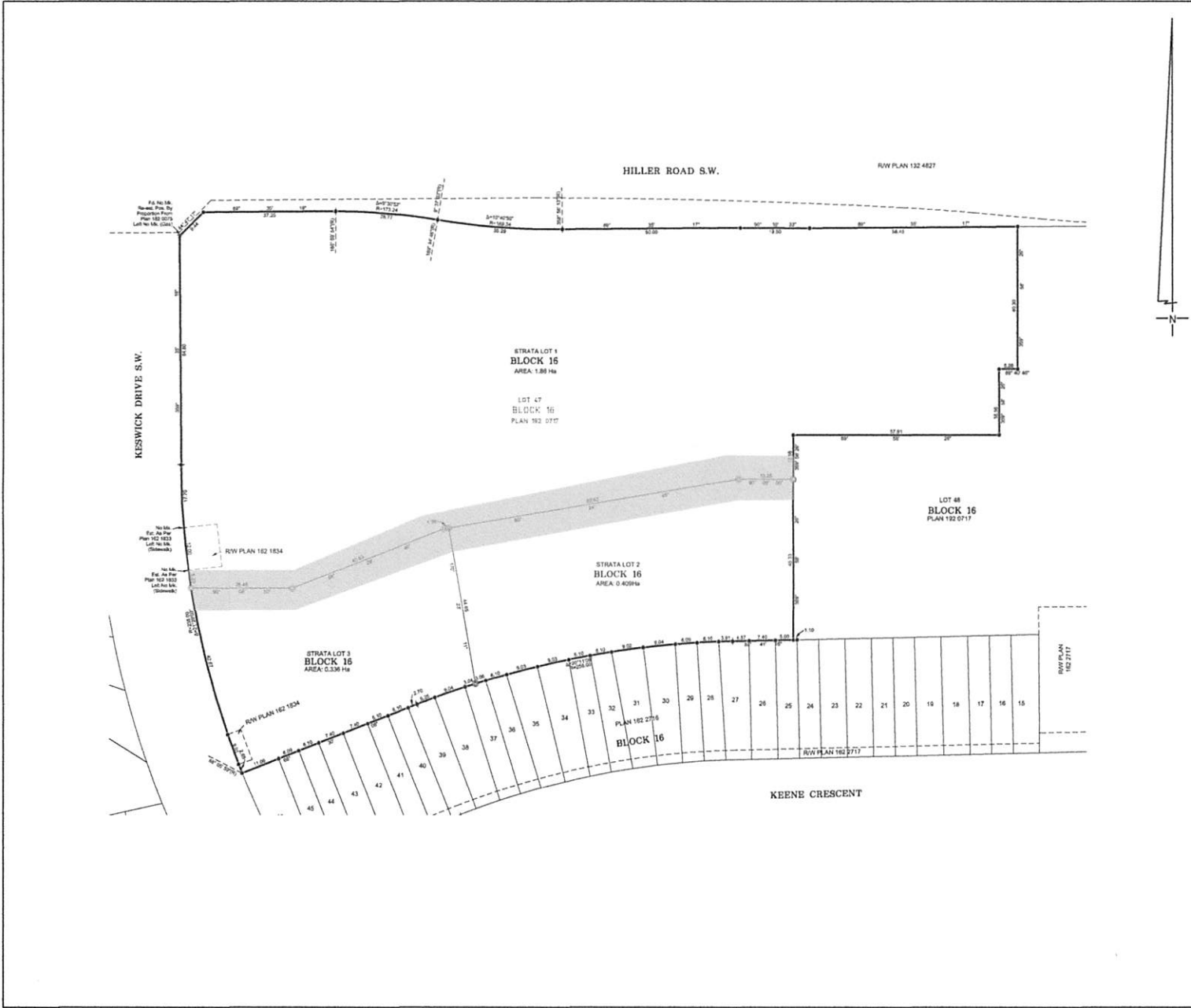
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Transportation

- A blanket cross lot access easement has been registered on the Certificates of Title for parcel municipally addressed 1003 - Keswick Drive SW. The cross lot access easement was a condition of approved subdivision LDA17-0221 and must be carried forward to the new lots.
- There are existing boulevard trees adjacent to the site that must be protected during construction, as shown on the Enclosure. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).

Servicing

- Due to the size and configuration of the proposed Lots, on-street fire protection is limited to portions of this site directly fronting Keswick Drive SW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage.
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- The owner must register private to private easement and restrictive covenants for multiplexes.



CERTIFICATE SECTION 47, SURVEYS ACT
 REGISTERED ON _____
 AS NUMBER _____
 Certifying that all Stationary Monuments were placed in the ground between the dates of _____
 and are positioned in accordance with coordinates shown on the plan or on the attached plan instrument except for the following:
 A.D. REGISTRAR _____
 REGISTRAR LAND TITLES OFFICE
 PLAN NO. _____
 ENTERED AND REGISTERED ON _____
 INSTRUMENT NO. _____
 A.D. REGISTRAR _____
 A.D. REGISTRAR _____
 SHEET 1 OF 2

KESWICK COMMERCIAL EDMONTON, ALBERTA
 PLAN SHOWING STRATA SPACE SUBDIVISION OF LOT 47, BLOCK 16, PLAN 192 0717 ALL WITHIN THE N.E. 1/4 SEC. 21, TWP. 51, RGE. 25, W. 4 MER.
 SCALE 1:500 2019 MARIA DUGAND BARROS, A.L.S.
 0 5 10 15 20 25 30 35 40 METRES
 2.81 ha.

NOTES:
 1. Stationary Iron Survey Pin found shown that: ●
 2. Stationary Iron Survey Pin, stamped PZ23, placed shown that: ○
 3. Alberta Survey Control Marker (ASCM) shown that: ⊕
 4. The Geo-Referenced Point is a P.O.B. in the "DESCRIPTION" and is shown that: ⊙
 a. The Geo-Referenced Point coordinates are within 1 m, and 89996.0.
 5. Bearings are QNE and are carried from GNSS Observations as shown on the plan.
 6. NAD83(Original), STM projection. Reference meridian 114 and the Combined Scale Factor is 0.999993.
 7. All distances are shown in metres and decimetre fractions.
 8. All distances on curved boundaries are arc lengths.
 9. All corner radii are 6.00 m unless otherwise noted.
 10. Area registered shown outlined blue.

Mutual Access Easement

LEGEND:

JTM	3 Degree Traverse Monument	Nucl3	North American Datum 1983
A.L.S.	Alberta Land Surveyor	PL	Plat
A.S.C.M.	Alberta Survey Control Monument	PL	Public City Lot
A	Central Angle	P.L.L.	Public City Lot
C.A.	Counter Bank	R	Radius
E	East	RD	Road
E.P.	Environmental Reserve	Rd.	Road
E.S.	Established	Re-est.	Re-Established
F.L.	Found	Rgn.	Range
G.N.S.S.	Global Navigation Satellite System	Ref.	Geo Reference Point
H	Heads	R/W	Right of Way
I	Stationary Iron Pin	sqm	Square Metres
M	Marker	S.	South
Mk.	Mark	Sec.	Section
MYK	Marked	Twp	Township
Mk.	Marker Pin	UD	Utility
M.P.	Municipal Reserve	U.S.P.	Utility Pin Point
N	North	W.	West

SURVEYOR:
 MARIA DUGAND BARROS, A.L.S.
 Surveyed between the dates of _____
 and _____ of _____
 in accordance with the provisions
 of the Surveys Act.

REGISTERED OWNER
 BEAVERBROOK KESWICK LTD.

SUBDIVISION AUTHORITY
 NAME: CITY OF EDMONTON
 F.L.S. NO.: 8898

FILE NO. _____
 Check by # _____

UNREGISTERED

85 0518 P. 04/2019 CDA/DA/PLC
 8 Ave. SW, 10010 Jasper Avenue
 Edmonton, Alberta, T5J 2G2



Subdivision Authority

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

November 5, 2020

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. This is the first revision of this file. The number of single detached residential lots has increased by 18, and the number of row housing has decreased by 26 (total net decrease of 8 lots).

I The Subdivision by Plan is APPROVED on November 5, 2020, 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;
 7. that LDA20-0276 to amend the Trumpeter Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey; and
 8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.
- II The Servicing Agreement required in Clause I (2) shall contain, among other things, the following conditions:**
1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
 2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
 3. that the owner pay the Drainage Assessments applicable to this subdivision;
 4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
 5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
 6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
 7. that the owner 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


BM/jv/Posse #343599787-001

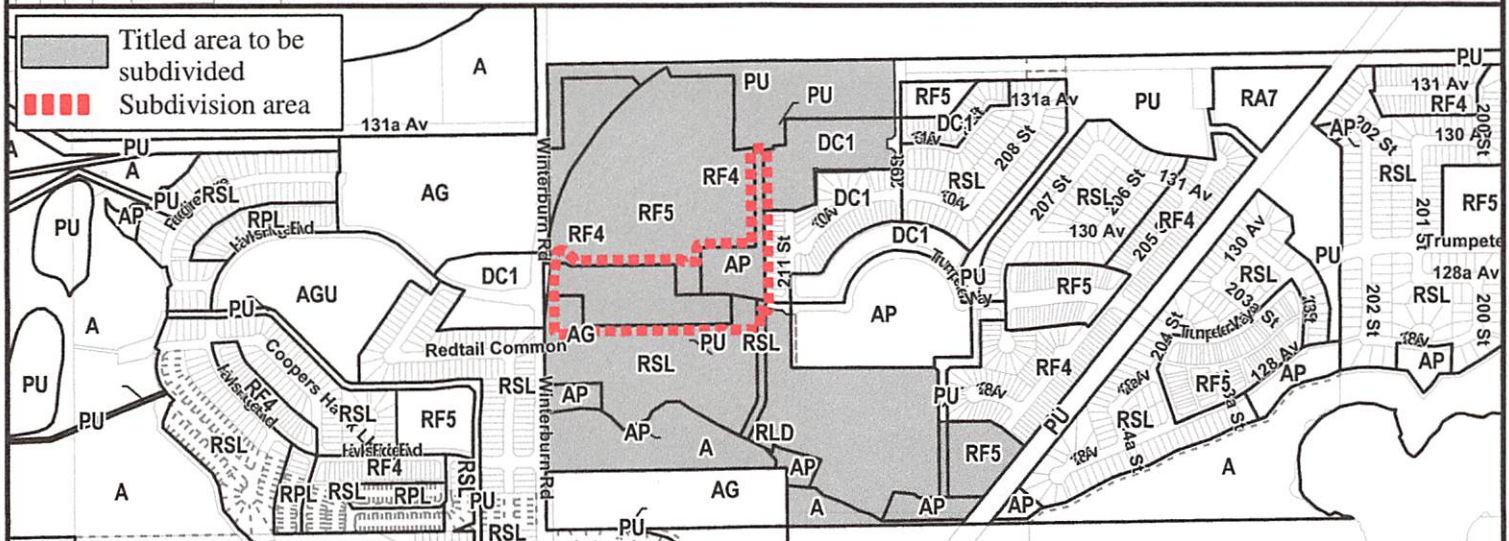
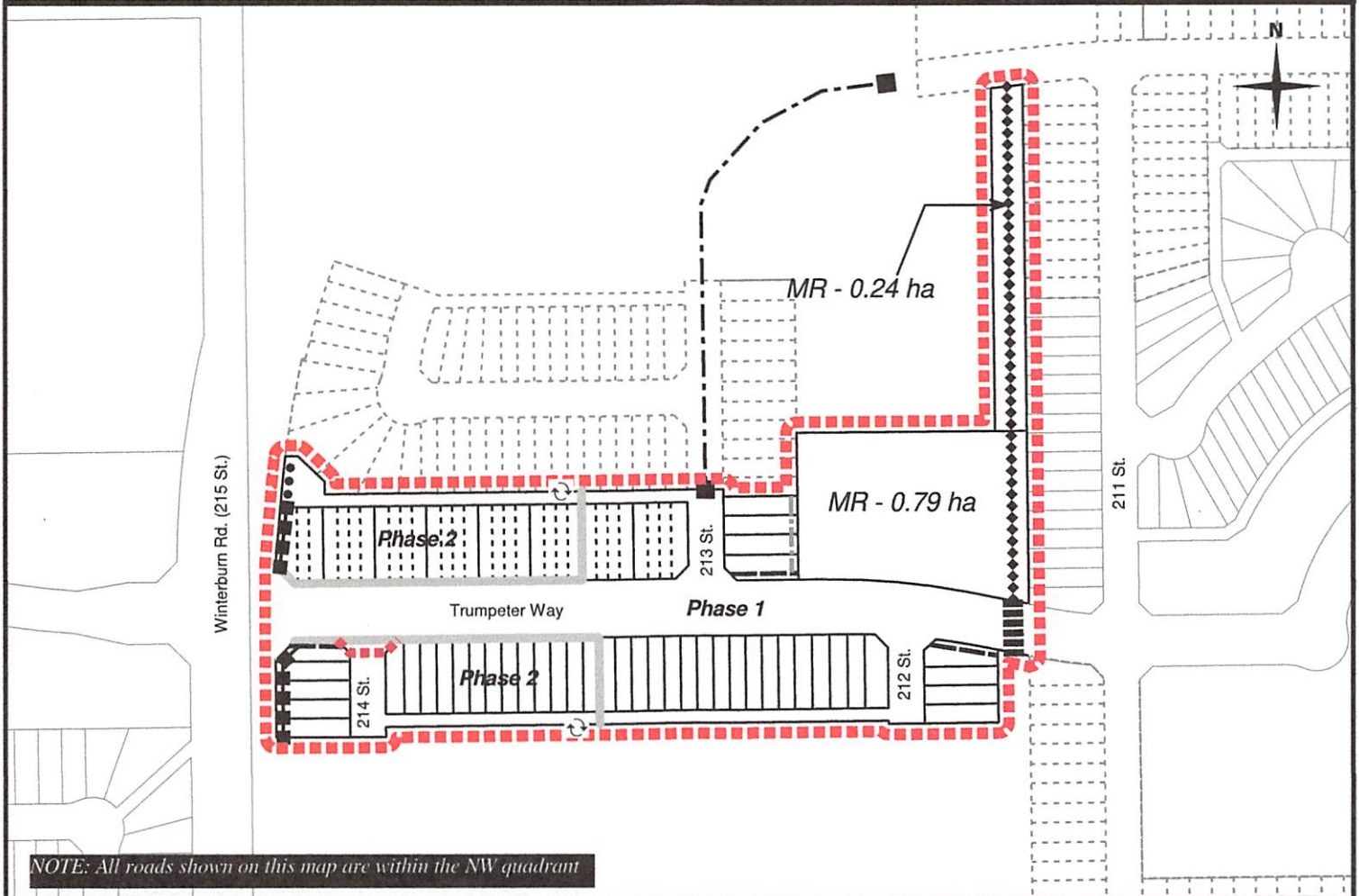
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 5, 2020

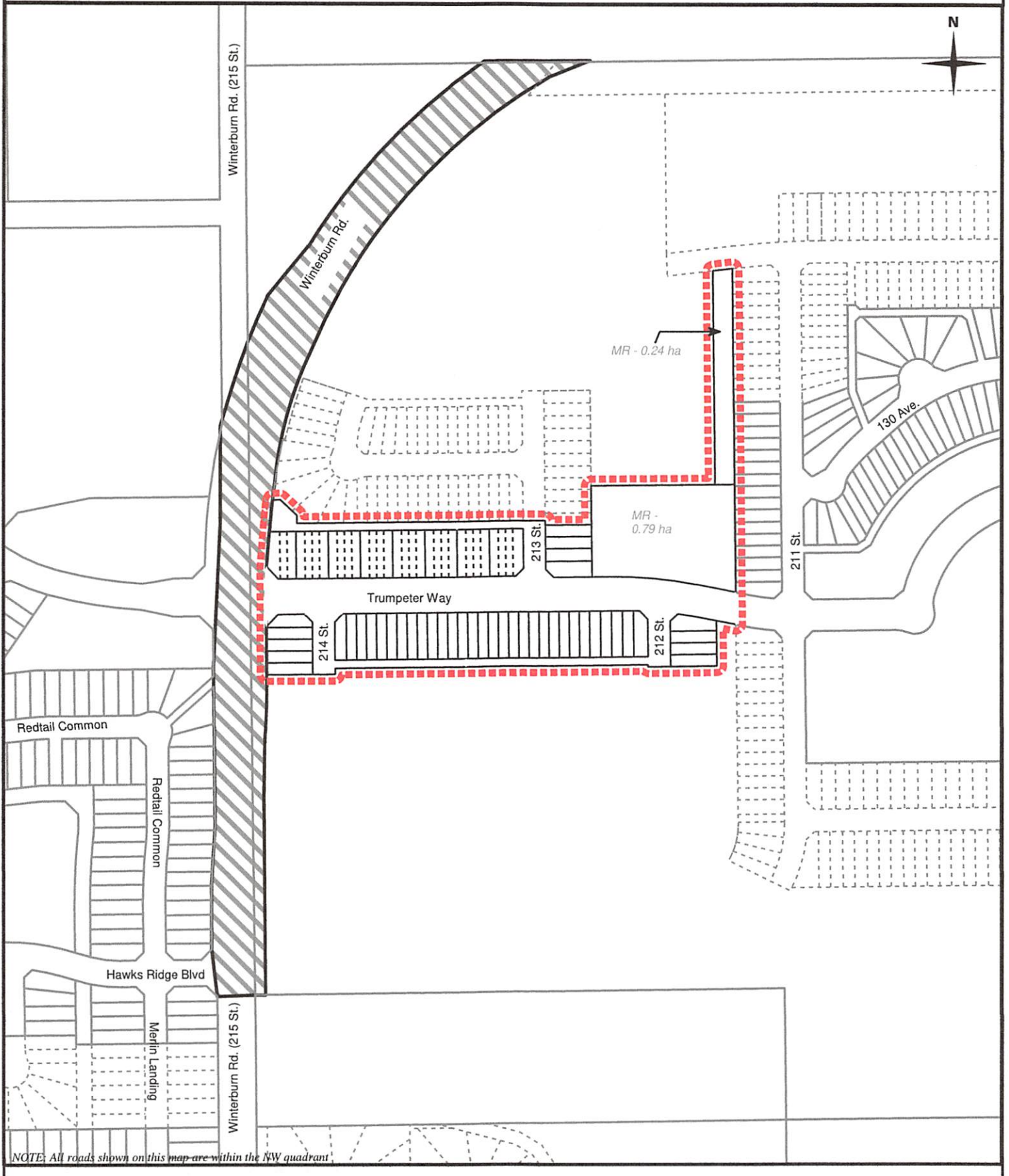
LDA19-0457

-  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



Limit of proposed subdivision

Dedicate as road right of way



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



Subdivision Authority

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

November 5, 2020

File No. LDA20-0284

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 10, Block 1, Plan RN 24A, located south of 109A Avenue and west of 130 Street NW;
WESTMOUNT

The Subdivision by Plan is APPROVED on November 5, 2020, subject to the following conditions:

1. that the owner dedicate road right of way for a 4 x 4 corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that an appeal may be lodged in accordance 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/sm/Posse #373550114-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 109 A Avenue and 130 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m west of 130 Street of Lot 10 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 10, BLOCK 1, PLAN RN24A

IN THE

N.E.1/4 SEC.1-53-25-4

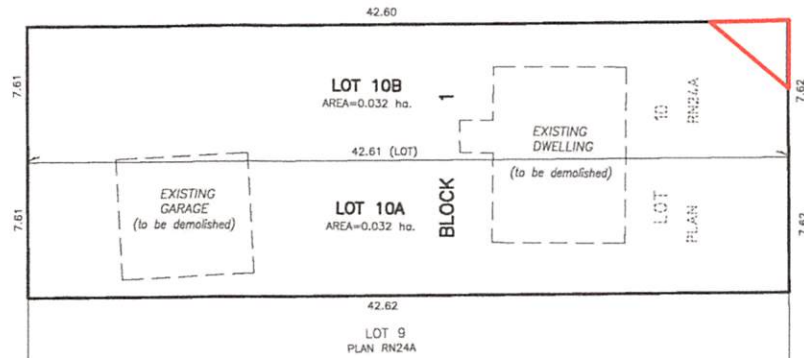
EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



109th 'A' AVENUE

LANE



LEGEND



DEDICATE ROAD RIGHT-OF-WAY FOR A 4m x 4m CORNER CUT

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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET NW, EDMONTON, Ph: (780) 464-5506

SURVEYOR'S STAMP



DRAWN BY: E.S.D.

CALC'D. BY: -

DATE: SEPTEMBER 22, 2020

REVISED: -

FILE NO. 20S0548

DWG.NO. 20S0548T



Subdivision Authority

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

November 5, 2020

File No. LDA20-0287

Richard Heacock
9108 - 112 Avenue NW
Edmonton, AB T5B 0H3

ATTENTION: Richard Heacock

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 8A, Plan 1131 HW, located north of 103 Avenue NW and east of 147 Street NW;
GROVENOR

The Subdivision by Plan is APPROVED on November 5, 2020, 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,

Blair McDowell
Subdivision Authority

BM/tv/Posse #373895683-001
Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE #286826113-001).

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

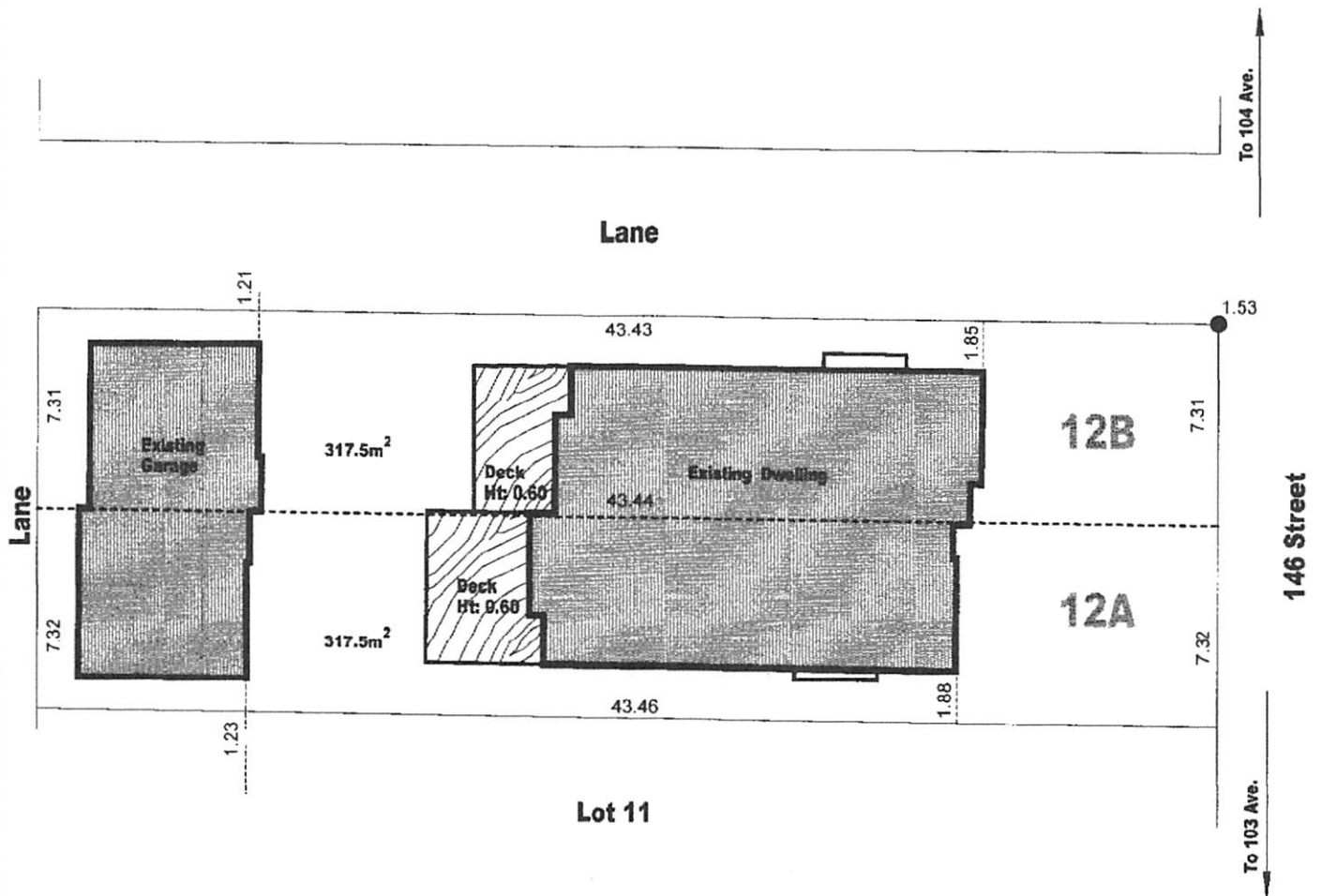
- There is a water main located within a laneway adjacent to the north and west property lines of existing Lot 12. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- There is a deficiency in on-street fire protection 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 Subdivision Plan of Lot 12 Block 8A Plan 1131 H.W. 10356-146 St. NW City of Edmonton

24 September 2020



Scale 1:250



DRAWN BY ZZP

Customer:
 Novesta Homes Ltd.

R.N. HEACOCK A.L.S.
 (780) 479-3087



Subdivision Authority

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

November 5, 2020

File No. LDA20-0288

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 50, Plan 3829 HW, located north of 105 Avenue NW and east of 83 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on November 5, 2020, 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 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/tv/Posse #368023557-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

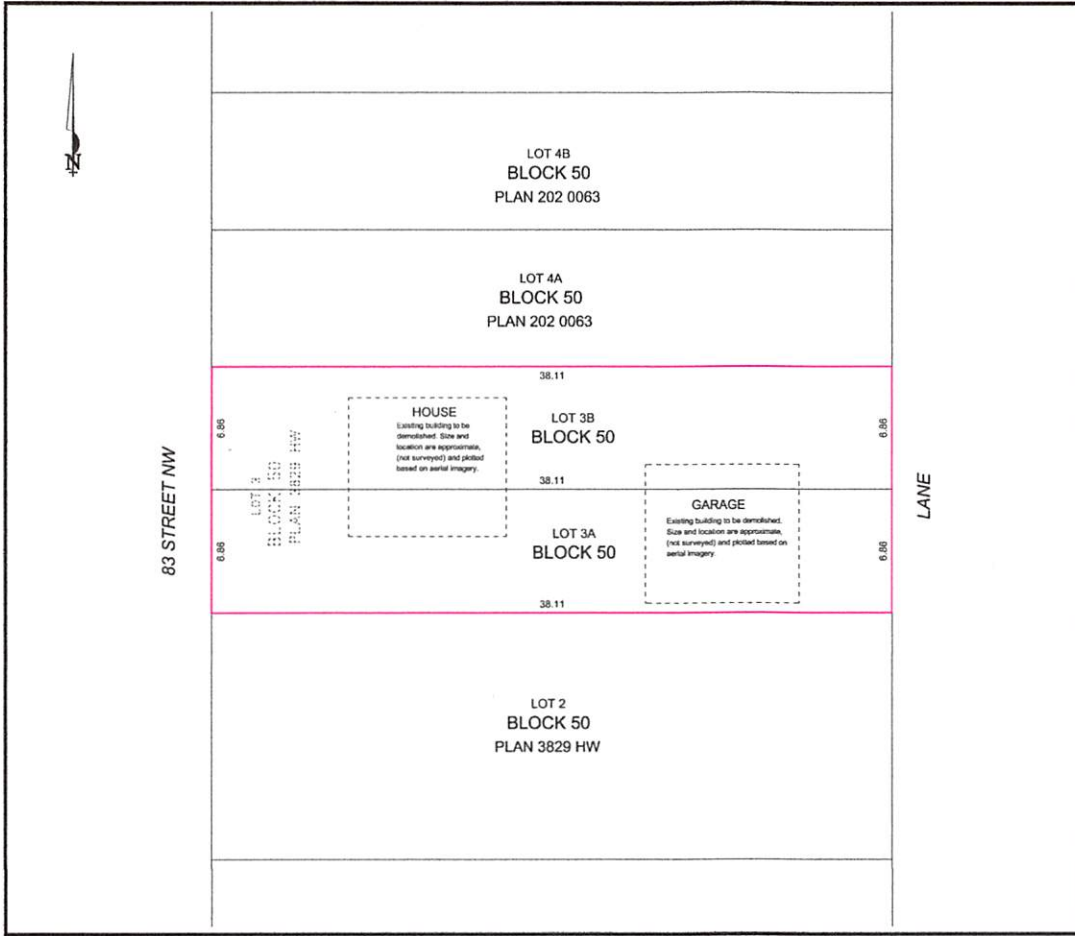
- There are existing boulevard trees adjacent to the site on 83 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Site access has been approved to the alley. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 371664791-002).

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 2.1 m south of the north property line of existing 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 water main located within a laneway adjacent to the east property line of existing Lot 3. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com with your request or for more information.
- 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).



ACCENT INFILLS

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 @ RFS
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS: 0.052 R/L



REV. NO.	DATE	DESCRIPTION	BY
1	JULY 16/20	T-PLAN	CN

REVISIONS

FOREST HEIGHTS
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 3, BLOCK 50, PLAN 3829 HW
WITHIN THE
RIVER LOT 27, EDMONTON SETTLEMENT
(THEO. S. 1/2 SEC. 3 - TWP. 53 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA
2020

SCALE: 1:200

Pals Geomatics Phone: (780) 455-3177 Fax: (780) 451-2947
Email: sales@palsgeomatics.com
10704 174 Street NW, Edmonton, Alberta T5S 1G7

FILE NO:	62000151	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

November 5, 2020

File No. LDA20-0295

Hagen Surveys 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 G, Block 45, Plan 781HW, located east of 106 Street NW and south of 70 Avenue NW; **ALLENDALE**

The Subdivision by Plan is APPROVED on November 5, 2020, 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 northern 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 did not receive comments from adjacent landowners. The application complies with the approved Development Permit, 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/TN/Posse #374308568-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 106 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.19 m north of the south property line of Lot G off 106 Street NW. No storm sewer services currently exist to either of the proposed lots directly off the public sewer main but are available at the owner's expense by connection to the existing storm sewer main that exists within 106 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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

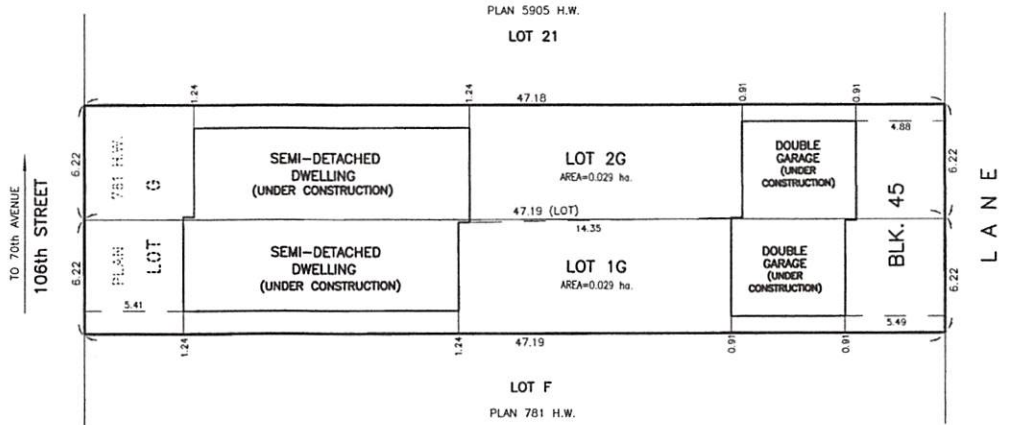
LOT G, BLOCK 45, PLAN 781 H.W.

IN THE

N.E.1/4 SEC.20-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 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.C.

CALC'D. BY: J.C.

DATE: SEPT 29, 2020

REVISED: -

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