

Thursday, December 2, 2021
10:00 am.



PLACE: ET 6 MR NW 06-127

SUBDIVISION AUTHORITY MINUTES MEETING NO. 48

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED	Blair McDowell That the Subdivision Authority Agenda for the December 2, 2021 meeting be adopted as Amended.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED	Blair McDowell That the Subdivision Authority Minutes for the November 25, 2021 meeting be adopted.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA21-0367 375019326-001	Tentative plan of subdivision to create one (1) commercial lot and two (2) Public Utility lots from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; SOUTHEAST INDUSTRIAL	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA21-0418 398563743-001	Tentative plan of subdivision to create 48 single detached residential lots from Lot 4, Block 1, Plan 1723270, located south of Hiller Road SW and east of 182 Street SW; KESWICK	
MOVED	Blair McDowell That the application for subdivision be Approved as Amended.		
FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA21-0461 409128368-001	Tentative plan of subdivision to create one (1) multi-unit housing lot from Lot 16, Block 7, Plan 1125482 located south of Chappelle Boulevard SW and west of Chappelle Link SW; CHAPPELLE	

MOVED		Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA17-0214 245496670-001	REVISION of conditionally approved tentative plan of subdivision to create 107 single detached residential lots, 108 semi-detached residential lots, two (2) multi-unit housing lots (MHL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; PAISLEY
MOVED		Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA19-0070 304925501-001	REVISION of conditionally approved tentative plan of subdivision to create 58 single detached residential lots, from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 182 Street SW; KESWICK
MOVED		Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA20-0141 362011715-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 6, Plan 152 4429, located south of Andrews Way SW and west of Allan Drive SW; AMBLESIDE
MOVED		Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA21-0476 411348849-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 18, Plan 5970HW, located north of 92 Avenue NW and west of 81 Street NW; HOLYROOD
MOVED		Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA21-0478 411170048-001	Tentative plan of subdivision to create one (1) multi-unit housing (MHL) condominium unit and one (1) remnant unit by Phased Condominium from Lot 200, Block 29, Plan 202 2701 located north of 192 Avenue NW and west of Secord Boulevard NW; SECORD
MOVED		Blair McDowell
		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED

9.	LDA21-0498 412445405-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 38, Plan RN46, located north of 117 Avenue NW and east of 123 Street NW; INGLEWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:30 a.m.		



Subdivision Authority

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

December 2, 2021

File No. LDA21-0367

V3 Companies
130 - 2899 Broadmoor Boulevard
Sherwood Park, AB T8H 1B5

ATTENTION: Nick Pryce

RE: Tentative plan of subdivision to create one (1) commercial lot and two (2) Public Utility lots from Lot A, Plan 002 4504 located north of Whitemud Drive and east of 34 Street NW; **SOUTHEAST INDUSTRIAL**

I The Subdivision by Plan is APPROVED on December 2, 2021, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 6.04 hectares (ha) by a Deferred Reserve Caveat (DRC) registered against Lot A, Plan 002 4504 pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the subdivision boundary be amended to include dedication of the east portion of Roper Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate, clear and level Roper Road NW and 34 Street NW, as required for road right of way. 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 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 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 engineering drawings include grading plans for 34 Street NW, to the satisfaction of Subdivision and Development Coordination. These plans shall be approved by Development Engineering and Drawing Review (contact Mark Pivovar at 780-944-7693);
8. that the owner constructs the first five (5) lanes of Roper Road NW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Roper Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs the first three (3) lanes of Roper Road to an arterial roadway standard including channelization, accesses, intersections, 3 metre (m) shared use path, lighting, turnaround, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Roper Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner constructs a southbound left turn bay on 34 Street NW, to 56 Avenue NW, and upgrade the 34 Street NW/56 Avenue NW intersection including channelization, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. That the owner constructs northbound and southbound left and right turn-bays on 34 Street NW, to Roper Road NW, including intersection upgrades, channelization, lighting, landscaping, pedestrian connectivity, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner upgrades the existing traffic signals located at the 56 Avenue NW/34 Street NW intersection to a four (4) leg traffic signal intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of traffic signals at the Roper Road NW/34 Street NW intersection, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton

shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

14. that the owner constructs 3 m shared use paths within Roper Road NW and 34 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs a 1.8 m concrete sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner designs and constructs the ultimate Storm Water Management Facilities (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs an offsite water main extension including hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the Public Utility (SWMF) lots and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot A, Plan 002 4504 in the amount of 6.04 ha is being provided by registration of a DRC with this subdivision. Municipal and Environmental Reserve dedication are deferred until the next 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 with Section 678 of the Municipal Government Act with the Municipal Government Board, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

BM/kr/Posse #375019326-001

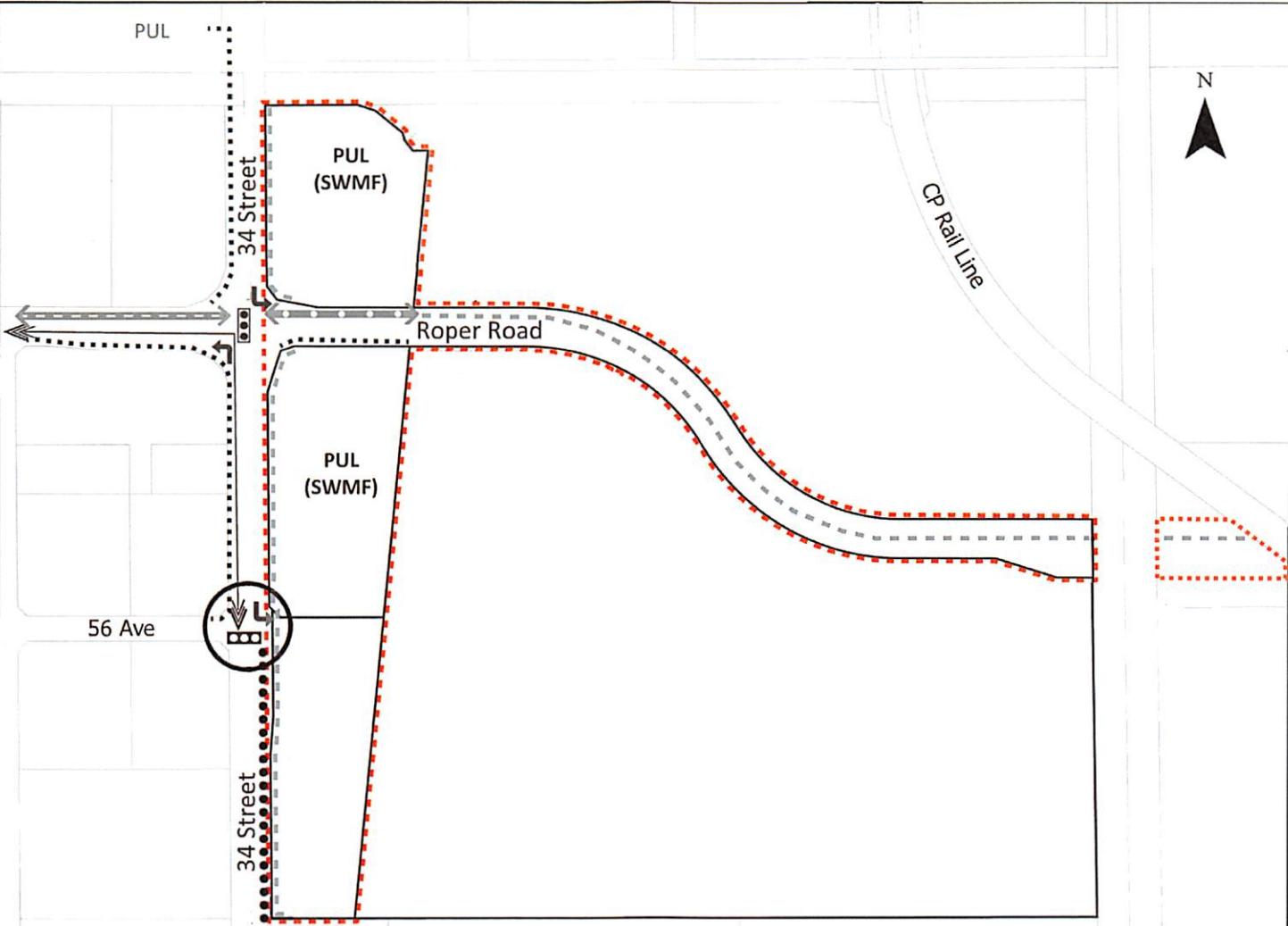
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

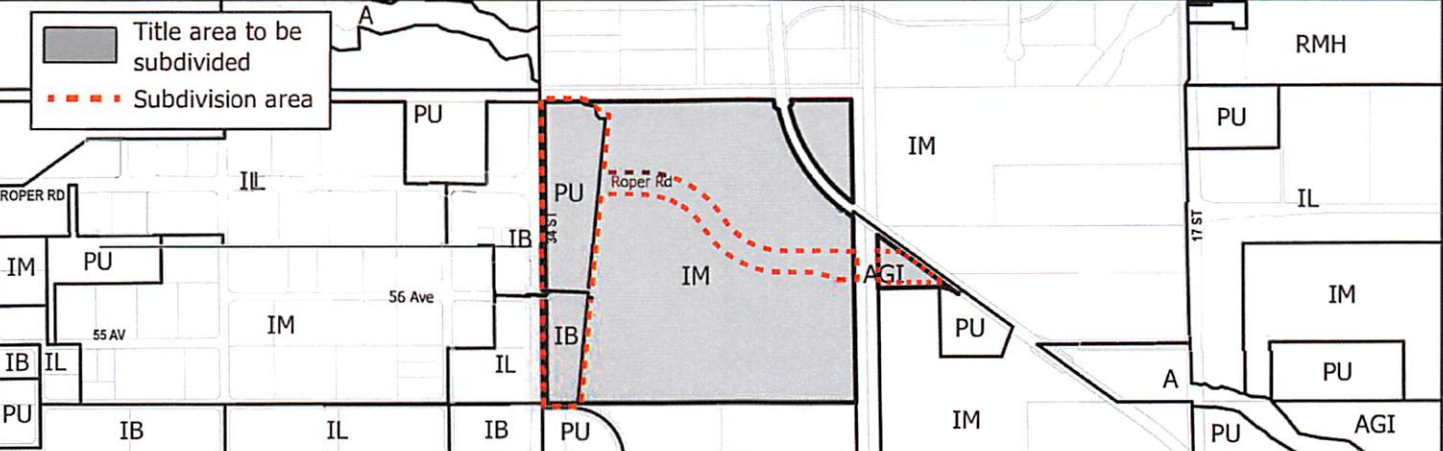
December 2, 2021

LDA21-0367

----- Limit of proposed subdivision	↩ Turn bay	○ Intersection upgrades
..... Amend subdivision boundary	ⓧ Traffic signal upgrade 3 m shared use path
- - - - Dedicate road right of way	ⓧ Traffic signal installation	●●● 1.8 m concrete sidewalk
↔ Construct first five lanes to an arterial roadway standard	↔ Construct first three lanes to an arterial roadway standard	↔ Watermain extension



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

December 2, 2021

File No. LDA21-0418

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

ATTENTION: Jenna Hutton

RE: Tentative plan of subdivision to create 48 single detached residential lots from Lot 4, Block 1, Plan 1723270, located south of Hiller Road SW and east of 182 Street SW; **KESWICK**

I The Subdivision by Plan is APPROVED on December 2, 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 subdivisions LDA19-0070 (Stage 31B), LDA21-0057 (Stage 39), and LDA21-0190 (Stage 31C) be registered prior to or concurrent with this application, to provide the logical extension of roads and services required to service this application as shown on the "Conditions of Approval" map, Enclosure I, and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II 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 two (2) lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3m shared use path, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct an enhanced 7.0 m commercial alley and crossing, paved from property line to property line, to serve as a secondary emergency access route to accommodate the weight and movement of the fire trucks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis is required to be submitted with engineering drawings to finalize Complete Streets design and cross-section details;
9. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for installation of "no parking" signage on the local roadways for emergency and waste 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 noise attenuation fence contained wholly within private property for all lots backing onto Hiller Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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
13. that the owner is responsible for the landscape design and construction within the walkway and road right-of-way to the satisfaction of City Departments and affected utility agencies.

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

Open Space provided comments regarding the remaining Municipal Reserve (MR) dedication for this titled lot with LDA18-0004, LDA19-0070 and LDA21-0119. These comments remain relevant for the final determination of MR dedication from this titled lot.

Open Space has been advised that LDA21-0397 will be the terminal subdivision for Lot 4, Block 1, Plan 172 3270. To determine final MR dedication, both LDA21-0119 and LDA19-0070 must be registered prior to, or concurrent with, LDA21-0397.

The Open Space comments highlight the adjustments required to Deferred Reserve Caveat, DRC 212 168 947, prior to final MR payment for Plan 172 3270. The adjustments are required to include the areas of 2

arterial road plans, and 3 road closure plans. In addition, with endorsement of LDA19-0070 (Phase 2), the DRC will be reduced accordingly by the MR provided as money-in-place.

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/cb/Posse #398563743-001

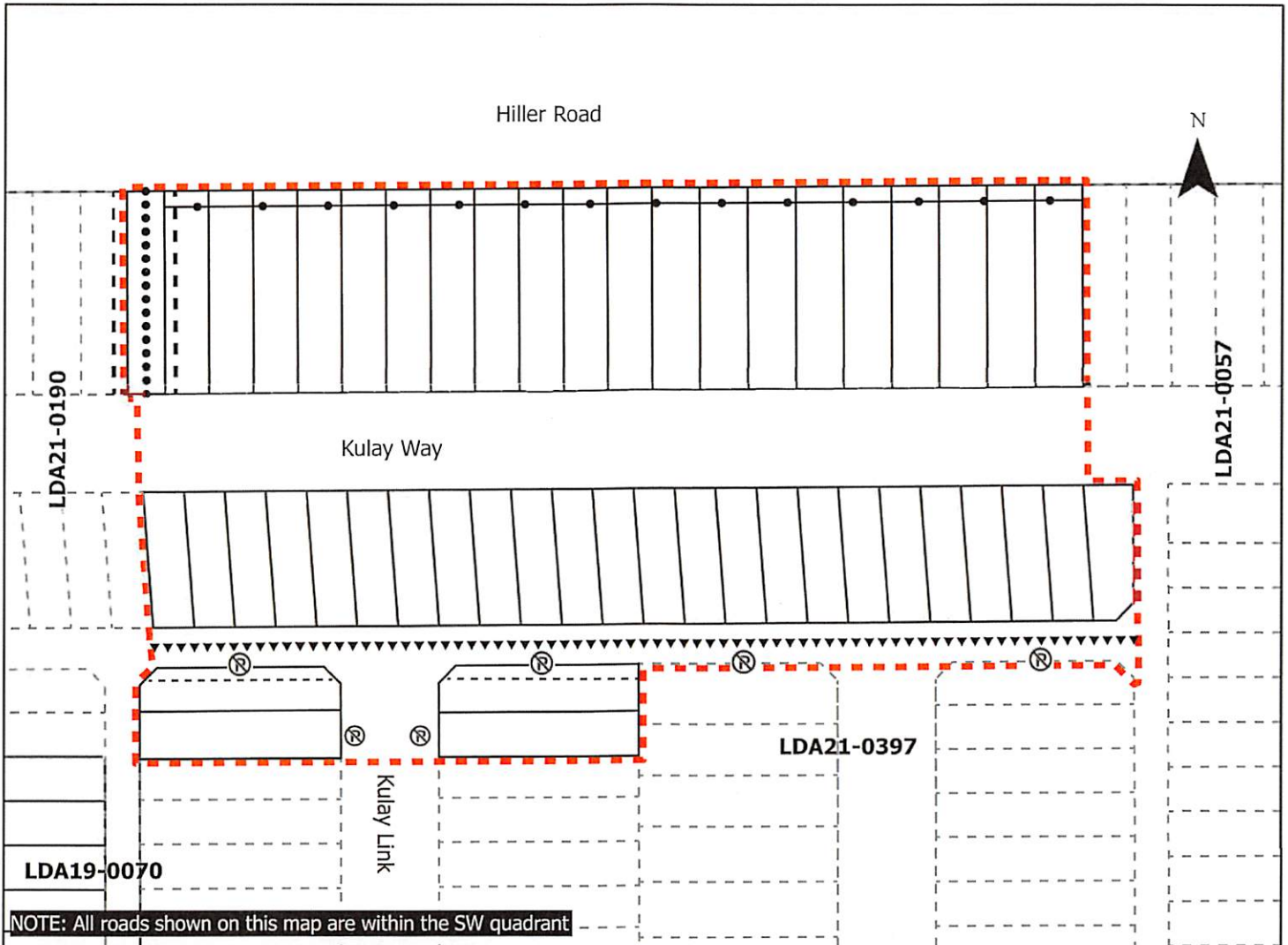
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

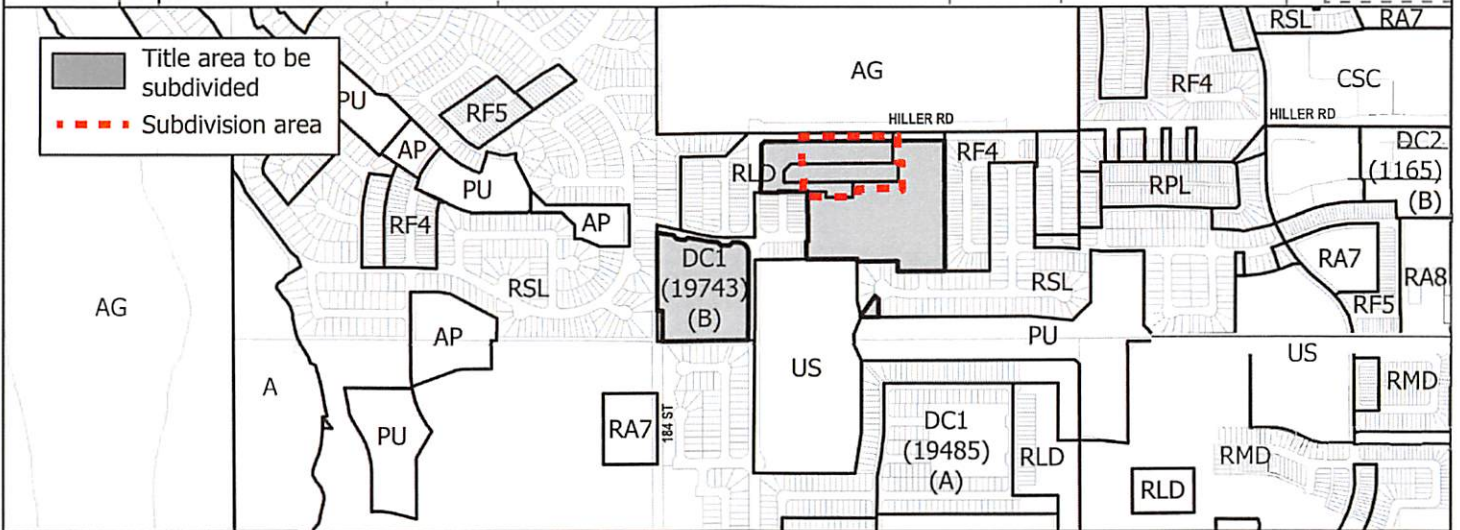
December 2, 2021

LDA21-0418

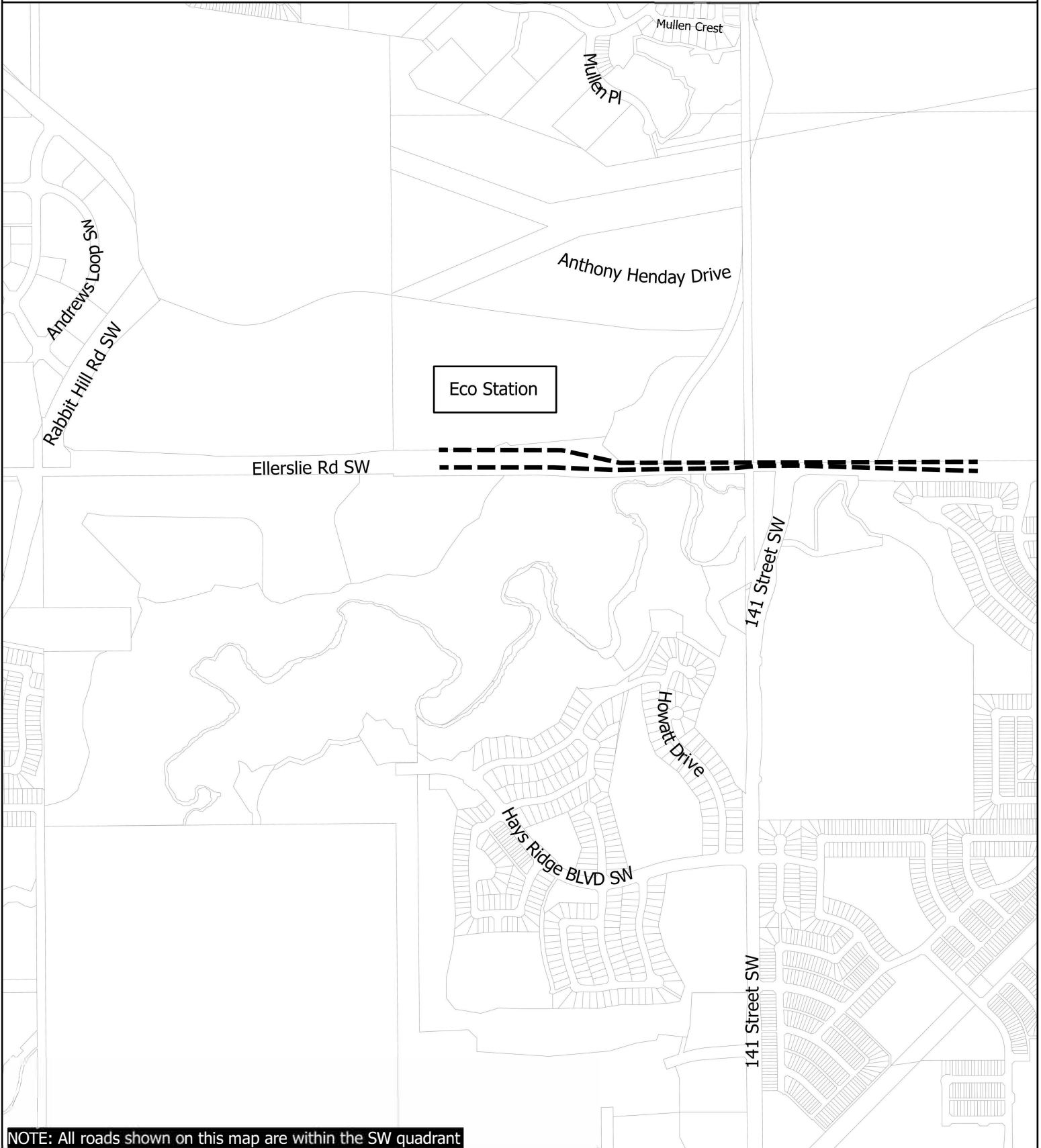
- Limit of proposed subdivision
- 1.2 m uniform fence
- Ⓜ No parking signage
- ▲▲▲▲ Construct EW 7.0m paved commercial alley
- - - - 1.8 m uniform screen fence
- Construct 1.8m concrete sidewalk with lighting and bollards
- Noise attenuation fence



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



--- Construct first two lanes to an arterial roadway standard



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

December 2, 2021

File No. LDA21-0461

Prism Engineering Inc.
200, 4167 - 97 Street NW
Edmonton, AB T6E 6E9

ATTENTION: Ryan Eidick

RE: Tentative plan of subdivision to create one (1) multi-unit housing lot from Lot 16, Block 7, Plan 1125482 located south of Chappelle Boulevard SW and west of Chapelle Link SW; **CHAPPELLE**

I The Subdivision by Plan is APPROVED on December 2, 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; and
3. 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 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;
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; and
5. that the owner upgrades the existing 200 mm storm sewer main, 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 (MR) for Lot 16, Block 7, Plan 112 5482 were previously addressed with LDA07-0489 through land dedication and a Deferred Reserve Caveat (DRC) was registered on the parent 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 #409128368-001

Enclosure(s)



December 2, 2021

File No. LDA17-0214

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 107 single detached residential lots, 108 semi-detached residential lots, two (2) multi-unit housing lots (MHL), and one (1) public utility lot (PUL), from the SW 24-51-24-W4M located north of 28 Avenue SW and west of Heritage Valley Trail SW; **PAISLEY**

The subdivision was originally approved on February 1, 2018. The first revision was a rephrasing which moved the northwest MHL from Phase 1 to Phase 5. Phase 1, comprising 17 single detached residential lots and 36 semi-detached residential lots, was registered under Plan 202 0852. The second change request consists of rephrasing and relotting, resulting in a decrease of four (4) single detached residential lots. The third change request added one additional phase with no change to the number of lots. This fourth change request reduces the number of semi-detached residential lots in Phase 5 from 108 to 102.

I The Subdivision by Plan is APPROVED on December 2, 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 property lines of the residential lot flanking the alley, north of Podersky Wynd SW, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
4. that LDA21-0087, to close 28 Avenue SW, shall be approved prior to the registration of Phase 4 of this subdivision;
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:

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, north of Podersky Wynd SW, to a commercial standard, to accommodate permanent emergency access. The alley must include hard-surfacing for the full width of the right-of-way and wider alley crossings to be designed to accommodate Fire Rescue Services, if required. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs Paisley Drive SW and Paisley Gate SW to an enhanced local roadway standard including a parking ban along the north side of Paisley Gate SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with bollards and landscaping, within the Public Utility lot to the west of this subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, and construct a 1.8 m uniform fence within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pays for the installation of "no parking" signage on the enhanced local roadway with the parking ban for emergency vehicle access and to maintain two driving lanes at all times to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the engineering drawings, submitted with Phase 5, include grading plans for Heritage Valley Trail to the satisfaction of Subdivision and Development Coordination;

13. that the owner construct a 2.83 m noise attenuation barrier, contained wholly within the private property, for all lots backing onto Heritage Valley Trail SW, 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, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkways 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 the SW 24-51-25-W4M was addressed by dedication and Deferred Reserve Caveat (DRC) registration with LDA12-0411, LDA14-0229, and LDA16-0567. The DRC will carry forward on title.

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

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

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

Regards,



Blair McDowell
Subdivision Authority














BM/ak/Posse #245496670-001

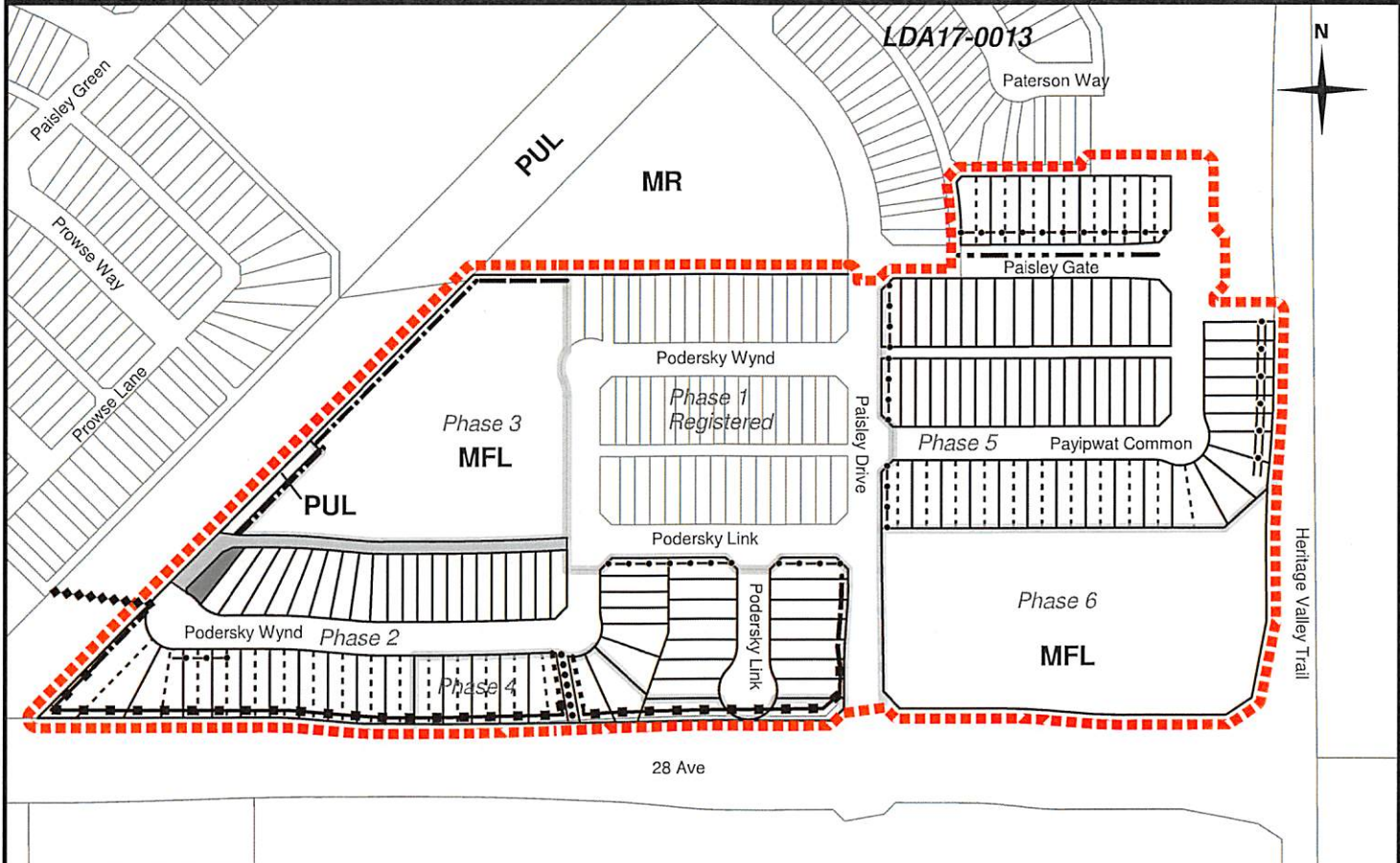
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

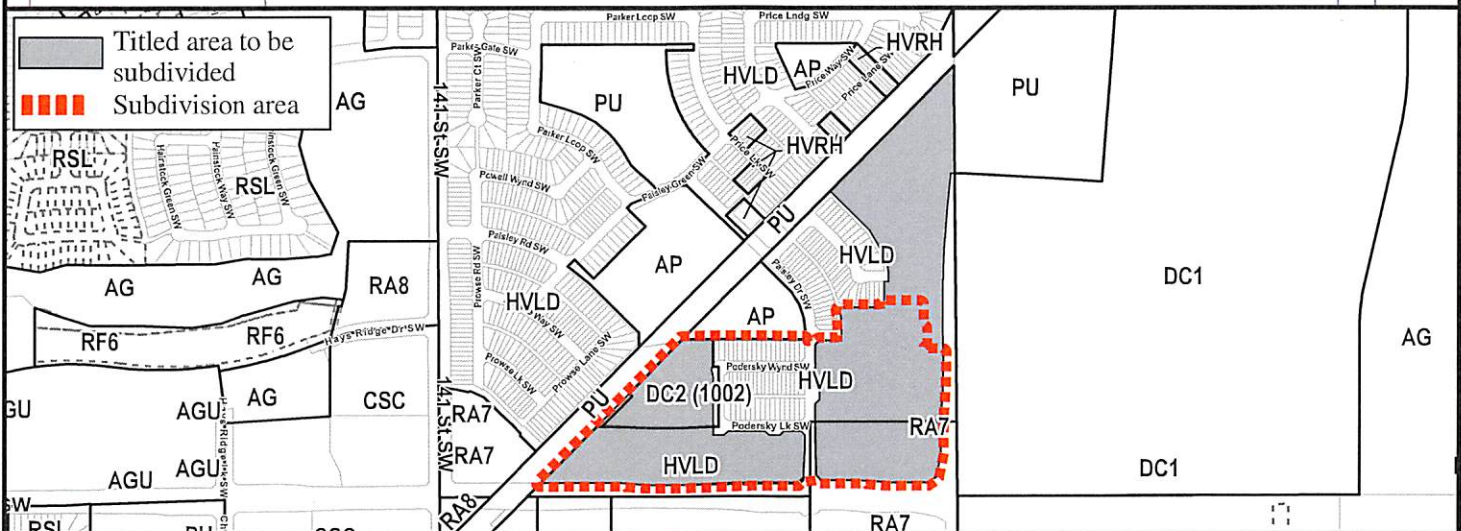
December 2, 2021

LDA17-0214

-  Limit of proposed subdivision
-  1.2 m uniform fence
-  1.8 m uniform fence
-  1.8 m uniform screen fence as per Zoning Bylaw
-  Noise attenuation fence
-  2.83 m noise attenuation barrier
-  3 m hard surfaced shared use path
-  No parking caveat
-  1.5 m concrete sidewalk
-  Enhanced local roadway with parking ban
-  Construct to commercial standard
-  Property line may be modified as per swept path analysis
-  Phasing line



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

December 2, 2021

File No. LDA19-0070

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

ATTENTION: Jenna Hutton

RE: REVISION of conditionally approved tentative plan of subdivision to create 58 single detached residential lots, from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of 182 Street SW; **KESWICK**

LDA19-0070 was originally approved on January 23, 2020 for 58 single detached single detached residential lots. Phase 1 of the subdivision, which included the registration of 28 single detached residential lots, was completed in May 2021. This first change request proposes to reduce the amount of single detached residential lots from 30 to 29, of which 9 of them will be Direct Development Control residential lots. Lastly, the rear lane east of Kulay Link SW will be removed.

I The Subdivision by Plan is APPROVED on December 2, 2021, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) , in the amount of \$74,137.00 representing 0.116ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a temporary public access easement on all affected parcels for a 6 m temporary roadway, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner submits a redline revision to the approved detailed engineering drawings for Keswick Stage 31B, and the technical studies in accordance with the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination. The emergency access route in approved subdivision LDA21-0057 must be realigned with the subdivision;
8. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
9. that the owner constructs a temporary 6 m wide gravel surface roadway connection, tying into the approved 7 m alley under LDA21-0190, as shown on Enclosure I. This roadway will also serve as a temporary emergency access roadway and is required prior to CCC for roads (or when required by Subdivision and Development Coordination);
10. that the owner is responsible to construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, and provide, at minimum, a 1.8m uniform fencing on all lots adjacent to the school/park site, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Phase 1 (Stage 31A) of this subdivision received endorsement in May 2021 and an MR payment representing 56.5% of the titled lot was received. Phase 2 (Stage 31B) will require payment of the remaining 1.16 Ha applicable to this subdivision. Subsequent to money in place of MR, the existing Deferred Reserve Caveat for Lot 4, Block 1, Plan 172 3270 will be reduced accordingly, with the balance carried 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell", written in a cursive style.

Blair McDowell
Subdivision Authority


BM/ak/Posse #304925501-001

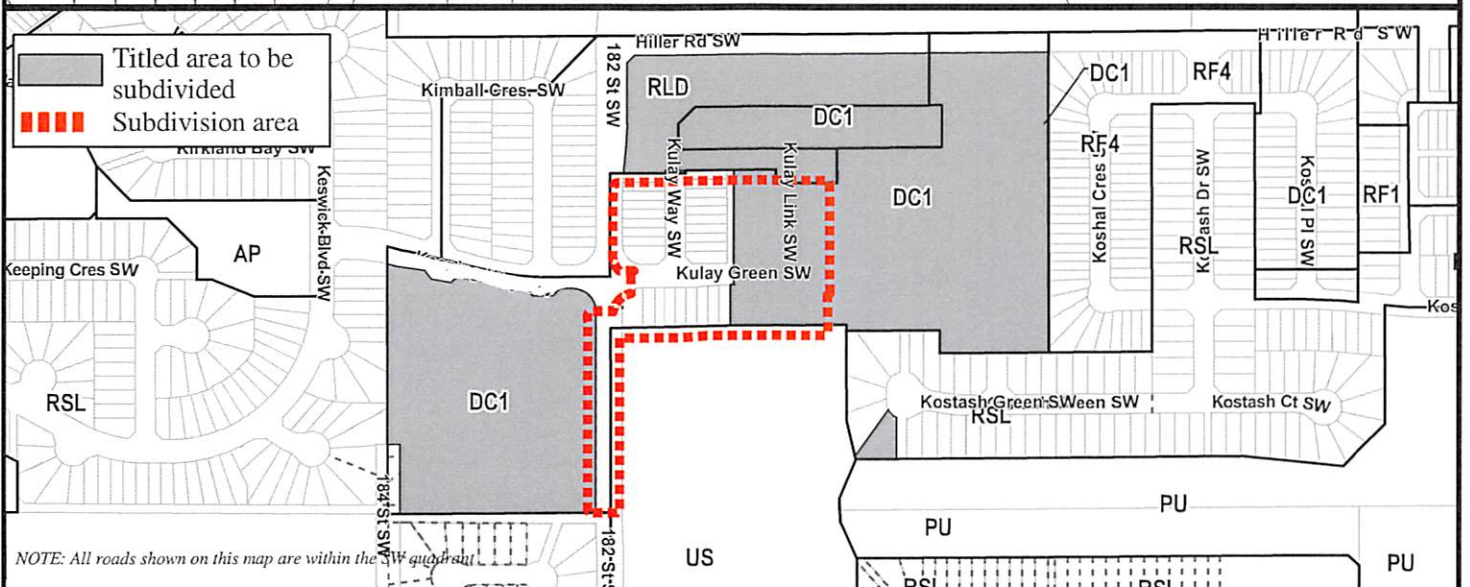
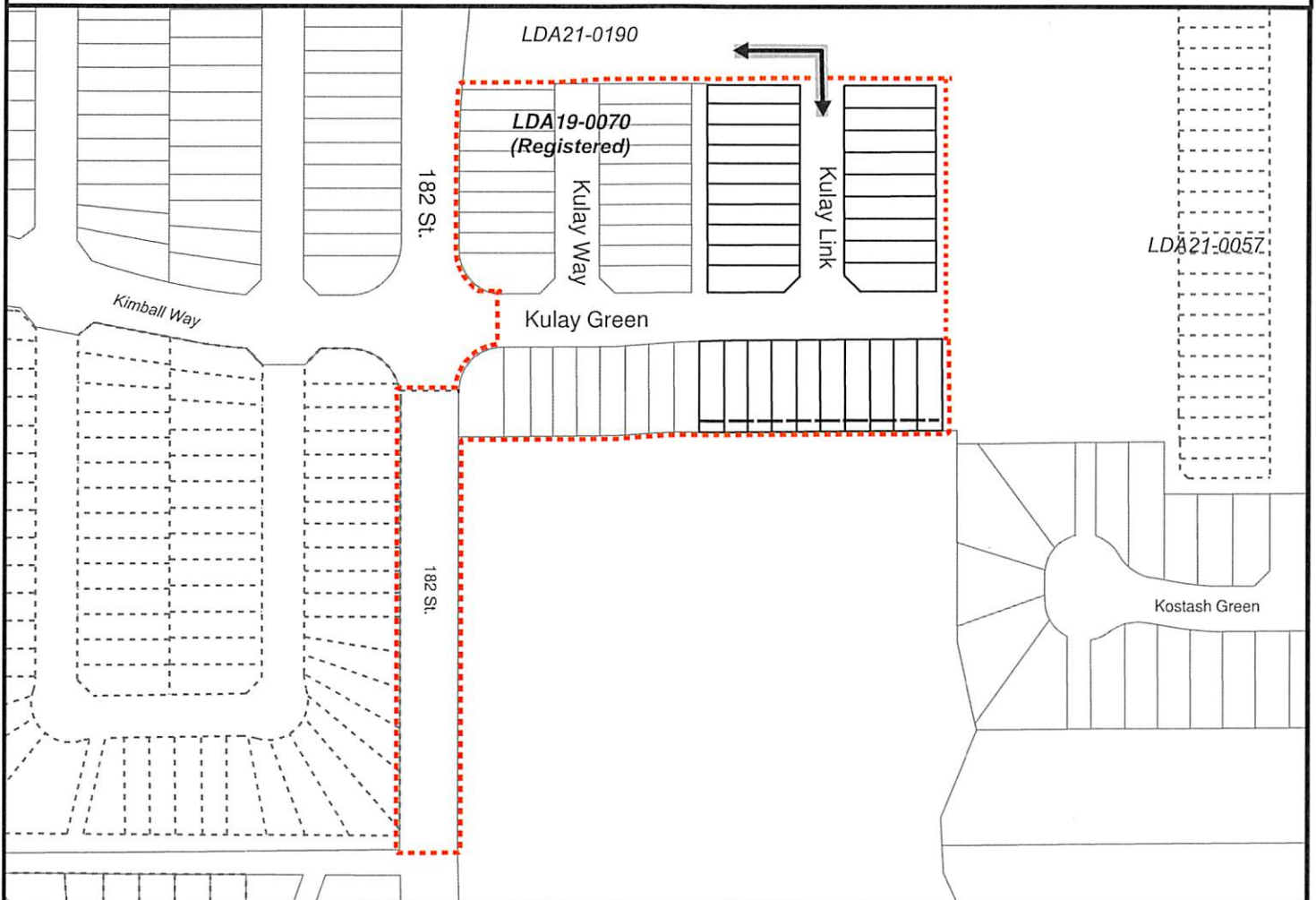
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 2, 2021

LDA19-0070

-  Limit of proposed subdivision
-  Temporary 6 m roadway
-  Temporary Public Access Easement
-  1.8 m uniform fence



SUBDIVISION CONDITIONS OF APPROVAL MAP

December 2, 2021

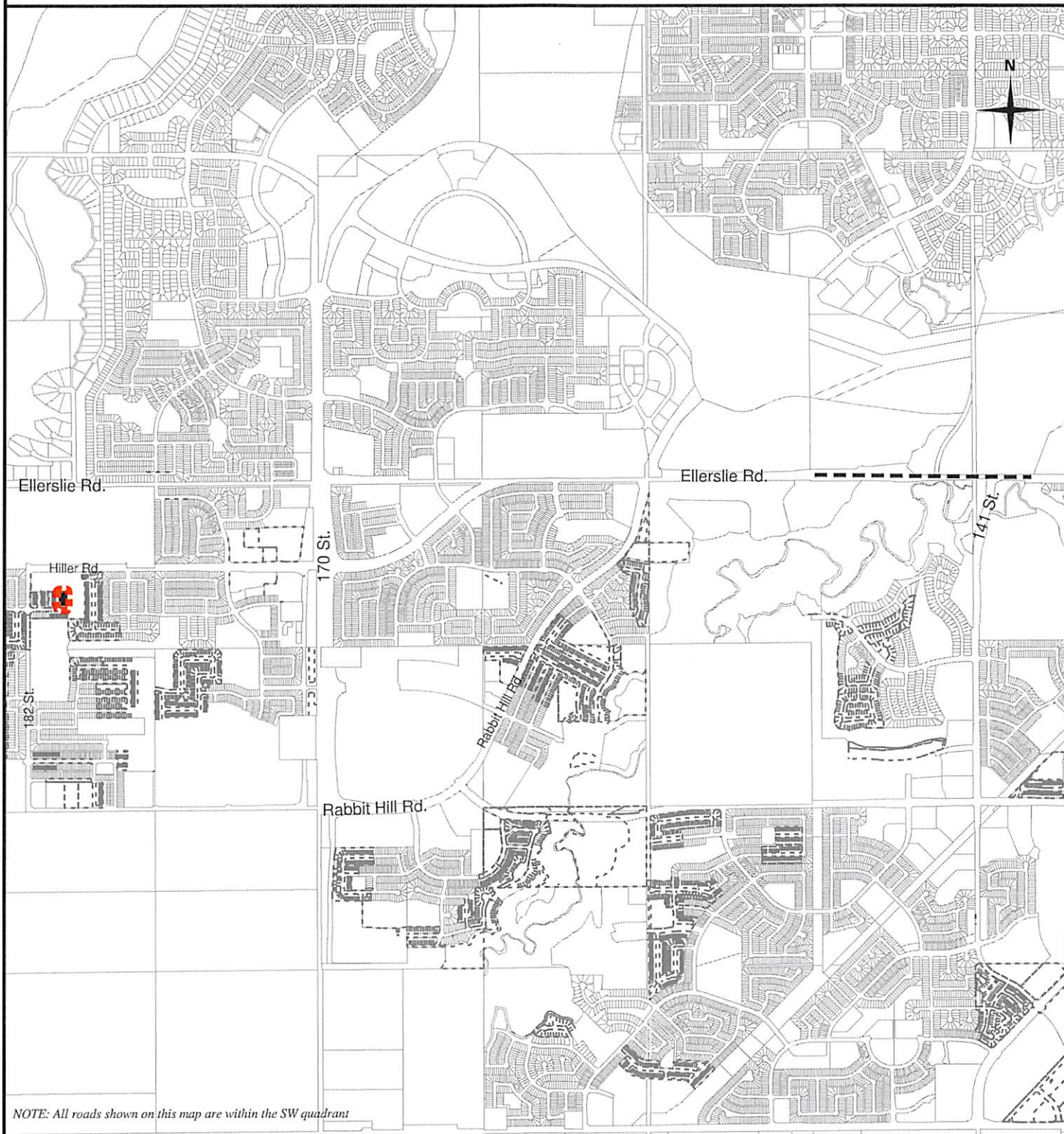
LDA 19-0070



Limit of proposed subdivision



Construct two lanes to an arterial roadway standard



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

December 2, 2021

File No. LDA20-0141

Satt Engineering Ltd.
207 - 3132 Parsons Road NW
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 6, Plan 152 4429, located south of Andrews Way SW and west of Allan Drive SW; **AMBLESIDE**

The subdivision was originally approved on July 20, 2020. This application revises the proposed subdivision boundary by moving it to the east by approximately 1 meter. Additionally, the shape of the proposed boundary has been altered to account for the placement of waste bins.

The Subdivision by Plan is APPROVED on December 2, 2021, subject to the following conditions:

1. that the owner register an easement for overland drainage to the satisfaction of Subdivision & Development Coordination; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

If you have further questions, please contact 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/tv/Posse #362011715-001

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 (\$2,127.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- A Development Permit (POSSE# 239973689-001) was issued for this site with a deficiency in the required number of parking stalls and loading stalls. The Subdivision Planning transportation review team recommends that a private agreement be entered into for shared parking and loading, between the proposed lots
- The Subdivision Planning transportation review team recommends that a private easement be registered on the Certificates of Title of the proposed lots, for the mutual benefit of the existing drive aisles and access locations.
- Site access is existing. Any modifications to the existing accesses requires the review and approval of Subdivision & Development Coordination.

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

- Due to the size and configuration of the proposed lots, on-street fire protection is limited to portions of this site directly fronting Andrews Way SW and Allan Drive SW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of City of Edmonton Fire Rescue Services.
- 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).



Subdivision Authority

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

December 2, 2021

File No. LDA21-0476

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 28, Block 18, Plan 5970HW, located north of 92 Avenue NW and west of 81 Street NW;
HOLYROOD

The Subdivision by Plan is APPROVED on December 2, 2021, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; 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". The signature is fluid and cursive, with the first name being the most prominent.

Blair McDowell
Subdivision Authority

BM/js/Posse #411348849-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

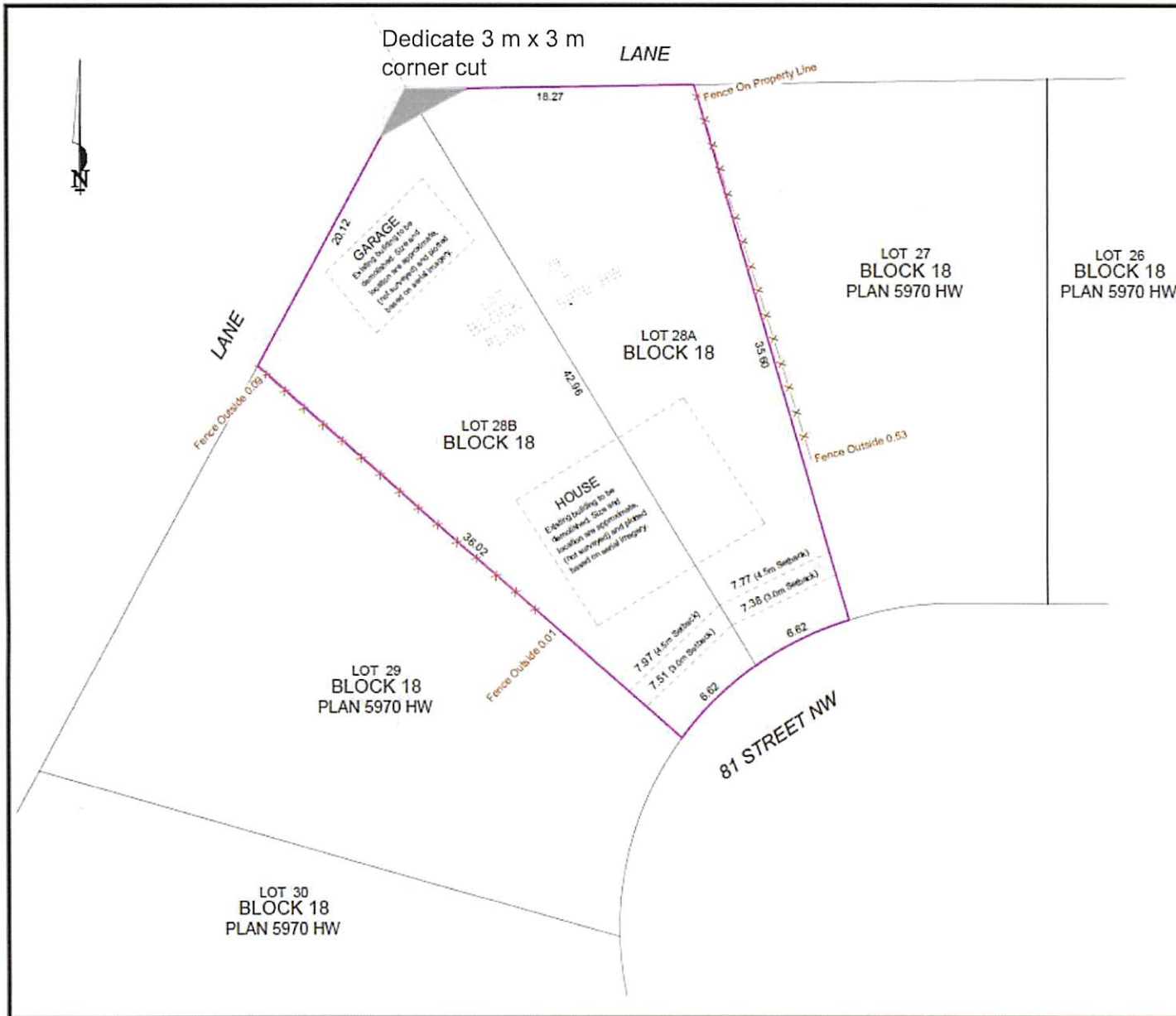
- There are existing boulevard trees adjacent to the site on 81 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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.

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 8.52 m north of the south property line of Lot 28 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 north property line of Lot 28. 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).



LEE JENKINS

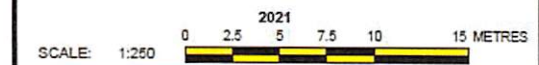
- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
 - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
 - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
 - THE ZONING OF THIS SUBJECT AREA IS RP1.
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: _____
 - AND CONTAINS: 0.005 Ha.



REV. NO.	DATE	ITEM	BY
3	OCT. 22/21	CALCULATED BOUNDARY	CN
2	OCT. 18/21	SITE DEPTH @ 3 DM	CN
1	OCT. 12/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

HOLYROOD
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION
OF
LOT 28, BLOCK 18, PLAN 5970 HW
WITHIN THE
N.E. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA



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

FILE NO. 621002217 DRAFTED BY: CN CHECKED BY: CN

Enclosure II

FILE: LDA21-0476
DATE: November 25, 2021



Subdivision Authority

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

December 2, 2021

File No. LDA21-0478

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) multi-unit housing (MHL) condominium unit and one (1) remnant unit by Phased Condominium from Lot 200, Block 29, Plan 202 2701 located north of 192 Avenue NW and west of Secord Boulevard NW; **SECORD**

The Subdivision by Phased Condominium is APPROVED on December 2, 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/sm/Posse #411170048-001

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 (\$3,031.00 - 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 includes community notice and value compensation.

Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision to be submitted to the Subdivision Authority for approval.

Servicing

- 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).
- All municipal services must enter the site through Common Property.



Subdivision Authority

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

December 2, 2021

File No. LDA21-0498

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

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block 38, Plan RN46, located north of 117 Avenue NW and east of 123 Street NW;
INGLEWOOD

The Subdivision by Plan is APPROVED on December 2, 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 ink stamp of the same name.

Blair McDowell
Subdivision Authority

BM/js/Posse #412445405-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$686.00 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 123 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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.

Building / Site

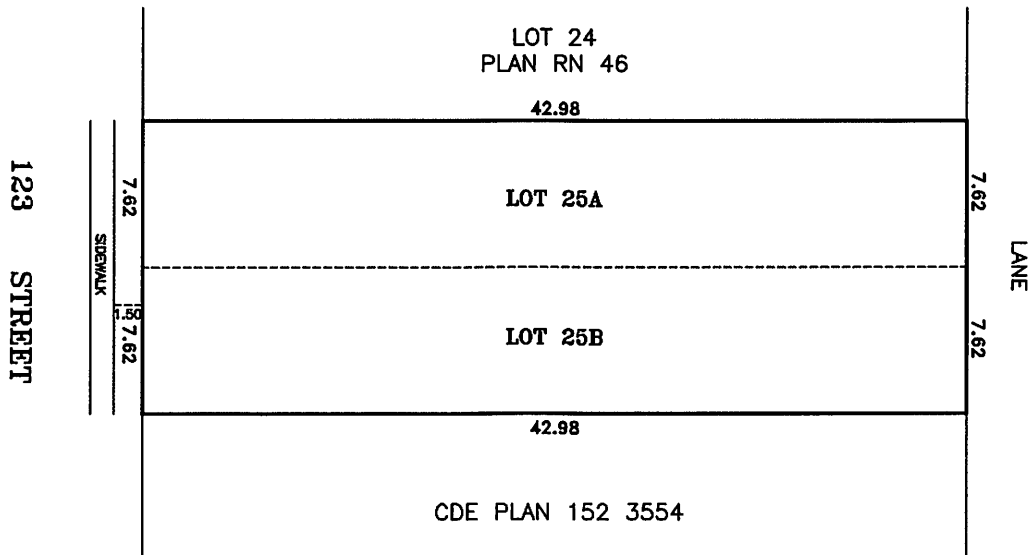
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 6.98 m north of the south property line of Lot 25 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN
 SHOWING
PROPOSED SUBDIVISION
 OF
 LOT 25, BLOCK 38, PLAN RN 46 (XLVI)
 NE1/4, SEC. 19, TWP. 52, RGE. 24, W.4M.
 EDMONTON - ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ————
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... ————
 AND CONTAINS 0.065 ha.



GEODETIC SURVEYS & ENGINEERING LTD.

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

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net

DRAWN BY: P.S.

DATE : OCT. 26th, 2021.

SCALE 1 : 300

JOB No. 1211518