

Thursday, February 10, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 06

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 10, 2022 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the February 3, 2022 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0473 405720545-001	Tentative plan of subdivision to create 71 single detached residential lots from NE-13-53-26-W4M and Lot 2, Block A, Plan 4636 MC located north of 124 Avenue NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>
2.	LDA21-0495 405723733-001	Tentative plan of subdivision to create 137 single detached residential lots and 76 row housing lots from Lot 2, Block A, Plan 4636 MC and NE-13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>
3.	LDA21-0505 403288335-001	Tentative plan of subdivision to create 65 single detached residential lots, and 24 row housing lots from Lot A, Block 1, Plan 212 2223, located north of 23 Avenue NW and east of 199 Street NW; <b>THE UPLANDS</b>
4.	LDA21-0523 408396370-001	Tentative plan of subdivision to create 137 single detached residential lots, 50 semi-detached residential lots, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 located south of Orchards Boulevard SW and west of 66 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
5.	LDA21-0333 401058237-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 21, Plan 2655HW, located north of 71 Avenue NW and east of 96 Street NW; <b>HAZELDEAN</b>
6.	LDA21-0363 401623097-001	Tentative plan of subdivision to create one (1) additional Multi-unit Housing (MUH) lot from Lot 40A, Block 19, Plan 3720 NY, located south of 132 Avenue NW and east of 69 Street NW; <b>BALWIN</b>

7.	LDA21-0548 415146959-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 22, Plan RN64, located north of 121 Avenue NW and west of 123 Street NW; <b>PRINCE CHARLES</b>
8.	LDA21-0554 415558529-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 7, Plan 4830Q, located south of 128 Avenue NW and west of 89 Street NW; <b>KILLARNEY</b>
9.	LDA21-0574 413043146-001	Tentative plan of subdivision to facilitate a land swap, by subdividing one parcel from from Lot B, Block 1, Plan 212 2222 and consolidating it with the NE & SE-32-51-25-W4M, and by subdividing two parcels from the NE & SE 32-51-25-W4M and consolidating them with Lot B, Block 1, Plan 212 2222, located south of Maskekosiik Trail NW and west of 184 Street NW; <b>RIVER'S EDGE</b>
10.	LDA22-0013 419669906-001	Tentative plan of subdivision to create four (4) single detached residential lots from two titled parcels; Lot 6 and S. ½ Lot 7, and Lot 8 and N. ½ of Lot 7, Block 23, Plan 823 AI, located north of 120 Avenue NW and west of 59 Street NW; <b>MONTROSE</b>
11.	LDA22-0019 419100320-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 16, Plan 1811KS, located south of 105 Avenue NW and west of 70 Street NW; <b>FULTON PLACE</b>
12.	LDA22-0020 419775312-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11 & 12, Block 12, Plan 1367HW, located south of 78 Avenue NW and east of 116 Street NW; <b>MCKERNAN</b>
13	LDA22-0023 419864259-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3 and north half of Lot 2, Block E, Plan 3837W, located south of 127 Avenue NW and east of 73 Street NW; <b>BALWIN</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

February 10, 2022

File No. LDA21-0473

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 71 single detached residential lots from NE-13-53-26-W4M and Lot 2, Block A, Plan 4636 MC located north of 124 Avenue NW and west of Winterburn Road NW; **KINGLET GARDENS**

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**I The Subdivision by Plan is APPROVED on February 10, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the complete intersection of Kinglet Drive and Lark Landing, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to exclude the northeast walkway and portion of Kinglet Boulevard NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that LDA21-0403 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
6. that LDA21-0369 to close 124 Avenue between 215 Street NW and Lark Crescent NW shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with a connection to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 the collector roadway to an approved Complete Streets design and cross-section, including 3 m shared use paths along the south side and the north side from the Storm Water Management Facility (SWMF) to the local road intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. There is a significant grade difference between Lark Landing, the proposed collector roadway and the existing 124 Avenue rural roadway that will trigger additional requirements at the engineering drawing stage. Details of this requirement and the Complete Streets design and cross-section of the collector roadway will be further reviewed and finalized through the engineering drawing review and approval process; and
11. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve (MR) for NE ¼ 13-53-26-4 was previously addressed with 0.9 ha Deferred Reserve Caveat (DRC) with LDA15-0067 - this DRC will carry forward on the remainder of the title. The owner will provide MR with an adjacent application (LDA21-0495) in the amount of 0.89 ha for Lot 2, Block A, Plan 4636 MC and register it against NE ¼ 13-53-26-4. The total balance of the DRC (1.79 ha) will carry forward on the remainder of the title.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #405720545-001

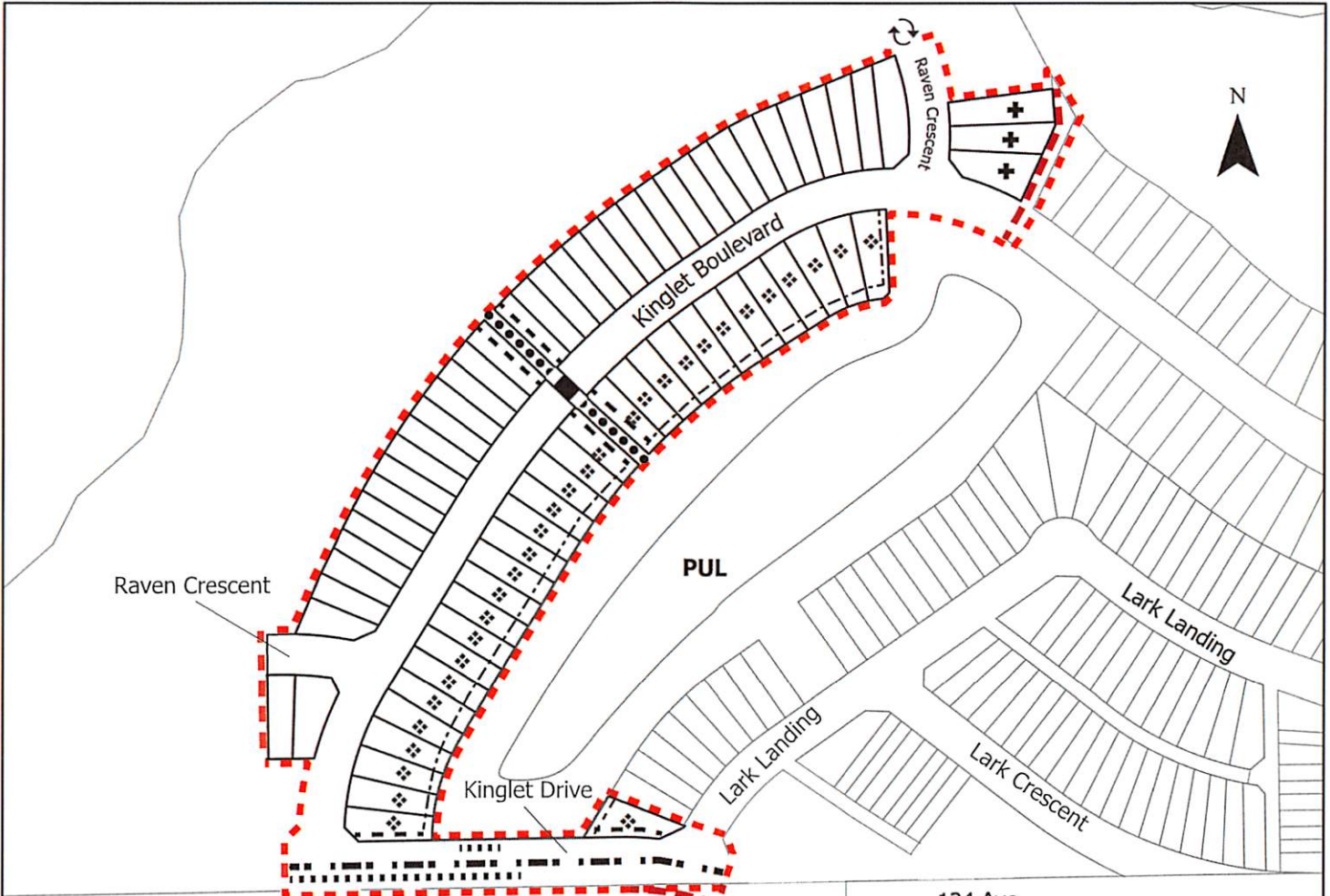
Enclosure(s)

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

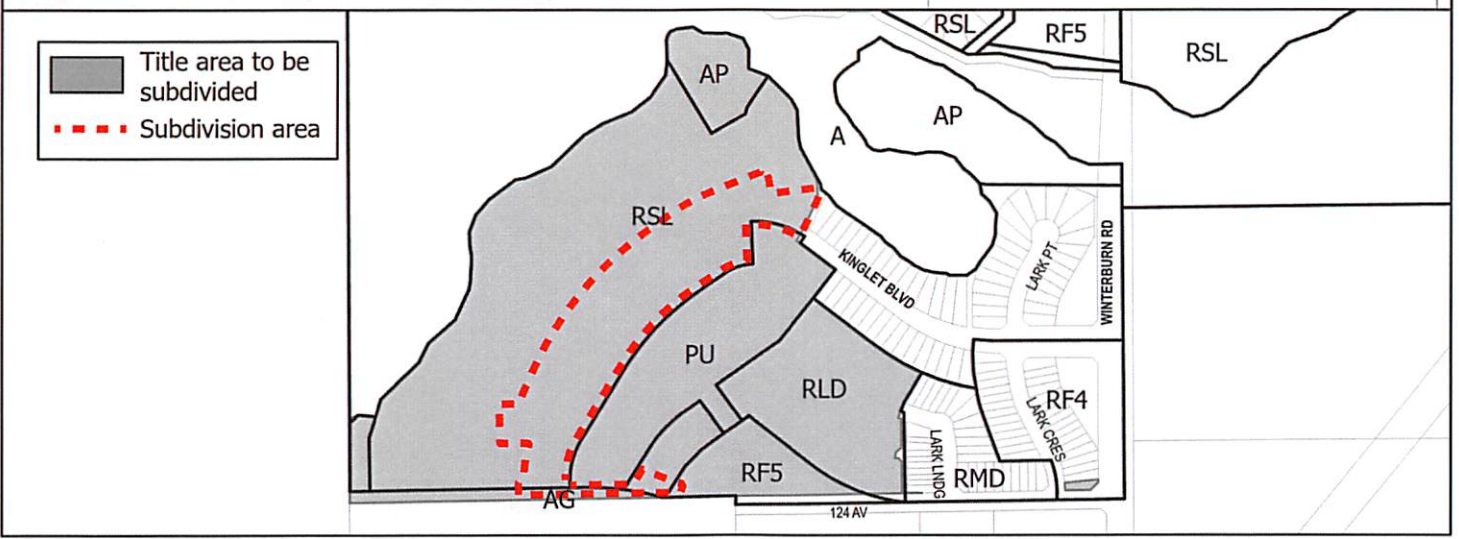
February 10, 2022

LDA21-0473

<ul style="list-style-type: none"> <li>--- Limit of proposed subdivision</li> <li>--- Amend Subdivision Boundary</li> <li>●●● 1.8m Concrete Sidewalk</li> <li>▬ Zebra Marked Crosswalk</li> </ul>	<ul style="list-style-type: none"> <li>↻ Temporary 12 m radius turnaround</li> <li>▬ Construct collector roadway</li> <li>⋯ 3m Hard surface shared use path</li> </ul>	<ul style="list-style-type: none"> <li>--- 1.8m Uniform Fence - Zoning bylaw</li> <li>--- 1.2 m Uniform Fence</li> <li>⊕ Restrictive Covenant re:disturbed soil</li> <li>⋄ Restrictive covenant re:Freeboard</li> </ul>
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**NOTE: All roads shown on this map are within the NW quadrant**



Title area to be subdivided  
 Subdivision area



Subdivision Authority

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

February 10, 2022

File No. LDA21-0495

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 137 single detached residential lots and 76 row housing lots from Lot 2, Block A, Plan 4636 MC and NE-13-53-26-W4M located located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

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**I The Subdivision by Plan is APPROVED on February 10, 2022, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 0.89 ha by a Deferred Reserve Caveat registered against the NE 13-53-26-W4M pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register temporary public access easements for the two 6 m temporary roadway connections within and north of Phase 3 , as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to include the collector roadway adjacent to proposed Phase 3 and Phase 5, to provide the logical roadway extension to support development, as shown on Enclosure I;
6. that the phasing boundary of Phase 1 be amended to include the complete elbow intersection, as shown on Enclosure I;
7. 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;
8. that the subdivision LDA21-0473 be registered prior to or concurrent with this application to provide the logical roadway extension;
9. that Charter Bylaw 19991 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs temporary 6 m gravel surface roadway connections within Phases 1, 2, 3, and 4 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. that the owner constructs a temporary 4 m gravel surface roadway connection north of Phase 3 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs the collector roadway to an approved Complete Streets design and cross-section, including a 3 m shared use path along the south side of the roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. There is a significant grade difference between Lark Landing NW, the proposed collector roadway and the existing 124 Avenue NW rural roadway that will trigger additional requirements at the engineering drawing stage. Details of this requirement and the Complete Streets design and cross-section of the collector roadway will be further reviewed and finalized through the engineering drawing review and approval process;
10. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with a connection to the future adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;



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

The owner will provide Municipal Reserve (MR) in the amount of 0.89 ha by a Deferred Reserve Caveat registered against NE 13-53-26-W4M (the adjacent lot to the north under the same ownership as the subject parcel). There is an existing DRC registered on NE 13-53-26-W4 in the amount of 0.9 ha from LDA15-0067.

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #405723733-001

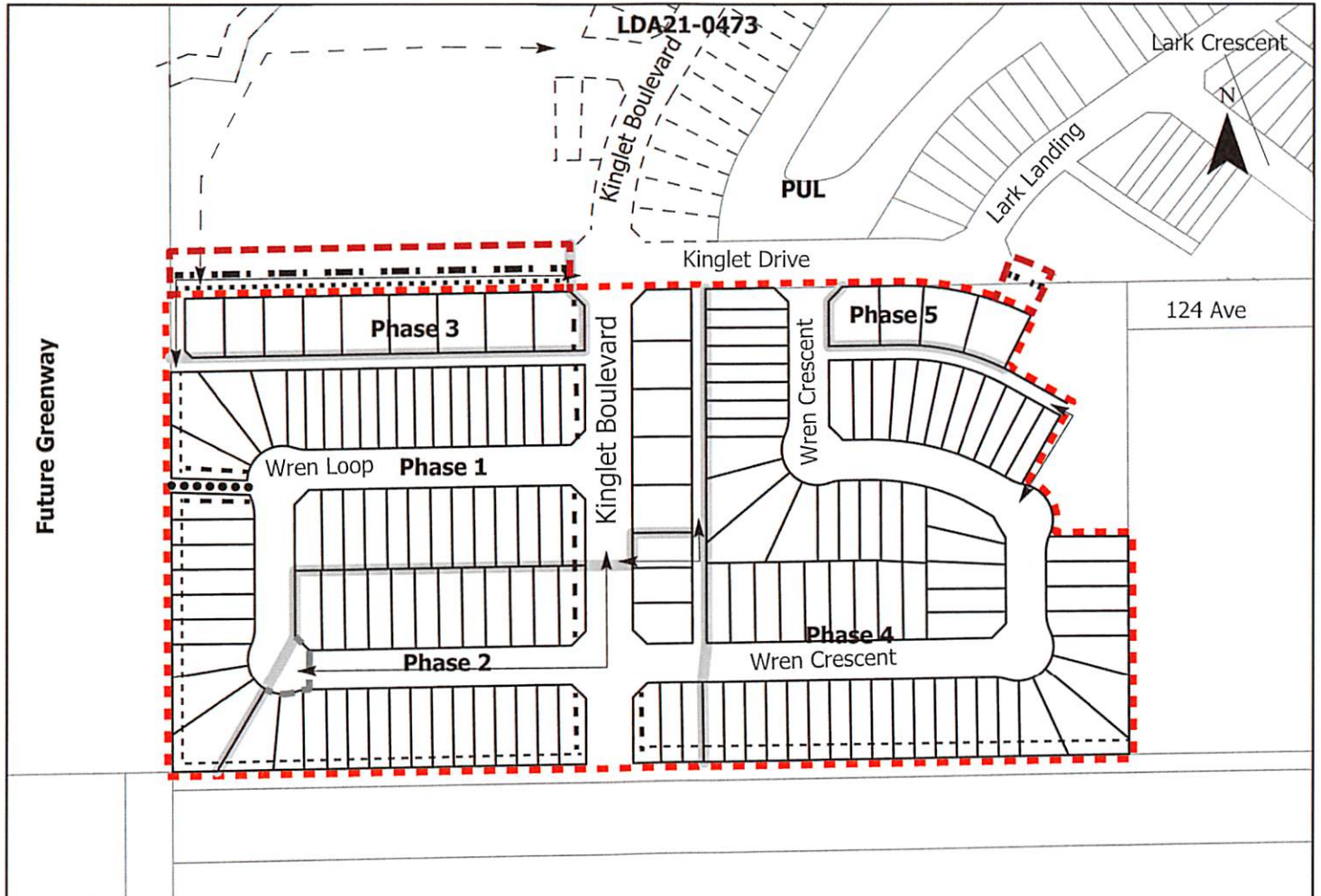
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

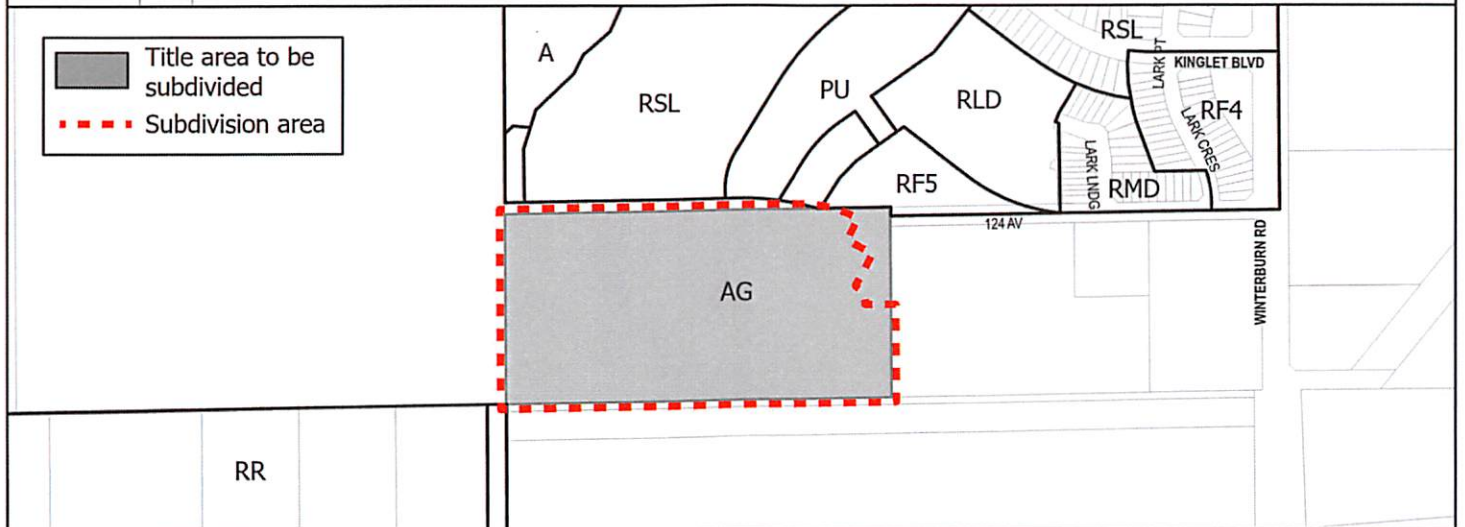
February 10, 2022

LDA21-0495

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>--- Limit of proposed subdivision</li> <li>- - - Amend Subdivision Boundary</li> <li>— Phasing Line</li> <li>- - - Amend phasing boundary</li> </ul> | <ul style="list-style-type: none"> <li>- - - 1.8m Uniform Fence - Zoning bylaw</li> <li>..... 1.8m Uniform Fence</li> <li>- - - Construct collector roadway</li> <li>●●● 1.8m Concrete Sidewalk</li> </ul> | <ul style="list-style-type: none"> <li>←→ Temporary 6m roadway</li> <li>..... 3m Hard surface shared use path</li> <li>←→ Temporary 4m roadway</li> </ul> |
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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

February 10, 2022

File No. LDA21-0505

Qualico Communities  
280 - 3203 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 65 single detached residential lots, and 24 row housing lots from Lot A, Block 1, Plan 212 2223, located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on February 10, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to include the complete collector to local roadway intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right of way, if deemed necessary through the review of engineering drawings, to accommodate a 3 m hard surface shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the property lines of the residential lots flanking the emergency access alley, 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 and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA21-0551 to amend the Edmonton Zoning Bylaw 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 (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 pay the Fire Hall Offsite Levy applicable to this subdivision;
6. 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;
7. 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;
8. that the owner construct 192 Street to an updated approved Complete Streets design and cross-section, as shown on Enclosure I;
9. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner upgrade the 10.5 m lane to a commercial standard as shown on the "Conditions of Approval" map, Enclosure I. The alley will serve as a secondary emergency access route and must accommodate the weight and movement of the fire trucks, as shown on Enclosure I. A swept path analysis is required to be submitted with engineering drawings to finalize Complete Streets design and cross-section details;
11. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs a water main extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within 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 (MR) for the lot was previously addressed with LDA14-0567 by Deferred Reserve Caveat (DRC). The DRC will carry forward on 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #403288335-001

Enclosure

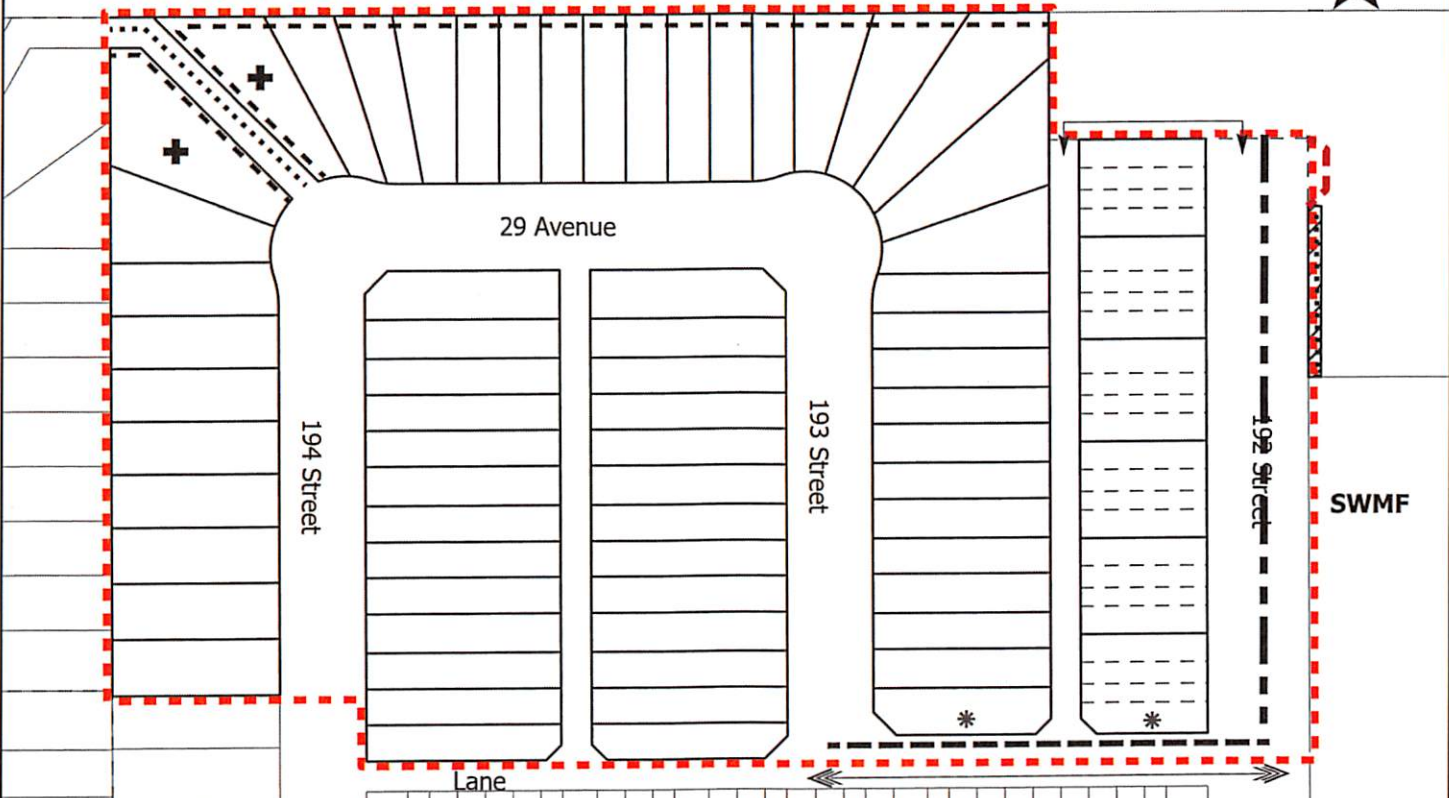
**SUBDIVISION CONDITIONS OF APPROVAL MAP**

February 10, 2022

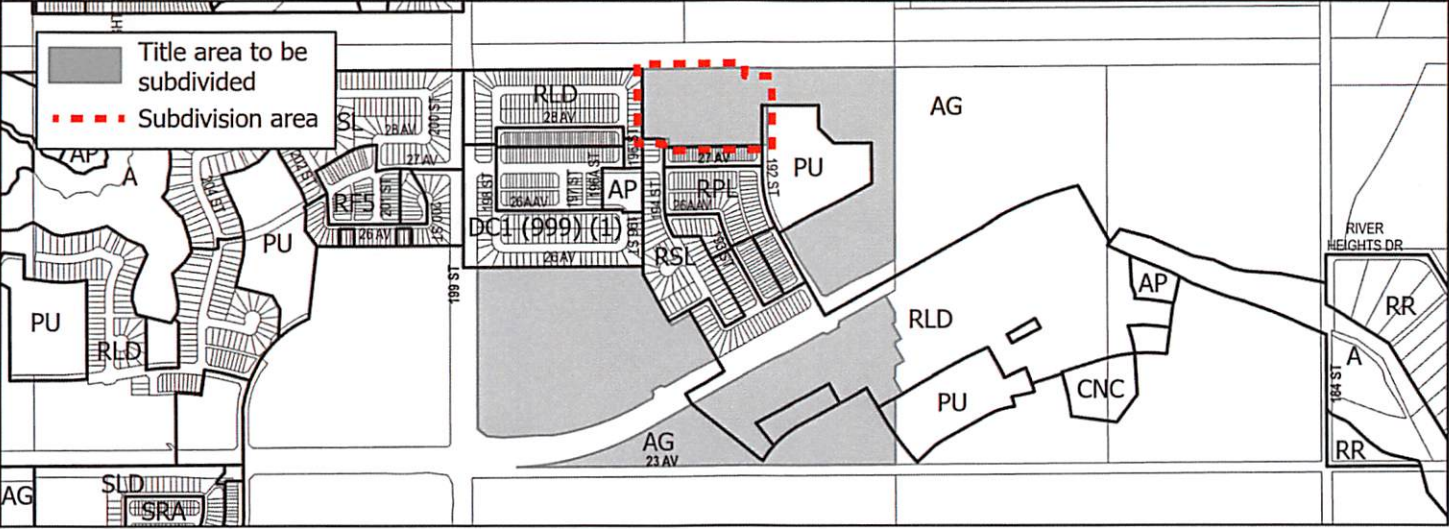
LDA21-0505

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| <ul style="list-style-type: none"> <li>--- Limit of proposed subdivision</li> <li>- - - Amend Subdivision Boundary</li> <li>- - - 1.8m Uniform Fence - Zoning bylaw</li> <li>←→ Temporary 6m roadway</li> </ul> | <ul style="list-style-type: none"> <li>↔ Watermain extension</li> <li>+ Restrictive Covenant re:disturbed soil</li> <li>▨ Dedicate Additional Road Right of Way</li> <li>..... 3m Hard surface shared use path</li> </ul> | <ul style="list-style-type: none"> <li>— Upgrade Lane to Commercial Standard</li> <li>- - - Construct complete streets cross section</li> <li>* Modify Property Line</li> </ul> |
|---|---|---|

**Alta-Link Corridor**



**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

February 10, 2022

File No. LDA21-0523

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 137 single detached residential lots, 50 semi-detached residential lots, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 located south of Orchards Boulevard SW and west of 66 Street SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on February 10, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended to include the dedication of road right-of-way for the construction of Orchards Boulevard SW, from 66 Street SW to the pipeline corridor, as shown on Enclosure II;
4. that the subdivision boundary be amended to exclude the portion of the intersection of Orchards Road SW and Muckleplum Way SW and the portion of the intersection of Orchards Boulevard SW and Muckleplum Gate, as shown on Enclosure I;
5. that the phasing boundary be amended to include the entire intersection of the north/south local road and the east/west local road in Phase A, as shown on Enclosure I;
6. that the approved subdivisions LDA20-0389 and LDA21-0266 be registered prior to or concurrent with this application, to provide the logical roadway extension;
7. that the illustrated lot be withheld from registration until the temporary walkway is no longer required for transportation purposes, as shown on Enclosure I;
8. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 construct a temporary 6 m wide gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of fire trucks. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs the first two (2) lanes of 66 Street SW to an arterial roadway standard, from south of 25 Avenue SW to Orchards Boulevard SW, 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 II;
9. that the owner constructs Orchards Boulevard SW to a collector roadway Complete Streets design & cross section from the pipeline corridor to 66 Street SW, to include a left turn bay and a shared through/right turn lane at the intersection of 66 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a temporary 1.8 m hard surfaced walkway with connections to adjacent shared use paths/sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;



12. that the owner pays for the installation of “no parking” signage on the local roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
13. 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
14. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot A, Block 1, Plan 182 1095 was addressed through registration of a DRC with LDA17-0589 (7.438 ha DRC # 202 281 190). The DRC will be adjusted to account for 0.78 ha PUL and the balance will carry forward on the remainder of the title.

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #408396370-001

Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

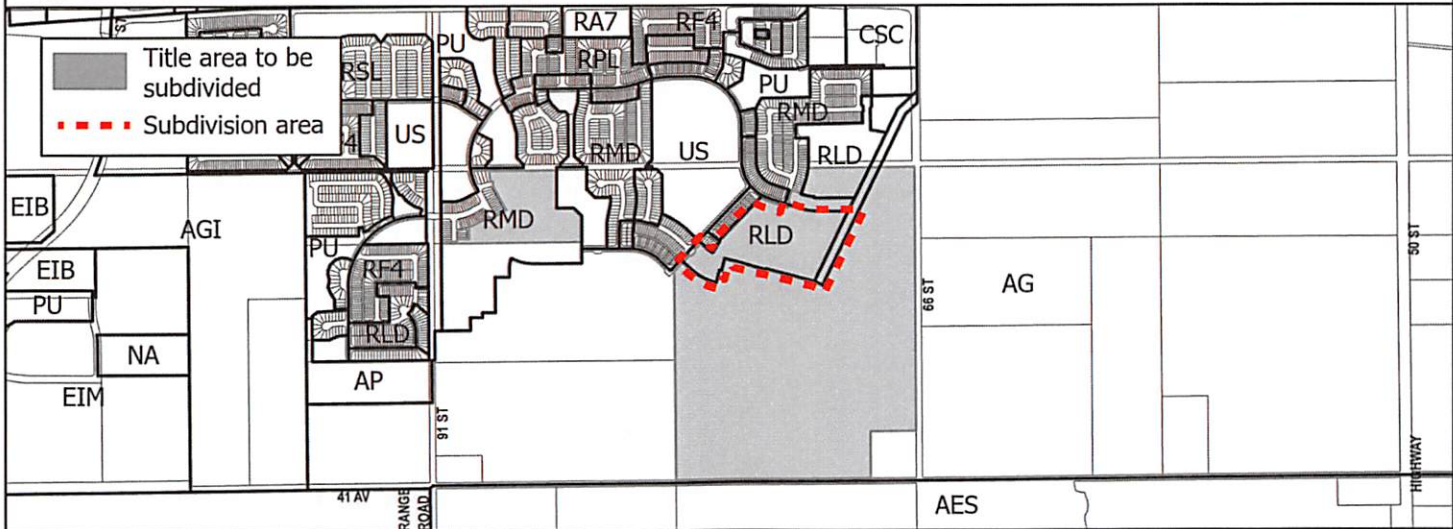
February 10, 2022

LDA21-0523

- Limit of proposed subdivision
- Amend Subdivision Boundary
- Amend Phasing Boundary
- Phasing Line
- Ⓡ No Parking Signage
- ⋯⋯⋯ 3m Hard surface shared use path
- ↔ Temporary 6m roadway
- ★ Withhold lots from registration
- 1.2 m Uniform Screen Fence
- ⋯⋯⋯ Temporary 1.8m Hard Surface Walkway



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

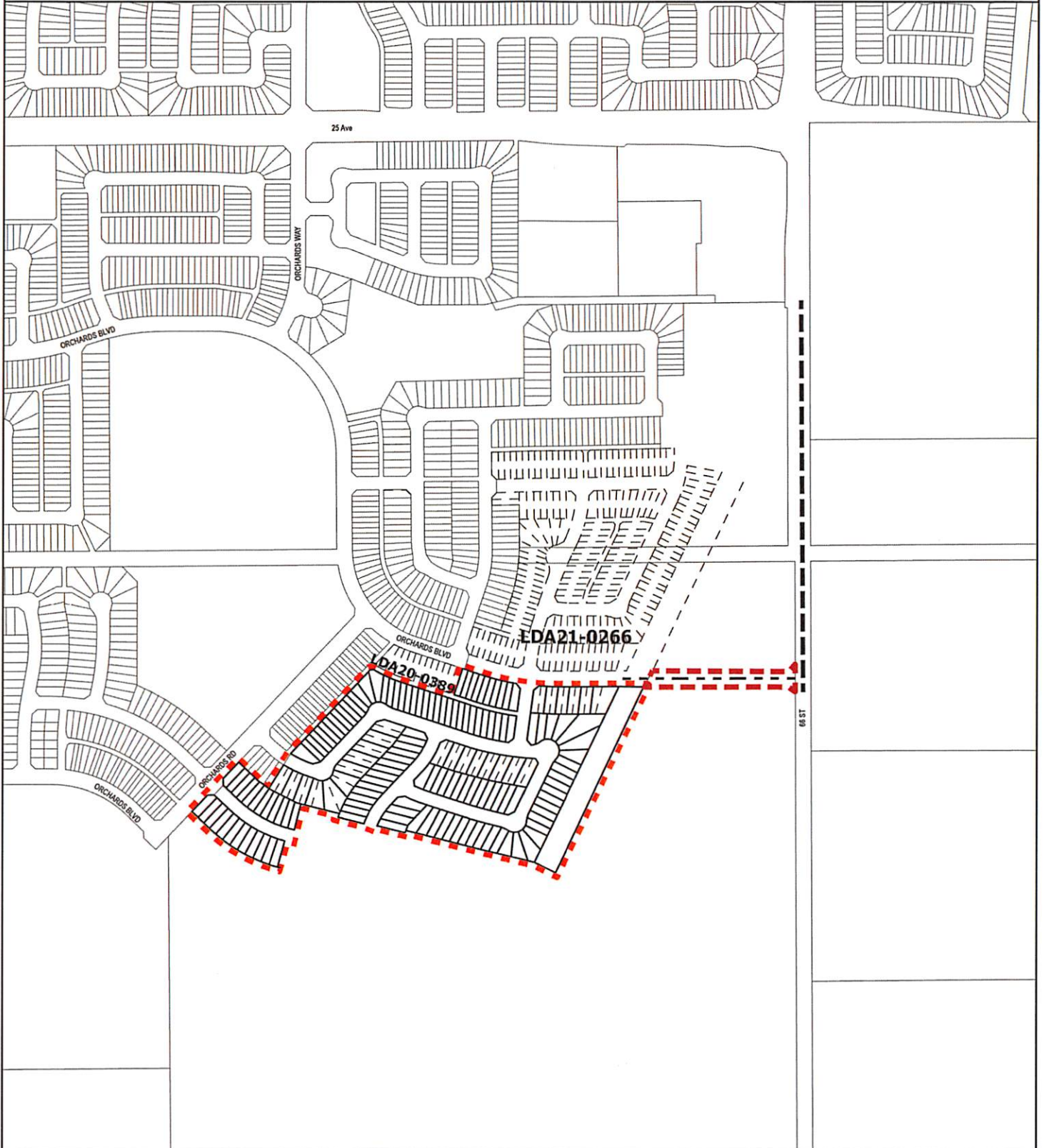


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 10, 2022

LDA21-0523

- ■ Limit of proposed subdivision
- ■ Amend Subdivision Boundary to include road dedication for Orchards Boulevard
- ■ Construct to an Arterial Roadway Standard
- ..... Construct collector roadway for Orchards Boulevard





Subdivision Authority

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

February 10, 2022

File No. LDA21-0333

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

ATTENTION: Pals Geomatics Corp.

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 21, Plan 2655HW, located north of 71 Avenue NW and east of 96 Street NW;  
**HAZELDEAN**

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**The Subdivision by Plan is APPROVED on February 10, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessment, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca)); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #401058237-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

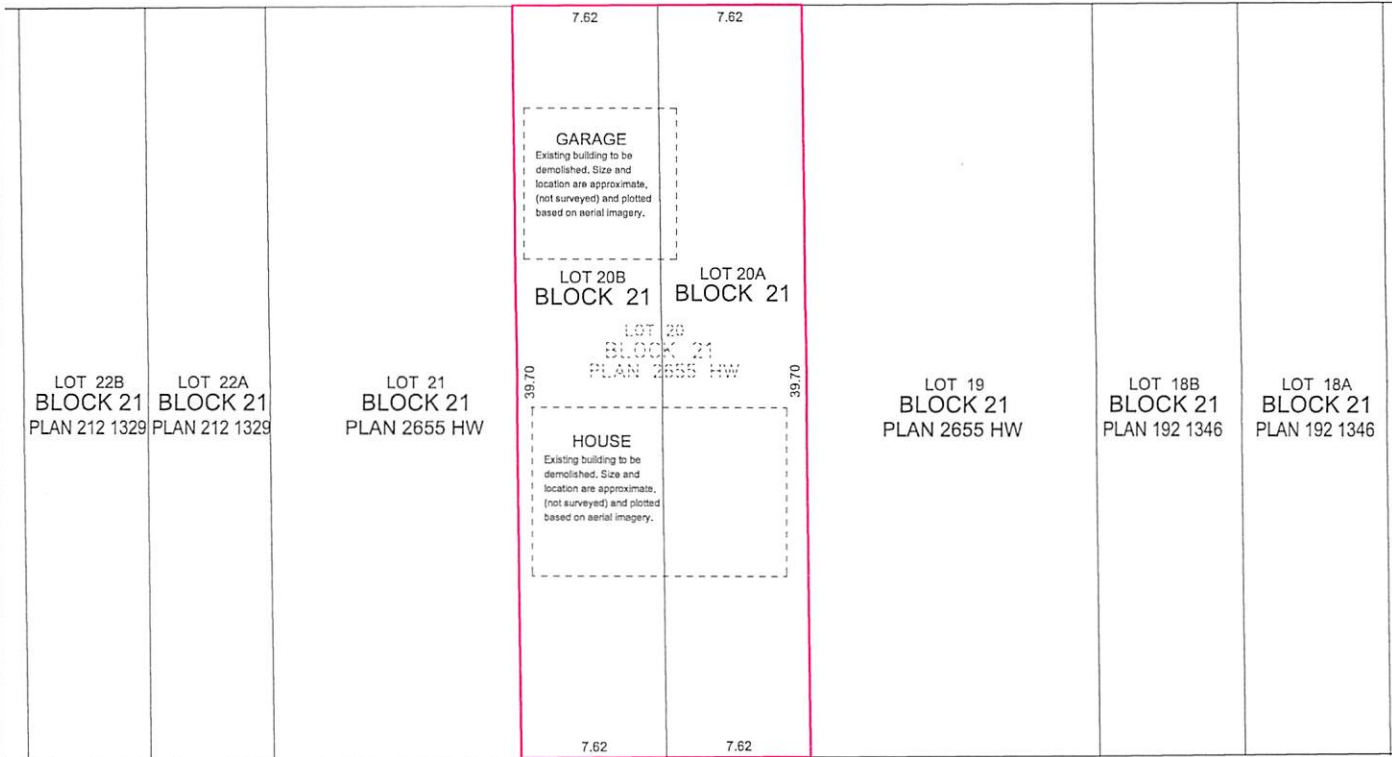
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.09 m west of the east property line of existing Lot 20 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 an existing power pole that may interfere with access to the proposed Lot 20A and 20B. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact Ron Hewitt of EPCOR Customer Engineering for more information (780-412-3128 or ces@epcor.com).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE

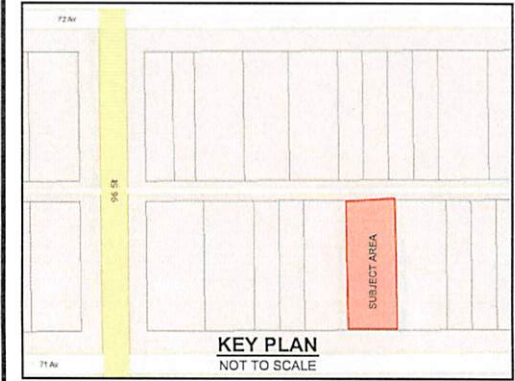


71 AVENUE NW

### PULKIT HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . . AND CONTAINS: 0.061 ha.



REV. NO.	DATE	ITEM	BY
1	JUNE 25/21	ORIGINAL PLAN COMPLETED	CN

REVISIONS

## HAZELDEAN

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF

LOT 20, BLOCK 21, PLAN 2655 HW

WITHIN THE

N.E. 1/4 SEC. 21 - 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.	62100143T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 10, 2022

File No. LDA21-0363

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional Multi-unit Housing (MUH) lot from Lot 40A, Block 19, Plan 3720 NY, located south of 132 Avenue NW and east of 69 Street NW; **BALWIN**

---

**The Subdivision by Plan is APPROVED on February 10, 2022, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #401623097-001

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 (\$3,095.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing school site directly across 69 Street NW from the proposed subdivision. As a current standard practice, front drive access is not permitted for residential properties opposite school sites. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.
- There is an existing fence that encroaches onto the 69 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

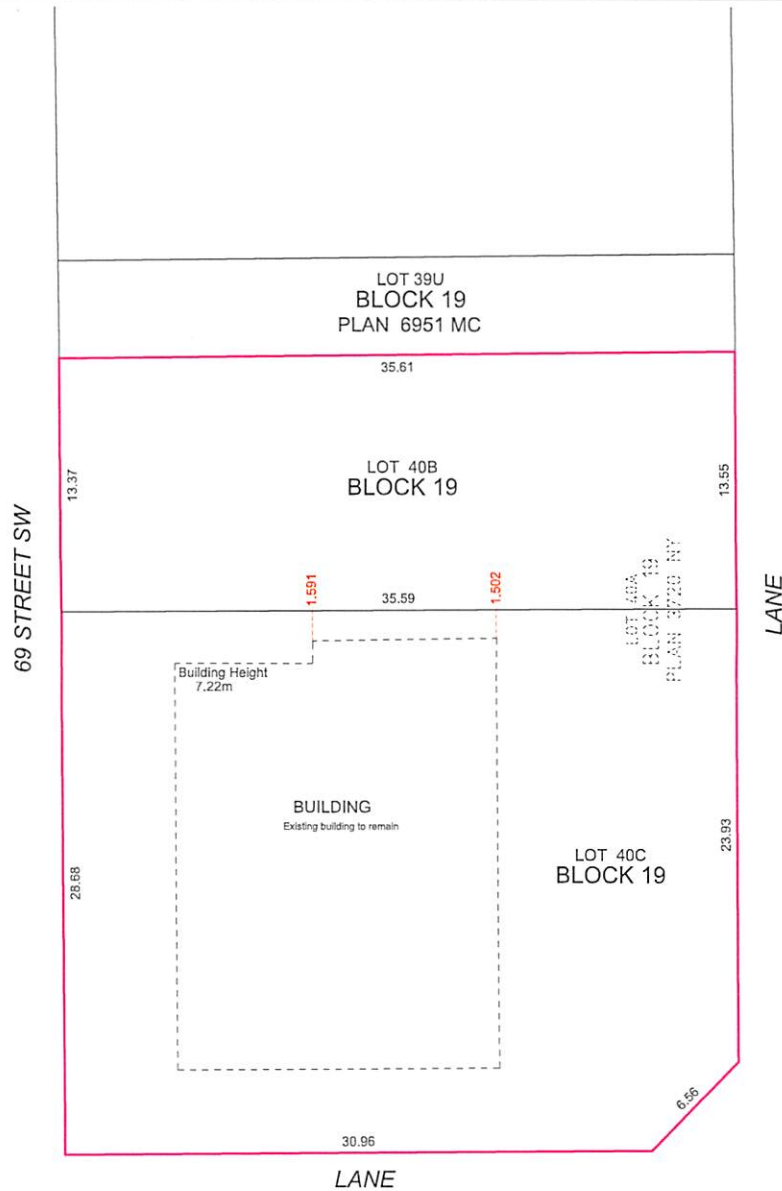
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 13.34 m north of the south property line of existing Lot 40A off of the lane. The existing storm service enters the proposed subdivision approximately 25.30 m south of the north property line of existing Lot 40A off 69 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street fire protection (fire flows of 300 L/s and hydrant spacing of 90 m for the zoning) 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).
- Review of the Infill Fire Protection Assessment has determined that, provided future development applications for this site do not exceed a Required Fire Flow of 238 L/s, upgrades to water infrastructure will not be required to meet the intent of the standard.

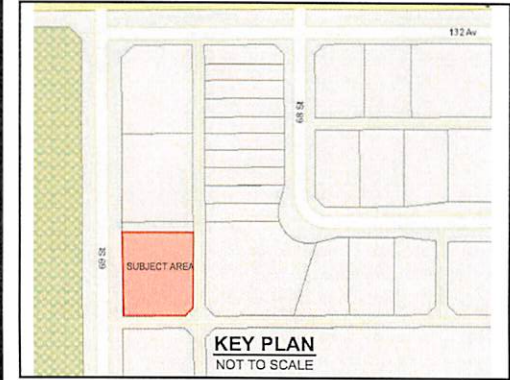
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**OPULENT FINE HOMES INC.**

**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 RA7.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . . AND CONTAINS: 0.149 ha.



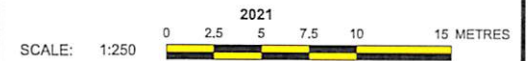
REV. NO.	DATE	ITEM	BY
1	JUNE 25/21	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**BALWIN**

**TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION**

OF  
 LOT 40A, BLOCK 19, PLAN 3720 NY  
 WITHIN THE  
 S.E. 1/4 SEC. 22 - TWP. 53 - RGE. 24 - W. 4TH MER.

**EDMONTON - ALBERTA**



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

FILE NO.	62100137T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 10, 2022

File No. LDA21-0548

Ivo Nedev Surveys Ltd.  
18811 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 22, Plan RN64, located north of 121 Avenue NW and west of 123 Street NW; **PRINCE CHARLES**

---

The Subdivision by Plan is **APPROVED** on February 10, 2022, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #415146959-001

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 (\$700.00 - 2022 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](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing fences that encroach onto the road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

Building / Site

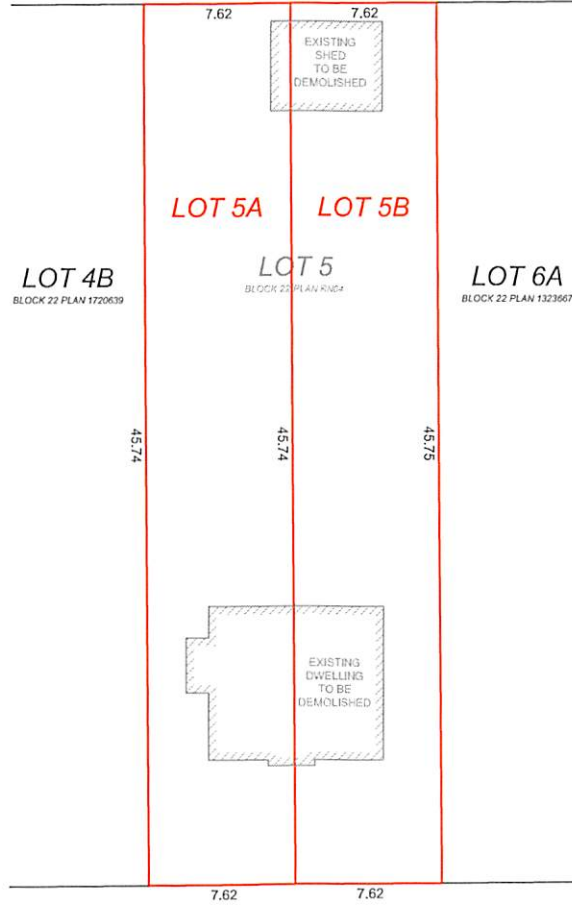
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 11.40 m south of the north property line of Lot 5 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).



LANE



123 STREET NW

RF3 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

1. This plan is subject to the approval of the local approving authority.
2. All dimensions are in meters and decimals thereof.
3. All areas and dimensions are subject to confirmation by a legal survey.

REVISION HISTORY

1. Issued for Approval	Nov. 22, 2021

LEGAL DESCRIPTION: Lot 5 Block 22 Plan RN64  
MUNICIPAL ADDRESS: 12118 - 123 Street NW, Edmonton, AB  
BUILDER/OWNER: Optimax Group

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: 11/22/21    SCALE: 1:300    PROJECT #: 2021142

  
**ivo surveys**  
we get to the point

18811 - 96 Avenue NW Edmonton, AB. T5T 5L2  
www.ivosurveys.ca  
Ph: (780) 666-2511  
Fax: (780) 666-2359

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Subdivision Authority

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

February 10, 2022

File No. LDA21-0554

Geodetic Surveys & Engineering Limited  
9538 - 87th Street NW  
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 12, Block 7, Plan 4830Q, located south of 128 Avenue NW and west of 89 Street NW; **KILLARNEY**

---

**The Subdivision by Plan is APPROVED on February 10, 2022, 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 sewer) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services;
2. that subject to Condition #1, the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
3. that subject to Condition #2, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot an irrevocable caveat allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped;
4. that the final plan of survey shall conform to the attached revised tentative plan; and
5. 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 an attachment that outlines the requirements necessary to retain the existing services and allow cross lot servicing. Enclosure III 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/db/Posse # 415558529-001

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 (\$700.00 - 2022 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.

Servicing

- Upon future site redevelopment, or, if the conditions in Enclosure II cannot be met, 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).
- Two existing water services enter the proposed subdivision approximately 7.8m south of the north property line of Lot 12 off of the lane, and approximately 8.30 m in common trench south of the north property line of Lot 12 off of the lane. The existing sanitary service enters the proposed subdivision approximately 8.30 m in common trench south of the north property line of Lot 12 off of the lane. The existing storm service enters the proposed subdivision approximately 9.02 m south of the north property line of Lot 12 off of 89 Street. Upon future site redevelopment, or, if the conditions in Enclosure II cannot be met, these services cannot cross the proposed property line as per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw.
- There is a water main located within a laneway adjacent to the west property line of 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](mailto:waterlandadmin@epcor.com) with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**Optional Servicing Conditions for Sewer and Water Services**

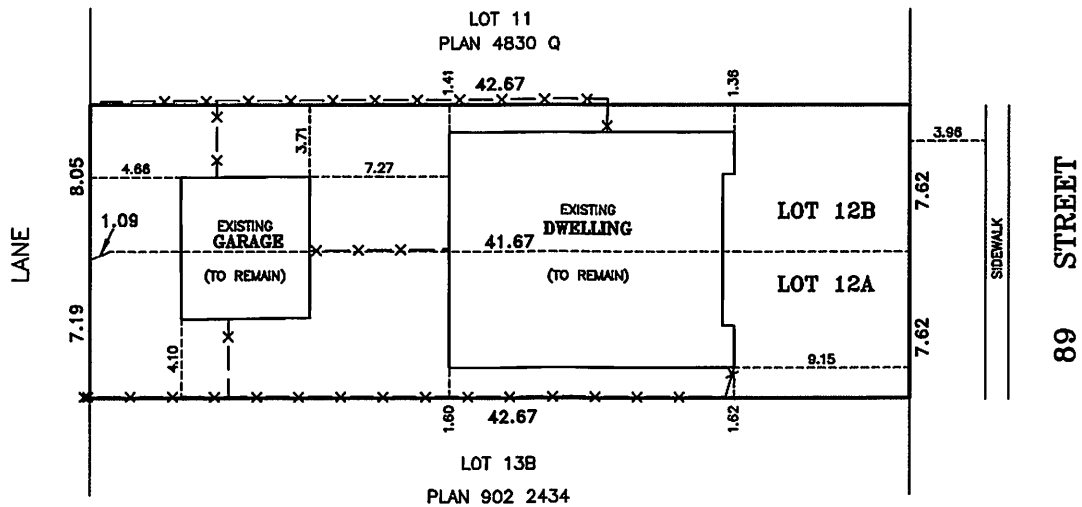
- I. The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the Drainage Bylaw 18100:**
- a. The building must have been constructed prior to 1992;
  - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported;
  - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing;
  - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
  - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties;
  - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
  - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

- II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the Water Services and Wastewater Treatment Bylaw 17698, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**
- a. The subdivision application must be supported by EPCOR Drainage Services;
  - b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported;
  - c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants/owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners;
  - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
  - e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system; and
  - f. The Chief Plumbing Inspector must also support the subdivision.

**Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.**

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 12, BLOCK 7, PLAN 4830 Q  
SE1/4, SEC. 21, TWP. 53, 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.



REVISED: FEBRUARY 2nd, 2022.  
REVISED PROPOSED LOT LINE.

**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: NOV. 25th, 2021.

SCALE 1 : 300

JOB No. 1211892



Subdivision Authority

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

February 10, 2022

File No. LDA21-0574

Qualico Communities  
280 - 3203 93 Street NW  
Edmonton, AB T6N 0B2

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to facilitate a land swap, by subdividing one parcel from from Lot B, Block 1, Plan 212 2222 and consolidating it with the NE & SE-32-51-25-W4M, and by subdividing two parcels from the NE & SE 32-51-25-W4M and consolidating them with Lot B, Block 1, Plan 212 2222, located south of Maskekosihk Trail NW and west of 184 Street NW; **RIVER'S EDGE**

---

**The Subdivision by Plan is APPROVED on February 10, 2022, 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 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.

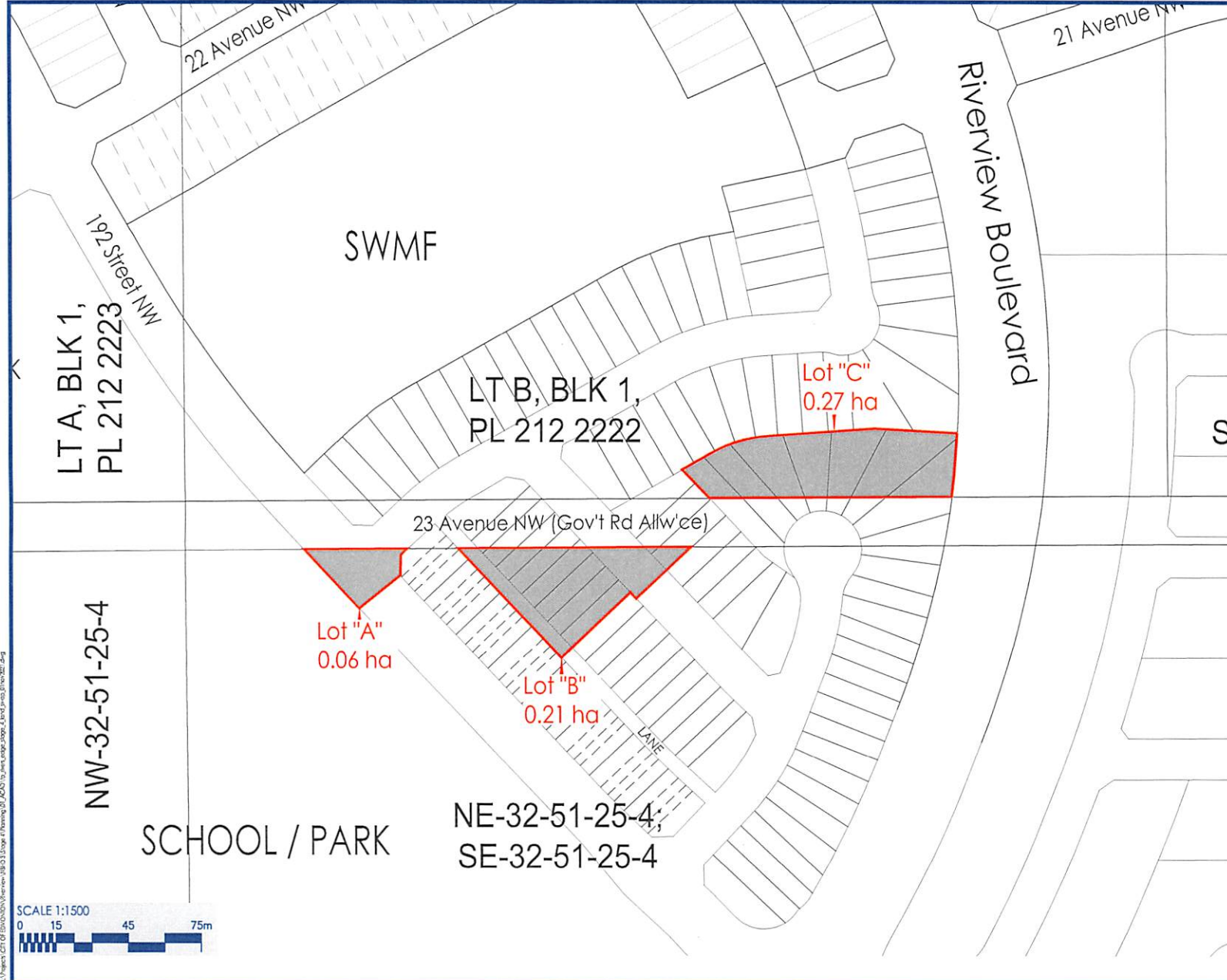
If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #413043146-001

Enclosure(s)



**LOCATION PLAN**  
NOT TO SCALE

SHOWING PROPOSED SUBDIVISION OF PART OF:  
"W & SE 5-52-25-W4M & NE SE 32-51-25-W4M "

**NOTES:**  
THIS IS NOT A LEGAL PLAN AND MAY BE SUBJECT TO ERRORS AND/OR OMISSIONS.  
ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF. DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.  
AREA DEALT WITH BY THIS PLAN SHOWN BOUNDED AS THUS. — AND CONTAINS APPROXIMATELY 0.54 ha.

**STATISTICS:**

LOT " A "	=	0.06 ha
LOT " B "	=	0.21 ha
LOT " C "	=	0.27 ha
TOTAL	=	0.54 ha

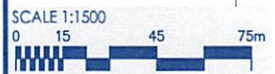


**TENTATIVE PLAN**

STAGE 4 - LAND SWAP

RIVER'S EDGE - EDMONTON - ALBERTA

November 1, 2021



L:\Project\_CIT\01510\01510\RiverView\10313\Stage 4\Planning\01\_ACO\10\Area\stage\_page\_land\_swap\_01.mxd:2021\_11\_01



Subdivision Authority

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

February 10, 2022

File No. LDA22-0013

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create four (4) single detached residential lots from two titled parcels; Lot 6 and S. ½ Lot 7, and Lot 8 and N. ½ of Lot 7, Block 23, Plan 823 AI, located north of 120 Avenue NW and west of 59 Street NW; **MONTROSE**

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**The Subdivision by Plan is APPROVED on February 10, 2022, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwellings prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/db/Posse #419669906-001

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 (\$700.00 - 2022 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 59 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

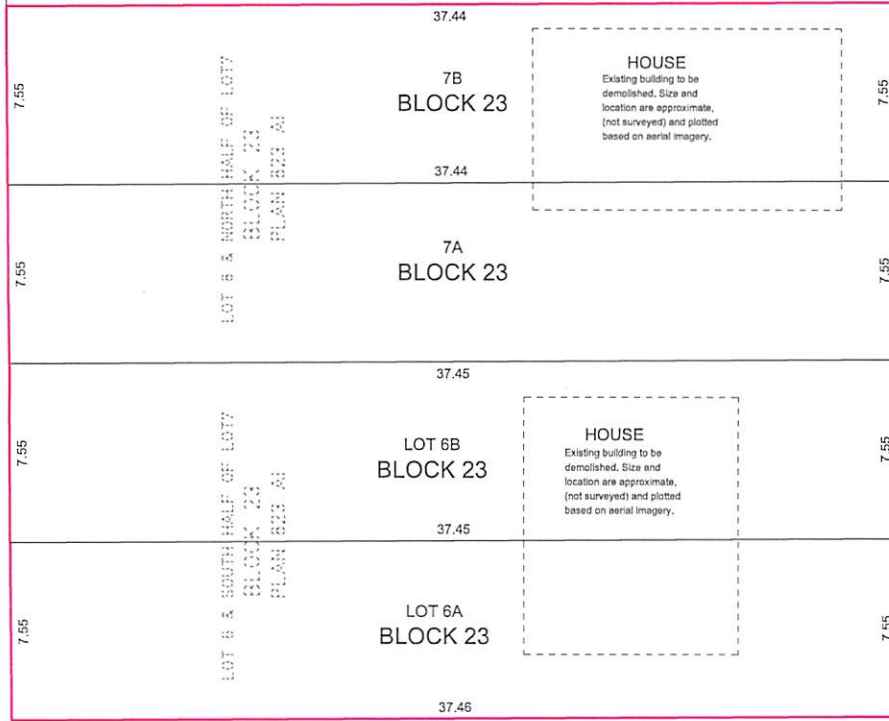
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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).
- existing services (water and sanitary) enter the proposed subdivision approximately 2.13 m south of the north property line of Lot 8 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.
- existing services (water and sanitary) enter the proposed subdivision approximately 1.09 m south of the north property line of Lot 6 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the west property line of Lots 6-8. 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).



LANE

LOT 9  
BLOCK 23  
PLAN 1854 HW



59 STREET NW

### GABLE INVESTMENTS LTD.

**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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. .... AND CONTAINS: 0.113 ha.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
1	JAN. 5/22	ORIGINAL PLAN COMPLETED	CN

## MONTROSE

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

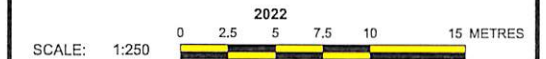
OF

LOT 6, 7 & 8 BLOCK 23, PLAN 823 AI

WITHIN THE

S.W. 1/4 SEC. 14 - TWP. 53 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA



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

FILE NO.	6220005T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 10, 2022

File No. LDA22-0019

Ostap Sokha  
604 108 Avenue NW  
Edmonton, AB T6A 1P6

ATTENTION: Ostap Sokha

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 16, Plan 1811KS, located south of 105 Avenue NW and west of 70 Street NW; **FULTON PLACE**

---

The Subdivision by Plan is **APPROVED** on February 10, 2022, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/db/Posse #419100320-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There are existing concrete stairs that encroach onto the 70 Street road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

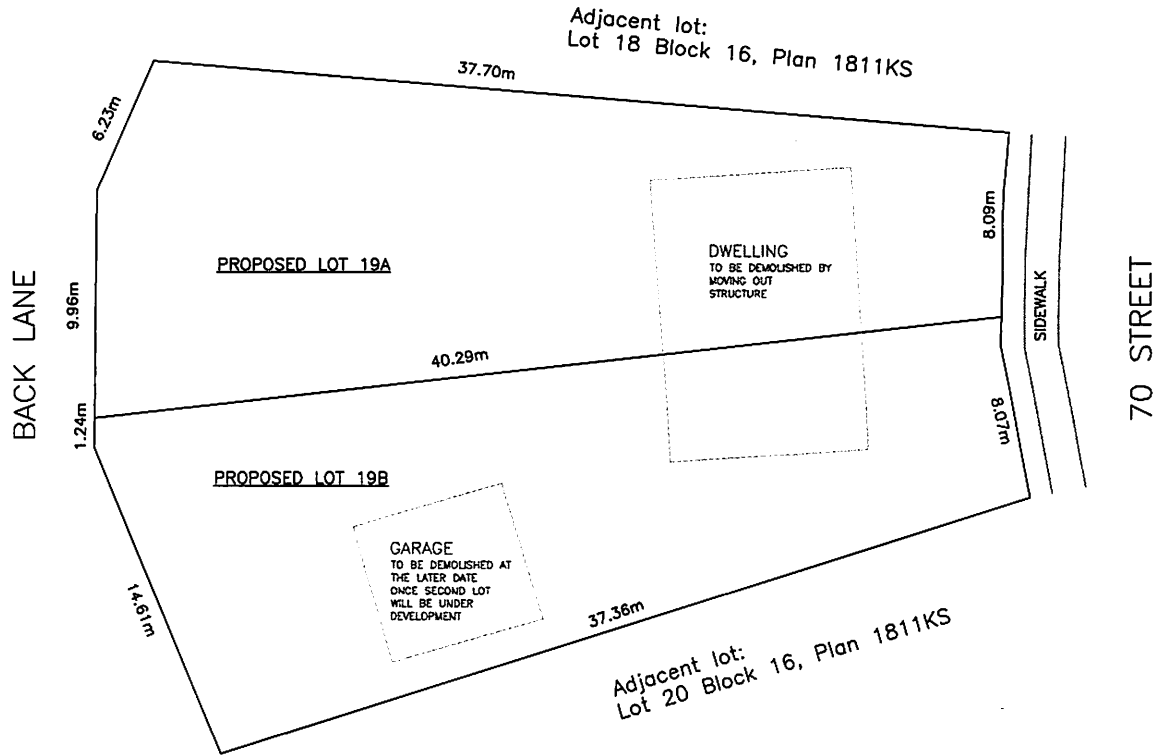
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 9.13 m south of the north property line of Lot 19 off of the lane. The existing storm service enters the proposed subdivision approximately 8.47 m south of the north property line of Lot 19 off 70 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 water main located within a laneway adjacent to the west property line of Lot 19. 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](mailto:waterlandadmin@epcor.com) with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

Legal Description:  
Lot 19 Block 16, Plan 1811KS



10404-70 Street  
EDMONTON, AB  
T6A1P6



SITE PLAN  
NTS

RE: REQUEST FOR MINOR SUBDIVISION

DATE: January 10, 2022



Subdivision Authority

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

Feb 10, 2022

File No. LDA22-0020

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 11 & 12, Block 12, Plan 1367HW, located south of 78 Avenue NW and east of 116 Street NW;  
**MCKERNAN**

---

**The Subdivision by Plan is APPROVED on Feb 10, 2022, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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



If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/LZ/Posse #419775312-001

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 (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

- There are existing boulevard trees adjacent to the site on 78 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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](mailto: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.

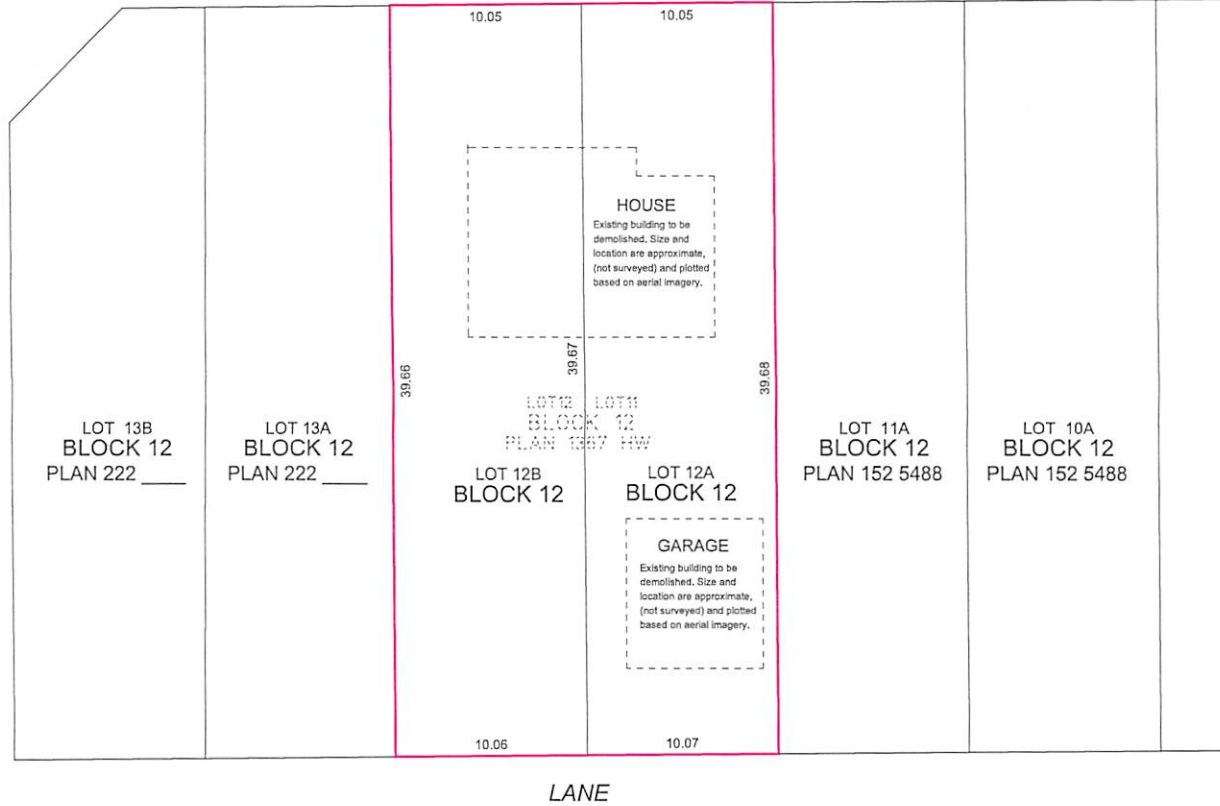
#### Servicing

- 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 4.89 m west of the east property line of Lot 11 off of 78 Avenue. 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 south property line of Lot 11-12. 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](mailto: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).



78 AVENUE NW

116 STREET NW



### ROSECREST HOMES LTD.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS R-F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.079 ha.



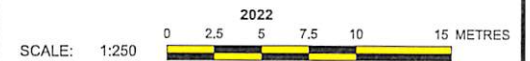
REV. NO.	DATE	ITEM	BY
1	JAN. 6/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

## MCKERNAN

### TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF THE REMAINDER OF  
LOT 11 AND LOT 12, BLOCK 12, PLAN 1367HW  
WITHIN THE  
S. 1/4 SEC. 30 - 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.	62200006T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

February 10, 2022

File No. LDA22-0023

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 3 and north half of Lot 2, Block E, Plan 3837W, located south of 127 Avenue NW and east of 73 Street NW; **BALWIN**

---

**The Subdivision by Plan is APPROVED on February 10, 2022, 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](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/el/Posse #419864259-001

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 (\$700.00 - 2022 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 73 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](mailto: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.
- The Balwin neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2023 - 2025. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work on road right-of-way.

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.69 m south of the north property line of Lot 3 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property line of Lot 2-3. 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](mailto: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).
  - Please note that this applies to single family developments only. Any other development on these lots will require a re-assessment by EPCOR Water Services Inc. (EWSI) and will trigger the construction of the upgrades to meet municipal standards.
- 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

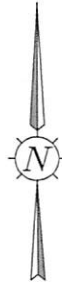
**N.1/2 OF LOT 2 & ALL OF LOT 3,  
BLK. E, PLAN 3837 W.**

IN THE

**N.E.1/4 SEC.15, TWP.53, RGE.24 W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2022 N.R. RONSKO, A.L.S.



**NOTES:**

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



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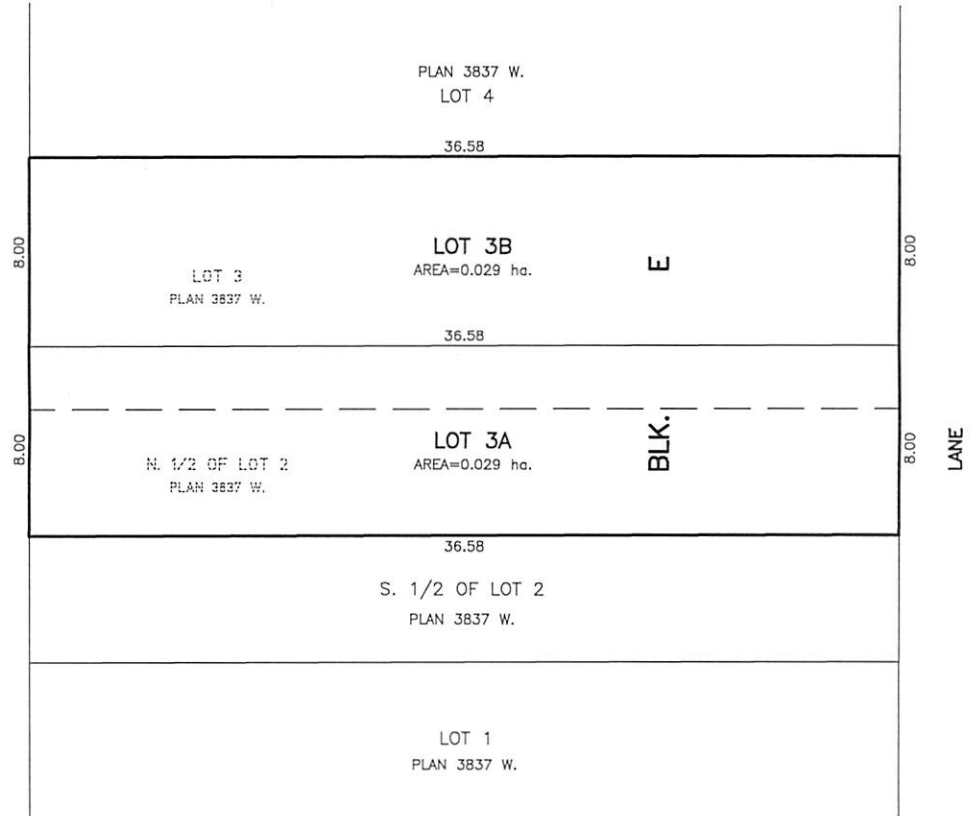
SURVEYOR'S STAMP



CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	JANUARY 7, 2022	REVISED:	--
DRAWING	2250008T	FILE NO.	2250008

TO 127th AVENUE

73rd STREET



Thursday, February 3, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 05

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the February 3, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell  That the Subdivision Authority Minutes for the January 27, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA18-0669 285065000-001	Tentative plan of subdivision to create 24 row housing lots, four (4) multi-unit housing lots and two (2) public utility lots from the SW-13-51-25-W4M, located north of 41 Avenue SW and east of 141 Street SW; <b>DESROCHERS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA21-0307 399001453-001	Tentative plan of subdivision to create two (2) additional commercial lots from Lot 3, Block 1, Plan 0725745, located south of 68 Avenue NW and east of 75 Street NW; <b>DAVIES INDUSTRIAL EAST</b>
MOVED	Blair McDowell  That the application for subdivision be Tabled.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>



3.	LDA21-0598 413652266-001	Tentative plan of subdivision to create one (1) multi-unit housing lot (MHL) from Lot 3, Block 19, Plan 112 5249 and Lot 1C, Block 19, Plan 932 3281 and consolidate the remnant of Lot 1C with Lot 1D, Block 19, Plan 932 3281 located north of 129 Avenue NW and east of 68 Street NW; <b>BALWIN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA21-0370 402721498-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 3, Block 2, Plan 922 0004, located south of Ford Road and north of 129 Avenue NW; <b>BELVEDERE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA21-0536 413958564-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 11, Plan 600MC, located north of 62 Avenue NW and west of 123 Street NW; <b>GRANDVIEW HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA21-0579 416959818-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 41, Block 1, Plan 2057Q, located north of 100 Avenue NW and west of 92 Street NW; <b>RIVERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA21-0581 417029681-001	Tentative plan of subdivision to create one (1) Multi-unit Housing unit and one (1) remnant unit from Lot 2, Block 35, Plan 2021291, located north of 41 Avenue NW and west of Millbourne Road East NW; <b>MICHAELS PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA21-0605 418276137-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 12, Plan 3963HW, located south of 94A Avenue NW and east of 155 Street NW; <b>SHERWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA21-0610 418277391-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 36, Plan 6452ET, located north of 97 Avenue NW and east of 153 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA21-0611 418276651-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 57, Block 14, Plan 3756HW, located south of 60A Avenue NW and west of 106 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA22-0001 415601349-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 25 and a portion of Lot 26, Block 18, Plan 5718AE, located north of 69 Avenue NW and west of 107 Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA22-0003 418604920-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 36, Block 30, Plan 1800NY, located north of 51 Avenue NW and east of 123 Street NW; <b>LANSDOWNE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	