

Thursday, March 10, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 10

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 10, 2022 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 3, 2022 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0483 411227487-001	Tentative plan of subdivision to create one (1) other lot, one (1) industrial lot, and one (1) Public Utility from Block B, Plan 4344 HW, located south of 167 Avenue NW and east of 34 Street NW; <b>GORMAN</b>
2.	LDA21-0619 417240591-001	Tentative plan of subdivision to create 11 single detached residential lots, 14 semi-detached lots, and 4 row housing lots from Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail NW and east of 199 Street NW; <b>THE UPLANDS</b>
3.	LDA21-0537 412442154-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from Units 2 & 3, Condominium Plan 082 2896; Unit 115, Condominium Plan 092 2542; and Condominium Common Property, located west of 156 Street NW and south of Terwillegar Drive NW; <b>SOUTH TERWILLEGAR</b>
4.	LDA22-0043 421104573-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 9, Plan 6253KS, located north of Rio Terrace Drive and east of 155 Street NW; <b>RIO TERRACE</b>
5.	LDA22-0053 422089182-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 12, Plan 6045HW, located north of 65 Avenue NW and east of 93 Street NW; <b>HAZELDEAN</b>
6.	LDA22-0054 421921003-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 15, Plan RN64, located south of 121 Avenue NW and west of 123 Street NW; <b>PRINCE CHARLES</b>

7.	LDA22-0057 422103122-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 2, Block 14, Plan 8111 ET, located north of 124 Avenue NW and west of 76 Street NW; <b>ELMWOOD PARK</b>
8.	LDA22-0060 422380546-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot W, Block 19, Plan 426HW, located north of 73 Avenue NW and east of 96 Street NW; <b>RITCHIE</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

March 10, 2022

File No. LDA21-0483

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create one (1) other lot, one (1) industrial lot, and one (1) Public Utility from Block B, Plan 4344 HW, located south of 167 Avenue NW and east of 34 Street NW;  
**GORMAN**

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

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$664,501.32 representing 1.992 hectares (ha), with Phase 1, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of Block B, Plan 4344 HW, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner dedicate a minimum 6 metre (m) road right-of-way, or register a Public Access Easement, for the construction of the 3 m hard surface shared use path through the subdivision boundary, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
7. that subject to condition I(6), the owner may be required to register a utility drainage easement, as shown on the "Conditions of Approval" map, Enclosure I. EPCOR Drainage Services shall be a party to the easement;

8. that the owner dedicate road right-of-way for a 6 m x 6 m corner cut at the intersection of 167 Avenue NW and 26 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. 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;
10. that the owner register, with Phase 1, a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot adjacent to the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register, with Phase 1, a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., against both the other lot and the industrial lot, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the water infrastructure constructed with LDA06-0164, within 34 Street NW (V63822 to FP2250), be commissioned prior to or concurrent with this application, to the satisfaction of EPCOR Water Services Inc.; and
13. 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, with Phase 1, applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments, with Phase 1, applicable to this subdivision;
5. that the owner submit 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 submit 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 34 Street NW, with Phase 1, to an approved Complete Streets design and cross section, including channelization, accesses, intersection improvements, 3 m shared use path, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;

8. that the owner provide an existing conditions assessment of the existing 167 Avenue NW roadway with the submission of engineering drawings, for review and approval by Subdivision and Development Coordination. This is required to support the deferral of upgrades to Phase 2;
  9. that the owner design the ultimate Storm Water Management facility (SWMF) and constructs the interim facility, to the satisfaction of Subdivision and Development Coordination and EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
  10. that the owner design the SWMF according to the recommendations of a Bird Hazard Assessment Report, to the satisfaction of Subdivision and Development Coordination and the Department of National Defence;
  11. that the engineering drawings include grading plans to accommodate the future 3 m hard surface shared use path, within the Public Utility lot (PUL) and Phase 2 of the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, with Phase 1, within the proposed subdivision and along 34 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  13. that the owner construct an offsite sanitary extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  14. that the owner construct an offsite watermain extension with hydrants and a temporary road, with Phase 1, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
  15. that the owner reconnect the existing water service to the Alberta Hospital, to the satisfaction of EPCOR Water Services Inc.;
  16. that the owner is responsible for the removal of the abandoned asbestos cement watermain and constructs a watermain plug at the south property line of Block B, Plan 4344 HW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
  17. 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.
- III That the Deferred Servicing Agreement required in Clause I (3) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:**
1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
  2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;

3. that the owner pay the Drainage Assessments, with Phase 2, applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments, with Phase 2, applicable to this subdivision;
5. that the owner submit 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 submit 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 167 Avenue NW and 26 Street NW, with Phase 2, to an approved Complete Streets design and cross section, including channelization, accesses, intersections, sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a 3 m hard surface shared use path with lighting and bollards, with Phase 2, within the proposed subdivision and along 26 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the necessary major/minor stormwater infrastructure along 26 Street and 167 Avenue, with Phase 2, which may include but is not limited to ditch regrading, culvert installation, sewer construction, etc., to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner construct hydrants along the deferred portions of 167 Avenue NW and 26 Street NW, with Phase 2, to the satisfaction of EPCOR Water Services Inc.

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

MR for Block B, Plan 4344 HW in the amount of \$664,501.32, representing 1.992 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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/kr/Posse #411227487-001

Enclosure

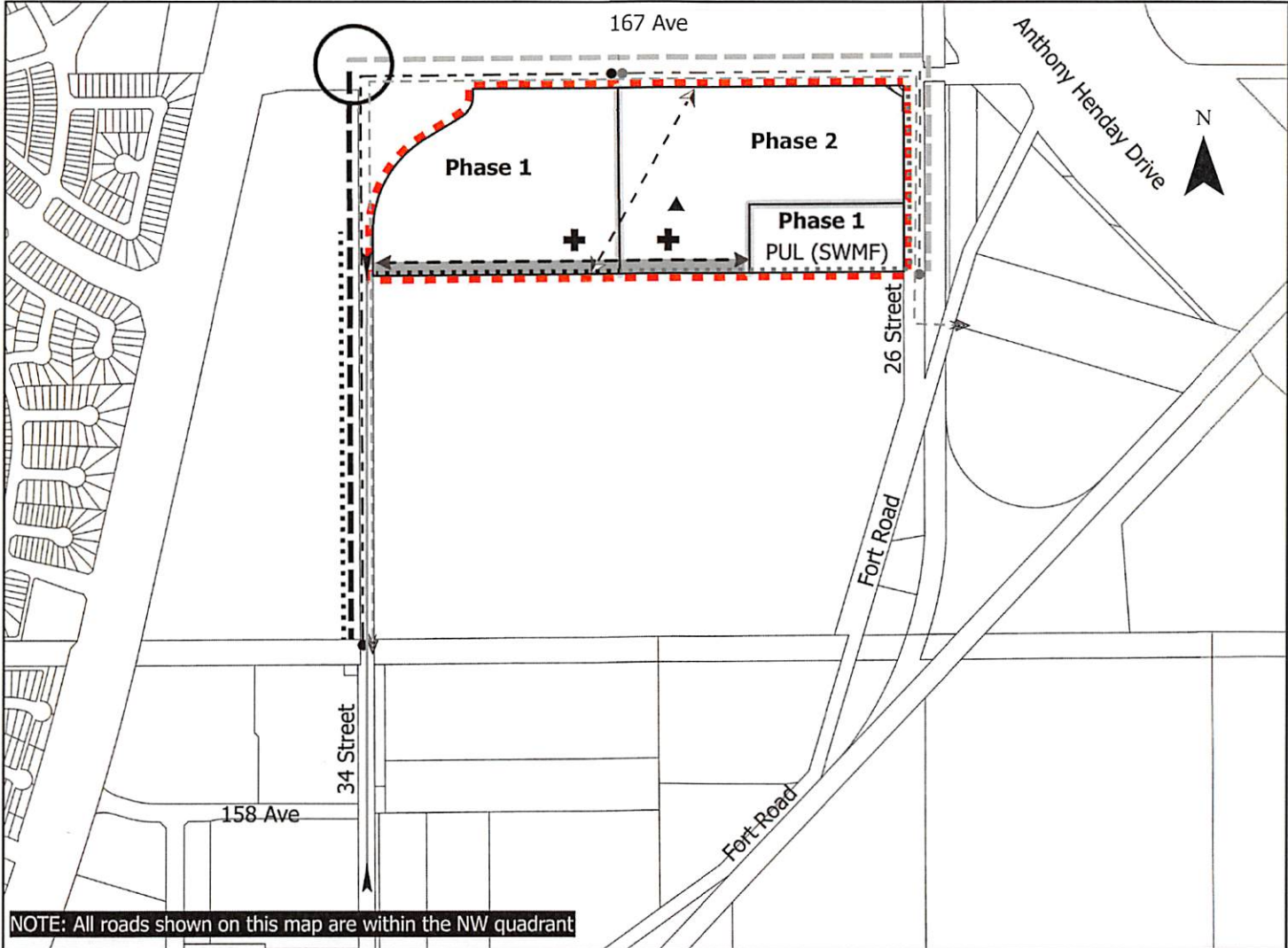


SUBDIVISION CONDITIONS OF APPROVAL MAP

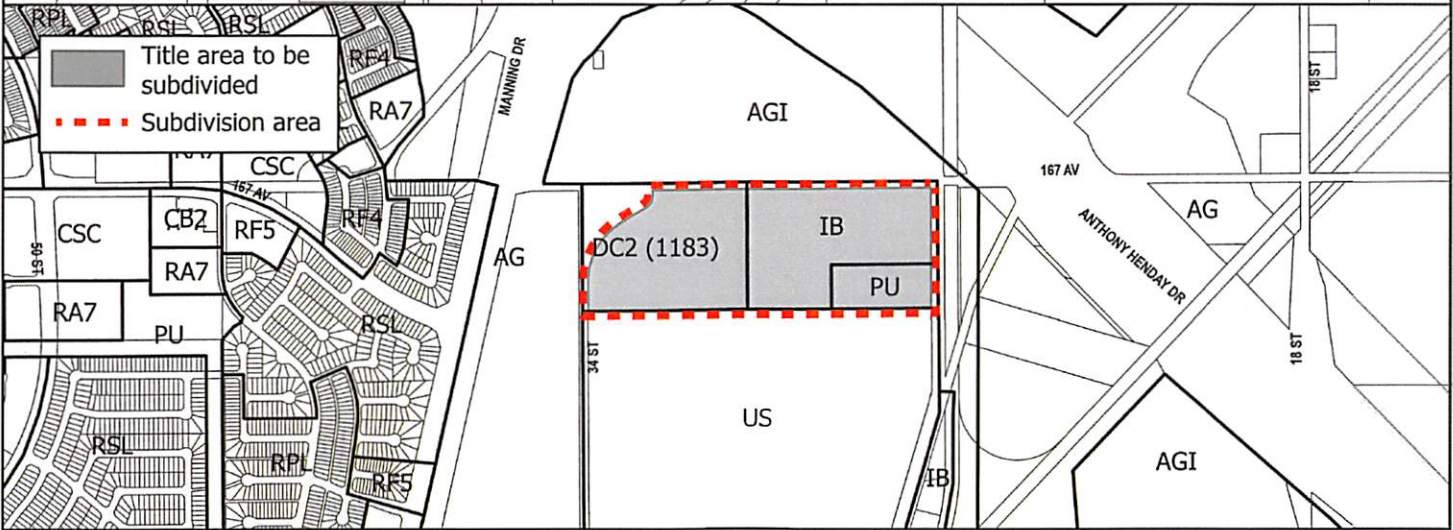
March 3, 2022

LDA21-0483

Limit of proposed subdivision	Major/Minor stormwater infrastructure with phase 1	Construct to complete streets design and cross section with phase 1	Dedicate as road right of way or public access easement
Phasing Line	Major/Minor stormwater infrastructure with phase 2	Construct to complete streets design and cross section with phase 2	Restrictive covenant: Freeboard
Dedicate 6m x 6m Corner Cut	Construct to complete streets design and cross section with phase 2	3m Hard surface shared use path with Phase 2	Restrictive Covenant re:disturbed soil
Utility drainage easement	Construct to complete streets design and cross section with phase 2	3m Hard surface shared use path with Phase 1	Intersection Improvement with Phase 1
Remove asbestos cement watermain			
Sanitary sewer extension			
Watermain extension with hydrants			



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

March 10, 2022

File No. LDA21-0619

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

ATTENTION: Reanna Rehman

RE: Tentative plan of subdivision to create 11 single detached residential lots, 14 semi-detached lots, and 4 row housing lots from Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail NW and east of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on March 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 dedicate additional road right of way for 192 Street, 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;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude the collector/local road intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA21-0505 be registered prior to or concurrent with this application, for logical roadway and utility extensions;
7. that LDA21-0560 and LDA21-0551 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and

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 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 constructs a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner construct 192 Street to an approved Complete Streets design and cross-section, including a 3 m shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible, at their cost, for the disposal of any sewer generated from the proposed development, until such time that the temporary sanitary pump, temporary forcemain, and offsite sanitary sewers are completed and operational to the satisfaction of Subdivision and Development Coordination;
11. that the owner design and construct the temporary sanitary storage component to the satisfaction of Subdivision and Development Coordination, prior to reaching 85% of the peak flow design capacity of the Edgemont lift station, as determined by monitoring of the cumulative flows from the Edgemont neighbourhood and the Riverview neighbourhood;
12. that the owner shall, through consultation and collaboration with the City, evaluate the design and construction requirements for the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station in combination with the storage component in Riverview, as determined by monitoring of the cumulative flows from the

Edgemont and Riverview neighbourhoods. The owners shall ensure that at no time shall the actual flows from the Edgemont and Riverview neighbourhoods exceed the capacity of the Edgemont lift station;

13. that CCC for Storm Sewers and Sanitary Sewers will be applied for and issued concurrently;
14. that CCC for the Storm Sewers will not be issued, nor deemed to have been issued, until SWMF 10 & 12 have been constructed and are operational to the satisfaction of the Engineer. For the purposes of this Article, the term 'operational' does not require the CCC for the Storm Water Management Facility to be issued;
15. that the Final Acceptance Certificate (FAC) for the Storm Sewers will not be issued, nor deemed to have been issued, until the permanent stormwater management system, including the River's Edge Outfall and the interconnecting storm infrastructure from SWMF 10 & 12 to the outfall, has been constructed and is operational to the satisfaction of the Engineer;
16. that the owner is responsible for the operation and maintenance of the temporary storm servicing system, at their own cost, until such time that the permanent downstream drainage system or an acceptable alternate interim servicing scheme is constructed and operational, to the satisfaction of the City;
17. that the owner is responsible, at their own cost, for the ultimate connections to the permanent storm and sanitary systems and abandonment of any temporary sanitary and storm infrastructure, to the satisfaction of the Engineer;
18. 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
19. that the owner is responsible for the landscape design and construction within road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot A, Block 1, Plan 212 2223 was addressed by DRC with LDA14-0567. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #417240591-001

Enclosure(s)

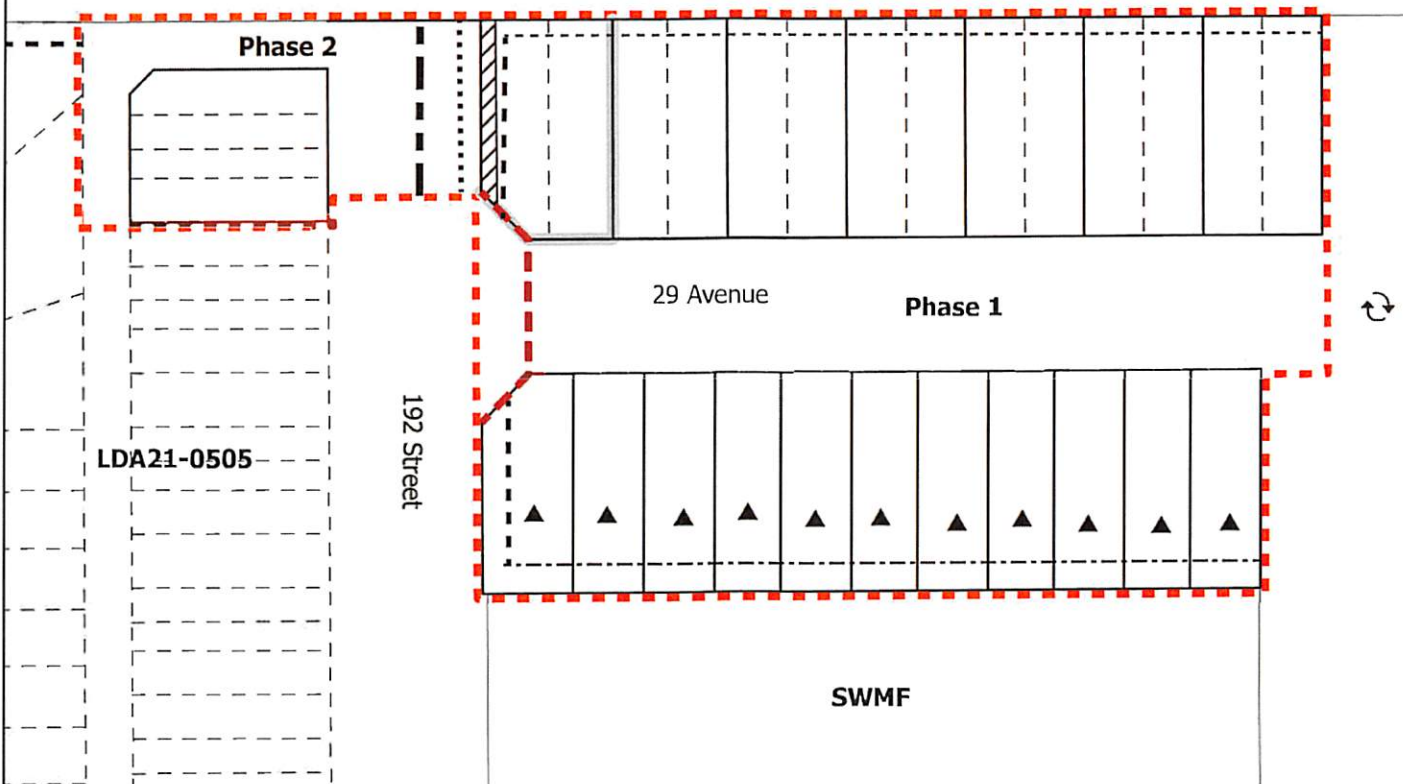
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 10, 2022

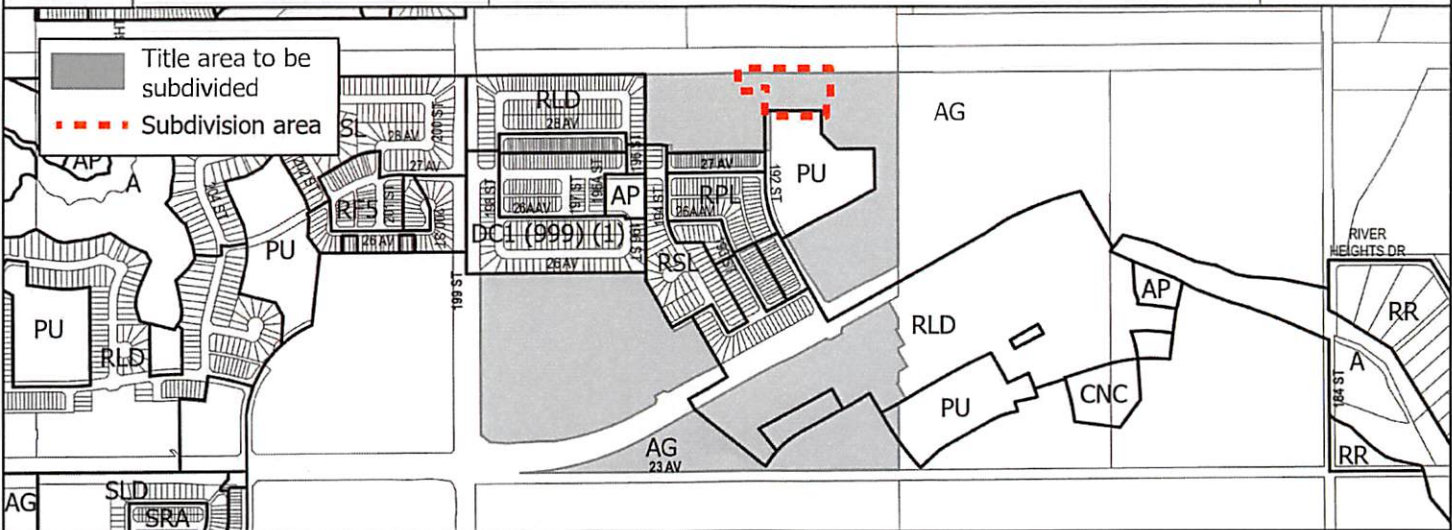
LDA21-0619

- - - - Limit of proposed subdivision
- - - - Amend Subdivision Boundary
- Construct complete streets cross section
- ▲ Restrictive covenant re:Freeboard
- 3m Hard surface shared use path
- 1.2 m Uniform Screen Fence
- 1.8m Uniform Fence
- Temporary 12 m radius turnaround
- Phasing Line
- 1.8m Uniform Fence - Zoning bylaw
- Dedicate additional road right of way (If Necessary)

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

March 10, 2022

File No. LDA21-0537

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) from Units 2 & 3, Condominium Plan 082 2896; Unit 115, Condominium Plan 092 2542; and Condominium Common Property, located west of 156 Street NW and south of Terwillegar Drive NW; **SOUTH TERWILLEGAR**

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

1. that the owner make satisfactory arrangements with EPCOR Drainage Services for the provision of separate services (sanitary and storm) to Unit 115, Condominium Plan 092 2542;
2. that the owner register easements for cross lot access and emergency access, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easements; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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/kr/Posse #412442154-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

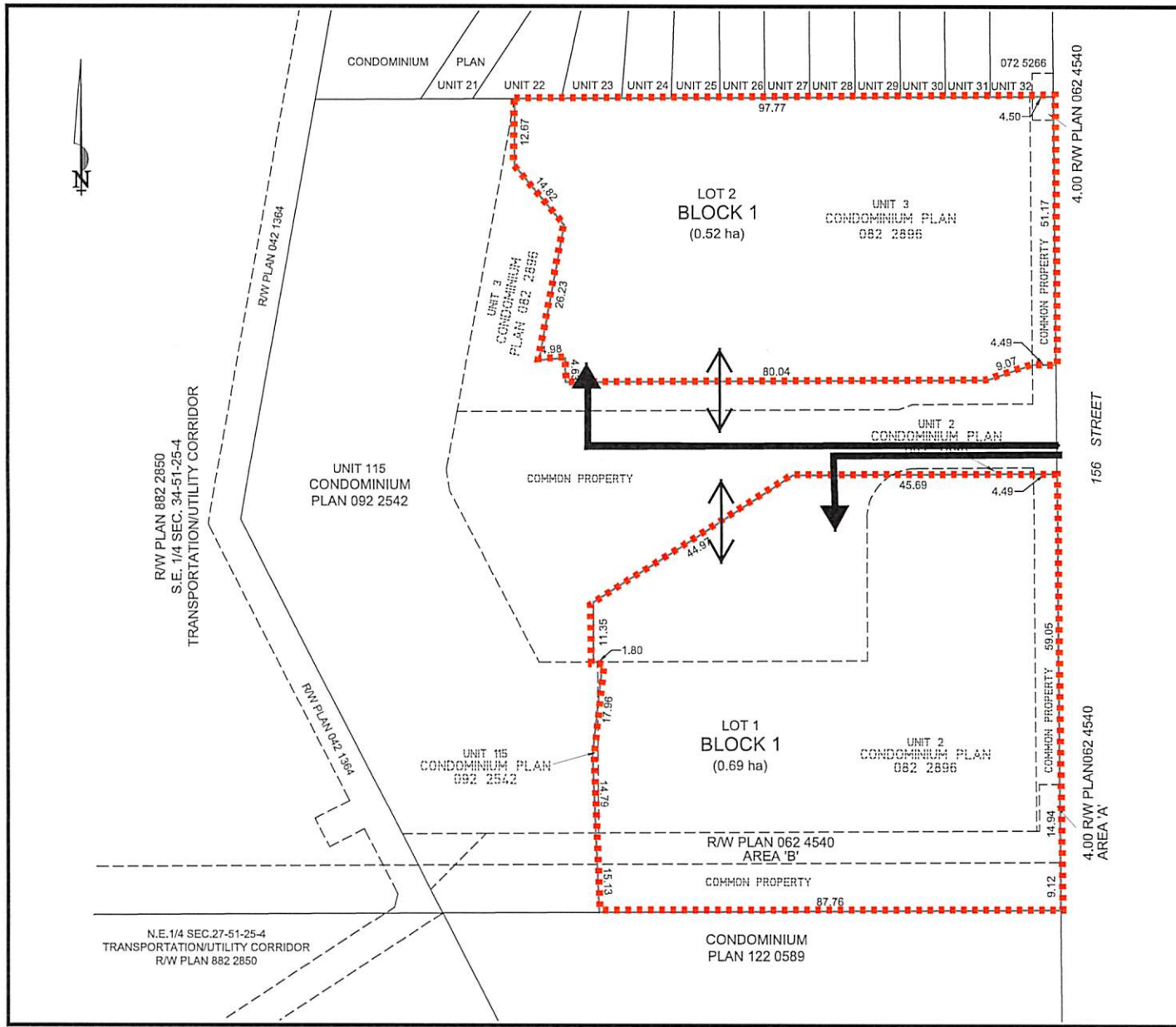
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,095.00 per each Multi-unit Housing Lot - 2022 Fees 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.

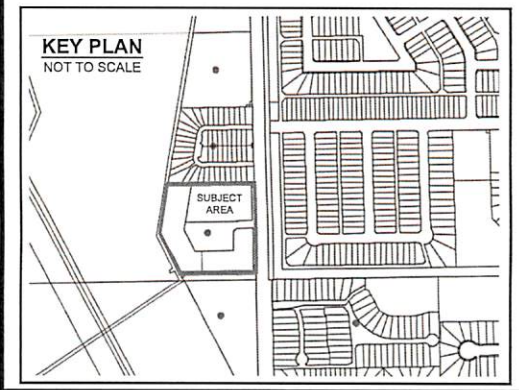
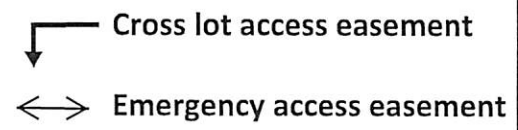
Servicing

- 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 enter the proposed subdivision. 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 200 mm water and 375 mm storm services enter the proposed subdivision approximately 36.9 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
  - Existing 200 mm water service enters the proposed subdivision approximately 59.5 m south of the north property line of existing Unit 3, Plan 082 2896 off 156 Street NW. An additional water line was identified by EPCOR, but there was no measured location.
  - Existing 375 mm storm service enters the proposed subdivision approximately 110.0 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
  - Existing 200 mm sanitary service enters the proposed subdivision approximately 39.9 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
  - Existing 200 mm sanitary service enters the proposed subdivision approximately 113.0 m south of the north property line of existing Condominium Plan 082 2896, off 156 Street NW.
- 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).



**LDA21-0537 ENCLOSURE II**

- 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 R47.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 1.21 ha.



**AXCESS**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 PART OF  
 CONDOMINIUM PLANS 082 2896 AND 092 2542  
 WITHIN THE  
 S.E. 1/4 SEC. 34 - TWP. 51 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**

SCALE: 1:750



Subdivision Authority

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

March 10, 2022

File No. LDA22-0043

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 9, Plan 6253KS, located north of Rio Terrace Drive and east of 155 Street NW; **RIO TERRACE**

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

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/LZ/Posse #421104573-001

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

- 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.
- There is an existing access to 155 Street NW. Upon redevelopment of proposed Lot 10B, the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards. Access for proposed Lot 10A will be reviewed upon submission of a development permit application.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.55 m north of the south property line of Lot 10 off 155 Street. A storm service is assumed to exist in the same trench as other properties on the street have been found to have storm services. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

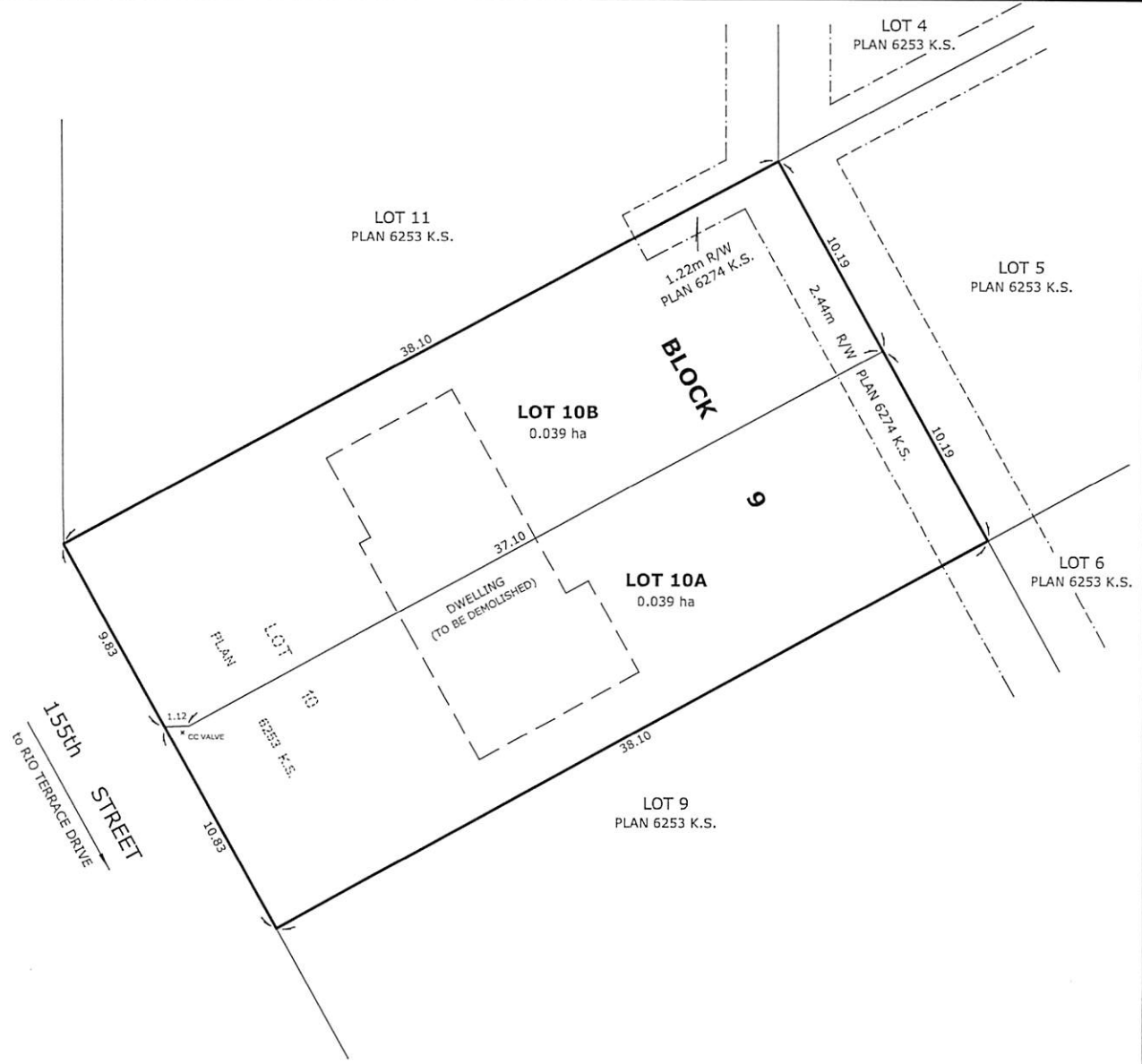
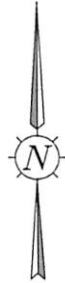
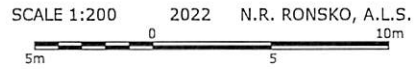
SHOWING SUBDIVISION OF

## LOT 10, BLK.9, PLAN 6253 K.S.

IN THE

N.W.1/4 SEC.23 TWP.52 RGE.25 W.4 M.

EDMONTON, ALBERTA



### NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	January 20, 2022	REVISED:	March 3, 2022
DRAWING	22S0020T	FILE NO.	22S0020





Subdivision Authority

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

March 10, 2022

File No. LDA22-0053

Ivo Nedev Surveying Ltd.  
18811 96 Ave NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 12, Plan 6045HW, located north of 65 Avenue NW and east of 93 Street NW;  
**HAZELDEAN**

---

**The Subdivision by Plan is APPROVED on March 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 assessments, 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/lz/Posse #422089182-001

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 65 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

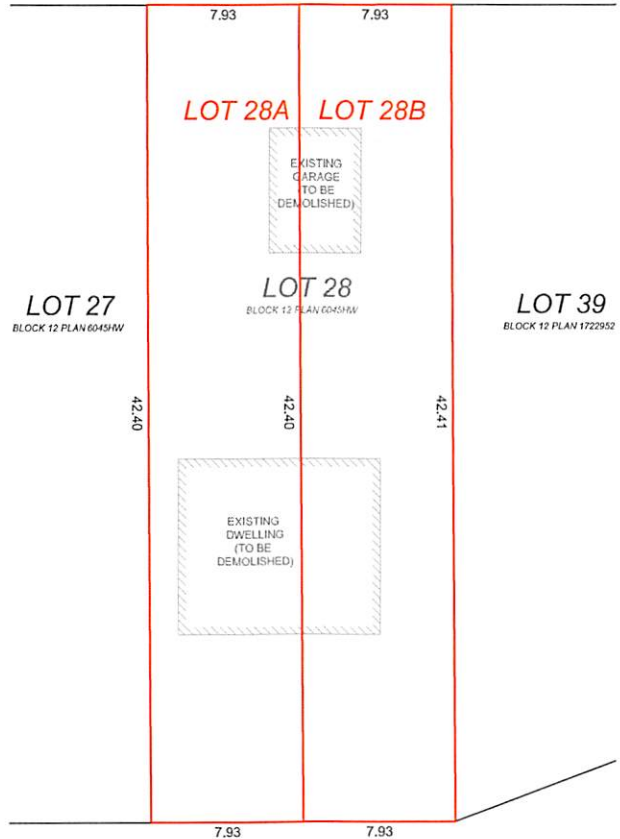
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 2.8 m west of the east property line of Lot 28 off of the lane. The existing storm service enters the proposed subdivision approximately 5.3m west of the east property line of Lot 28 off 65 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



LANE



65 AVENUE NW

RF1 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	Jan. 24, 2022

LEGAL DESCRIPTION: Lot 28 Block 12 Plan 6045HW  
MUNICIPAL ADDRESS: 9120 - 65 Ave NW, Edmonton, AB  
BUILDER/OWNER: Craft Built Homes

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: 01/24/22    SCALE: 1:300    PROJECT #: 2022007



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Subdivision Authority

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

March 10, 2022

File No. LDA22-0054

Ivo Nedev Surveying Ltd.  
18811 - 96 Avenue NW  
Edmonton, AB T5T5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 15, Plan RN64, located south of 121 Avenue NW and west of 123 Street NW; **PRINCE CHARLES**

---

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

1. that the owner apply for a permit to demolish the existing single family 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);
2. that the existing concrete stairs that encroach into the 123 Street road right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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 #421921003-001

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

- 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.

Building / Site

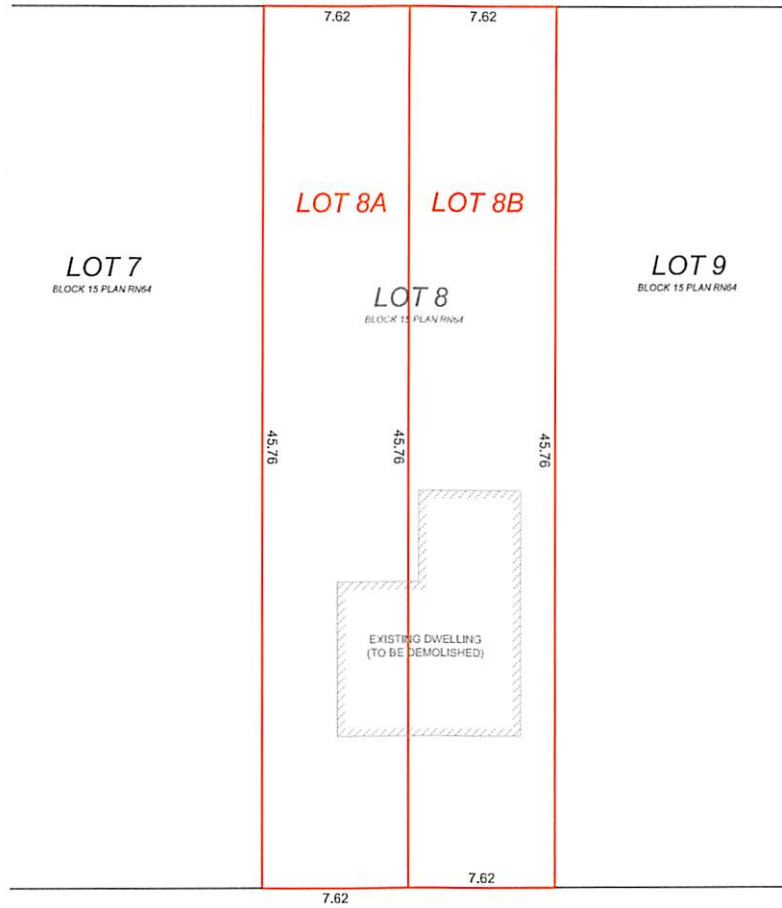
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.12 m north of the south property line of Lot 8 off 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 Lot 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](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).



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	Jan. 21, 2022

LEGAL DESCRIPTION: Lot 8 Block 15 Plan RN64  
MUNICIPAL ADDRESS: 12030 - 123 St NW, Edmonton, AB  
BUILDER/OWNER: Optimax Group

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: 01/21/22    SCALE: 1:300    PROJECT #: 2022003



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Subdivision Authority

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

March 10, 2022

File No. LDA22-0057

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 2, Block 14, Plan 8111 ET, located north of 124 Avenue NW and west of 76 Street NW;  
**ELMWOOD PARK**

---

**The Subdivision by Plan is APPROVED on March 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);
2. that the existing residential access to 76 Street NW must be removed, the curb, gutter and sidewalk constructed, and the boulevard restored to grass, to the satisfaction of Subdivision and Development Coordination. The owner must obtain a permit to remove the access from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/el/Posse #422103122-001

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 76 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 the Mature Neighbourhood Overlay Sec. 814.3(17) of Zoning Bylaw #12800. A Development Permit (Posse # 422801012) for proposed Lot 2A is currently under review, with access to the alley. Specific details of access will be reviewed through the Development Permit.
- There are existing concrete stairs that encroach onto the 76 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.
- The Elmwood Park neighbourhood is on the Neighbourhood Renewal Program. This specific site is scheduled for renewal in 2020 - 2022. Subdivision Planning recommends that the owner/applicant contact Felix Lam, Engineering Program Manager, at [felix.lam@edmonton.ca](mailto:felix.lam@edmonton.ca) or 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

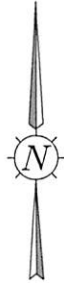
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 12.8 m south of the north property line of the existing Lot 2 off 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 Lot 2. 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).
- There is an existing power pole that will interfere with access to the proposed Lot 2A. Subdivision Planning highly recommends that the applicant/land owner initiate the relocation of the power pole with EPCOR as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. The applicant should contact EPCOR at [ces@epcor.com](mailto:ces@epcor.com) for more information regarding power pole/guy wire relocations.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF  
**PART OF LOT 2, BLK.14, PLAN 8111 E.T.**  
 IN THE  
**W.1/2 SEC.15 TWP.53 RGE.24 W.4 M.**  
**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.

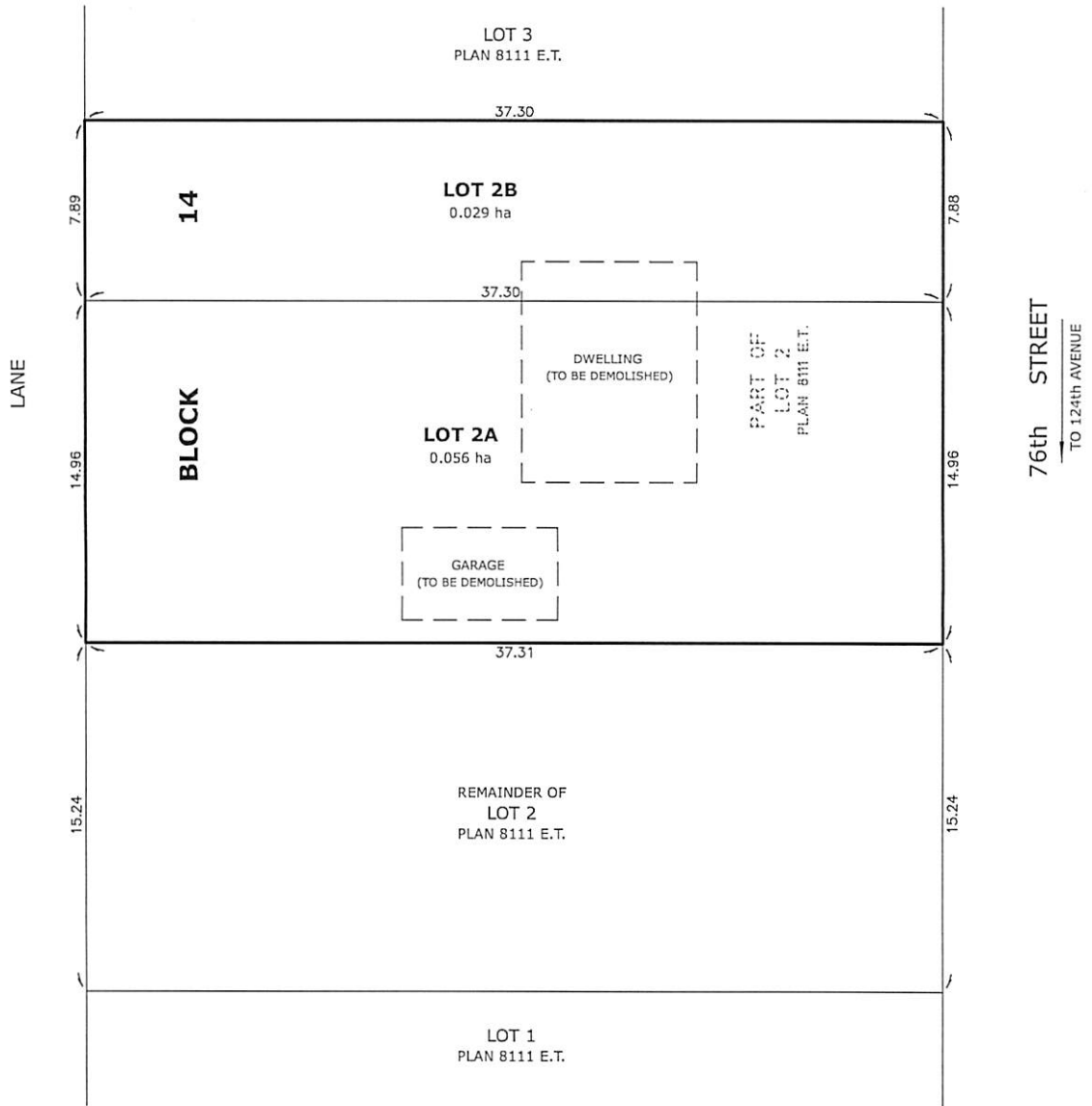


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CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	January 28, 2022	REVISED:	--
DRAWING	22S0051T	FILE NO.	22S0051





Subdivision Authority

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

March 10, 2022

File No. LDA22-0060

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot W, Block 19, Plan 426HW, located north of 73 Avenue NW and east of 96 Street NW; **RITCHIE**

---

**The Subdivision by Plan is APPROVED on March 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 assessments, 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/lz/Posse #422380546-001

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 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.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.4 m east of the west property line of Lot W off 73 Avenue. Payment was received for new services to the east half on February 2, 2022. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

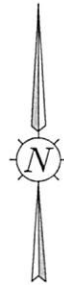
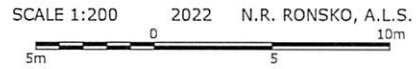
SHOWING PROPOSED SUBDIVISION OF

## LOT W, BLOCK 19, PLAN 426 HW

IN THE

N.E.1/4 SEC.21 TWP.52 RGE.24 W. 4M.

EDMONTON, ALBERTA



### NOTES:

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

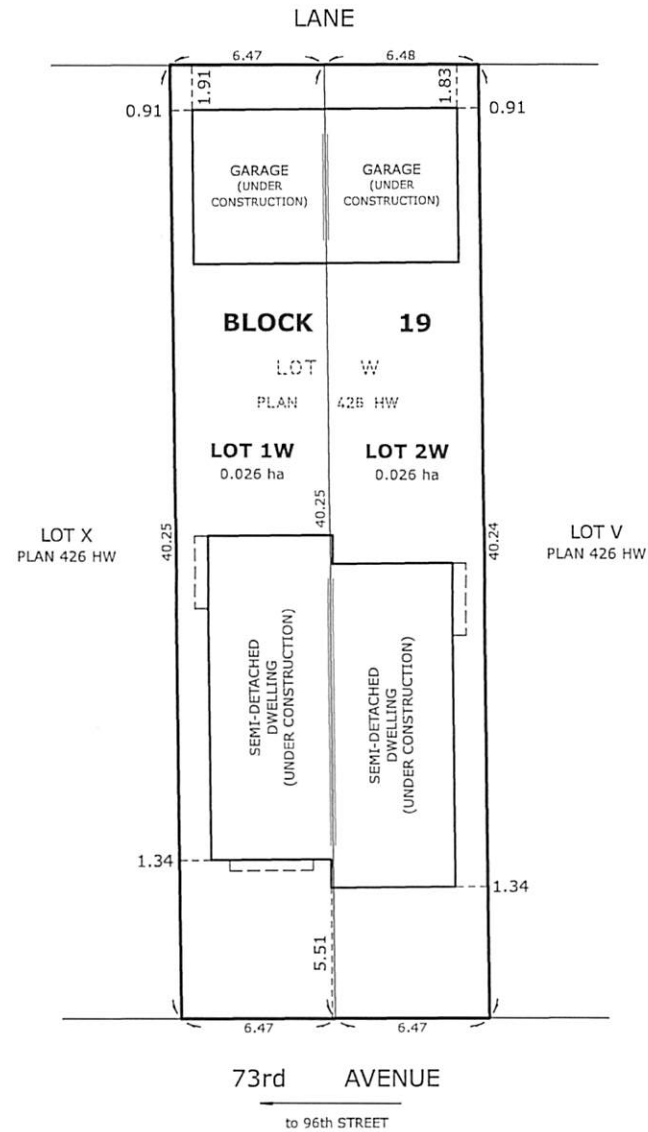


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SURVEYOR'S STAMP



CALCULATED BY: V.O.T.	DRAWN BY: V.O.T.
DATE: FEBRUARY 02, 2022	REVISED: --
DRAWING 19C0696T	FILE NO. 19C0696



Thursday, March 3, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the March 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 February 24, 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.	LDA22-0012 414011942-001	Tentative plan of subdivision to create forty-eight (48) single-detached residential lots, three (3) MR Lots, and one (1) Environmental Reserve (ER) lot from Lot B, Block 1, Plan 132 2811 and Lot A, Block 23, Plan 192 2251, located south of Ellerslie Road SW and east of Rabbit Hill Road SW; <b>GLENRIDDING RAVINE</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA22-0048 418564339-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 11, Plan 152 3661, located south of Whitemud Drive and west of Maple Way NW; <b>MAPLE</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA22-0051 421976905-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 25, Block D, Plan 2923R, located north of 129 Avenue NW and east of 114 Street NW; <b>CALDER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0055 421548109-001	Tentative plan of subdivision to create separate titles for a semi-detached house in Lot 24, Block 4, Plan 3847 HW, located south of 122 Avenue NW and east of 42 Street NW. <b>BEACON HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA22-0059 422186076-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 20, Plan RN46, located north of 114 Avenue NW and west of 125 Street NW; <b>INGLEWOOD</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 10:10 a.m.	