

Wednesday, March 13, 2024  
01:00 pm.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

<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 13, 2024 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 March 07, 2024 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.	LDA23-0277 454422595-004	Tentative plan of subdivision to create 107 residential lots, one (1) Multi Unit Housing lot, one (1) Commercial lot, and one (1) Public Utility lot, from Lot C, Plan 3246 NY and Lot B, Plan 3246NY located north of 22 Avenue and immediately east of 50 street NW; <b>MELTWATER</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA23-0357 472087339-001	Tentative plan of subdivision to create one (1) other lot and one (1) non-credit Municipal Reserve lot, from a portion of roadway to be closed, Lots 1, 2, 5 & 6, Block 39, Plan 842 2077 and Lots 3, 4, 5 & 6, Block 62, Plan 842 2077, located east of 127 Street NW and south of 152 Avenue NW; <b>BARANOW</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA23-0376 490084396-001	Tentative plan of subdivision to create 47 residential lots and 1 Municipal Reserve lot, from Lot C, Block 1, Plan 022 5811, NW 14-51-24-W4M and the NE 14-51-24-W4M, located south of 25 Avenue SW and north of 66 Street SW; <b>MATTSON</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0385 489435716-001	Tentative plan of subdivision to create 125 residential lots and two (2) Public Utility lots from Lot D, Block 1, Plan 222 2598 located south of Maskêkosihk Trail NW and west of 184 Street NW; <b>RIVER'S EDGE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0386 479398972-001	Tentative plan of subdivision to create 57 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one(1) Public Utility lot, from Lot 1A, Plan 4291 RS, the NW-20-53-25-W4M, and the SW-20-53-25-W4M, located north of the Anthony Henday NW and east of 199 Street NW; <b>STARLING</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA24-0045 496210766-001	Tentative plan of subdivision to create 86 residential lots, from Lot 1, Block 8, Plan 222 1685 located north of Ellerslie Road SW and east of 34 Street SW; <b>ALCES</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA22-0555 448832779-002	REVISION of conditionally approved tentative plan of subdivision to create 181 residential lots and 1 other lot (in two parts) from Lot 1, Block 1, Plan 152 1916, and the NW 2-51-24-W4M located south of 23 Avenue NW and east of Winterburn Road NW; <b>STILLWATER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA24-0026 497613300-001	Tentative plan of subdivision to create two (2) commercial lots from Lot 69, Block 1, Plan 902 1259 located west of Mill Woods Road NW and north of 80 Street NW; <b>SATOO</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA24-0064 494312855-001	Tentative plan of subdivision to create one (1) other lot from the SW 29-50-25-W4M located north of Highway 19 SW and east of 181 Street SW (Range Road 255); <b>EDMONTON SOUTH WEST</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA24-0046 499412373-001	Tentative plan of subdivision to create one (1) additional residential lot from Lots 10 and 11, Block 17, Plan 2457S, located north of 63 Avenue NW and west of 106 Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA24-0049 499149650-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 40, Block 10, Plan 3642 HW, located south of 111 Avenue NW and east of 142 Street NW; <b>NORTH GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA24-0051 499478364-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 34, Block 3, Plan 4014 HW, located south of 89 Avenue NW and east of 81 Street NW; <b>IDYLWYLDE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA24-0052 499543133-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 12, Block 37, Plan 2871 HW, located north of 98 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>
14.	LDA24-0056 499673594-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 9, Plan 1412 HW, located south of 66 Avenue NW and east of 106 Street NW; <b>ALLENDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
15.	LDA24-0061 500251821-001	Tentative plan of subdivision to adjust the lot line between Lot R, Block 6A, Plan 426 HW, and Lot 2A, Block 6A, Plan 9221001 located north of 90 Avenue NW and east of 93 Street NW; <b>BONNIE DOON</b>
MOVED		Blair McDowell

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
16.	LDA24-0063 500321020-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 25, Block 5, Plan 1884 KS, located north of 84 Avenue NW and west of 148 Street NW; <b>LAURIER HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 1:40 p.m.	



Subdivision Authority

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

March 13, 2024

File No. LDA23-0277

Invistec Consulting Ltd  
10130 103 Street NW  
Edmonton, AB T5J 3N9

ATTENTION: Emma Zurawell

RE: Tentative plan of subdivision to create 107 residential lots, one (1) Multi Unit Housing lot, one (1) Commercial lot, and one (1) Public Utility lot, from Lot C, Plan 3246 NY and Lot B, Plan 3246NY located north of 22 Avenue and immediately east of 50 street NW; **MELTWATER**

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**I The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 1.569 ha by a Deferred Reserve Caveat registered against the remnant lot (Lot C, Plan 3246NY) pursuant to Section 669 of the Municipal Government Act;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.610 ha by a Deferred Reserve Caveat registered against Lot B, Plan 3246NY pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the subdivision boundary be amended to include the dedication of collector roadway north of the proposed subdivision and the dedication of a corner cut at the 50 Street SW and 22 Avenue SW intersection, to the satisfaction of Subdivision and Development Coordination, or to an approved Concept Plan, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I.5, the owner clear and level 50 Street SW as required for road right-of-way dedication to the satisfaction of Subdivision and Development Coordination;
7. that Charter Bylaw 20690, 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 or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway(s) with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 all roadways and alleys to an approved Complete Streets design and cross section, and address emergency access, safety, as well as operational and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles, waste management vehicles and typical commercial truck traffic for all roadways and alleys. The Complete Streets design and cross section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct 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);
10. that the owner construct the east two northbound lanes of 50 Street SW to an arterial roadway standard, from north of 22 Avenue SW to the south of 22 Avenue SW, including a northbound right turn lane, a southbound left turn bay, intersection, lighting, landscaping, paint line marking

modifications and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;

11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, adjacent to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, 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 "Shared Use" signage, 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;
13. that the owner provide access to the private site Lot B Plan 3246NY via the proposed internal collector roadway 22 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner remove the road structure of the existing private accesses to Lot B Plan 3246NY and Lot C Plan 3246NY, to the arterial road 50 Street SW and remediate the access area, as shown on the "Conditions of Approval" map, Enclosure I; All costs associated with closure of the private access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the closure, will be the responsibility of the owner;
15. that the owner pay for the upgrading of existing traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the upgrading of traffic signals at that time to fulfil this obligation;
16. that the owner pay for the installation of "no parking" signage on the 22 Avenue SW collector roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct appropriate traffic calming measures that may include but not limited to curb ramps, a two-stage crossing, a raised crossing or curb extensions at the key pedestrian crossing on the 22 Avenue SW collector roadway, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
18. that grading plans for the collector roadway north of the proposed subdivision must be included in the submission of engineering drawings. These plans shall be approved by Development

Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;

19. that the owner designs the ultimate Stormwater Management Facility (SWMF) and constructs the interim facility, including all necessary inlets and outlets to the satisfaction of Subdivision and Development Coordination, and dedicates the area of interim SWMF as PUL; as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct an offsite sanitary and storm sewers, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
21. 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
22. that the owner is responsible for the landscape design and construction within the Public Utility lot, road right of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Lot C, Plan 3246 NY in the amount of 1.569 ha is being provided by a DRC with this subdivision and will be used for the future School/ Park dedication.

Municipal Reserve for Lot B, Plan 3246NY in the amount of 1.610 ha is being provided by a DRC with this subdivision.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jm/Posse #454422595-004

Enclosures

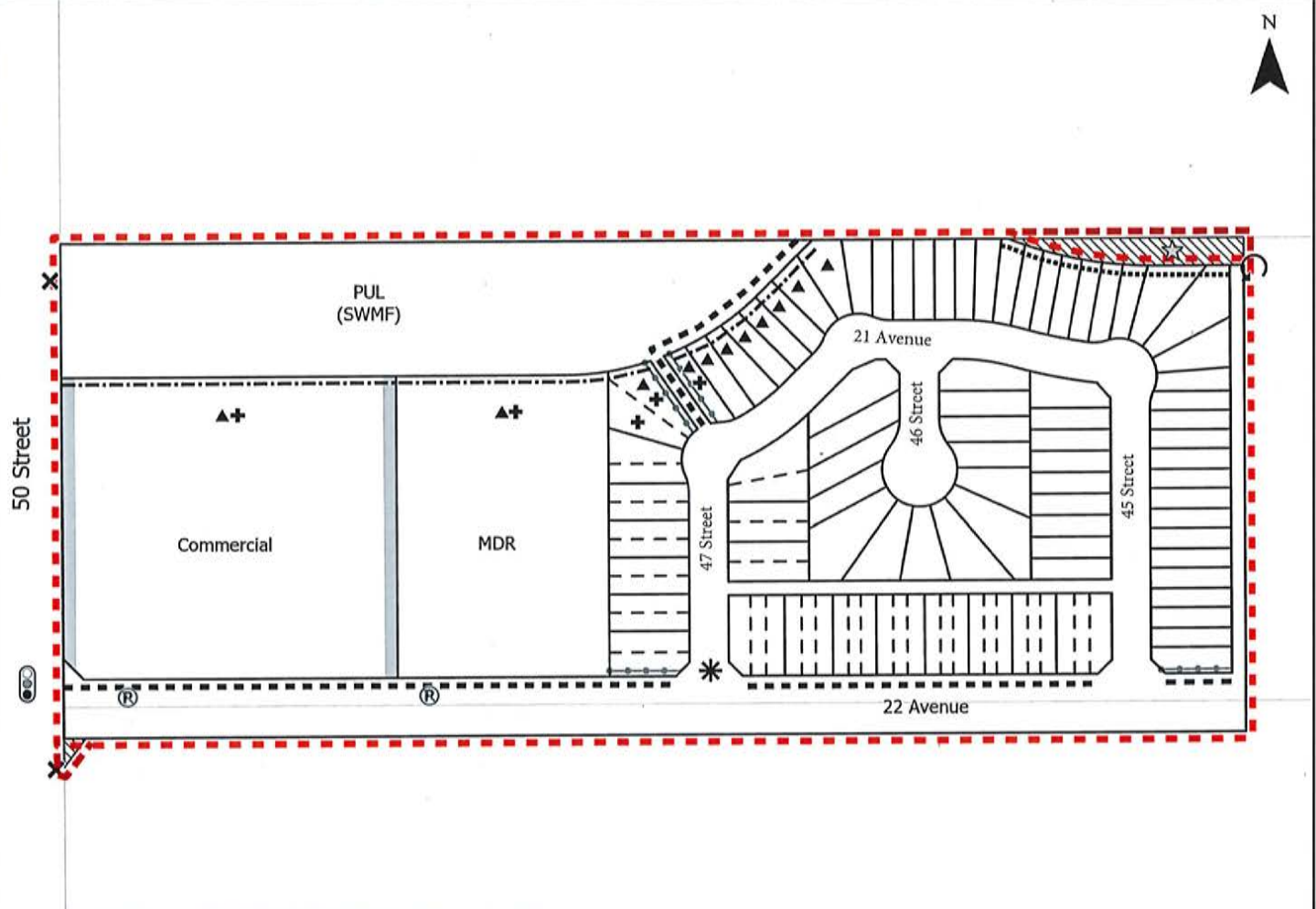


**SUBDIVISION CONDITIONS OF APPROVAL MAP**

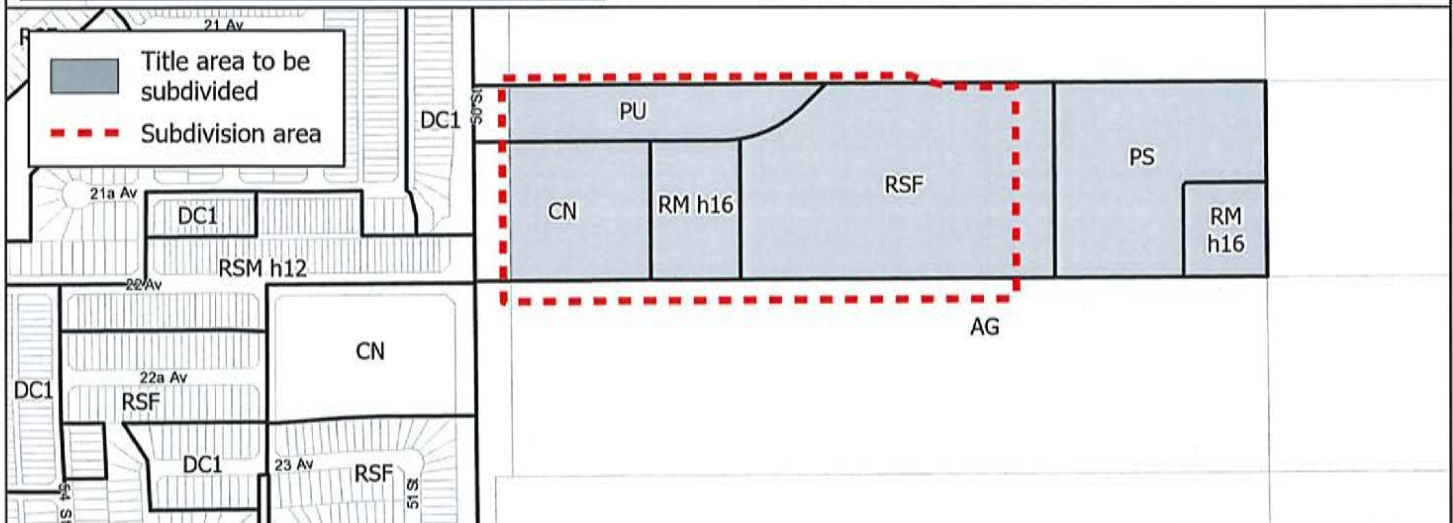
March 13, 2024

LDA23-0277

- |                                     |  |  |
|-------------------------------------|--|--|
| - - - Limit of Proposed Subdivision | ✕ Close Existing Access                              | — 1.8m Uniform Fence as per Zoning Bylaw |
| - - - Amend Subdivision Boundary    | + Restrictive Covenant re: Disturbed Soil            | - - - Construct 3m Shared Use Path       |
| ☆ Grading Plan                      | ▲ Restrictive Covenant re: Freeboard                 | ▨ Dedicate as Road Right-of-Way          |
| Ⓡ No Parking Signage                | ⤵ Temporary 12m Radius Turnaround; Register Easement | ■ Drainage Easement                      |
| * Traffic Calming Measures          | - - - 1.2m Uniform Fence                             |  |
| 🚦 Traffic Signal                    | ⋯ 1.8m Uniform Fence                                 |  |



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

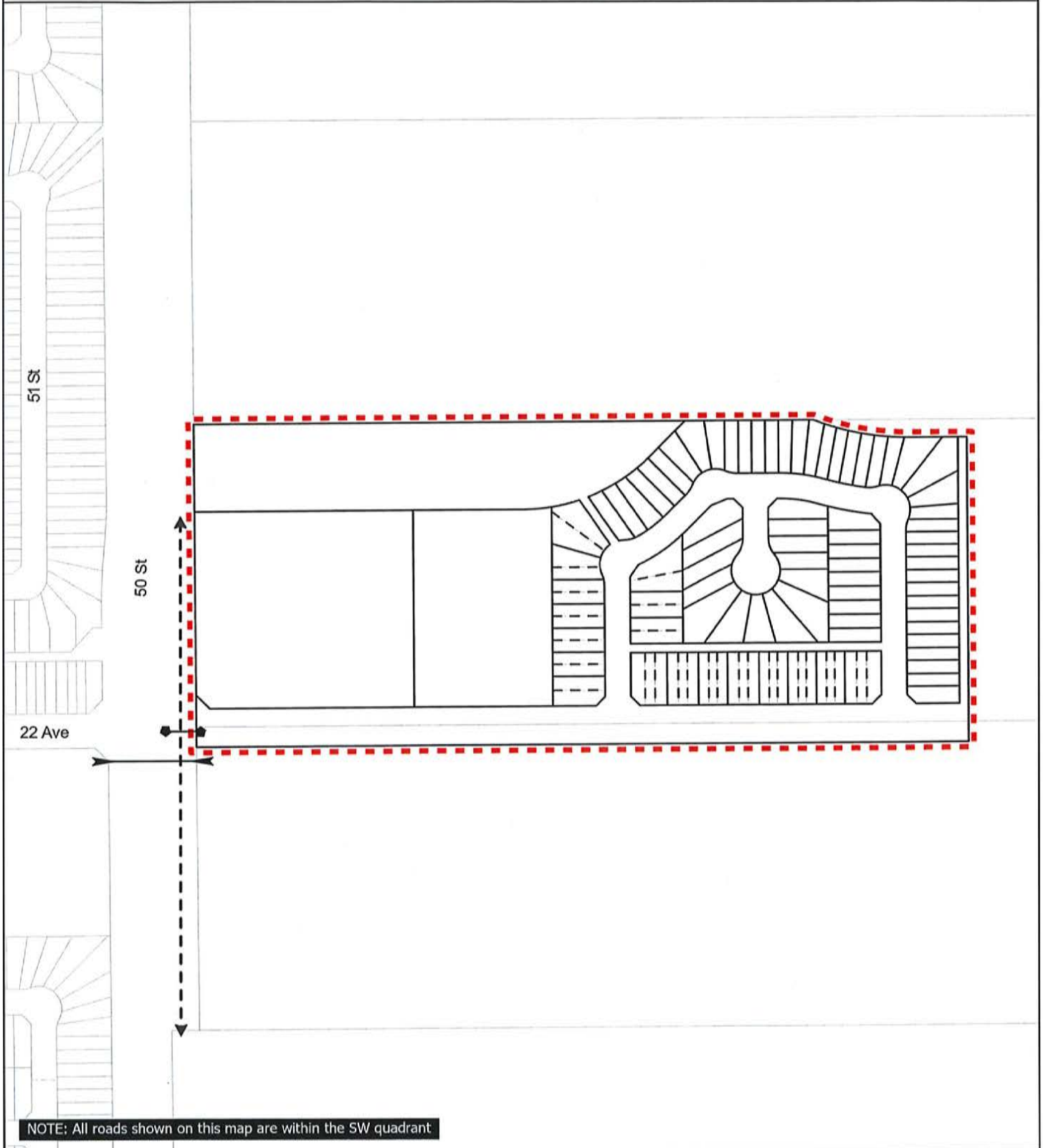


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2024

LDA23-0277

- - - Limit of Proposed Subdivision
- ◆◆ Offsite Storm Sewer
- ▶▶ Offsite Sanitary Sewer
- ←- - Construct East Two Lanes





Subdivision Authority

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

March 13, 2024

File No. LDA23-0357

Eins Development Consulting Ltd.  
7409 111 Street NW  
Edmonton AB T6G 0E6

ATTENTION: Andrew Olsen

RE: Tentative plan of subdivision to create one (1) other lot and one (1) non-credit Municipal Reserve lot, from a portion of roadway to be closed, Lots 1, 2, 5 & 6, Block 39, Plan 842 2077 and Lots 3, 4, 5 & 6, Block 62, Plan 842 2077, located east of 127 Street NW and south of 152 Avenue NW;  
**BARANOW**

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**I The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following conditions:**

1. that the owner dedicate the non-credit Municipal Reserve (MR) as a 0.056 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed other lot a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner register a 6 metre (m) wide public access easement for a 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
6. that the owner dedicate road right of way for 150 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA22-0577 to close portions of 125 Street NW and 151 Avenue NW shall be approved prior to the endorsement of the plan of survey, as shown on the "Conditions of Approval" map, Enclosure I;
8. that subject to conditions I(6) and I(7), the owner enter into an agreement with the City of Edmonton for the exchange and/or transfer of land, prior to or concurrent with the registration of this subdivision;

9. that the non-credit MR lot be consolidated with adjacent Lot 31MR, Block 39, Plan 122 1259, prior to or concurrent with the registration of this subdivision;
10. that LDA23-0059 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II That the Deferred Servicing Agreement required in Clause I(2) 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 applicable to this subdivision;
4. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
5. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
6. that the owner construct all roadways and shared use paths to an approved Complete Streets design and cross-section and address emergency access, safety, operational, and maintenance considerations, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include detailed swept path analysis for Transit, Fire Rescue, and Waste Management vehicles and typical school bus traffic for all roadways. The Complete Streets design and cross-section details will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
7. that the owner construct modifications to 127 Street NW to an arterial roadway standard including a southbound left turn bay at the future right-in/right-out/left-in access that aligns with the existing 151 Avenue NW intersection, and modifications to the existing boulevard including the 1.8 m concrete sidewalk, lighting, landscaping, utilities, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct modifications to 127 Street NW to an arterial roadway standard including an intersection for proposed 150 Avenue NW and a northbound right turn bay and southbound left turn bay, and modifications to the existing boulevard including the 1.8 m concrete sidewalk, lighting, landscaping, utilities, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

9. that the owner pay for the installation of traffic signals at the intersection of 127 Street NW and proposed 150 Avenue NW, actuated to prioritise 127 Street NW traffic outside of school peak hours, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals' installation will be at the direction of City Operations. If traffic signals are not deemed warranted by City Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
10. that the owner pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the shared use path crossing, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the traffic control device as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic control device installation will be at the direction of City Operations;
11. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the shared use path crossing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct traffic calming measures such as a two-stage crossing, a raised crossing, or curb extensions, on proposed 150 Avenue NW, to the satisfaction of Subdivision and Development Coordination and Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner pay for the installation of "no parking" signage 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;
14. that the owner construct a curb extension to delineate the limit of the parking lane on proposed 150 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
15. that the owner construct a 2.5 m mono-walk with straight faced curb and gutter, within proposed 150 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared use path within proposed 150 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the public access easement, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 the non-credit MR lot, public access easement, 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.

MR for Lots 1, 2, 5 & 6, Block 39, Plan 842 2077 and Lots 3, 4, 5 & 6, Block 62, Plan 842 2077 was previously addressed with file 78-X-027-R. Non-credit MR in the amount of 0.056 ha is being provided by dedication with this subdivision and the resulting lot is to be consolidated with abutting Lot 31MR, Block 39, Plan 122 1259.

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 #472087339-001

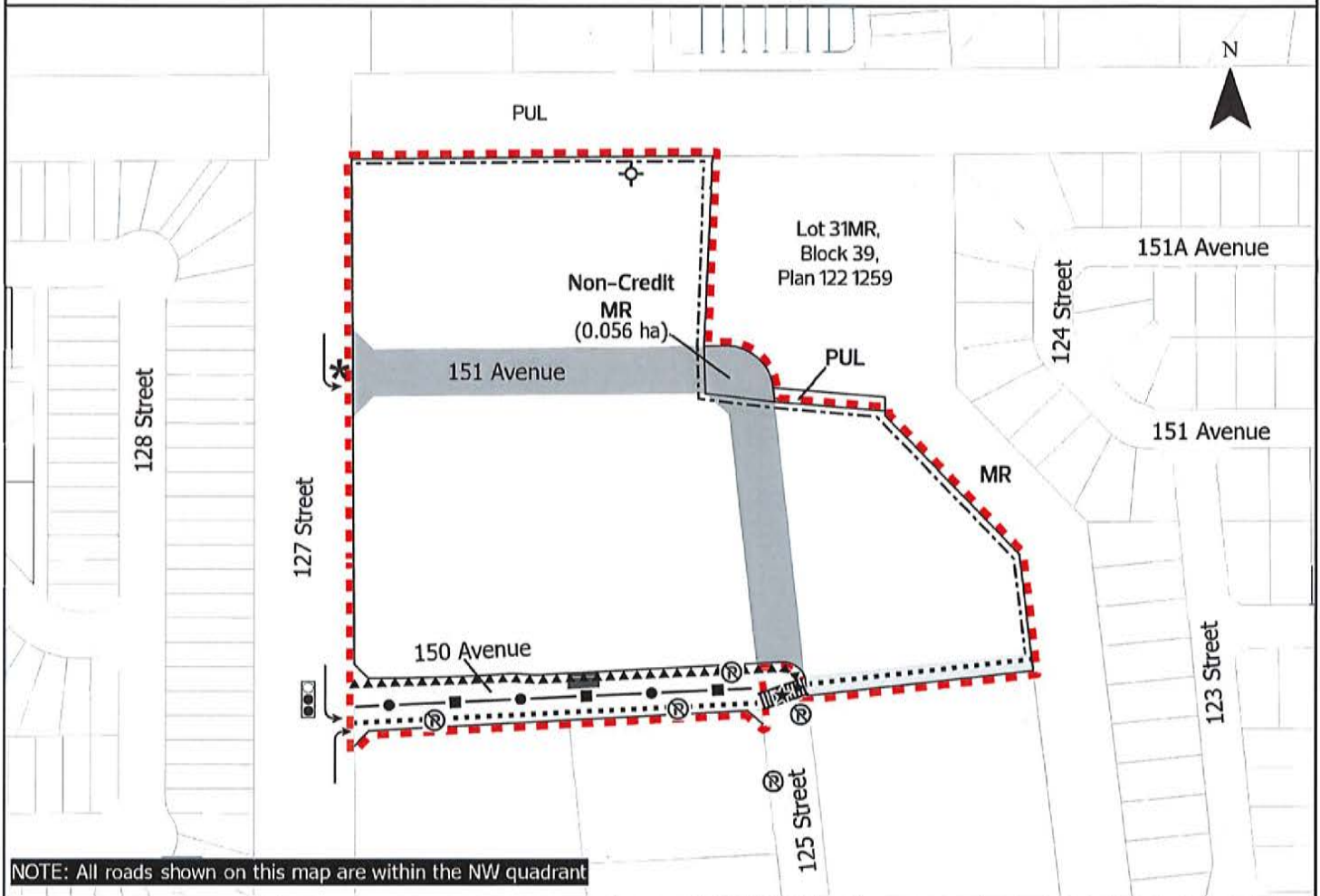
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

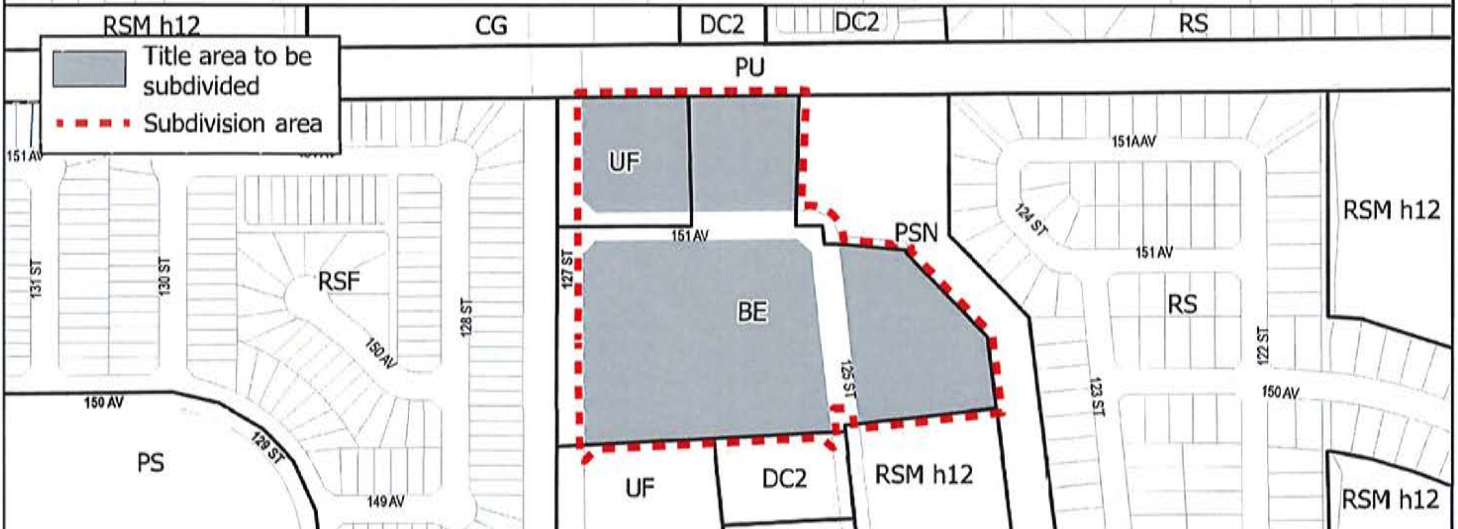
March 13, 2024

LDA23-0357

- |   |                                     |                                    |
|---|-------------------------------------|------------------------------------|
| --- Limit of proposed subdivision               | * Future access                     | Ⓝ No Parking signage               |
| ⊕ Abandoned well site                           | 🚦 Traffic signals                   | █ Curb extension                   |
| Register public access easement                 | ★ Rectangular rapid flashing beacon | ▲▲▲ 2.5 m mono-walk                |
| █ Road closure area                             | ▤ Zebra Marked Crosswalk            | ⋯ 3 m Hard surface shared use path |
| ↪ Construct turn bay and arterial modifications | 🚧 Traffic calming measures          | - - - 1.2 m Uniform screen fence   |



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 13, 2024

File No. LDA23-0376

Select Engineering Consultants Ltd.  
17413 107 AVENUE NW  
Edmonton, AB T5S 1E5

ATTENTION: Blaydon Dibben

RE: Tentative plan of subdivision to create 47 residential lots and 1 Municipal Reserve lot, from Lot C, Block 1, Plan 022 5811, NW 14-51-24-W4M and the NE 14-51-24-W4M, located south of 25 Avenue SW and north of 66 Street SW; **MATTSON**

---

**I The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.62 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.08 ha by a Deferred Reserve Caveat registered against Lot C, Block 1, Plan 022 5811 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner dedicate, clear and level 66 Street from Lot C, Block 1, Plan 022 5811 as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
6. that the approved subdivision LDA23-0093, be registered prior to or concurrent with this application to ensure the availability of the essential water main feeds. This includes the required offsite connection to the existing 300mm water main on 66 Street SW; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.



**II The Servicing Agreement required in Clause I (3) 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 all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct 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);
9. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, 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 construct 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);
11. that the owner constructs offsite sanitary and storm sewers and temporary drainage ditch to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lot, with openings for walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

13. that the owner is responsible for the landscape design and construction within the Reserve lot and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the NE and NW 14-51-24-W4M was addressed by a DRC (232 266 617) with LDA22-0044. The DRC will be reduced accordingly with the park dedication through this subdivision, as well as the PUL dedication from LDA22-0255. The DRC will carry forward on the remainder of the title.

Municipal Reserve for Lot C, Block 1, Plan 022 5811 in the amount of 1.08 ha is being provided by a DRC with this subdivision. The DRC has been adjusted for arterial roadway dedication, but should be confirmed pending final 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/jm/Posse #490084396-001

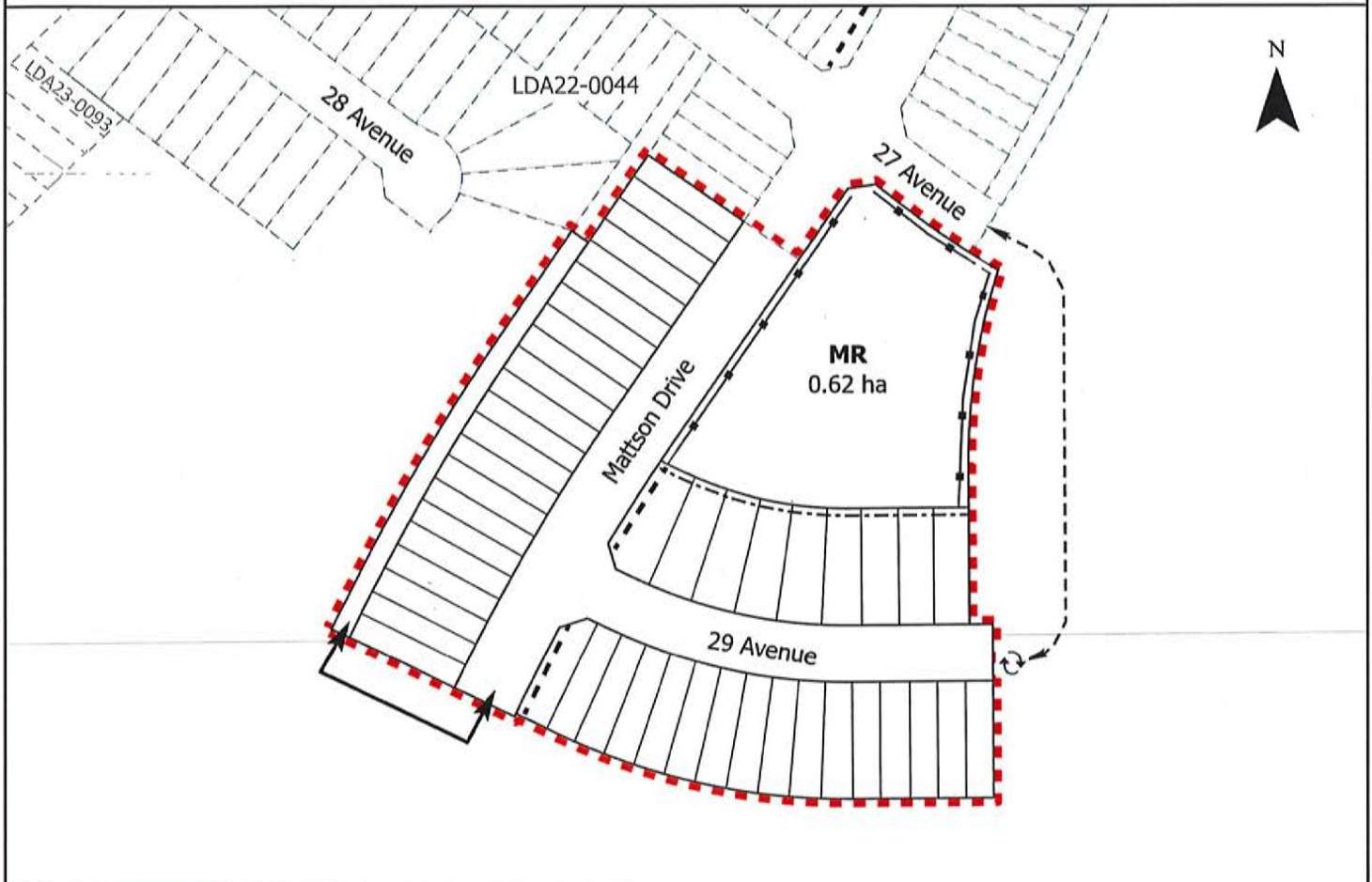
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

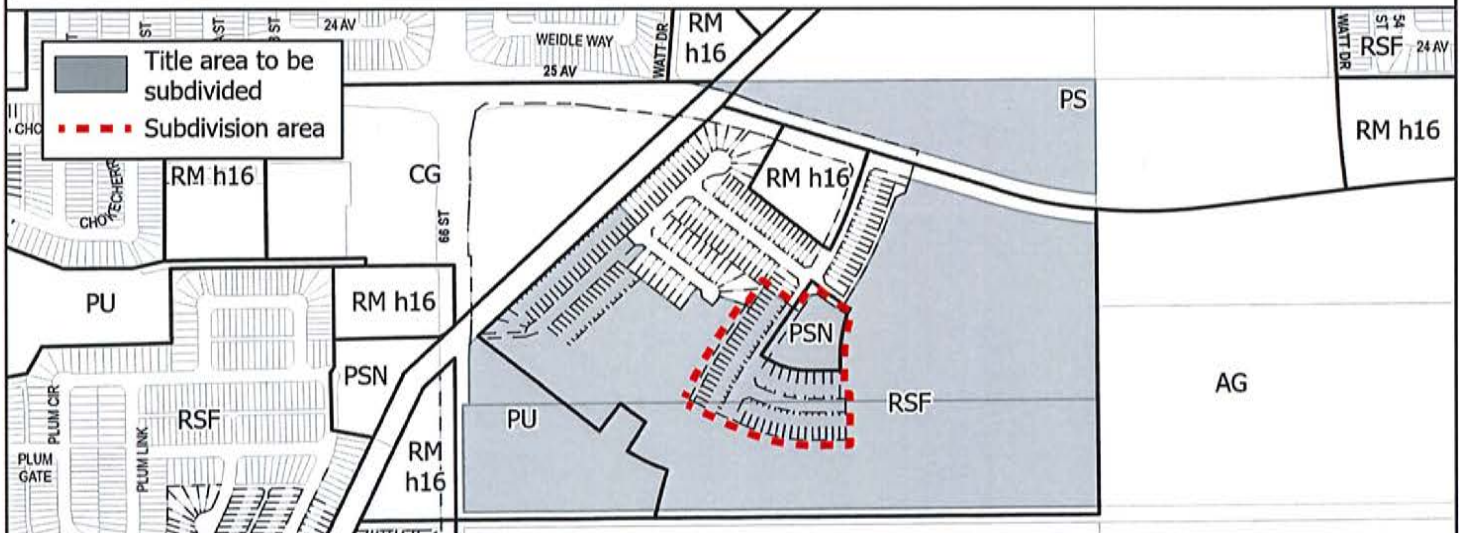
March 13, 2024






LDA23-0376

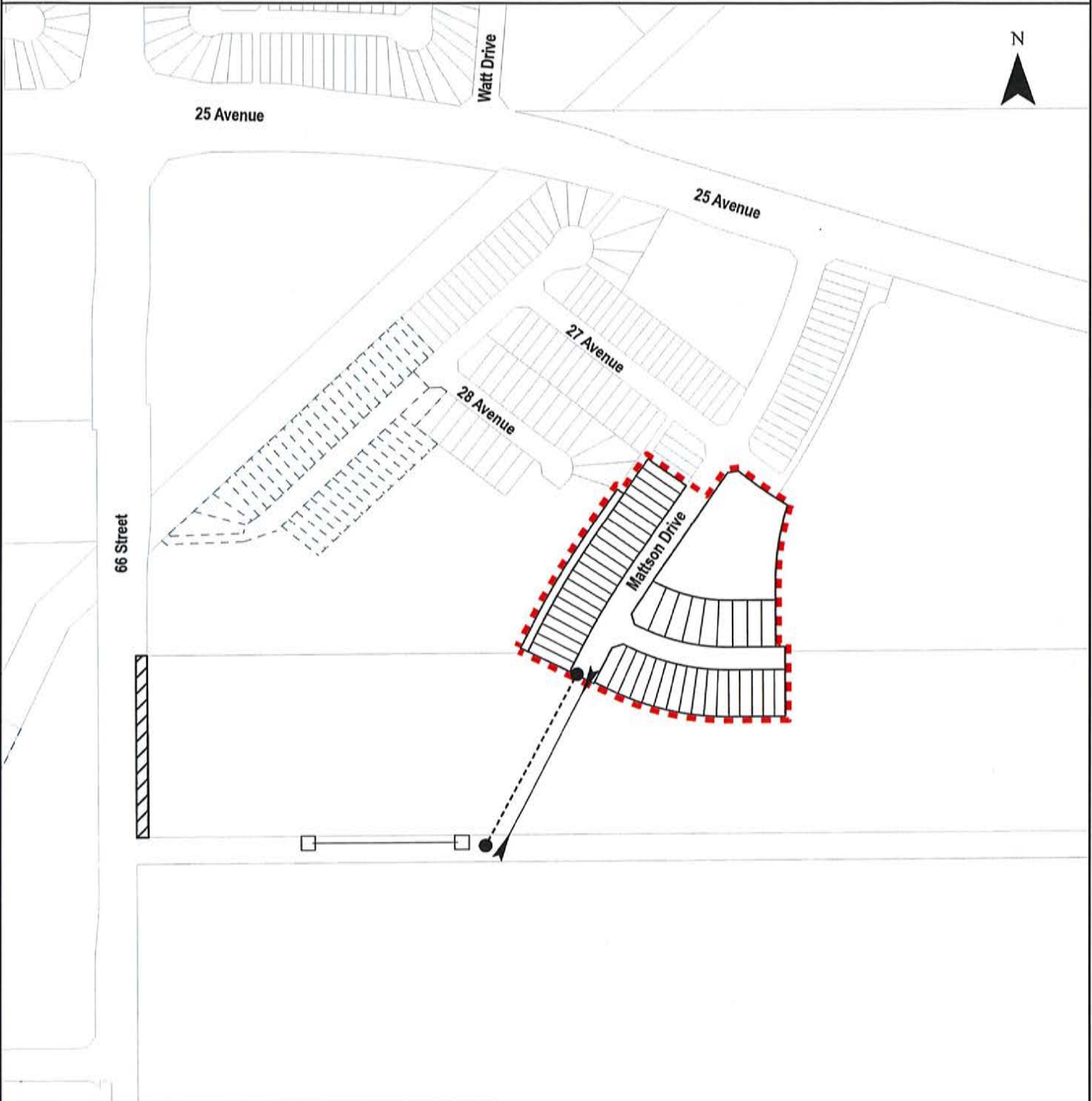
- Limit of proposed subdivision
- 1.8m Uniform Fence - Zoning Bylaw
- Temporary 4m emergency access
- Post and Rail Fence
- 1.2 m Uniform Fence
- Temporary 6m roadway
- Temporary 12 m radius turnaround



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



-  Limit of Proposed Subdivision
-  Dedicate as Road Right of Way
-  Temporary Ditch
-  Offsite Storm Sewer
-  Offsite Sanitary Sewer



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 13, 2024

File No. LDA23-0385

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 125 residential lots and two (2) Public Utility lots from Lot D, Block 1, Plan 222 2598 located south of Maskêkosihk Trail NW and west of 184 Street NW;  
**RIVER'S EDGE**

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**I The Subdivision by Plan is APPROVED on March 13, 2024, 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, clear and level the Riverview Boulevard / 192 Street NW roundabout, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;
4. that the owner registers a utility easement, for construction of the storm sewer extension, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the subdivision boundary be amended to include the dedication of complete local road intersections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA21-0601, be registered prior to or concurrent with this application, to provide logical roadways and utility extensions;
7. 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
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 all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct the Riverview Boulevard NW / 192 Street NW roundabout to an arterial roadway standard, including channelization, accesses, 3 m shared use path on both sides, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Riverview Boulevard NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, 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);
11. that the owner construct appropriate traffic calming measures at the shared use path crossing, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic Calming measures may include but is not limited to curb ramps, a two-stage crossing, marked crosswalks, a raised crossing or curb extensions. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
12. that the owner construct a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF) and PUL (Pump Station), as per City of Edmonton Design

- and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path along the collector roadway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  14. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF) 14A, including all inlets and outlets and an interim connection to SWMF 14B, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  15. that the owner designs and constructs the Riverview pump station to the satisfaction of Subdivision and Development Coordination;
  16. that the owner provides an interim storm system, to be implemented to the satisfaction of the City of Edmonton and EPCOR Drainage, prior to the construction of the North Saskatchewan River Outfall/interconnecting pipe system and stormwater management facility 4B;
  17. that the owner constructs offsite sanitary forcemain to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
  18. that the owner constructs offsite storm sewers to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure II, to the satisfaction of Subdivision and Development Coordination;
  19. the owner shall be responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the North Saskatchewan River storm outfall is constructed and operational, to the satisfaction of the Subdivision and Development Coordination;
  20. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the sanitary pump station, force main and offsite sanitary sewers are completed and operational to the satisfaction of Subdivision and Development Coordination;
  21. 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
  22. that the owner is responsible for the landscape design and construction within the Public Utility lots and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot D, Block 1, Plan 222 2598 was previously addressed LDA21-0601 by registering a 7.414 ha DRC on title. The DRC will be partially discharged to account for 0.68 ha arterial road dedication. 7.346 ha will be carried forward on the remainder of the title.

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

Please be advised that an appeal may be lodged in accordance 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 #489435716-001

Enclosures

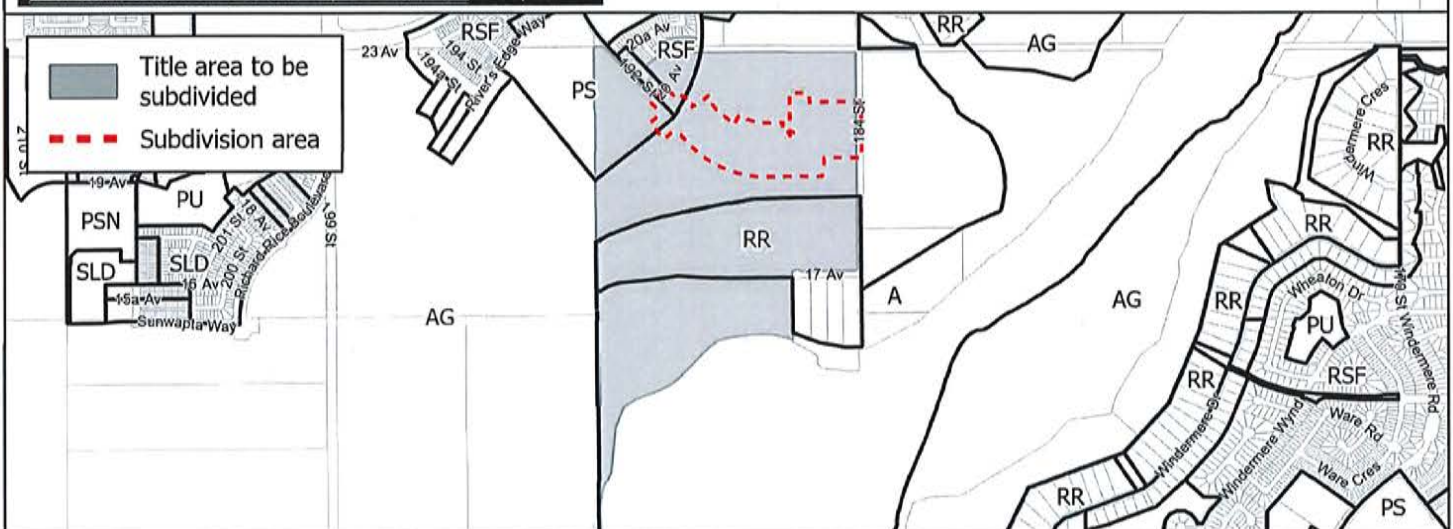
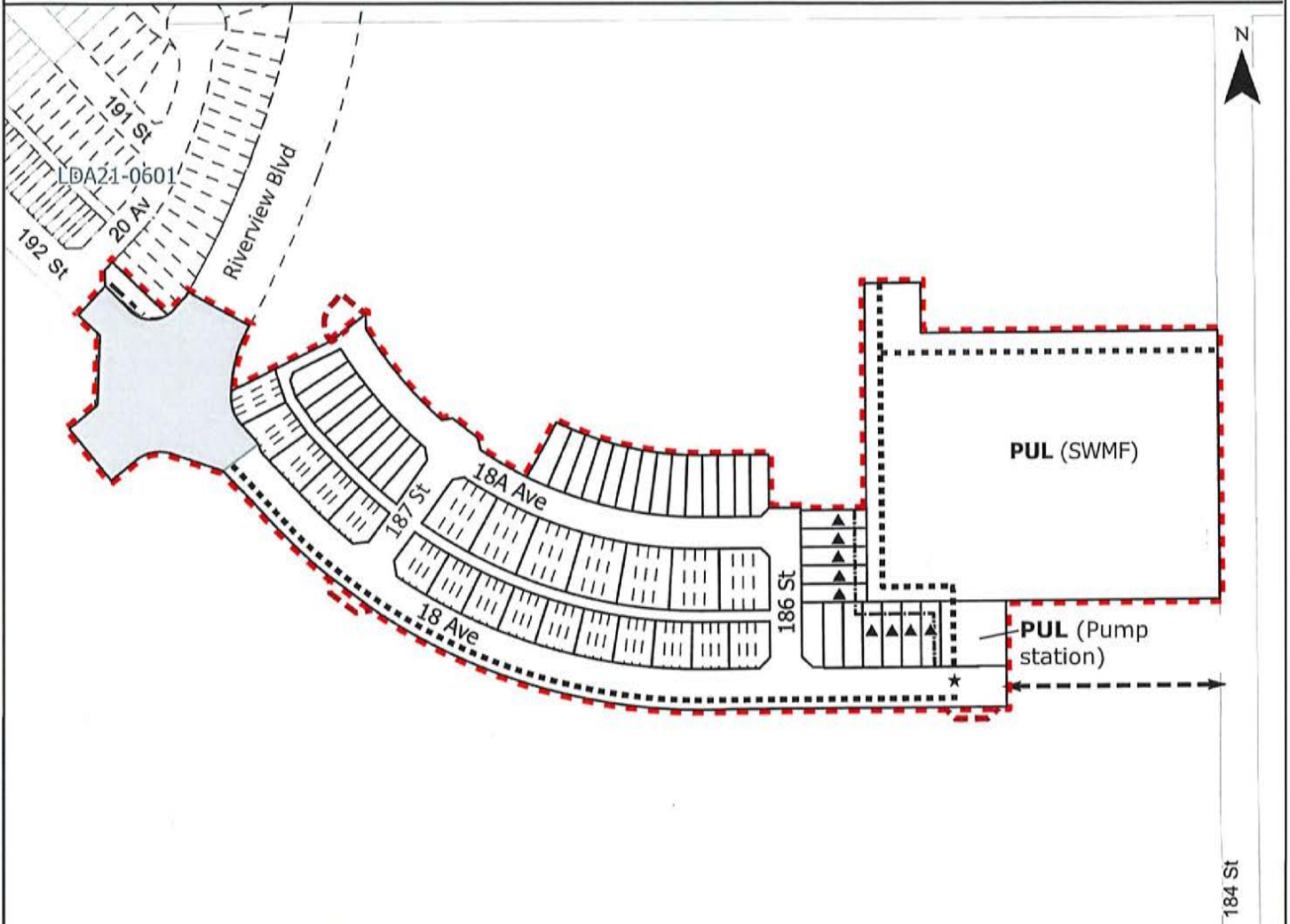


**SUBDIVISION CONDITIONS OF APPROVAL MAP**

March 13, 2024

LDA23-0385

- Limit of Proposed Subdivision
- Amend Subdivision Boundary
- 3m Shared Use Path
- 1.2m Uniform Screen Fence
- Temporary 4m Emergency Access
- Restrictive Covenant re: Freeboard
- Traffic Calming Measures
- Construct to an Arterial Roadway Standard
- 1.8 m uniform screen fence as per Zoning Bylaw

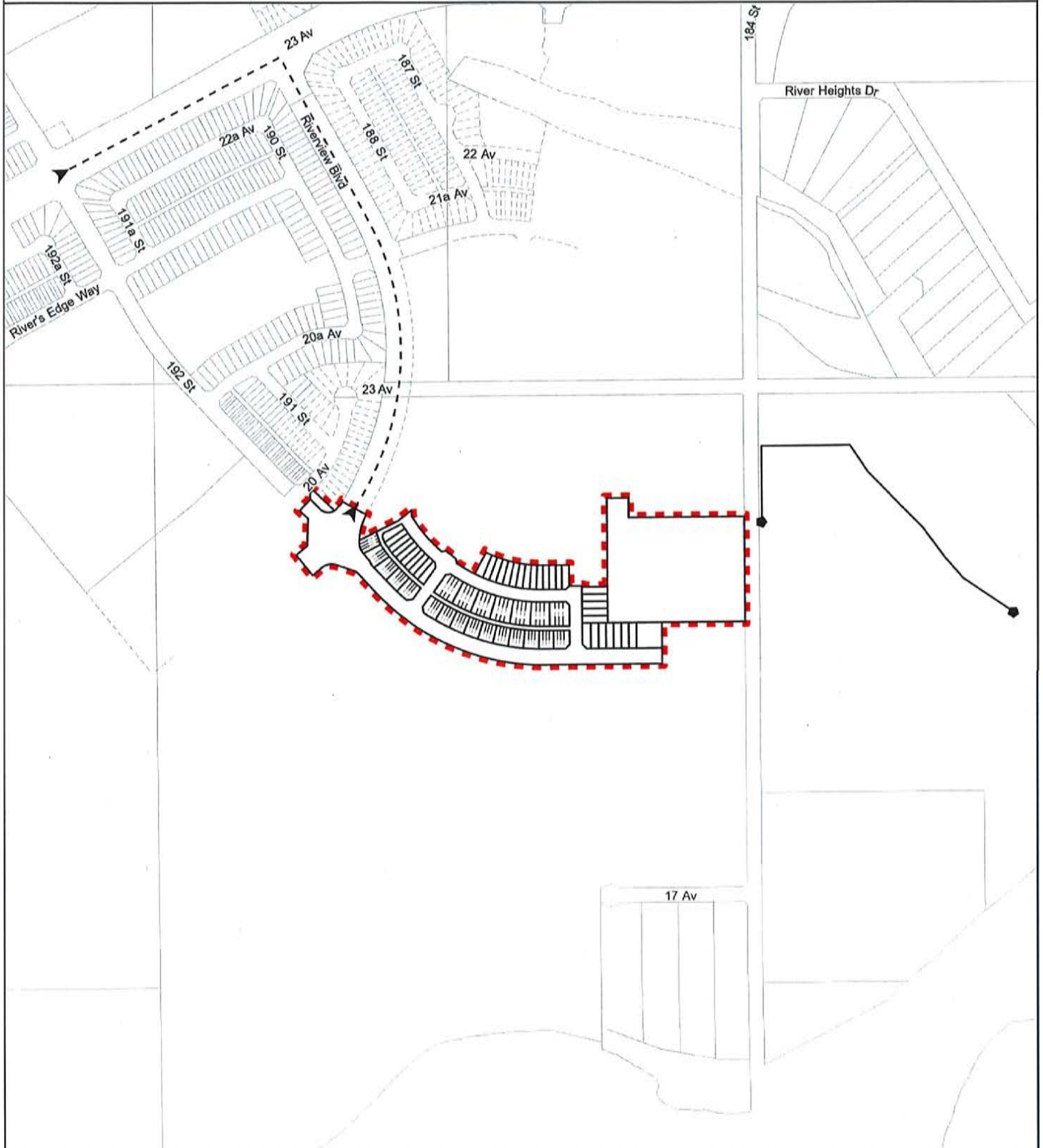


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2024

LDA23-0385

- ■ ■ Limit of Proposed Subdivision
- ▶ --- ◀ Sanitary Forcemain
- — ● Storm Sewer Extension; register easement





Subdivision Authority

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

March 13, 2024

File No. LDA23-0386

Davis Consulting Group  
197 Wisteria Lane  
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 57 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and one (1) Public Utility lot, from Lot 1A, Plan 4291 RS, the NW-20-53-25-W4M, and the SW-20-53-25-W4M, located north of the Anthony Henday NW and east of 199 Street NW; **STARLING**

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**I The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.430 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 2.063 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve (MR) in the amount of 0.889 ha by a Deferred Reserve Caveat registered proportionately against the Lot 1, Block 2, Plan 072 9520, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
6. that the owner dedicate additional road right of way for the local road, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
7. That the owner dedicate additional road right-of-way for 199 Street NW, to the satisfaction of Subdivision and Development Coordination, to facilitate the construction of a 1.8 m sidewalk on the east side, as shown on Enclosure I;

8. that the owner registers a utility easement, for construction of the Stormwater Management Facility (SWMF) and storm sewers, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the approved subdivision LDA22-0363 be registered prior to or concurrent with this application, to provide logical roadway and utility extensions;
10. that LDA24-0093 to amend the Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
11. that LDA23-0268 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
12. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
13. 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; and
14. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (4) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay a boundary assessment for municipal improvements constructed by others for improvements along 199 Street NW road right-of-way, from which this development benefits (Big Lake Neighbourhood 1, Stage 1, Servicing Agreement DS-1387);
6. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
7. 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;
8. 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;

9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner improve the intersection of 199 St NW and 137 Avenue NW including installation of two streetlight poles along with amber flashing beacons, as shown on Enclosure II, or to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility.
11. that the owner construct Starling Drive NW to a collector road standard within the subdivision boundary to tie into the existing terminus to the north.. 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. A 'Swept Path Analysis' for ETS buses, at the collector-collector intersection, should be included in the submission of engineering drawings to ensure functionality of ETS buses. Further to this, the owner will be required to modify the curblines details, at the south end of the local-collector intersection, to ensure smooth transition of carriageway on either side of the intersection, as shown on the "Conditions of Approval" map, Enclosure I.
12. That the owner construct a 1.8 m concrete sidewalk along the east side of 199 Street NW, between Trumpeter Way NW and south of Starling Drive NW, as shown on the Enclosure I;
13. that the owner construct a 1.8 m concrete sidewalk along 199 Street NW and from the alley located north of Blackbird Link NW to the Altalink corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
14. that the owner construct a curb crossing on the south-east corner at the intersection of Starling Drive and the Public Utility Lot (PUL), as shown on the "Conditions of Approval" map, Enclosure II, to provide an access to the future ATCO's gate station. The ultimate location of the curb crossing will be reviewed with the submission of detailed engineering drawings;
15. that the owner construct a 3 m asphalt shared use path on the east and the west sides of the Environmental Reserve, within the top-of-bank setback area, including "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct appropriate traffic calming measures at the shared use path crossings on Starling Drive NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to curb ramps, a two-stage crossing, a raised crossing or curb extensions. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
17. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the PUL and the Transportation Utility Corridor (TUC), with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I;

18. that the owner pay for installation of a pedestrian overhead flasher / pedestrian signal, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing and type of the signals installation will be at the discretion and direction of Transportation Operations. If the signals are not deemed warranted by Transportation Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signals at that time to fulfil this obligation;
19. that the owner provide a marked crosswalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
20. that the owner designs and constructs the ultimate Stormwater Management Facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
21. that the owner constructs the storm outfall to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
22. that the owner constructs offsite storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
23. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
24. that the engineering drawings include a wildlife crossing on Starling Drive NW, in accordance with the with the prepared Wildlife Passage Report and the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologyecircs@edmonton.ca](mailto:ecologyecircs@edmonton.ca) for more information);
25. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner construct all fences wholly on privately-owned land, Municipal Reserve (MR) lot, and east of Starling Drive, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
27. that the owner is responsible for the landscape design and construction within the Public Utility lots, east of Starling Drive, the Reserve lots, road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Lot 1, Block 2, Plan 072 9520 is not part of the subdivision boundary, but MR in the amount of 1.495 ha is being provided with this subdivision to help with the school/park dedication. 0.606 ha of this will be transferred to Lot 1A, Plan 4291 RS to support school site dedication and the remainder (0.889 ha) will be registered as a DRC on title.

Due to a land sale with the Province, MR will be taken from the portion of purchased lands from the SW 50-53-25-W4M. The area for sale is 0.211 ha and therefore, 0.0211 ha will be taken for dedication of the MR lot.

MR for Lot 1A, Plan 4291 RS was addressed by DRC with LDA22-0363. The DRC will be reduced to account for the ER dedication, and with the MR dedication, the DRC will be discharged in full.

MR for the NW-20-53-25-4 was addressed by money in place with LDA14-0378. The DRC was discharged in full.

Please be advised that in order to satisfy conditions II. 14, II.17, II. 25, II. 26, and II.27 regarding construction within the TUC, the owner must arrange for consent from the utility operator, a License and Maintenance Agreement between the City and the Province, and Ministerial Consent.

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

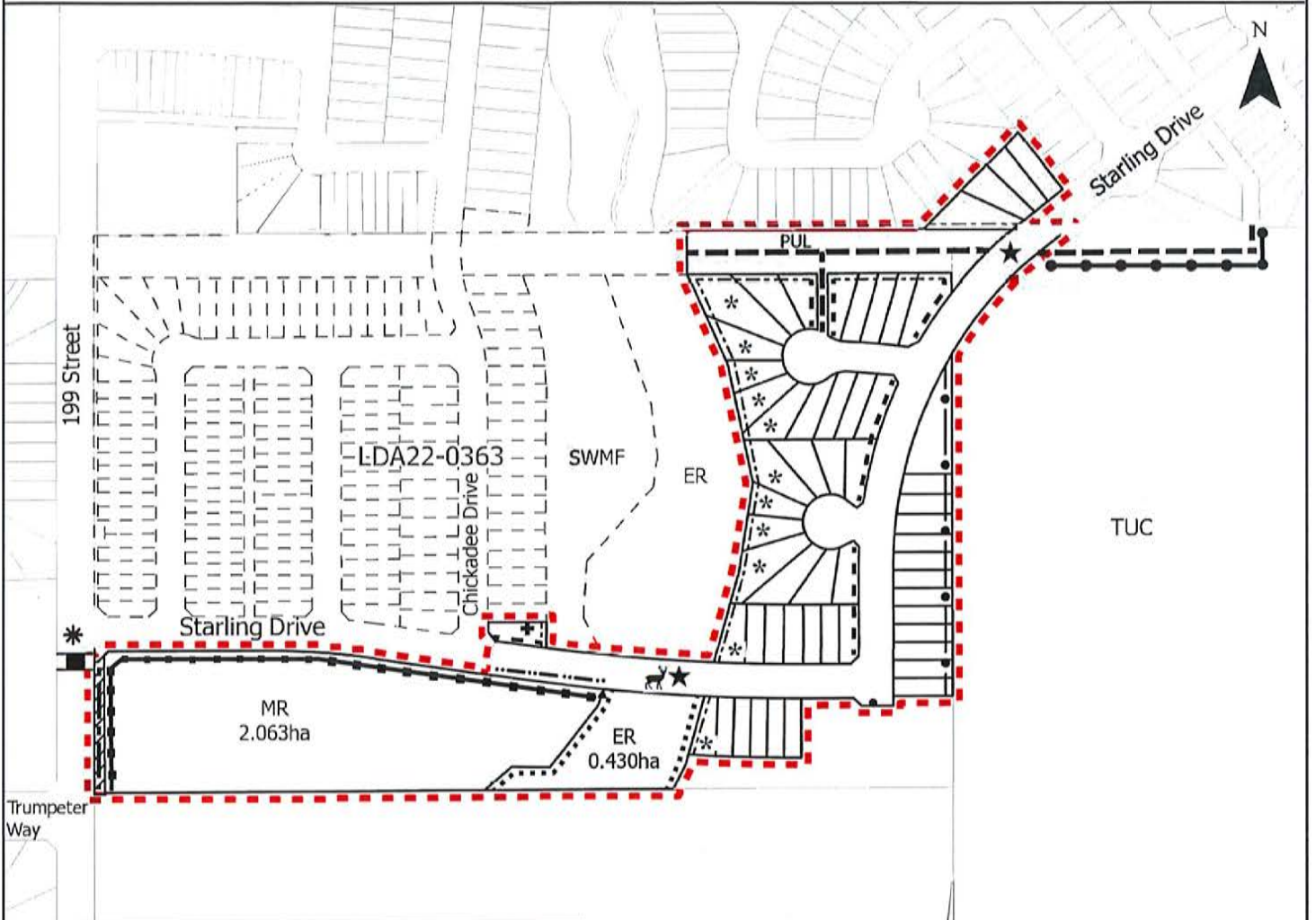
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Enclosures

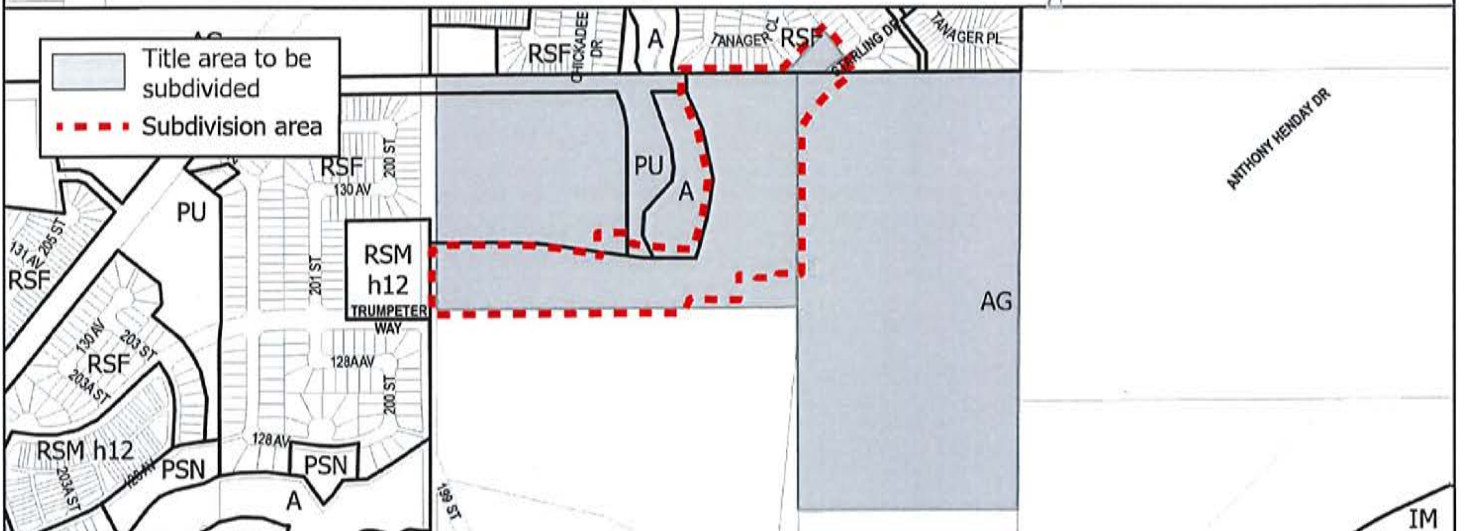
**SUBDIVISION CONDITIONS OF APPROVAL MAP**

March 13, 2024 LDA23-0386

- |  |  |   |  |
|--|--|---|--|
| <ul style="list-style-type: none"> <li>--- Limit of Proposed Subdivision</li> <li>- - - Amend Subdivision Boundary</li> <li>★ Traffic Calming Measures</li> <li>🐾 Wildlife Crossing</li> <li>* Pedestrian Overhead Signal</li> <li>- - 1.8m concrete sidewalk</li> </ul> | <ul style="list-style-type: none"> <li>* Restrictive Covenant re: Top of Bank</li> <li>+ Restrictive Covenant re: Freeboard</li> <li>• Dedicate Additional Road Right of Way (If deemed necessary)</li> <li>▨ Dedicate as Road Right of Way</li> </ul> | <ul style="list-style-type: none"> <li>- - - 1.8m Uniform Screen Fence as per Zoning Bylaw</li> <li>- ● - Berm and Noise Attenuation Fence</li> <li>- - - 1.2m Uniform Fence</li> <li>—●— paige wire Fence</li> </ul> | <ul style="list-style-type: none"> <li>- - - 3m Hard Surface Shared Use Path</li> <li>⋯ 3m Asphalt Shared Use Path</li> <li>⋯ 2.5m Mono-walk</li> <li>▭ Marked Crosswalk</li> <li>■ Post and rail Fence</li> </ul> |
|--|--|---|--|



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



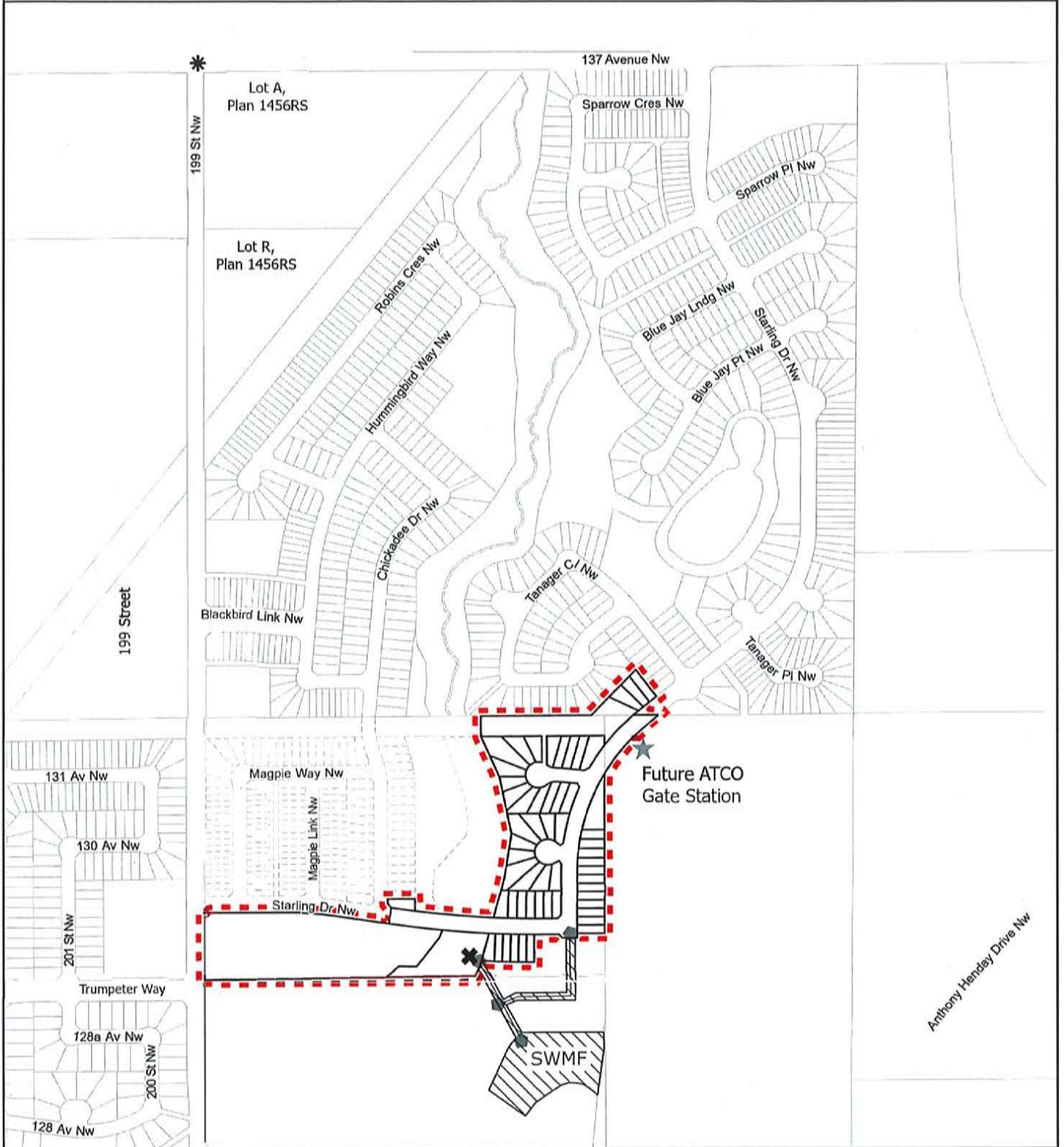


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2024

LDA23-0386

- ■ ■ Limit of Proposed Subdivision
- ★ Curb Crossing
- ✕ Storm Outfall
- \* Intersection safety improvements
- ▨ Register Utility Easement
- Storm Sewer Extension





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0045

Stantec  
10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 86 residential lots, from Lot 1, Block 8, Plan 222 1685 located north of Ellerslie Road SW and east of 34 Street SW; **ALCES**

---

**I The Subdivision by Plan is APPROVED on March 13, 2024, 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 remnant of Lot 1, Block 8, Plan 222 1685 be consolidated with the remainder of Lot 3, Plan 707 RS prior to or concurrent with the registration of this subdivision; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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 all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lots 2 & 3, Plan 707RS were previously addressed with LDA22-0137.

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/jm/Posse #496210766-001

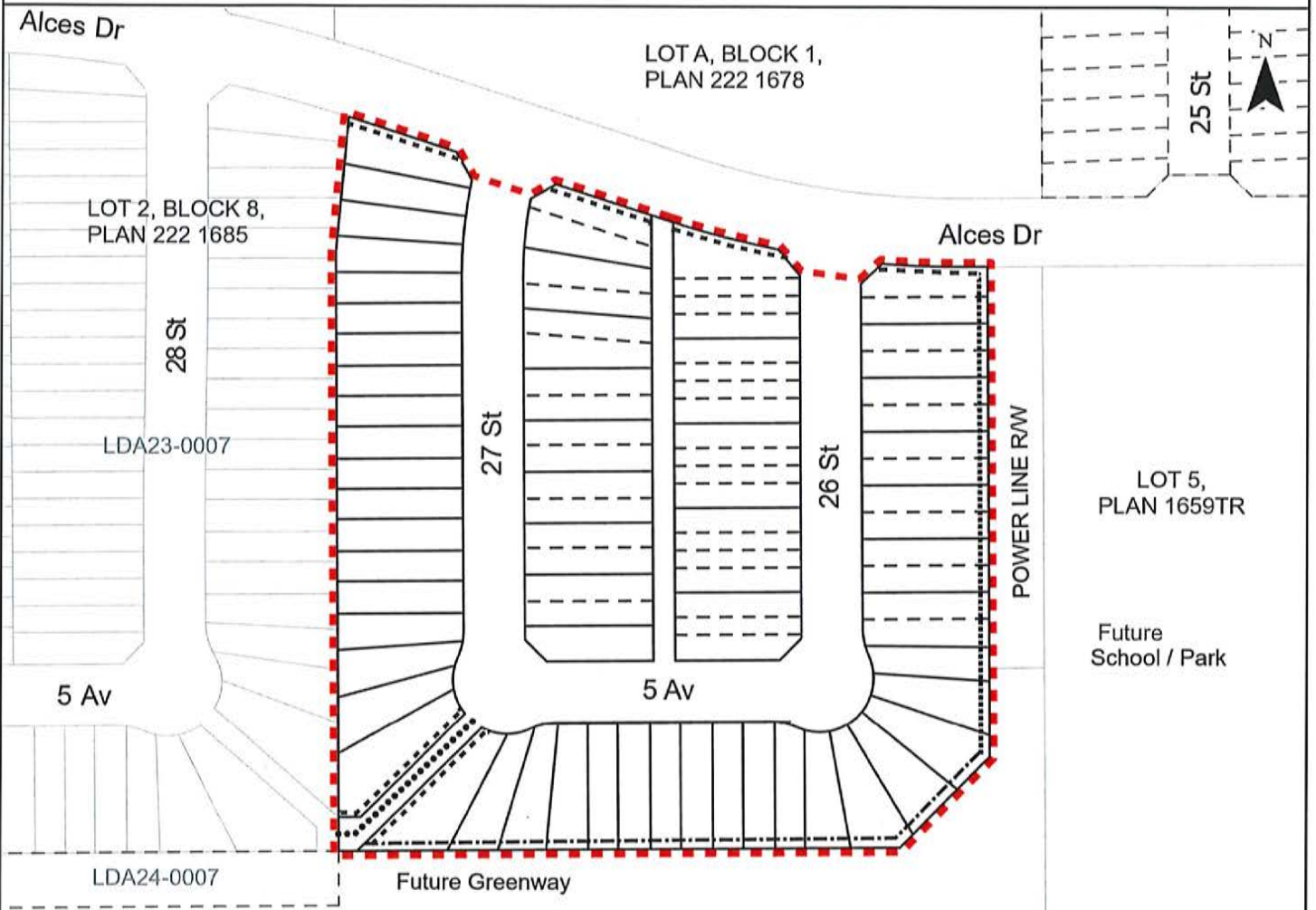
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

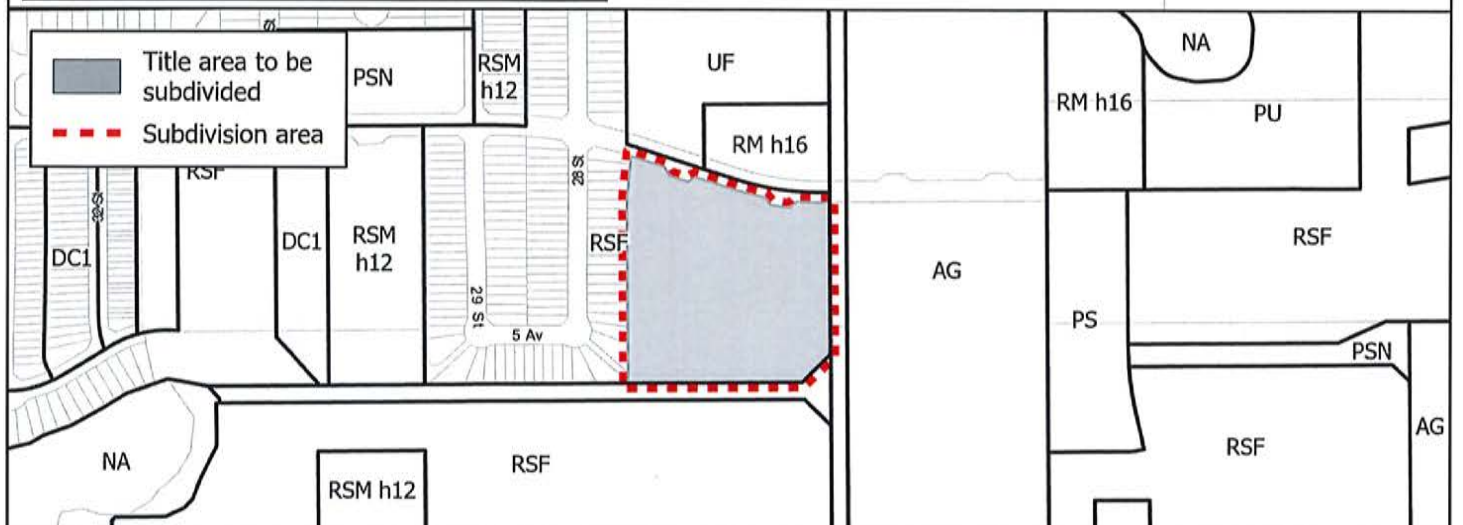
March 13, 2024

LDA24-0045

- Limit of Proposed Subdivision
- 1.2m Uniform Fence
- ..... 1.8m Uniform Fence
- ..... 1.8m Concrete Sidewalk
- ..... 1.8m uniform fence as per Zoning Bylaw



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





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA22-0555

Davis Consulting Group  
197 Wisteria Lane  
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: REVISION of conditionally approved tentative plan of subdivision to create 181 residential lots and 1 other lot (in two parts) from Lot 1, Block 1, Plan 152 1916, and the NW 2-51-24-W4M located south of 23 Avenue NW and east of Winterburn Road NW; **STILLWATER**

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The subdivision was originally approved on February 16, 2023. The first Change Request (September 7, 2023) swapped the phasing order and amended the phasing boundary. This second Change Request reduces the depth of the lots along 210 Street, thereby creating a remnant that now contains a strip of land between the proposed subdivision and the adjacent parcel. It also includes 4 additional residential lots on the east side of 210 Street, and the construction of the local east/west road. Phase 1 has been registered.

**I The Subdivision by Plan is APPROVED on March 13, 2024, 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 other lot (in two parts) being created with this subdivision be consolidated with the adjacent Lot A, Plan 2500 MC prior to or concurrent with this application, as shown on the "Conditions of Approval" map, Enclosures I and II;
4. that the owner dedicate, clear and level Winterburn Road NW from the entire parent parcel with Phase 2, as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;

6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 23 Avenue NW/Maskekosiik Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
7. that LDA23-0365 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
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:**

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 pay a boundary assessment for municipal improvements constructed by others along the east property line of Plan 1521916 Blk 1 Lot 1 from which this development benefits (Stillwater Stage 3; Servicing Agreement DS51587);
7. 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;
8. 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;
9. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
10. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;

11. that the owner provides grading plans for Maskekosihk Trail NW with the submission of engineering drawings. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
12. that the owner provides grading plans that accommodate a 3 m shared use path within the Storm Water Management Facility (SWMF) with the submission of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure II. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
13. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner design the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner construct an offsite storm sewer extension, to the satisfaction of EPCOR Drainage Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner obtains a Construction Completion Certificate (CCC) for the Uplands Sanitary Lift Station, to the satisfaction of Subdivision and Development Coordination;
17. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto Maskekosihk Trail NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
19. 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
20. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Block 1, Plan 152 1916 in the amount of 5.44 ha was provided by a DRC with phase 1 of this subdivision. The DRC will carry forward on the remainder of the titled area.

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 #448832779-002

Enclosures

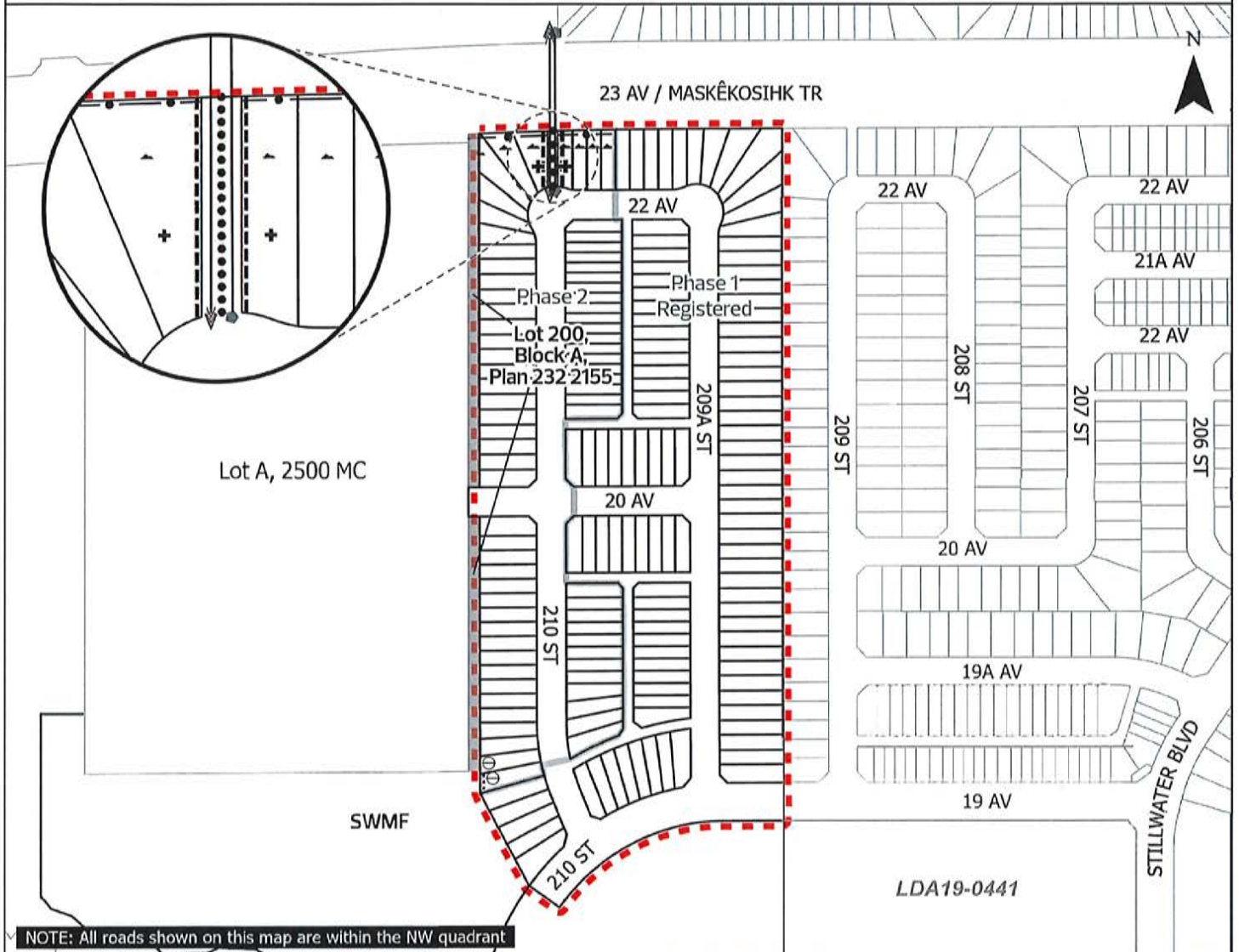


SUBDIVISION CONDITIONS OF APPROVAL MAP

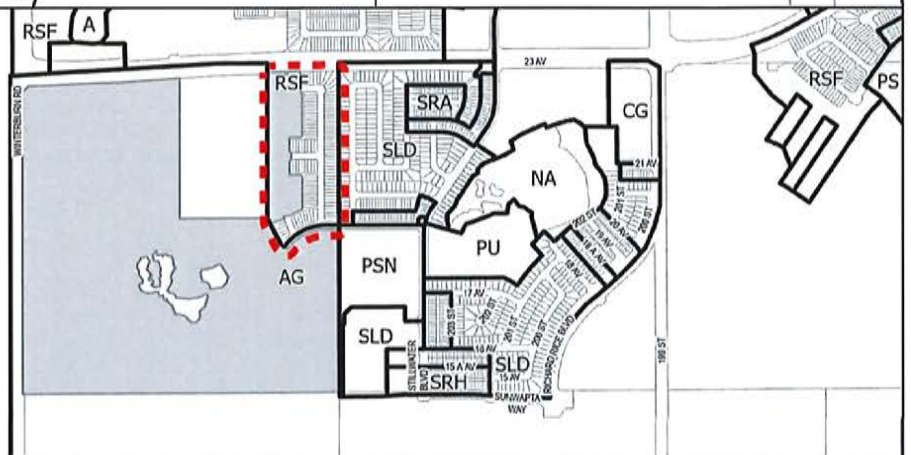
March 13, 2024

LDA22-0555

- |         |   |         |   |   |   |
|---------|---|---------|---|---|---|
| ■ ■ ■ ■ | Limit of proposed subdivision           | ● ● ● ● | 1.8 m concrete sidewalk                 | + | Restrictive covenant re: Disturbed soil |
| —       | Phasing line                            | ↔       | Watermain extension                     | ⊖ | Restrictive covenant re: Freeboard      |
| - - - - | 1.2 m uniform fence                     | ⊕       | Storm sewer extension                   | ■ | Consolidate with Lot A                  |
| - - - - | 1.8 m uniform fence as per Zoning Bylaw | ▲       | Restrictive covenant re: Berm and fence |   |   |
| —●—     | Berm and noise attenuation fence        |         |   |   |   |



- |         |                             |
|---------|-----------------------------|
| ■       | Title area to be subdivided |
| ■ ■ ■ ■ | Subdivision area            |



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 13, 2024

LDA22-0555

..... Limit of proposed subdivision



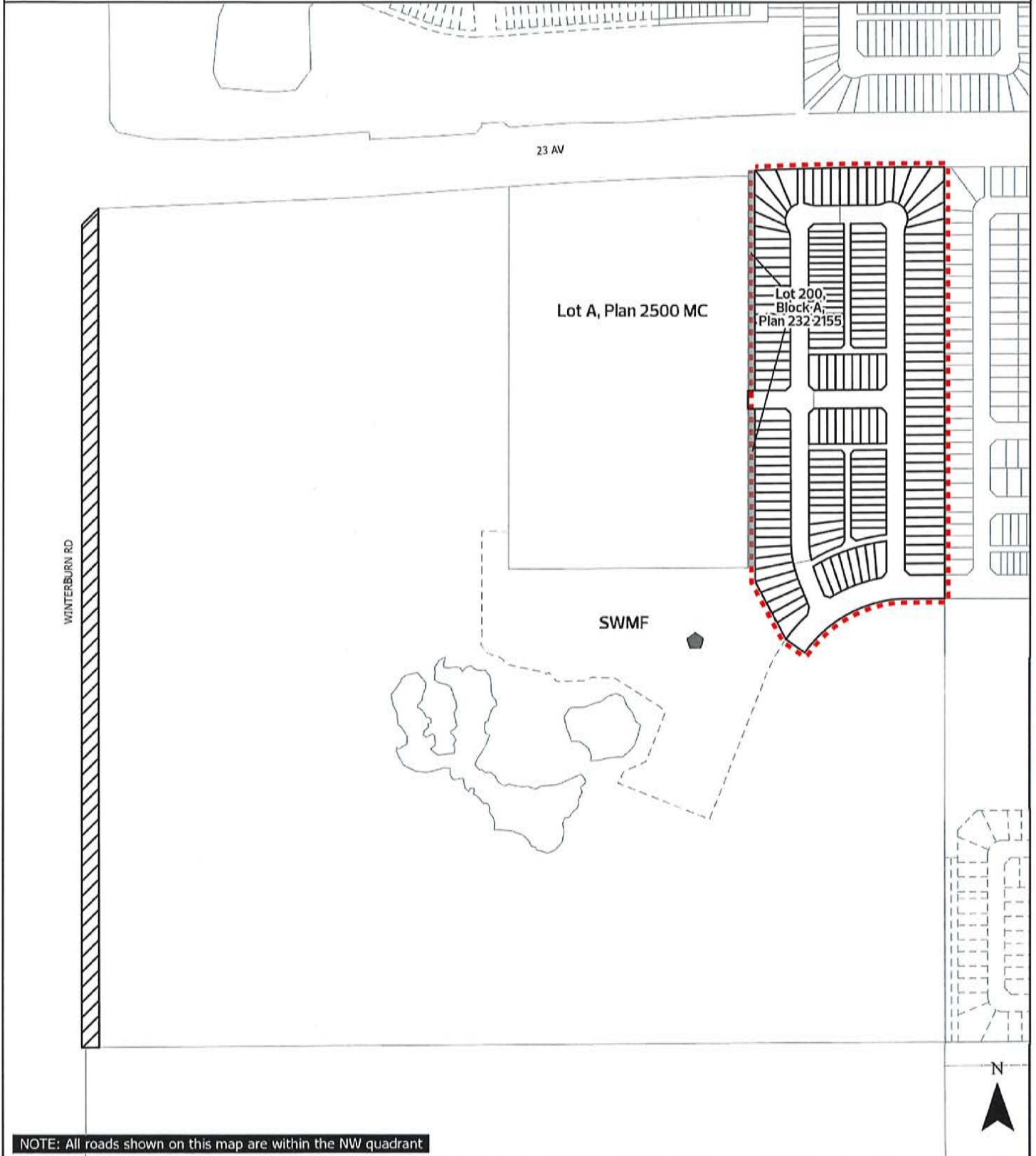
Provide grading plans



Dedicate as road right of way



Consolidate with Lot A



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 13, 2024,

File No. LDA24-0026

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) commercial lots from Lot 69, Block 1, Plan 902  
1259 located west of Mill Woods Road NW and north of 80 Street NW; **SATOO**

---

**I The Subdivision by Plan is APPROVED on March 13, 2024, 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 an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and

5. that the owner construct offsite sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

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,



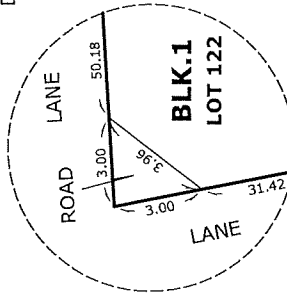
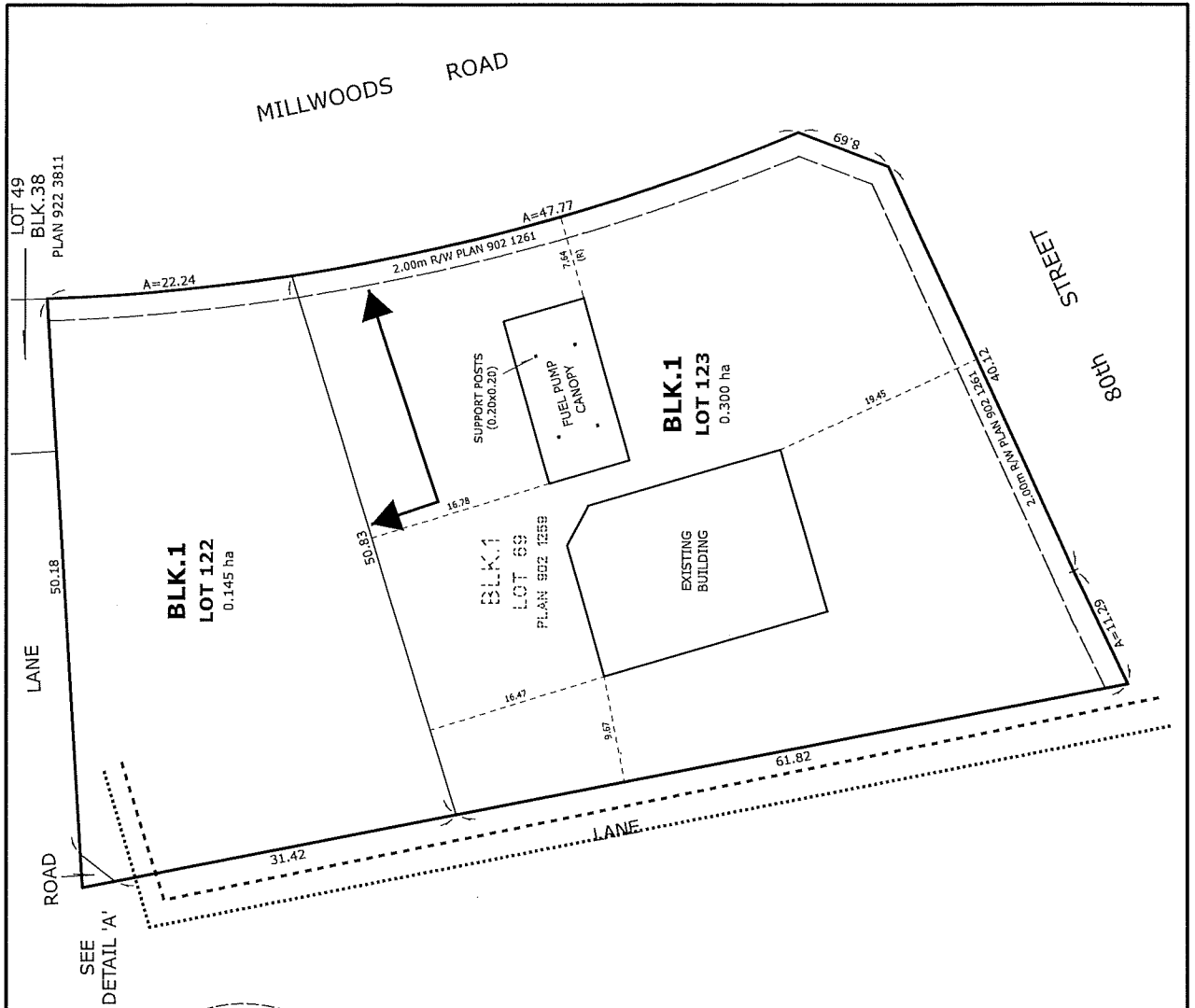
Blair McDowell  
Subdivision Authority

BM/jm/Posse #497613300-001

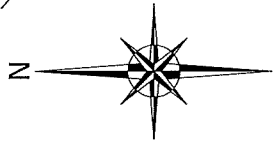
Enclosure

**SUBDIVISION OF CONDITIONS APPROVAL MAP**  
**MARCH 13, 2024**  
**ENCLOSURE I**




**LDA24-0026**



DETAIL 'A'  
NOT TO SCALE



**LEGEND**

-  Cross Lot Access Easement
-  Offsite storm main
-  Offsite sanitary main



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0064

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) other lot from the SW 29-50-25-W4M located north of Highway 19 SW and east of 181 Street SW (Range Road 255); **EDMONTON SOUTH WEST**

---

**I The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following condition:**

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. An appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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 9 of the Matters Related to 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 #494312855-001

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 (\$715.00 - 2024 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 or [buildingsafetycodes@edmonton.ca](mailto:buildingsafetycodes@edmonton.ca) for more information.

#### Land Use Planning

- The subject site is identified within a Future Growth Area by Edmonton's Municipal Development Plan, [The City Plan](#). This area requires the creation of a statutory planning framework before redevelopment is allowed.
- At the time of future land development application(s), including further subdivision, appropriate development conditions and access and servicing requirements will be implemented for the subject site.
- In accordance with Section 663 of the Municipal Government Act (MGA), Municipal Reserves (MR) are not required with the proposed subdivision. Pursuant to Section 666 of the MGA, MR will be owing upon future subdivision of the subject site.

#### Transportation

- The City of Edmonton's [Infrastructure Serviceability Report](#) identifies 181 Street SW (Range Road 255) as a future arterial/expressway. With future subdivision or redevelopment of the subject land, additional road right of way must be dedicated to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination. Currently, neither a statutory plan for the Edmonton South West neighbourhood or a Concept Plan for the future arterial/expressway exist. Should you require additional information, please contact Subdivision Planning's Transportation team at [SPTransportation@edmonton.ca](mailto:SPTransportation@edmonton.ca).
- Alberta Transportation's twinning of Highway 19, between Queen Elizabeth II Highway (QEII) and Highway 60, is in progress. The segment abutting the proposed subdivision is scheduled to be constructed with Phase 3 of the project. The twinning of this segment includes realignment of Highway 19 which is triggered by the [Edmonton International Airport \(EIA\) expansion](#). Detailed design, utility relocation, land acquisition, and environmental permitting activities are currently in progress. Subdivision Planning recommends that the owner/applicant contact Alberta Transportation ([jeff.zhang@gov.ab.ca](mailto:jeff.zhang@gov.ab.ca) or 780-968-4240) with any questions about the project or to coordinate any development activity associated with Highway 19.

#### Servicing

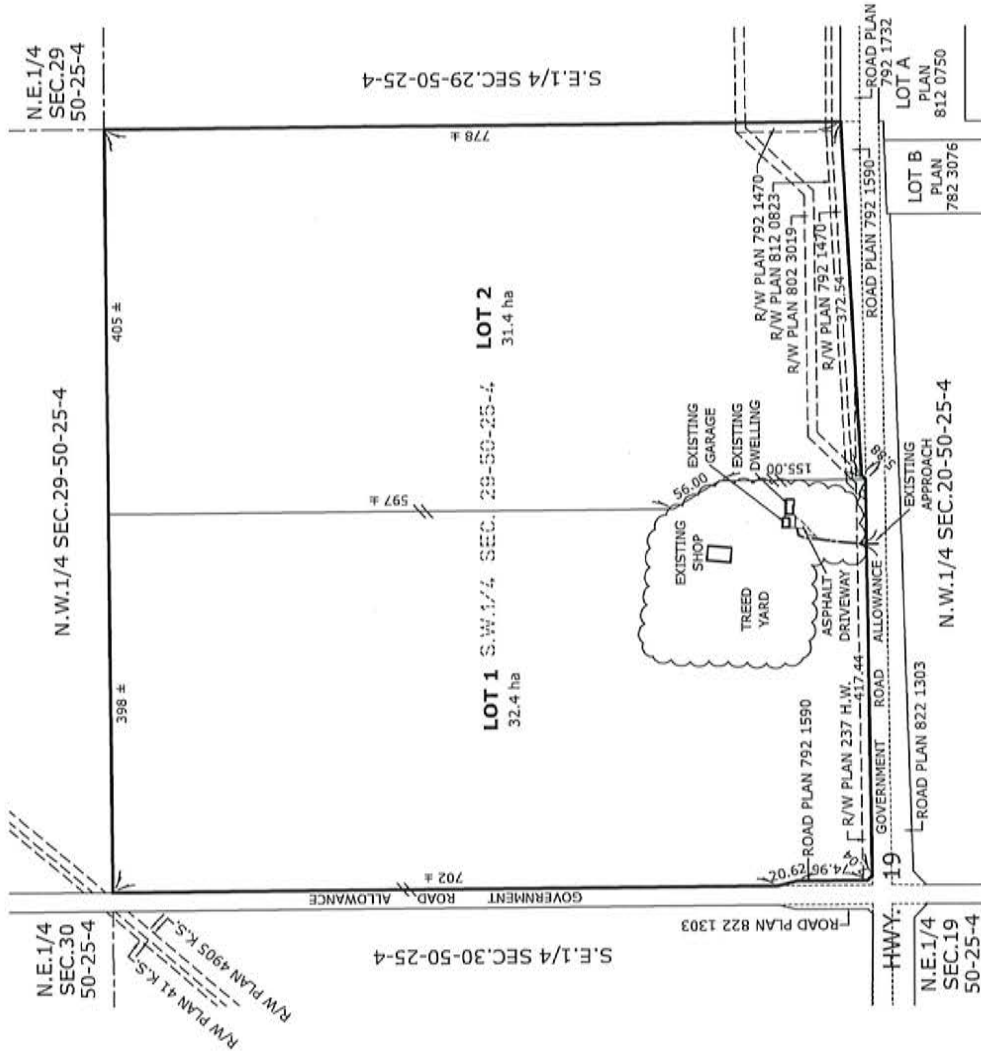
- Water and sanitary services currently require on-site management as an interim measure until future development can be integrated with municipal infrastructure, in accordance with City standards.
- In accordance with City Bylaws and standards, private water and sewer systems cannot cross the proposed property line to service a separately titled parcel.
- In accordance with City Bylaws and standards, overland drainage cannot cross the proposed property line onto a separately titled parcel.
- Water, sanitary, and drainage related questions can be directed to EPCOR's Water and Sewer Servicing team at [wass.drainage@epcor.com](mailto:wass.drainage@epcor.com) or 780-496-5444.

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

**S.W.1/4 SEC.29, TWP.50, RGE.25, W. 4M.**  
**EDMONTON, ALBERTA**

SCALE 1:5000 2023 N.R. RONSKO, A.L.S.



### NOTES:

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



8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T: 780.464.5506 | F: 780.464.4450 | hagensurveys.com  
 Four comprehensive surveying services.

SURVEYOR'S STAMP



CALCULATED BY:	V.O.T.	DRAWN BY:	V.O.T.
DATE:	NOV. 26, 2023	REVISED:	--
DRAWING	2350682T	FILE NO.	2350682





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0046

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lots 10 and 11, Block 17, Plan 2457S, located north of 63 Avenue NW and west of 106 Street NW; **ALLENDALE**

---

**The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following conditions:**

1. that the owner dedicate 0.5 metre road right of way, as shown on the "Conditions of Approval" map, Enclosure II;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/mc/Posse #499412373-001

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 (\$715.00 - 2024 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 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 to future development must be to the adjacent alley in conformance with the General Regulation (Section 6.1) of the 2.10 RS - Small Scale Residential Zone, of Zoning Bylaw 20001 .
- The Allendale neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal in 2024. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. 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.

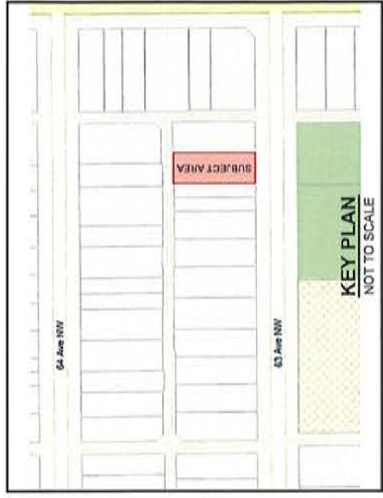
#### Servicing

- 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 9.6 m east of the west property line of Lot 39 off 63 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).

TRACY BECK

NOTES:  
 - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.  
 - ALL DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE.  
 - ALL DISTANCES 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 R3.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS..... AND CONTAINS: 0.067 ha



REV. NO.	DATE	ITEM	BY
1	JAN 26/24	ORIGINAL PLAN COMPLETED	CN

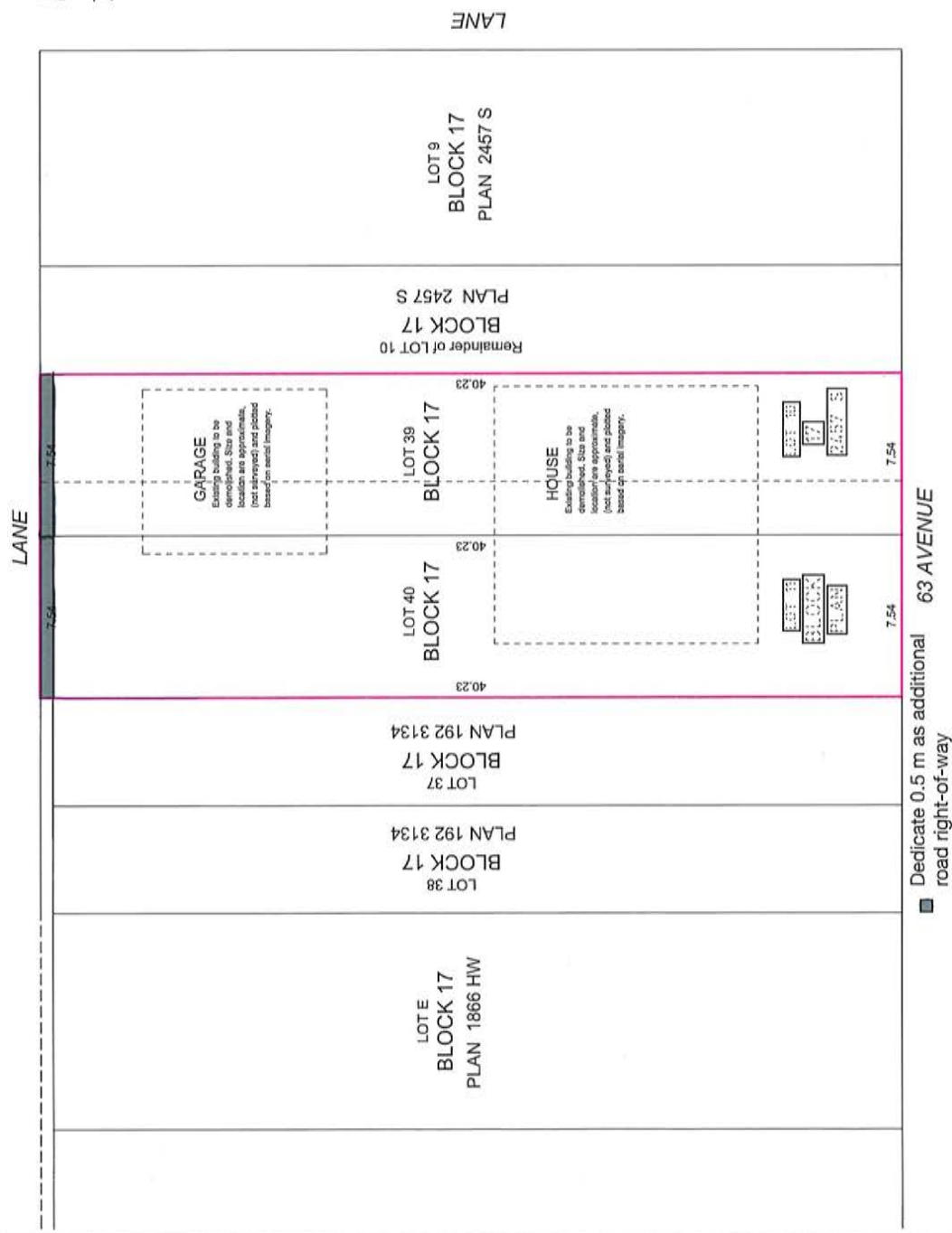
**ALLENDALE**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
 THE WEST HALF OF LOT 10 AND LOT 11, BLOCK 17, PLAN 2457S  
 WITHIN THE  
 S.W. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-175 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.: 624000001 DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0049

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 residential lot from Lot 40, Block 10, Plan 3642 HW, located south of 111 Avenue NW and east of 142 Street NW; **NORTH GLENORA**

---

**The Subdivision by Plan is APPROVED on March 13, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/ms/Posse #499149650-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 (storm and sanitary) enter the proposed subdivision approximately 10.8 m north of the south property line of Lot 40 off 141 Street. The existing water service enters the proposed subdivision approximately 34.4 m north of the north property line of the lane off 141 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING SUBDIVISION OF

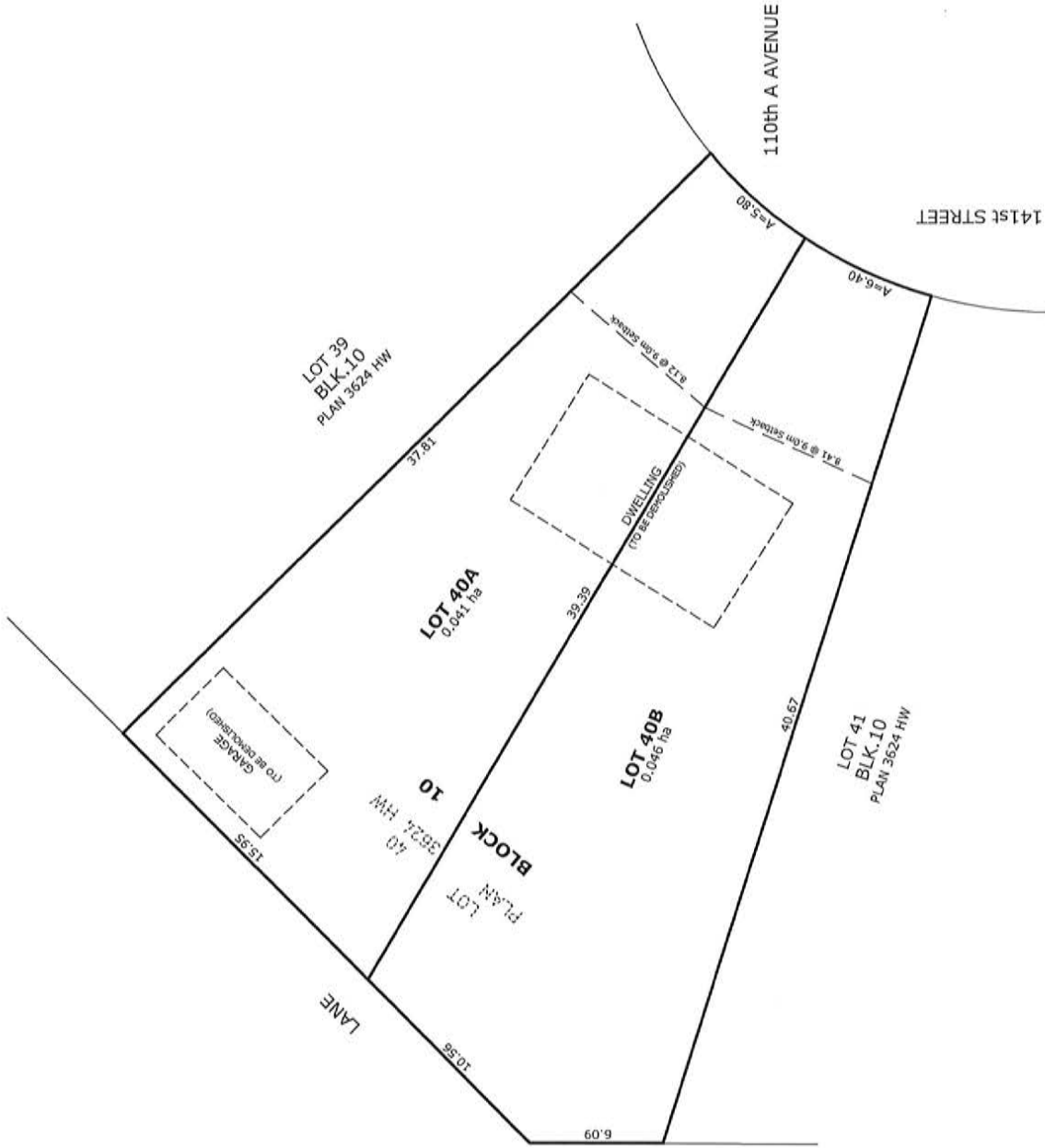
**LOT 40, BLOCK 10, PLAN 3624 HW**

IN THE

**S.W. 1/4 SEC. 12, TWP. 53, RGE. 25, W. 4 M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2024 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:	E.D.G.	DRAWN BY:	E.D.G.
DATE:	JAN. 24, 2024	REVISED:	FEB. 9, 2024
DRAWING	24-0036T	FILE NO.	240036



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0051

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 residential lot from Lot 34, Block 3, Plan 4014 HW, located south of 89 Avenue NW and east of 81 Street NW; **IDYLWYLDE**

---

**The Subdivision by Plan is APPROVED on March 13, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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,

A handwritten signature in blue ink, appearing to read "Blair McDowell". The signature is fluid and cursive, with the first name "Blair" being more prominent than the last name "McDowell".

Blair McDowell  
Subdivision Authority

BM/mc/Posse #499478364-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 2.77 m south of the north property line of Lot 34A off 81 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 an existing power pole and potentially a guy wire that may interfere with access to the proposed Lot 34A. 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 EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto: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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

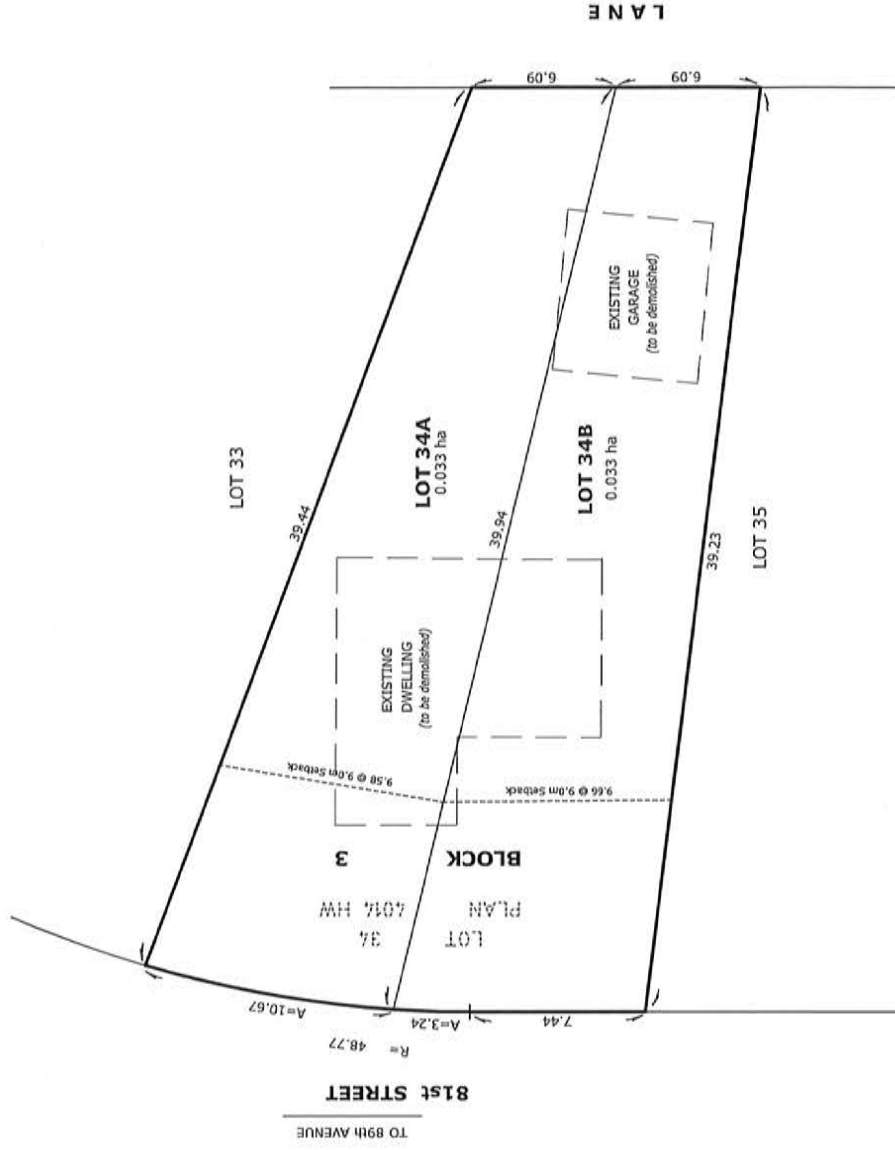
## LOT 34, BLK.3, PLAN 4014 HW

IN THE

### N.E.1/4 SEC.27, TWP.52, RGE.24, W. 4M.

### EDMONTON, ALBERTA

SCALE 1:200 0 2024 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:	E.S.D.	DRAWN BY:	E.S.D.
DATE: JANUARY 29, 2024		REVISED:	--
DRAWING	240043T	FILE NO.	240043

SURVEYOR'S STAMP





Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0052

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 residential lot from Lot 12, Block 37, Plan 2871 HW, located north of 98 Avenue NW and east of 153 Street NW; **WEST JASPER PLACE**

---

**The Subdivision by Plan is APPROVED on March 13, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/mc/Posse #499543133-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- The existing garage and fence that encroach onto the alley right-of-way must be removed, and the owner must discharge the existing encroachment agreement (Instrument 962 241 196). A request to discharge the encroachment agreement must be submitted to the City of Edmonton Law Branch. The applicant can contact the Law Branch at [legalserviceinquiries@edmonton.ca](mailto:legalserviceinquiries@edmonton.ca).
- The applicant, by coordinating with the adjacent land owner for Lot 13, Plan 5799 HW, must discharge the registered Mutual Access Easement on the proposed lot and the adjacent property for the shared use of the existing private access to 153 Avenue NW. Upon redevelopment of proposed Lot 12B, the existing residential access to 153 Street NW must be removed and access provided through the alley. The applicant is expected to coordinate with the adjacent land owner for Lot 13, Plan 5799 HW, to ensure that access for both properties is from the adjacent alley. The owner will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way])

780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).

- The existing services (water and sanitary) enter the proposed subdivision approximately 12.8 m north of the south property line of Lot 12B off 153 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.
- 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

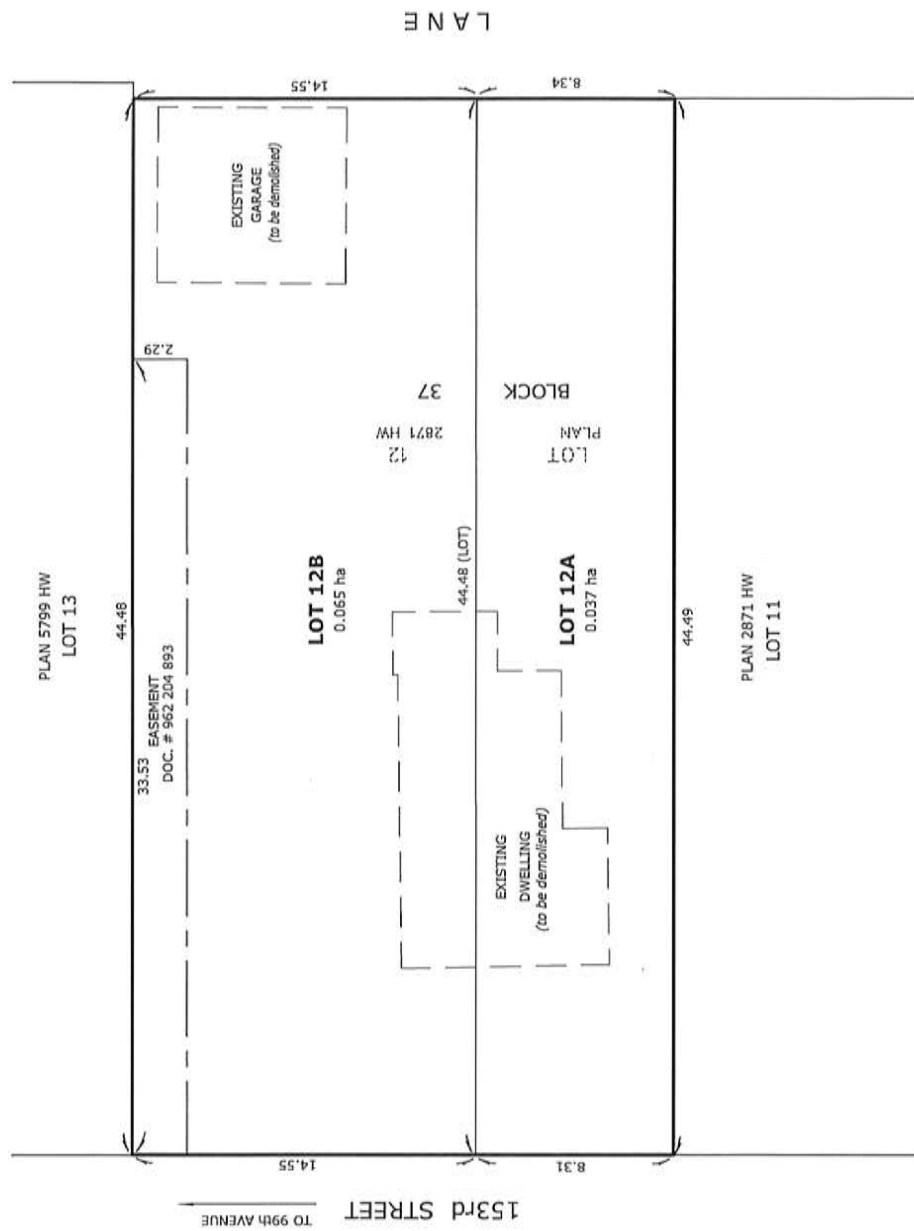
**LOT 12, BLK. 37, PLAN 2871 HW**

IN THE

**N.W.1/4 SEC.35, TWP.52, RGE.25, W. 4M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2024 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:	E.S.D.	DRAWN BY:	E.S.D.
DATE:	JANUARY 31, 2024	REVISED:	--
DRAWING	24C038T	FILE NO.	240038



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0056

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 33, Block 9, Plan 1412 HW, located south of 66 Avenue NW and east of 106 Street NW; **ALLENDALE**

---

**The Subdivision by Plan is APPROVED on March 13, 2024, 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 the proposed eastern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/mc/Posse #499673594-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There are existing concrete stairs that encroach onto 66 Avenue 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.
- The Allendale neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2024 and 2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. 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

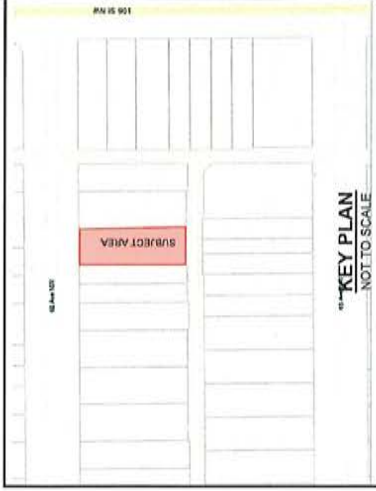
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 1.3 m east of the west property line of Lot 33A off 66 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.

# YEG BUILDERS

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE.
- 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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS, AND CONTAINS 0.637 Ha



REV. NO.	DATE	ITEM	BY
1	FEB. 04	ORIGINAL PLAN COMPLETED	DN

**REVISIONS**

## ALLENDALE TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
LOT 33, BLOCK 9, PLAN 1412 HW  
WITHIN THE  
S.W. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.

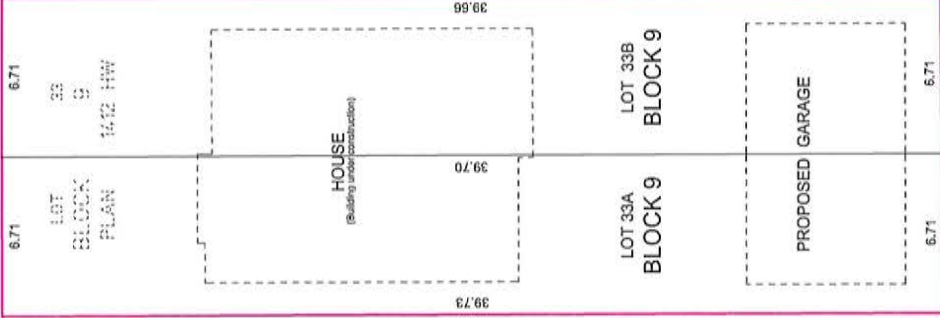
## EDMONTON - ALBERTA



Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-175 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 8220281T DRAFTED BY: DN CHECKED BY: DN

66 AVENUE NW







Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0061

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to adjust the lot line between Lot R, Block 6A, Plan 426 HW, and Lot 2A, Block 6A, Plan 922 1001, located north of 90 Avenue NW and east of 93 Street NW; **BONNIE DOON**

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**The Subdivision by Plan is APPROVED on March 13, 2024, 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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/mc/Posse #500251821-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Building / Site

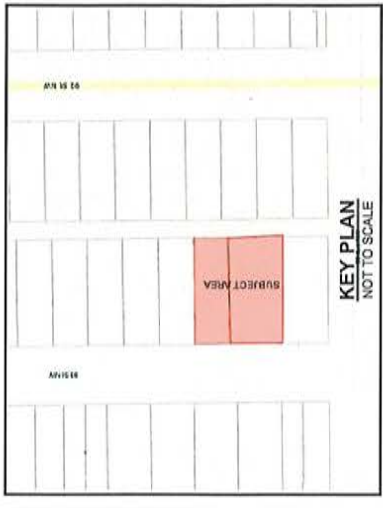
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.4 m south of the north property line of existing Lot R off 93 Street NW, and 11.8 m north of the south property line of existing Lot 2A off 93 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 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).

JUSTIN GRAY 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 R2.  
 - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS AND CONTAINS 0.112 ha



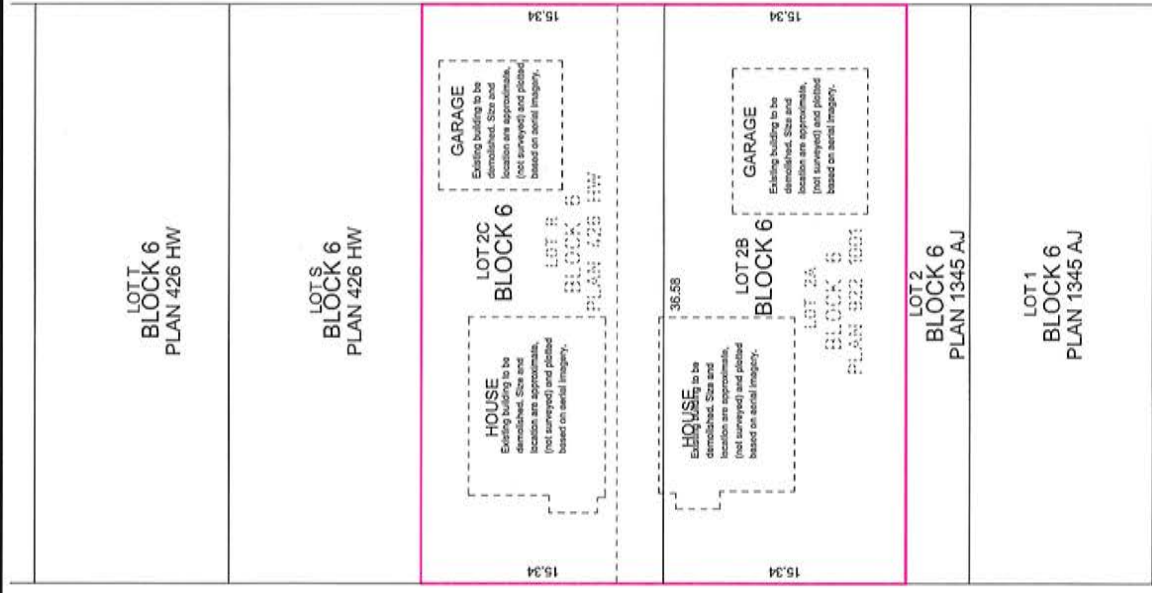
REV. NO.	DATE	ITEM	BY
1	FEB 024	ORIGINAL PLAN COMPLETED	CN

**BONNIE DOON**  
 TENTATIVE PLAN SHOWING PROPOSED  
 SUBDIVISION

OF  
 LOT 2A, BLOCK 6A, PLAN 922 1001  
 AND  
 LOT R, BLOCK 6A, PLAN 426 HW  
 WITHIN THE  
 RIVER LOT 21, EDMONTON SETTLEMENT  
 (THEO. TWP. 52 - RGE. 24 - W. 4TH MER.)  
**EDMONTON - ALBERTA**

SCALE: 1:300  
 0 3 6 9 12 18 METRES

**J Pals Geomatics**  
 Phone: (780) 455-3177 Fax: (780) 451-3647  
 Email: edmonton@palsgeomatics.com  
 18794-174 Street NW, Edmonton, Alberta T5R 1J7  
 FILE NO. 624033707 DRAFTED BY: CN CHECKED BY: DS



90 AVENUE



Subdivision Authority

6th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

March 13, 2024

File No. LDA24-0063

Satt Engineering Ltd.  
206 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 25, Block 5, Plan 1884 KS, located north of 84 Avenue NW and west of 148 Street NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on March 13, 2024, subject to the following condition:**

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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/mc/Posse #500321020-001

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 (\$715.00 - 2024 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 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing access to 148 Street NW. Upon redevelopment of proposed Lot 25B, the existing residential access to 148 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 12.96 m south of the north property line of Lot 25A off the lane. The existing storm service enters the proposed subdivision approximately 4.94 m north of the south property line of Lot 25 off 148 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 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).

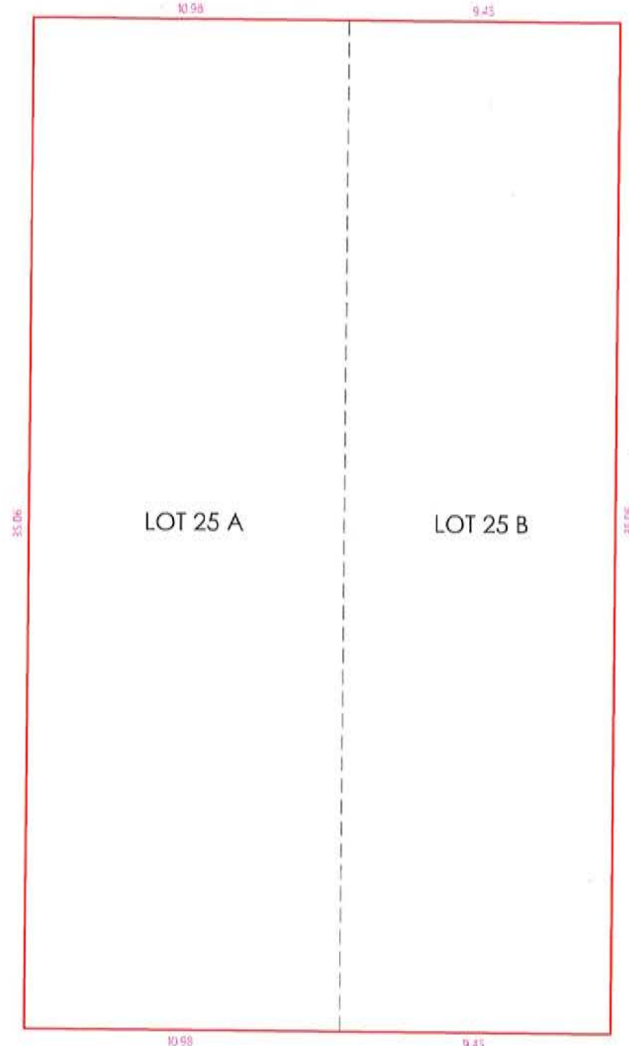
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group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





LANE

LOT 24



LOT 25 A

LOT 25 B

LOT 26

148 STREET

**Legal Description:** LOT: 25 BLOCK: 5 PLAN: 1884KS  
LAURIER HEIGHTS

**Municipal Address:** 8504 148 STREET NW, EDMONTON, AB (TO BE DETERMINED)

**Owner (s) / Builder:** PRIME CUSTOM HOMES LTD.

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1587



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
(587) 315-6887 | [landsurvey@sattengg.com](mailto:landsurvey@sattengg.com) | [www.sattengg.com](http://www.sattengg.com)