

Thursday, March 16, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 11

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the March 16, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the March 9, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0356 401511641-001	Tentative plan of subdivision to create 81 single detached residential lots, from Lot 1, Block A, Plan 222 1010, located north of 28 Avenue SW and west of Heritage Valley Trail SW; <b>PAISLEY</b>
2.	LDA22-0439 439511988-001	Tentative plan of subdivision to create 114 single detached residential lots, 30 semi-detached residential lots and 35 row housing lots, from Lot 1, Block B, Plan 222 1011, located south of 28 Avenue SW and east of Carpenter Landing SW; <b>CHAPPELLE</b>
3.	LDA23-0028 462422541-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 18, Plan RN73, located east of 102 Street NW and south of 122 Avenue NW; <b>WESTWOOD</b>
4.	LDA23-0030 462625523-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 36, Plan 6452 ET, located east of 153 Street NW and south of 98 Avenue NW; <b>WEST JASPER PLACE</b>
5.	LDA23-0038 452428517-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1, Block 8, Plan 132 AA, and the north half of Lot 5, Block 8, Plan 650 AI located west of 117 Street NW and north of 129 Avenue NW; <b>CALDER</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

March 16, 2023

File No. LDA22-0356

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 81 single detached residential lots, from Lot 1, Block A, Plan 222 1010, located north of 28 Avenue SW and west of Heritage Valley Trail SW; **PAISLEY**

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**I The Subdivision by Plan is APPROVED on March 16, 2023, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in the total amount of \$511,558.78 representing 0.845 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road right-of-way on Paisley Gate SW and 20 Avenue SW to accommodate the complete streets design and cross section to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
5. that the owner dedicate, clear and level Heritage Valley Trail SW 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; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the 3 restricted lots until such time that the Temporary Emergency Access Easement is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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);
9. That the owner construct Paisley Gate SW and 20 Avenue SW to an approved Complete Streets design and cross-section. 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;
10. 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;
11. that the owner pay for the installation of 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 Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
12. that the owner pay for the installation of "no parking" signage on the collector roadways to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

14. that the owner construct a 2.83 m noise attenuation barrier, contained wholly within the private property, for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Block A, Plan 222 1010 in the amount of \$511,558.78, representing 0.845 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #401511641-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

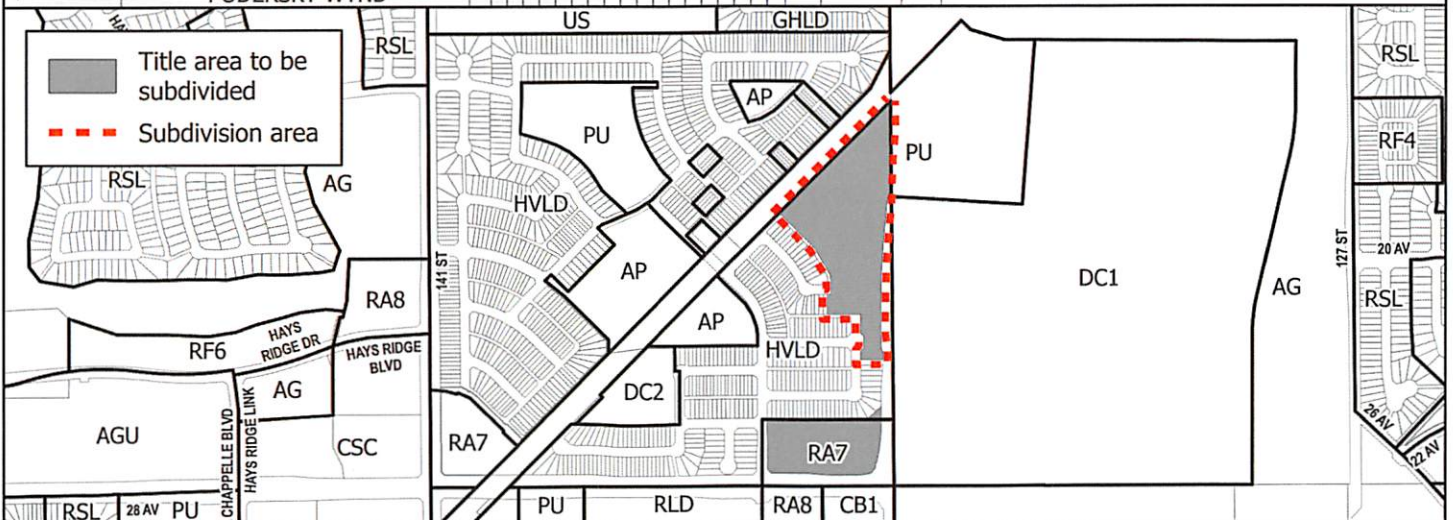
March 16, 2023

LDA22-0356

- Limit of proposed subdivision
- - - 1.2 m uniform fence
- · - · - 1.8 m uniform screen fence as per Zoning Bylaw
- ● - Noise attenuation barrier
- 1.8 m concrete sidewalk
-  Dedicate as road right of way
-  Temporary 4 m roadway
-  Traffic signal
-  No parking signage
-  Restricted lots



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





Subdivision Authority

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

March 16, 2023

File No. LDA22-0439

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 114 single detached residential lots, 30 semi-detached residential lots and 35 row housing lots, from Lot 1, Block B, Plan 222 1011, located south of 28 Avenue SW and east of Carpenter Landing SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on March 16, 2023, 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 road right of way for the greenway as shown on the "Conditions of Approval" map, Enclosure II;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate additional road right of way, clear and level Heritage Valley Trail SW as required to accommodate a standard southbound right-turn bay, and said dedication to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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;
7. 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 walkways, 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 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 all roadway construction shall be approved cross-sections, to the satisfaction of Subdivision and Development Coordination, designed in consideration of Complete Streets Guidelines, and address emergency access, safety, as well as operational and maintenance considerations. 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;
8. 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);
9. 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);
10. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 32 Avenue SW to 35 Avenue SW, by the end of the 2024 construction season, including 3 m shared use path, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision;
11. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 35 Avenue SW to 141 Street SW, by the end of the 2025 construction season, including 3 m shared use path, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are



required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for arterial and subdivision;

12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m 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 pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
15. that the owner pay for the installation of "no parking" signage on the collector roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct underground utilities including watermain, with phase 2, sanitary and storm sewer main extensions, with phase 1, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. 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;
18. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within road right of way and walkways 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 1, Block B, Plan 222 1011 was addressed by DRC with LDA13-0016. The DRC will carry forward on the remainder of the title.

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

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



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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #439511988-001

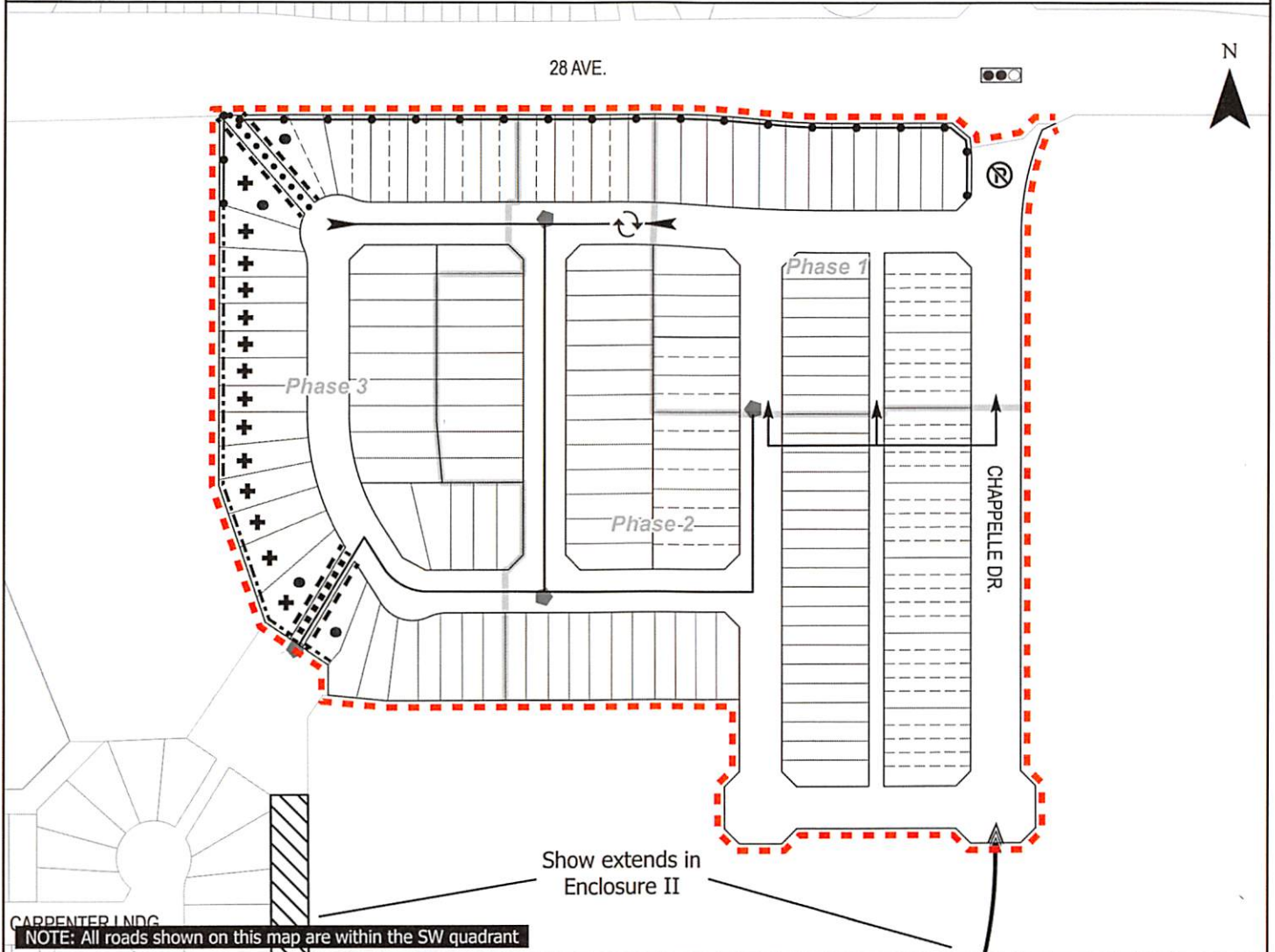
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

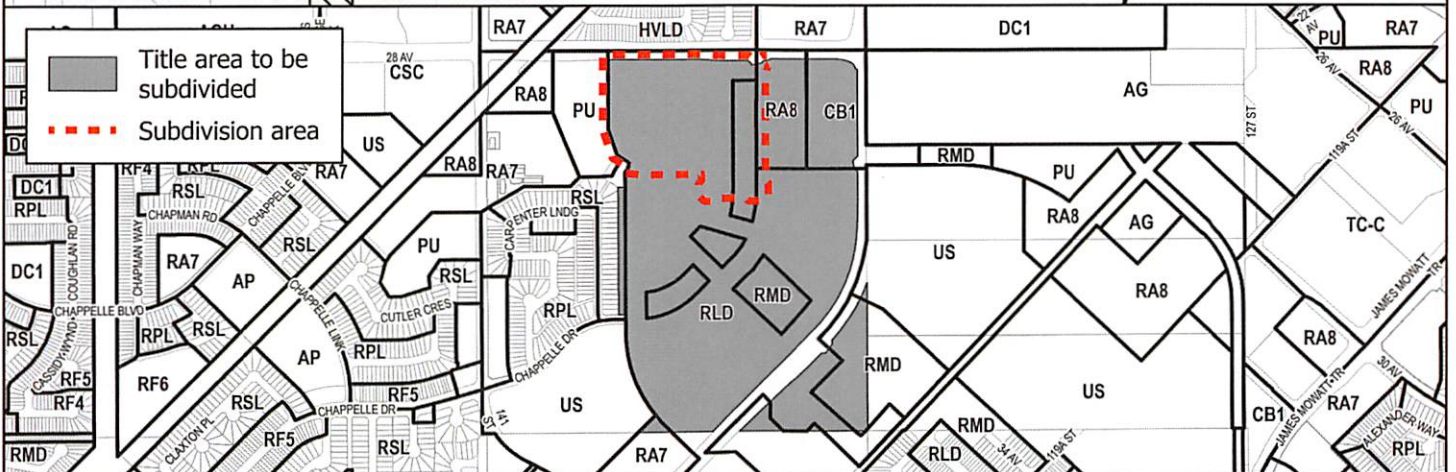
March 16, 2023

LDA22-0439

- ■ ■ ■ Limit of proposed subdivision
- Phasing Line
- - - - 1.2 m uniform screen fence
- - - - 1.8 m uniform fence as per Zoning Bylaw
- Noise attenuation fence
- • • • 1.8 m concrete sidewalk
- ■ ■ ■ 3 m hard surface shared use path
- ▨ Dedicate as road right of way
- ⤵ Temporary 12 m radius gravel turnaround
- ⤵ Temporary 6 m gravel roadway
- Ⓟ No parking signage
- ⦿ Traffic signal
- ↔ Watermain extension
- ↔ Sanitary sewer extension
- ↔ Storm sewer extension
- + Restrictive covenant re: Freeboard
- Restrictive covenant re: Disturbed Soil



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

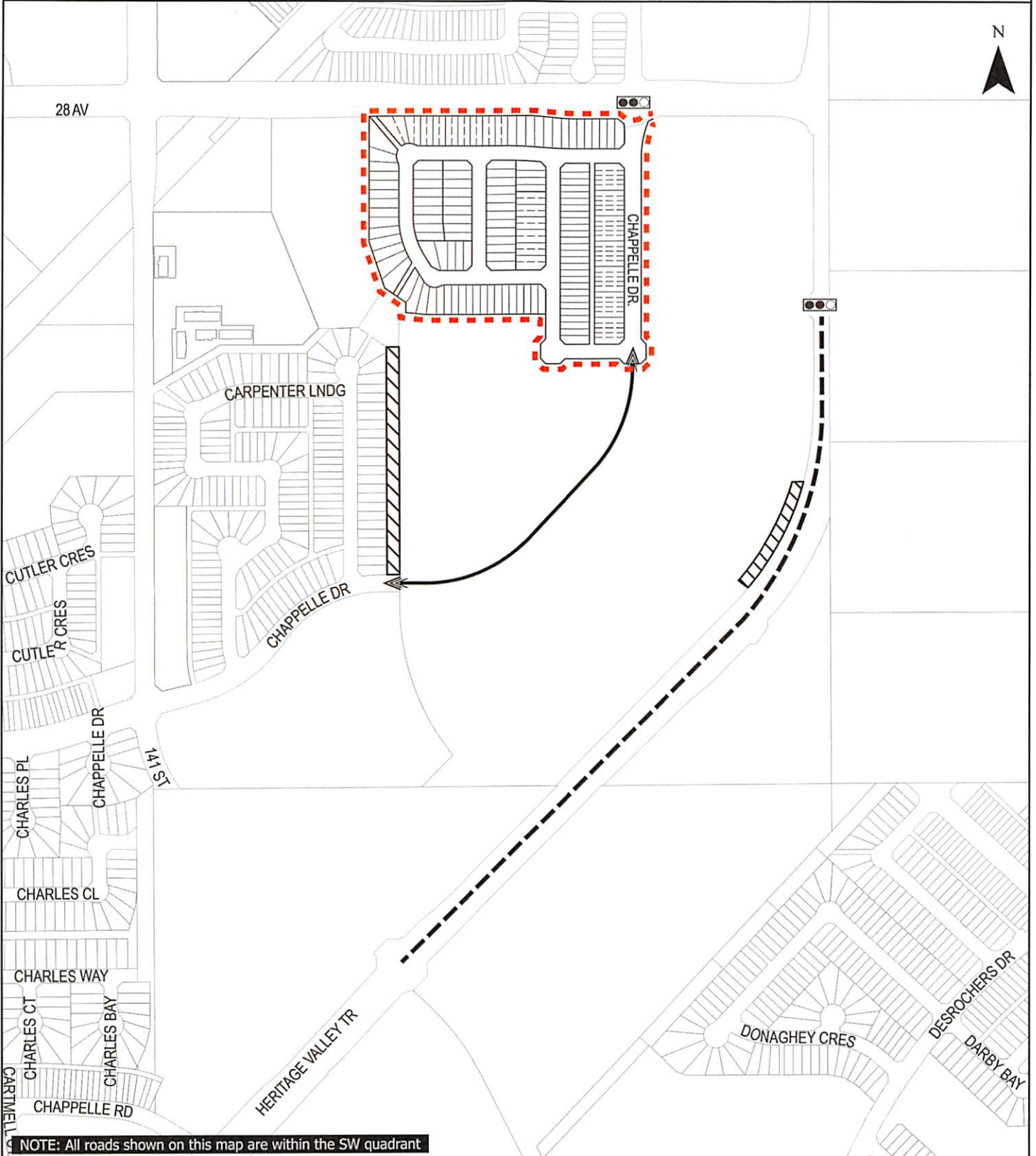


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 16, 2023

LDA22-0439

- Limit of proposed subdivision
- Construct first two lanes to an arterial road standard
- ⦿ Traffic signal
- ▨ Dedicate as road right of way
- ↔ Watermain extension



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





Subdivision Authority

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

March 16, 2023

File No. LDA23-0028

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 3, Block 18, Plan RN73, located east of 102 Street NW and south of 122 Avenue NW; **WESTWOOD**

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**The Subdivision by Plan is APPROVED on March 16, 2023, 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 lots. These arrangements shall include the removal of the existing 20 mm lead water line that provides service to Lot 3 (contact EPCOR Water Services at 780-412-6858);
2. that the owner apply for a permit to demolish the existing 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 an appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #462422541-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 102 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

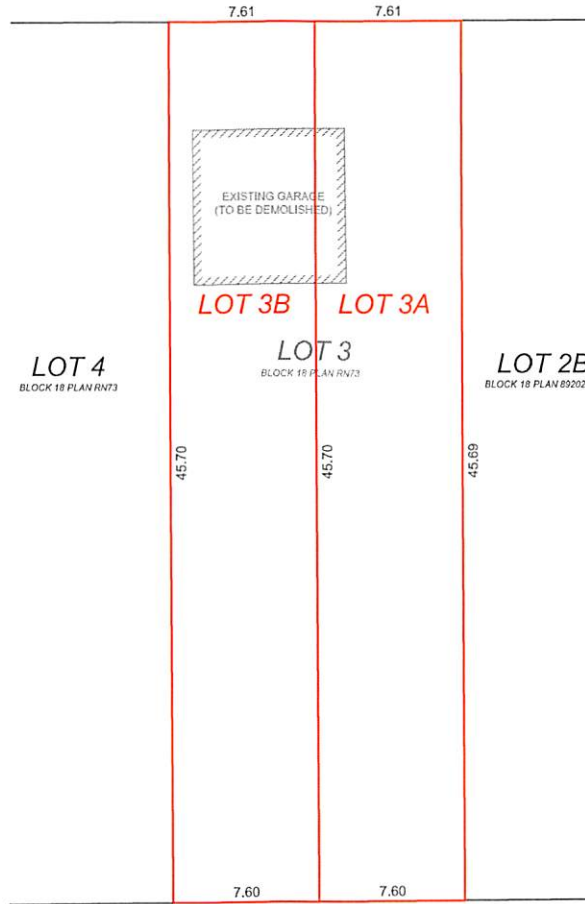
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.22 m south of the north property line of Lot 3 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line. 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



102 STREET NW

RF3 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Approval	Jan. 30, 2023

LEGAL DESCRIPTION: Lot 3 Block 18 Plan RN73  
 MUNICIPAL ADDRESS: 12135 - 102 Street NW, Edmonton, AB  
 BUILDER/OWNER: Bobby Narayan

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 1    DATE: 01/30/23    SCALE: 1:300    PROJECT #: 2022149



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

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Subdivision Authority

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

March 16, 2023

File No. LDA23-0030

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 single detached residential lot from Lot 17, Block 36, Plan 6452 ET, located east of 153 Street NW and south of 98 Avenue NW; **WEST JASPER PLACE**

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**The Subdivision by Plan is APPROVED on March 16, 2023, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #462625523-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 153 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- The existing garbage shed that encroaches into the alley road right-of-way must be removed or an Encroachment Agreement must be established with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

Building / Site

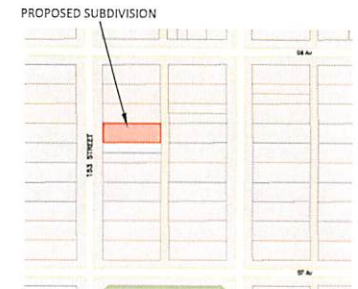
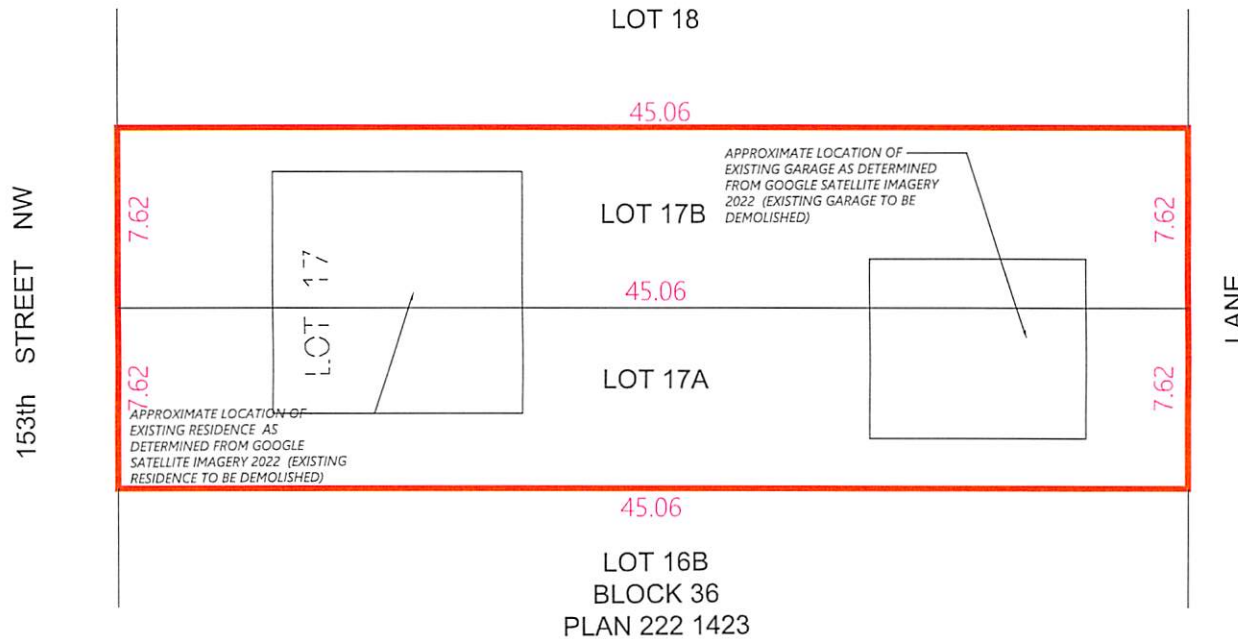
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 0.91 m south of the north property line of Lot 17 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.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 17 BLOCK 36, PLAN 6452 ET WITHIN  
 (N.W. 1/4 SEC.35, TWP.52, RGE. 25 - W. 4th MER.)  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.0687 ha

REV00



**Satt Associates Inc.**  
*Always Striving For Excellence.*

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

CLIENT: 1740100 ALBERTA LTD. (SMART HOME BUILDERS)

Job #: SUB-23-327-1    Drawn by: BG    Checked by: AA    Date: JAN. 31, 2023



Subdivision Authority

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

March 16, 2023

File No. LDA23-0038

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling on Lot 1, Block 8, Plan 132 AA, and the north half of Lot 5, Block 8, Plan 650 AI located west of 117 Street NW and north of 129 Avenue NW; **CALDER**

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**The Subdivision by Plan is APPROVED on March 16, 2023, 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 southern lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #452428517-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

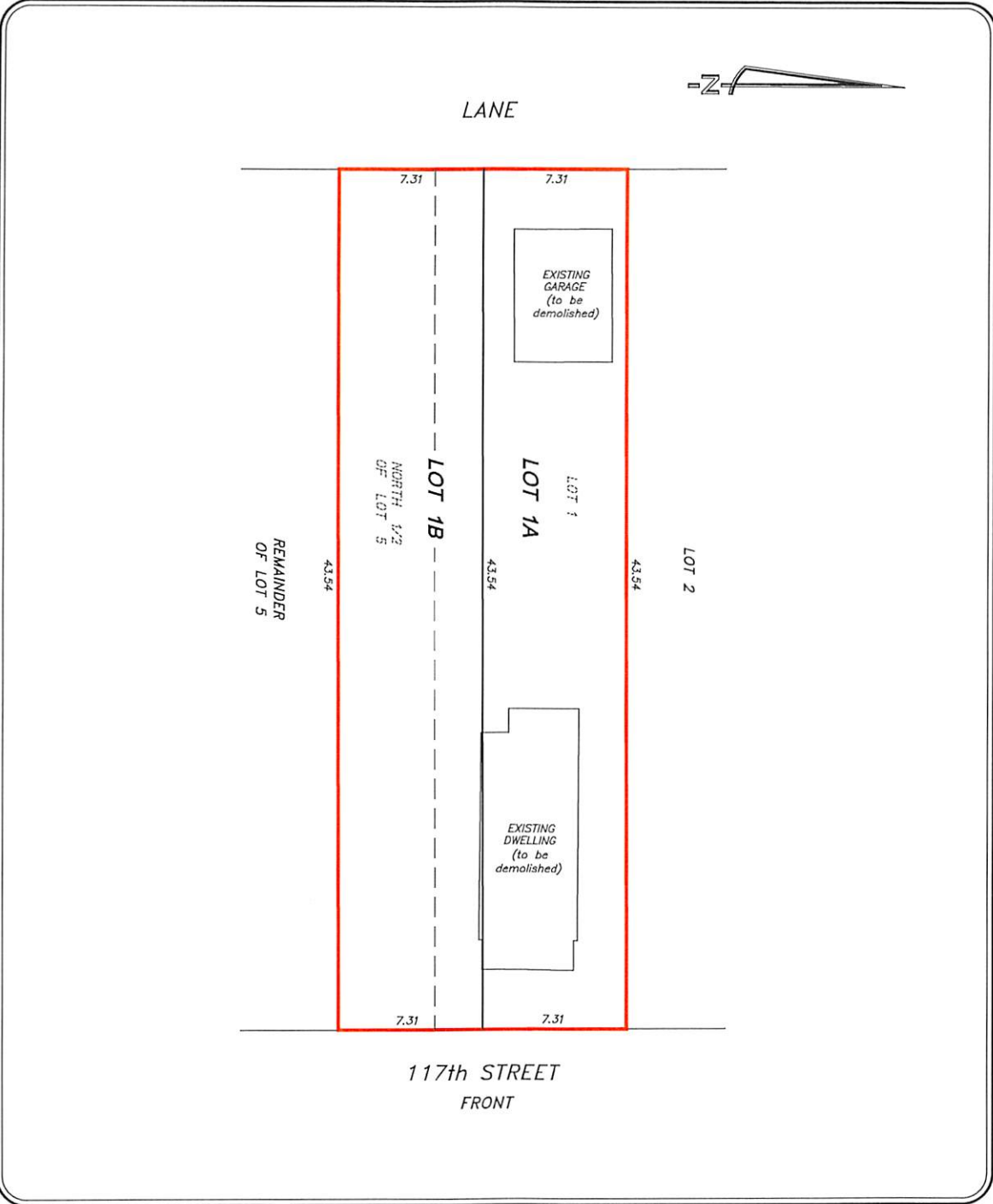
- There are existing boulevard trees adjacent to the site on 117 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.3 m south of the north property line of Lot 1 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



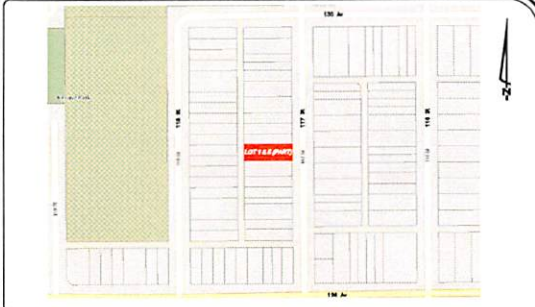
117th STREET  
FRONT

**TENTATIVE PLAN**

LOT: 1 (PLAN 132 AA) & NORTH 1/2 OF LOT 5 (PLAN 650 A1) BLOCK: 8  
 BUILDER/OWNER: TECH VIEW HOMES LTD. SUB.: CALDER  
 ADDRESS: 12940-117 STREET ZONING: RF2  
 CONTACT: info@albertageo.com EDMONTON

CERTIFICATE OF TITLE AREA 0.064 ha  
 AREA IN PARCEL(S) BEING CREATED 0.064 ha  
 NUMBER OF PARCEL CREATED 2

**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.  
**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●



**Alberta Geomatics Inc.**  
 6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@telus.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



Thursday, March 9, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the March 9, 2023 meeting be adopted as amended.	
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 2, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0390 437079903-001	Tentative plan of subdivision to create 102 single detached residential lots, 42 semi-detached lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA22-0481 448792818-001	Tentative plan of subdivision to create 112 single detached residential lots and 16 semi-detached residential lots, from Lot 2, Block 1, Plan 182 2720, the SW 7-52-25-W4M, and Block 3, Plan 762 0329 located north of Edgemont Boulevard NW and east of Winterburn Road NW; <b>EDGEMONT</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA23-0007 458128177-001	Tentative plan of subdivision to create 78 single detached residential lots and 22 semi-detached residential lots, from Lot 2, Block 8, Plan 222 1685, located south of Alces Drive SW and east of 34 Street SW; <b>ALCES</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA23-0015 458814822-001	Tentative plan of subdivision to create one (1) Multi-unit Housing lot (MHL) and one (1) Commercial lot from Lot 1, Block 1, Plan 172 1567, Block OT, Plan 882 2879 and Lot S, Plan 9221245 located south of 144 Avenue NW and west of Manning Drive NW; <b>CLAREVIEW TOWN CENTRE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA23-0033 462670012-001	Tentative plan of subdivision to create to create one (1) additional single detached residential lot from Lot 16 & west half of Lot 17, Block 13, Plan 2262S, located west of 93 Street and south of 75 Avenue NW; <b>RITCHIE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b>		
	The meeting adjourned at 10:15 a.m.		