

Thursday, March 23, 2023

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 12

<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 23, 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 16, 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.	LDA22-0514 402498871-001	Tentative plan of subdivision to create 115 single detached residential lots, 40 row housing lots, one (1) multi-unit housing lot (MHL), one (1) Public Utility lot, and one (1) other lot from Block 18, Plan 716 TR; Block 19, Plan 716 TR; and Block A, Plan 4862 NY located north of 23 Avenue NW and east of 199 Street NW; <b>THE UPLANDS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA22-0560 444093522-001	Tentative plan of subdivision to create 21 single detached residential lots, 18 semi-detached residential lots from Lot C, Block 1, Plan 222 2597 and Lot A, Block 1, Plan 212 2223, located north of Maskekosihek Trail and west of 199 Street NW; <b>THE UPLANDS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA20-0408 379597079-001	REVISION of conditionally approved tentative plan of subdivision to create 11 single detached residential lots from Block C, Plan 4185 NY and Lot D, Plan 540 RS, located south of 146 Avenue NW and east of 140 Street NW; <b>CUMBERLAND</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0036 461243863-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 37, Plan 185HW, located west of 152 Street NW and south of 99 Avenue NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0037 463366408-001	Tentative plan of subdivision to create two single detached residential lots from Lots 14-16, Block 136, Plan 2804AF, located east of 135 Street NW and south of 102 Avenue NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0041 463538944-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7A, Plan 1839 KS, located east of 151 Street NW and south of 90 Avenue NW; <b>JASPER PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA23-0044 463983270-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 3, Plan 2602 HW, located east of 151 Street NW and south of 90 Avenue NW; <b>GLENORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	



Subdivision Authority

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

March 23, 2023

File No. LDA22-0514

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 115 single detached residential lots, 40 row housing lots, one (1) multi-unit housing lot (MHL), one (1) Public Utility lot, and one (1) other lot from Block 18, Plan 716 TR; Block 19, Plan 716 TR; and Block A, Plan 4862 NY located north of 23 Avenue NW and east of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on March 23, 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 the greenway as additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner dedicate additional road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for 199 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that subject to Condition I (4) above, the owner clear and level 199 Street NW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
6. that the subdivision boundary be amended to include the dedication of the 192 Street NW from the subdivision boundary to the south boundary of the Alta-Link Corridor, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the property lines of the residential lot, backing onto or flanking the alley in Phase 1, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis for Waste Management vehicles, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner register a public access easement or a Licence Agreement to facilitate the construction and provide access to the shared use path / active modes network within the AltaLink Corridor;
9. that the owner register a Temporary Public Access Easement for the extension of 192 Street NW south of the Alta-Link corridor within the SW ¼, Sec. 5, Twp 52, Rge 25 , W.4.M, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct 192 Street NW and Uplands Drive NW to an approved Complete Streets design and cross-sections including construction of 1.8 m sidewalk on one side and 3 m shared use path/1.8 m sidewalk on the other side of the collectors and a wildlife crossing, to tie into the existing terminus south of the AltaLink corridor, as shown on the "Conditions of Approval" map, Enclosure I. The Complete Streets design and cross section details for the roadways will be determined through the engineering drawings review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct curb extensions and curb ramps and provide a zebra marked crosswalk with pedestrian signage, 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;

10. that the owner construct the alleys to a residential standard in accordance with the Complete Streets Design and Construction Standard. A 'Swept Path Analysis' for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersection and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct a 3 m shared use path along the east side of 199 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard-surface shared use path, within the greenway (Road Right of Way) and the AltaLink corridor, including "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the Storm Water Management Facility (SWMF), 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. 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 a Rectangular Rapid Flashing Beacon (RRFB), 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 electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations;
16. 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;
17. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs the North Saskatchewan River Storm Outfall and applicable interconnecting pipe system, to the satisfaction of Subdivision and Development Coordination;
19. that the North Saskatchewan River Storm Outfall and applicable interconnecting pipe system is constructed and operational, or an acceptable alternative is in place, to the satisfaction of Subdivision and Development Coordination, by October 31, 2026 or as extended by the Engineer;

20. that the engineering drawings include wildlife crossings on 192 Street, and north of the SWMF, in accordance with 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 [ecologycircs@edmonton.ca](mailto:ecologycircs@edmonton.ca) for more information);
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, Alta-Link corridor, road right of way, and greenway 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 Block 18, Plan 716 TR, Block 19, Plan 716 TR, and Block A, Plan 4862 NY was addressed by dedication.

The AP zoned greenway is being dedicated as Road Right of Way.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jv/Posse #402498871-001

Enclosure(s)

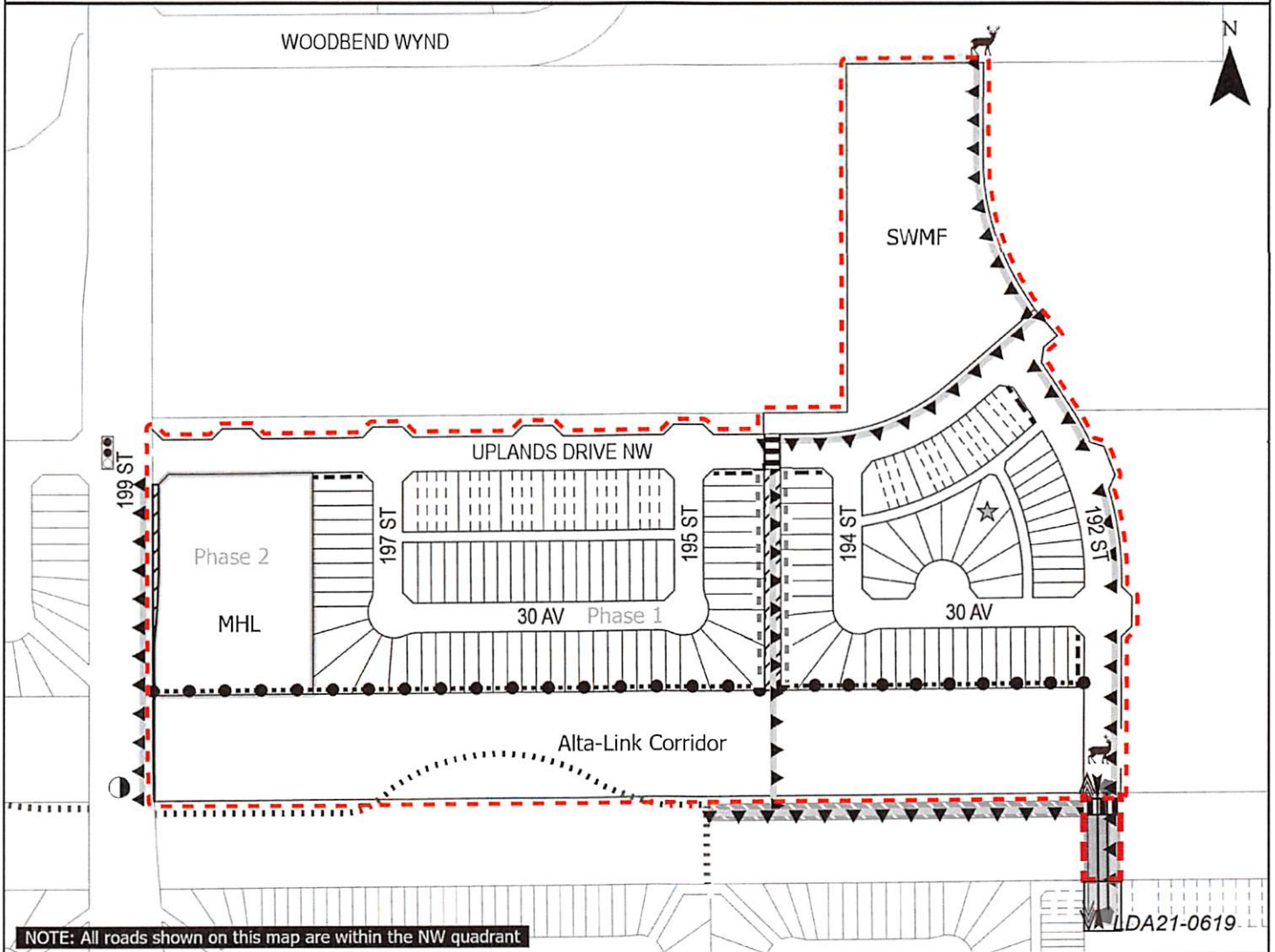


**SUBDIVISION CONDITIONS OF APPROVAL MAP**

March 23, 2023

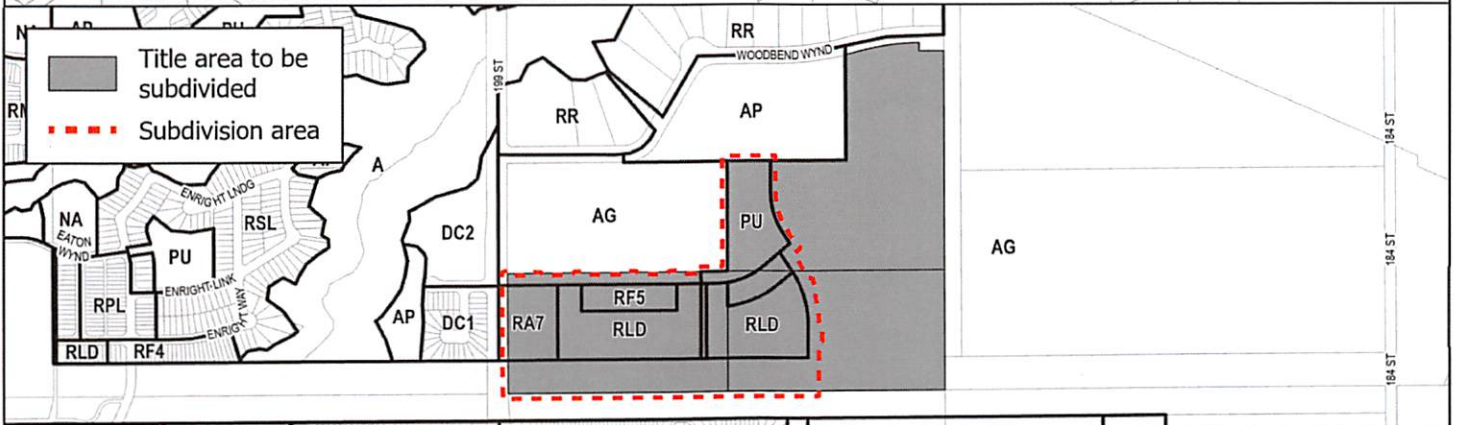
LDA22-0514

- |   |  |   |
|---|--|---|
| <ul style="list-style-type: none"> <li>--- Limit of proposed subdivision</li> <li>●●● 1.8 m uniform screen fence</li> <li>- - - 1.2 m uniform fence</li> <li>- - - 1.8 m uniform screen fence as per Zoning Bylaw</li> <li>..... Existing shared use path</li> <li>▲▲▲ 3 m shared use path</li> <li>III Zebra marked crosswalk</li> </ul> | <ul style="list-style-type: none"> <li>→ Sanitary sewer extension</li> <li>● Storm sewer extension</li> <li>← Watermain extension</li> <li>▨ Dedicate as road right of way</li> <li>■ Construct 192 St.</li> <li>▨ Register easement</li> <li>■ Construct on easement</li> </ul> | <ul style="list-style-type: none"> <li>☆ Dedicate road right of way/modify property line (if deemed necessary)</li> <li>⬮ Traffic signal</li> <li>◐ Rapid flashing beacon</li> <li>🦌 Wildlife crossing</li> <li>--- Amend Subdivision Boundary</li> </ul> |
|---|--|---|



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

DA21-0619





Subdivision Authority

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

March 23, 2023

File No. LDA22-0560

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 21 single detached residential lots, 18 semi-detached residential lots from Lot C, Block 1, Plan 222 2597 and Lot A, Block 1, Plan 212 2223, located north of Maskekosihk Trail and west of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Plan is APPROVED on March 23, 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 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;
4. that the approved subdivision LDA22-0619 (Phase 1) be registered prior to or concurrent with this application, to provide logical roadway extensions;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, among other things, the following 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 drawings review and approval process, and as a result, may require adjustments to the road right of way;
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 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 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 within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. That the owner constructs the North Saskatchewan River Storm Outfall and applicable interconnecting pipe system, to the satisfaction of Subdivision and Development Coordination;
13. That the North Saskatchewan River Storm Outfall and applicable interconnecting pipe system is constructed and operational, or an acceptable alternative is in place, to the satisfaction of Subdivision and Development Coordination, by October 31, 2026 or as extended by the Engineer;
14. 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
15. 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.

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

Municipal Reserve (MR) for Lot C, Block 1, Plan 222 2597 was addressed by Deferred Reserve Caveat (DRC). The DRC will carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 212 2223 was addressed by DRC. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/jv/Posse #444093522-001

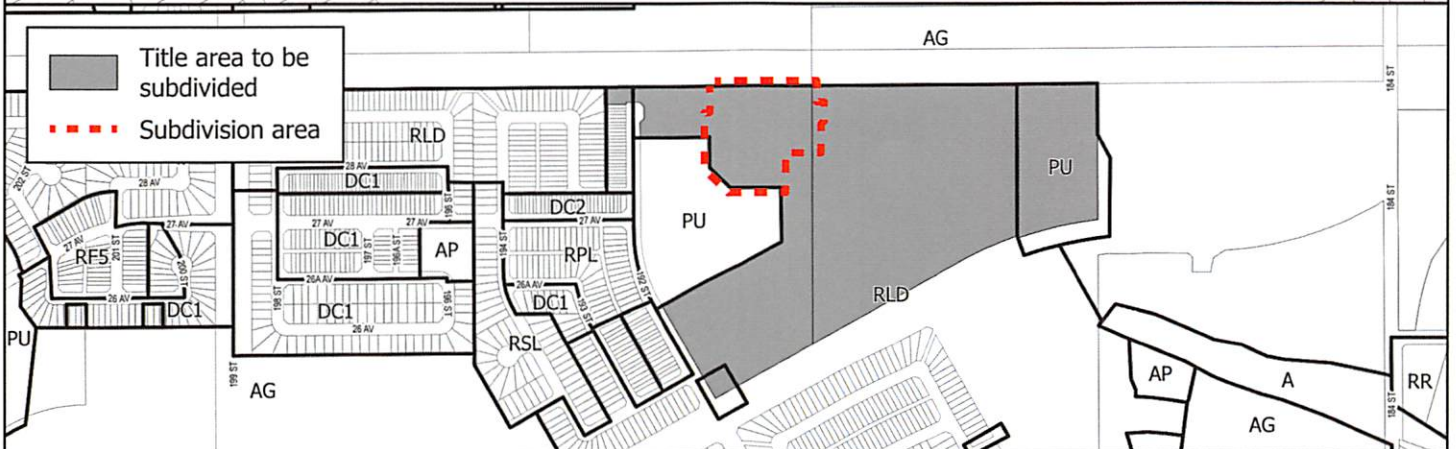
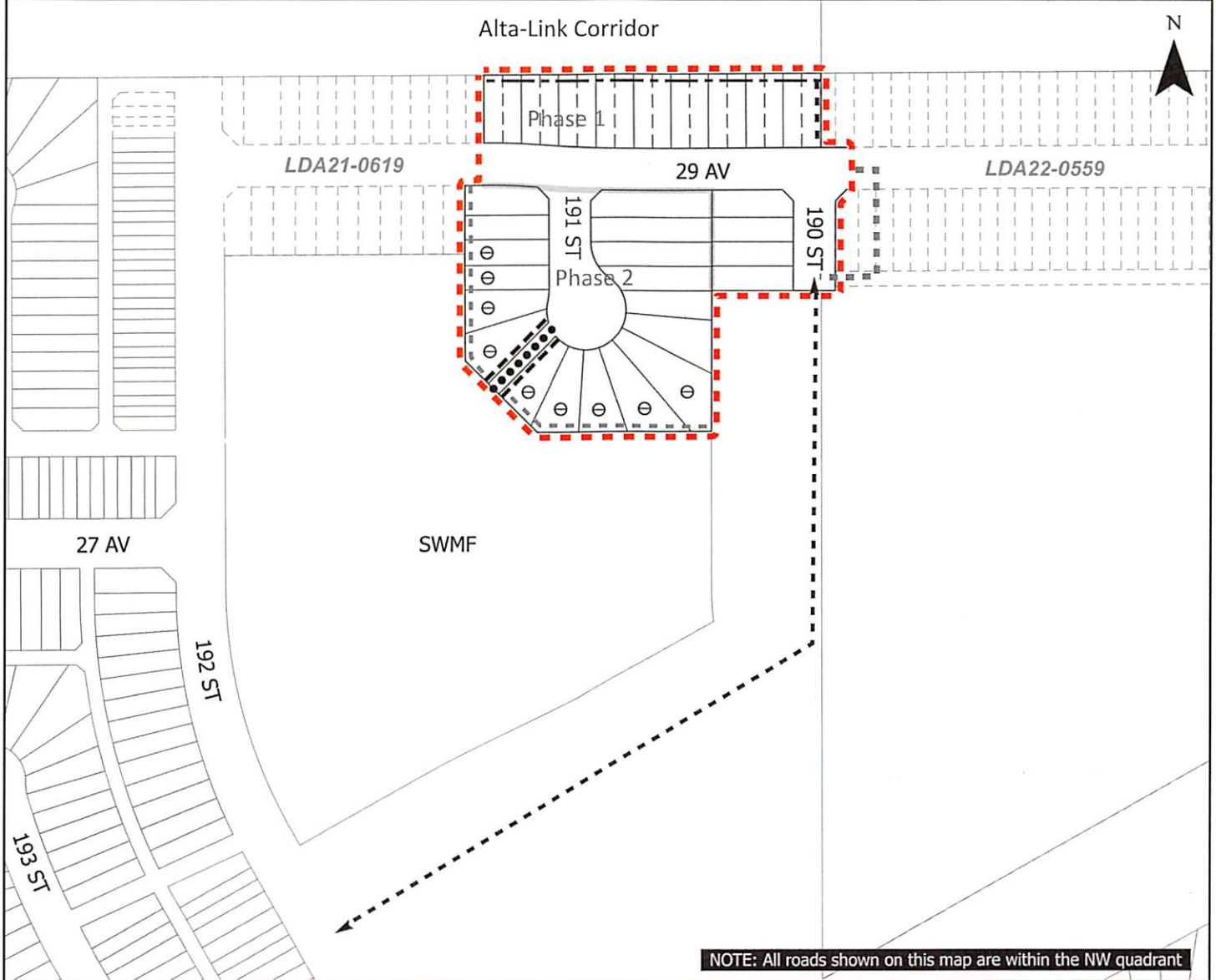
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 23, 2023

LDA22-0560

- Limit of proposed subdivision
- 1.8 m uniform fence as per Zoning Bylaw
- Temporary emergency access
- Phasing Line
- 3 m shared use path
- Restrictive covenant re: Freeboard
- 1.8 m uniform fence
- 6 m temporary roadway
- 1.2 m uniform fence





Subdivision Authority

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

March 23, 2023

File No. LDA20-0408

Aplin & Martin Consultants Ltd.  
606 - 10117 Jasper Avenue NW  
Edmonton, AB T5J 1W8

ATTENTION: Donna Ebbinghoff

RE: REVISION of conditionally approved tentative plan of subdivision to create 11 single detached residential lots from Block C, Plan 4185 NY and Lot D, Plan 540 RS, located south of 146 Avenue NW and east of 140 Street NW; **CUMBERLAND**

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The application was originally approved on March 4, 2021. This first Change Request revises the original by adjusting the property lines and moving the zero-lot-line access easements to the north side of the proposed lots.

**I The Subdivision by Plan is APPROVED on March 23, 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 approved subdivision LDA07-0362 be registered prior to or concurrent with this application for the necessary underground utilities and local roadway connection; 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:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;



5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 2.5 m mono-walk with straight faced curb and gutter along the collector roadway to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner is responsible for the landscape design and construction within the road right(s) of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for Block C, Plan 4185 NY and Lot D, Block , Plan 540 RS were previously addressed with SUB/02-0135.

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/fw/Posse #379597079-001

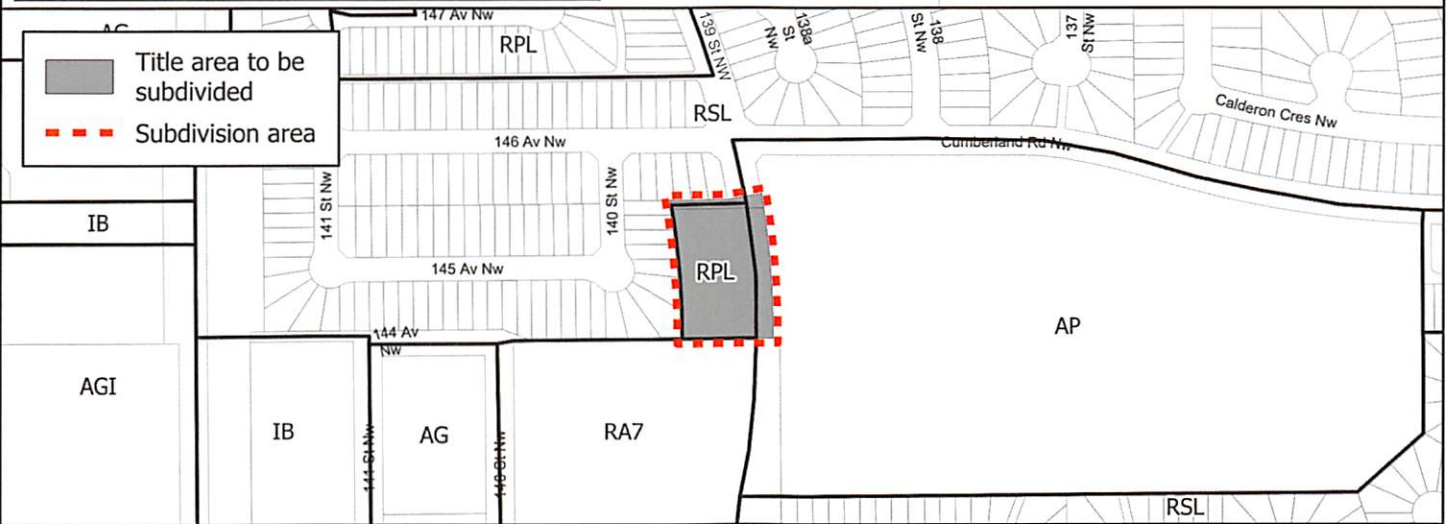
Enclosure



- Limit of proposed subdivision
- ▲▲▲▲▲ 2.5 m monowalk



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 23, 2023

File No. LDA23-0036

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 37, Plan 185HW, located west of 152 Street NW and south of 99 Avenue NW; **WEST JASPER PLACE**

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The Subdivision by Plan is **APPROVED** on **March 23, 2023**, subject to the following conditions:

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

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

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

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

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

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

Regards,

A handwritten signature in blue ink, appearing to read 'Blair McDowell', is written over a blue circular stamp.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #461243863-001  
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

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing driveway to 152 Street NW. Upon redevelopment of proposed Lot 5, the existing residential access to 152 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 10.1 m south of the north property line of Lot 5 off 152 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).

# TENTATIVE PLAN

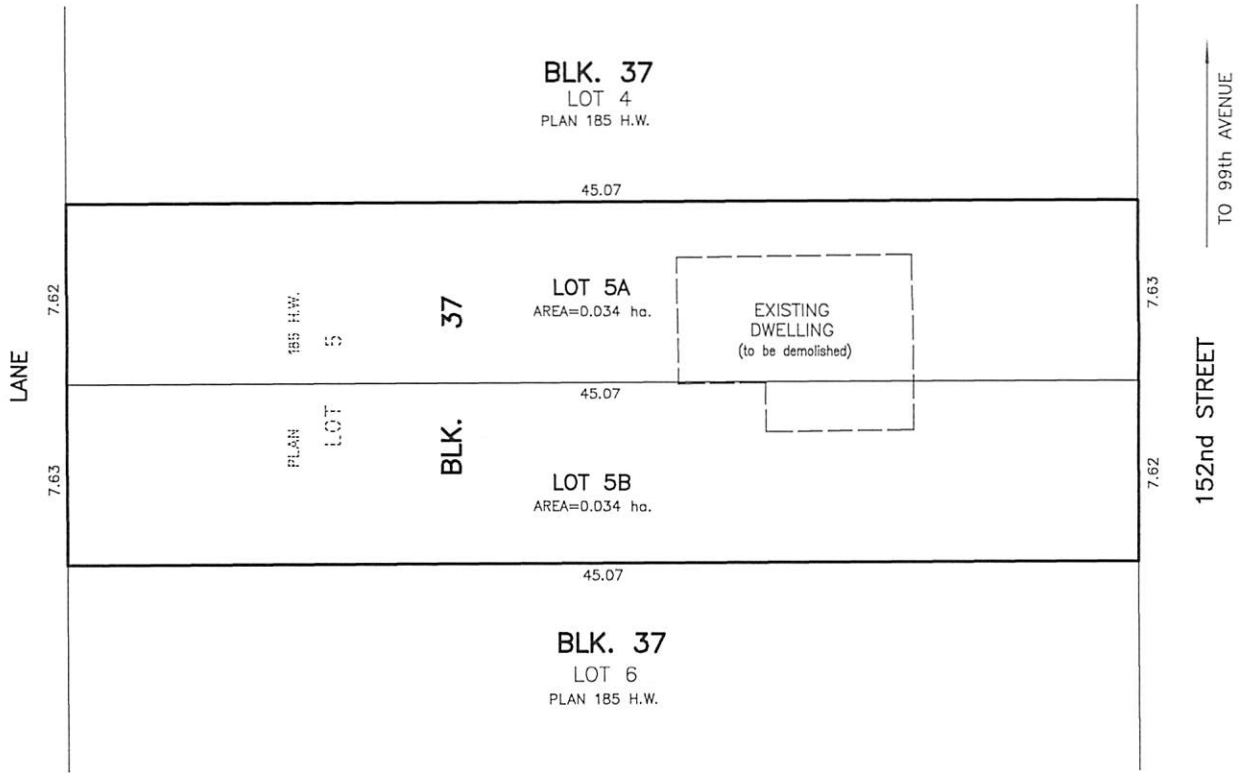
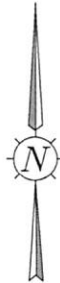
SHOWING PROPOSED SUBDIVISION OF

## LOT 5, BLK.37, PLAN 185 H.W.

IN THE

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

EDMONTON ALBERTA



**NOTES:**

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



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SURVEYOR'S STAMP



CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	JANUARY 16, 2023	REVISED:	--
DRAWING	2350015T	FILE NO.	2350015





Subdivision Authority

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

March 23, 2023

File No. LDA23-0037

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two single detached residential lots from Lots 14-16, Block 136, Plan 2804AF, located east of 135 Street NW and south of 102 Avenue NW; **GLENORA**

---

**The Subdivision by Plan is APPROVED on March 23, 2023, subject to the following conditions:**

1. that the owner dedicate road right of way for a 3m x 3m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure II; 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 and the land is serviceable. 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,

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 and the last name "McDowell" following in a similar style.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #463366408-001

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- Existing services (water and sanitary) enter the proposed Lot 15A approximately 13.41 m west of the east property line of the current Lot 14-15 off of the lane. An existing sanitary service enters the proposed Lot 16A approximately 8.69 m west of the east property line of the current Lot 16 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There are existing power poles and guy wires that may interfere with access to the proposed Lot 15A. 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

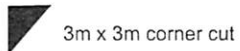
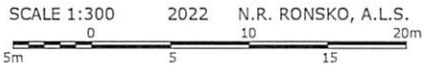
SHOWING SUBDIVISION OF

**LOTS 14, 15, & 16,  
BLK.136, PLAN 2804 A.F.**

IN

**RIVER LOT 2, EDMONTON SETTLEMENT  
THEO. TWP.53 RGE.25 W.4 M.**

**EDMONTON, ALBERTA**



**NOTES:**

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.
- TREES SHOWN THUS
- TRUNK DIAMETER OF TREE SHOWN THUS ..... Ø=0.50
- CANOPY DIAMETER OF TREE SHOWN THUS ..... CA=5.73



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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	NOV. 29, 2022	REVISED:	--
DRAWING	2250873T	FILE NO.	2250873



Subdivision Authority

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

March 23, 2023

File No. LDA23-0041

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 7A, Plan 1839 KS, located east of 151 Street NW and south of 90 Avenue NW; **JASPER PARK**

---

**The Subdivision by Plan is APPROVED on March 23, 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,

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 and the last name "McDowell" following in a similar style.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #463538944-001

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 151 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing concrete step that encroaches onto the 151 Street NW right-of-way. The concrete step must be removed or the owner must enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements.

Building / Site

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

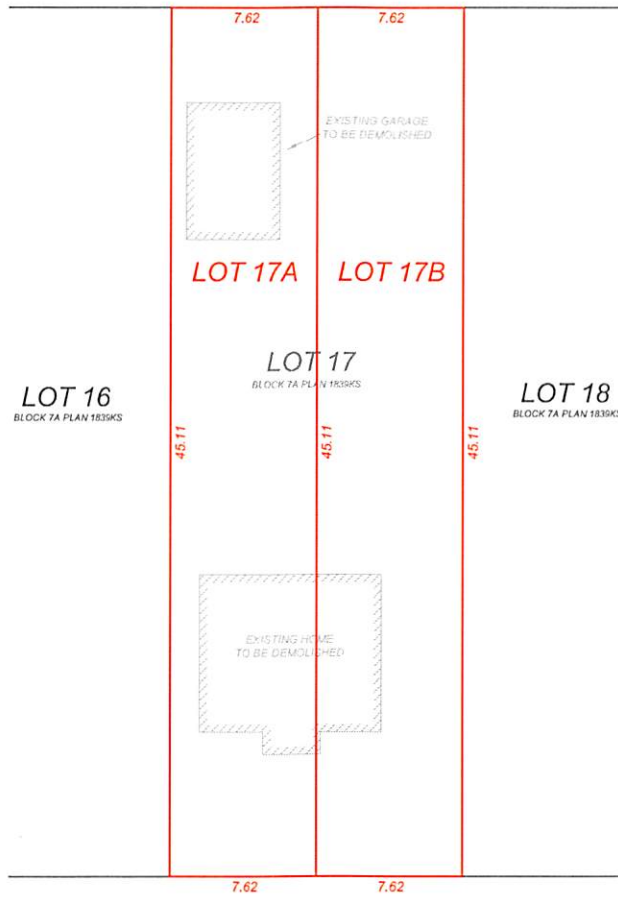
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.29 m south of the north property line of Lot 17 off 151 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).



SCALE: 1 : 300

LANE



LOT 16  
BLOCK 7A PLAN 1839KS

LOT 17  
BLOCK 7A PLAN 1839KS

LOT 18  
BLOCK 7A PLAN 1839KS

151 STREET NW

**LAND USE**  
CURRENT: RF1  
OVERLAY: MNO

**GENERAL NOTES**

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

**REVISION HISTORY**

1. Issued for Approval	Feb. 6, 2023

LEGAL DESCRIPTION: Lot 17 Block 7A Plan 1839KS  
MUNICIPAL ADDRESS: 8935 - 151 Street NW, Edmonton, AB  
NEIGHBORHOOD: Jasper Park

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REV: 1 PROJECT: 2023508

  
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Fax: (780) 666-2359

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Subdivision Authority

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

March 23, 2023

File No. LDA23-0044

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 3, Plan 2602 HW, located east of 151 Street NW and south of 90 Avenue NW; **GLENORA**

---

**The Subdivision by Plan is APPROVED on March 23, 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/ms/Posse #463983270-001

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

Building / Site

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

Servicing

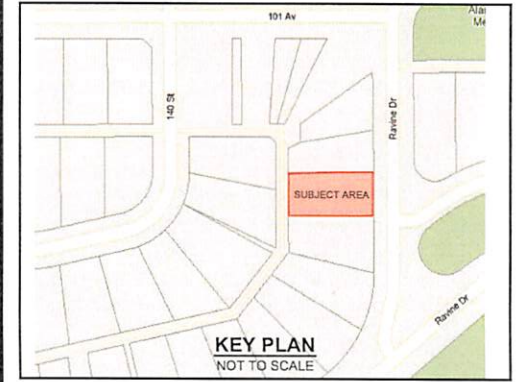
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 17.3 m south of the north property line of Lot 18 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that will interfere with access to the proposed Lot 18B. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible, as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. 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).

LOUIS CSABA

**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 R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.091 ha.



REV. NO.	DATE	ITEM	BY
1	JAN 27/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**GLENORA**

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

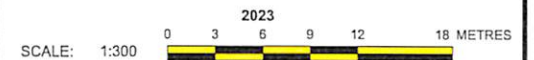
OF

LOT 18, BLOCK 3, PLAN 2602 HW

WITHIN THE

N.W. 1/4 SEC. 36 - TWP. 52 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
16704-176 Street NW, Edmonton, Alberta T3S 1G7

FILE NO.	62300028T	DRAFTED BY:	CN	CHECKED BY:	DS
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