

Thursday, April 14, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

**1. ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the April 14, 2022 meeting be adopted.

**2. ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the April 7, 2022 meeting be adopted.

**3. OLD BUSINESS**

- |    |                             |   |
|----|-----------------------------|---|
| 1. | LDA22-0119<br>426189514-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 20, Plan 5978 KS, located north of 76 Avenue NW and west of 139 Street NW; <b>LAURIER HEIGHTS</b> |
|----|-----------------------------|---|

**4. NEW BUSINESS**

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA21-0422<br>407467586-001 | Tentative plan of subdivision to create one (1) Public Utility lot from Block C, Plan 172 1297 located north of 41 Avenue SW and east of Chappelle Way SW; <b>CHAPPELLE</b>  |
| 2. | LDA21-0445<br>399156072-006 | Tentative plan of subdivision to create 195 single detached residential lots, two (2) multi-unit housing lots (MHL), three (3) Municipal Reserve (MR) lots, and one (1) Public Utility Lot (PUL) from Block A, Plan 823 MC and Lot 1, Block B, Plan 1870 MC, located south of Anthony Henday Drive and west of 82 Street NW; <b>KLARVATTEN</b> |
| 3. | LDA21-0480<br>409365878-001 | Tentative plan of subdivision to create 5 Mixed-Use Lots from Lot 4A, Block 7, Plan 212 2437 located north of 28 Avenue NW and east of Millwoods Road NW; <b>KAMEYOSEK</b>   |
| 4. | LDA22-0049<br>418373834-001 | Tentative plan of subdivision to create 93 single detached residential lots, 36 semi-detached residential lots, and 1 Public Utility Lot (PUL) from Block OT, Plan 4791 TR, located south of 32 Avenue SW and east of 170 Street SW; <b>GLENRIDGING RAVINE</b>   |
| 5. | LDA22-0065<br>422179270-001 | Tentative plan of subdivision to create 52 single detached residential lots from the SE 36-52-26-W4M located north of 92 Avenue NW and west of Secord Drive NW; <b>SECORD</b>  |

6.	LDA13-0183 137920746-001	REVISION of conditionally approved tentative plan of subdivision to create ten (10) industrial lots, one (1) commercial lot and two (2) Public Utility lots from NW 7-53-25-W4M, located south of Yellowhead Trail NW and east of 205 Street NW; <b>WINTERBURN INDUSTRIAL AREA EAST</b>
7.	LDA21-0510 413027579-001	REVISION of conditionally approved tentative plan of subdivision to create five (5) bare land condominium units for commercial development and two (2) bare land condominium units for pylon signs from Lot 6, Block 1, Plan 0728307 and Lot 7A, Block 1, Plan 1023896, located east of Parsons Road SW and south of Ellerslie Road SW; <b>ELLERSLIE INDUSTRIAL</b>
8.	LDA21-0458 410339304-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 18, Plan 2857HW, located north of 103 Avenue NW and east of 160 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
9.	LDA22-0105 423966455-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 32, Block 6A, Plan 615KS, located north of 127 Avenue NW and west of 103 Street NW; <b>LAUDERDALE</b>
10.	LDA22-0109 425243391-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 18, Plan 2857HW, located south of 104 Avenue NW and west of 159 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
11.	LDA22-0114 425445891-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 25, Block 32, Plan 222 0755, located south of 104 Avenue NW and east of Wadhurst Road NW; <b>WESTMOUNT</b>
12.	LDA22-0124 426387927-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 68, Plan 839HW, located north of 106 Avenue NW and east of 142 Street NW; <b>GLENORA</b>
13.	LDA22-0126 426492609-001	Tentative plan of subdivision to create separate titles for semi-detached dwellings from Lot 25, Block 14, Plan 1389 HW, located south of 80 Avenue NW and east of 87 Street NW; <b>KING EDWARD PARK</b>
14.	LDA22-0130 426662255-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 2, Plan 2831HW, located south of 80 Avenue NW and east of 119 Street NW; <b>BELGRAVIA</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

April 14, 2022

File No. LDA22-0119

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

ATTENTION: Sam McDougal

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 20, Plan 5978 KS, located north of 76 Avenue NW and west of 139 Street NW; **LAURIER HEIGHTS**

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**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner dedicate road right of way for a 3 m x 3 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
3. that subject to Condition #2, the owner must remove all landscaping and existing structures as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination;
4. that the existing concrete stairs and retaining wall that encroach into the 76 Avenue road right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements;
5. that the owner apply for a permit to demolish the existing principal dwelling and the 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
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/el/Posse #426189514-001

Enclosure(s)



Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Transportation

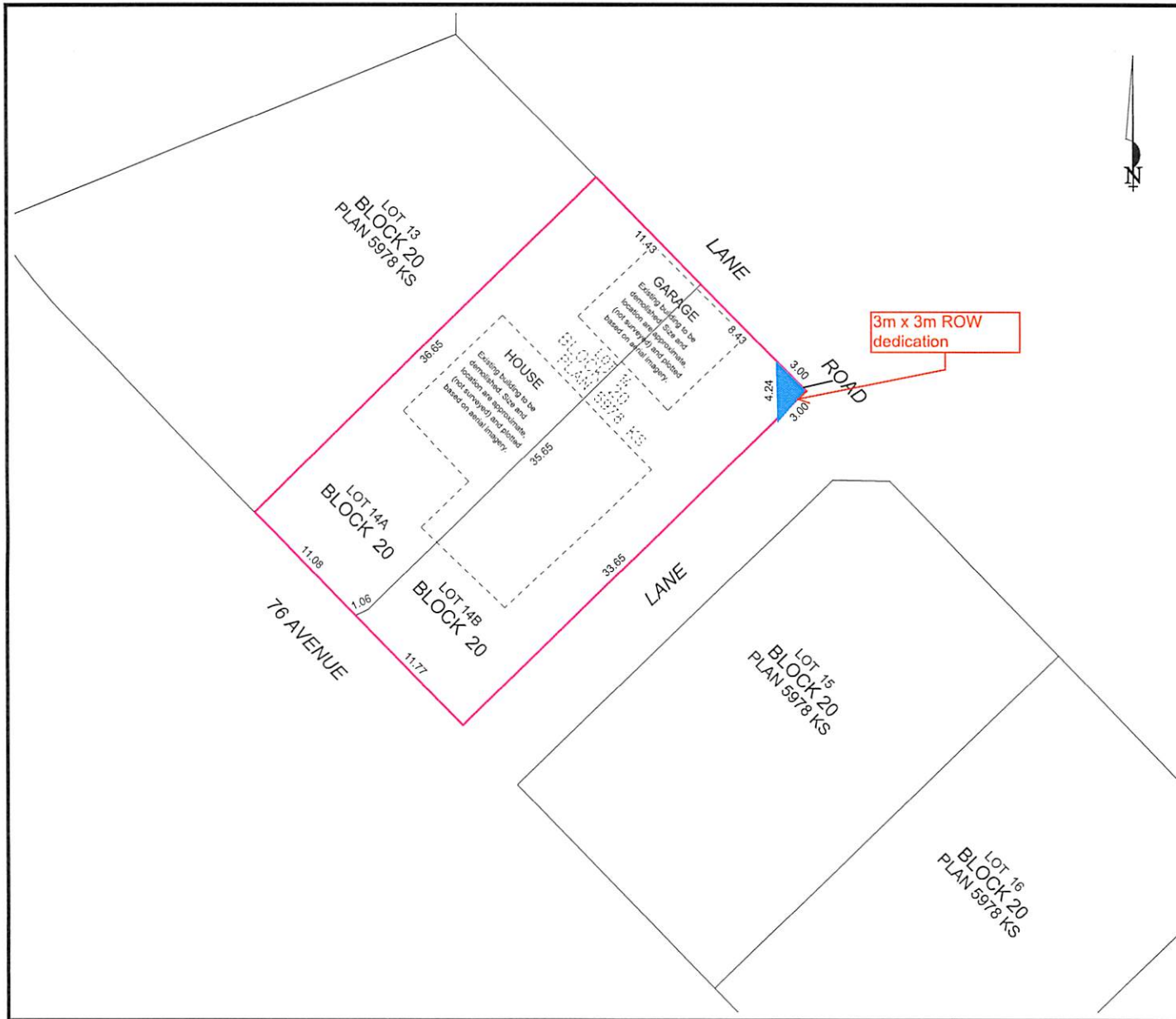
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

#### Building / Site

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

#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.3 m east of the west property line of the existing Lot 14 off the lane. The existing storm service enters the proposed subdivision approximately 11.58 m east of the west property line of the existing Lot 14 off 76 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).



DYLAN FERENCE

**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: 0.084 ha



REV. NO.	DATE	ITEM	BY
2	APRIL 7/22	LOT DEFLECTION	CN
1	MAR 10/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

**LAURIER HEIGHTS**

TENTATIVE PLAN SHOWING PROPOSED

**SUBDIVISION**

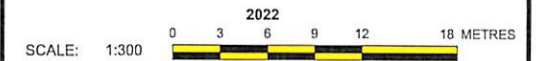
OF

LOT 14, BLOCK 20, PLAN 5978KS

WITHIN THE

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

**EDMONTON - ALBERTA**



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

FILE NO. 62200071T DRAFTED BY: CN CHECKED BY: DS



April 14, 2022

File No. LDA21-0422

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to create one (1) Public Utility lot from Block C, Plan 172 1297 located north of 41 Avenue SW and east of Chappelle Way SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

removal of the road structure, re-grading of the land, landscaping and any utility relocation/modification deemed necessary, will be the responsibility of the owner; and

6. that the owner is responsible for the landscape design and construction within the Public Utility lot to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to dedication of a 0.5 ha park site with LDA19-0470, the remaining Deferred Reserve Caveat (DRC) for Block C, Plan 172 1297 was discharged in full and transferred to Lot M, Block 99, Plan 142 3965 with the registration of a new DRC.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #407467586-001

Enclosure(s)







Subdivision Authority

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

April 14, 2022

File No. LDA21-0445

Scheffer Andrew Limited  
12204 - 145 Street NW  
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 195 single detached residential lots, two (2) multi-unit housing lots (MHL), three (3) Municipal Reserve (MR) lots, and one (1) Public Utility Lot (PUL) from Block A, Plan 823 MC and Lot 1, Block B, Plan 1870 MC, located south of Anthony Henday Drive and west of 82 Street NW; **KLARVATTEN**

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**I The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.03 ha, 0.15 ha, and 0.10 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$800,010.96 representing 1.349 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that LDA21-0377 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the property line of the residential lot, flanking the cul de sac be modified and additional road right-of-way be dedicated to accommodate the design of the alley/local road intersection, if determined necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner must register a road plan to dedicate the road right-of-way to conform to an approved Concept Plan to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for construction of the roundabout at 167 Avenue NW and 66 Street NW, as shown on Enclosure II. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
9. 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;
10. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the roundabout at the intersection of 66 Street NW and 167 Avenue NW to an arterial roadway standard, including channelization, accesses, bus stops, 3 m shared use path, 1.8 m concrete sidewalk, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

8. that the owner constructs the collector roadways (183 Avenue and 85 Street NW), and the local roadways, to approved Complete Streets design and cross sections, to the satisfaction of Subdivision and Development Coordination;
9. that the owner constructs the alley to a commercial standard with Phase 2, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pays for the installation of "no parking" signage on the collector and local roadways, as per the Complete Streets design and cross-sections, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide zebra marked crosswalks with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Driveways should be aligned adjacent to the crosswalk;
12. that the owner provide pedestrian crossing improvements at the intersections of 180 Avenue NW / 85 Street NW and 180 Avenue NW / 89 Street NW, as shown on Enclosure II, to the satisfaction of Subdivision and Development Coordination and Safe Mobility;
13. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the greenway, with connections to the adjacent shared use paths and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs 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;
16. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF)/Dry Pond, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner designs and constructs a full sized soccer pitch with landscaping and goal posts within the Public Utility Lot, or equivalent recreational programming, to the satisfaction of City Planning;
18. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF) according to the recommendations of the Bird Hazard Assessment Report;
19. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study,



for all lots backing onto the Transportation Utility Corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

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

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

MR for Lot 1, Block B, Plan 1870 MC was addressed by registering a 0.039 ha Deferred Reserve Caveat (DRC) with LDA13-0455, which was then transferred to Block A, Plan 823 MC.

MR for Block A, Plan 823 MC was addressed by registering a 2.039 ha DRC with LDA13-0455. MR in the amount of 0.03 ha, 0.10 ha, and 0.15 ha (total of 0.28 ha) is being provided by dedication with this subdivision. 0.02 ha of the 0.17 ha MR lot will be provided as a non-credit MR. As per Klarvatten NSP, the proposed 1.28 ha PUL will receive 0.41 ha MR credit as it will function as a dry pond and also provide recreational opportunities. The balance of the DRC, \$800,010.96, representing 1.349 ha, (after MR dedication and MR credit for the PUL), will be provided as money in place with this subdivision. Money in place may change dependent upon final plan of survey. Subsequent to MR dedication and money in place of MR, the existing DRC for Block A, Plan 823 MC will be discharged in full.

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #399156072-006

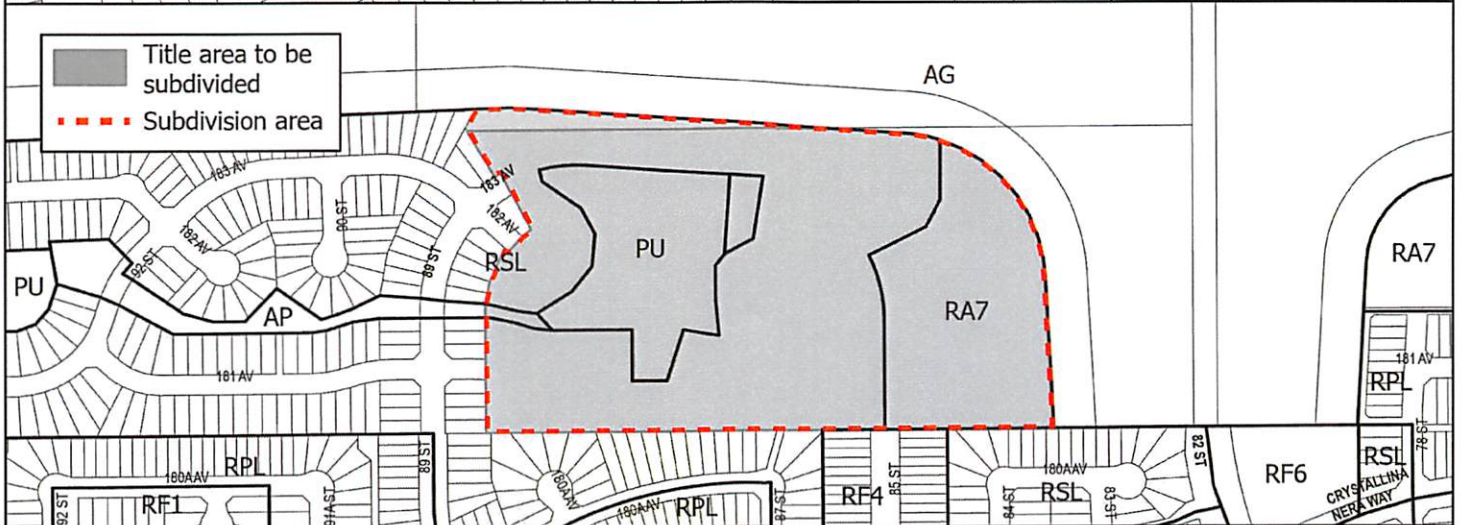
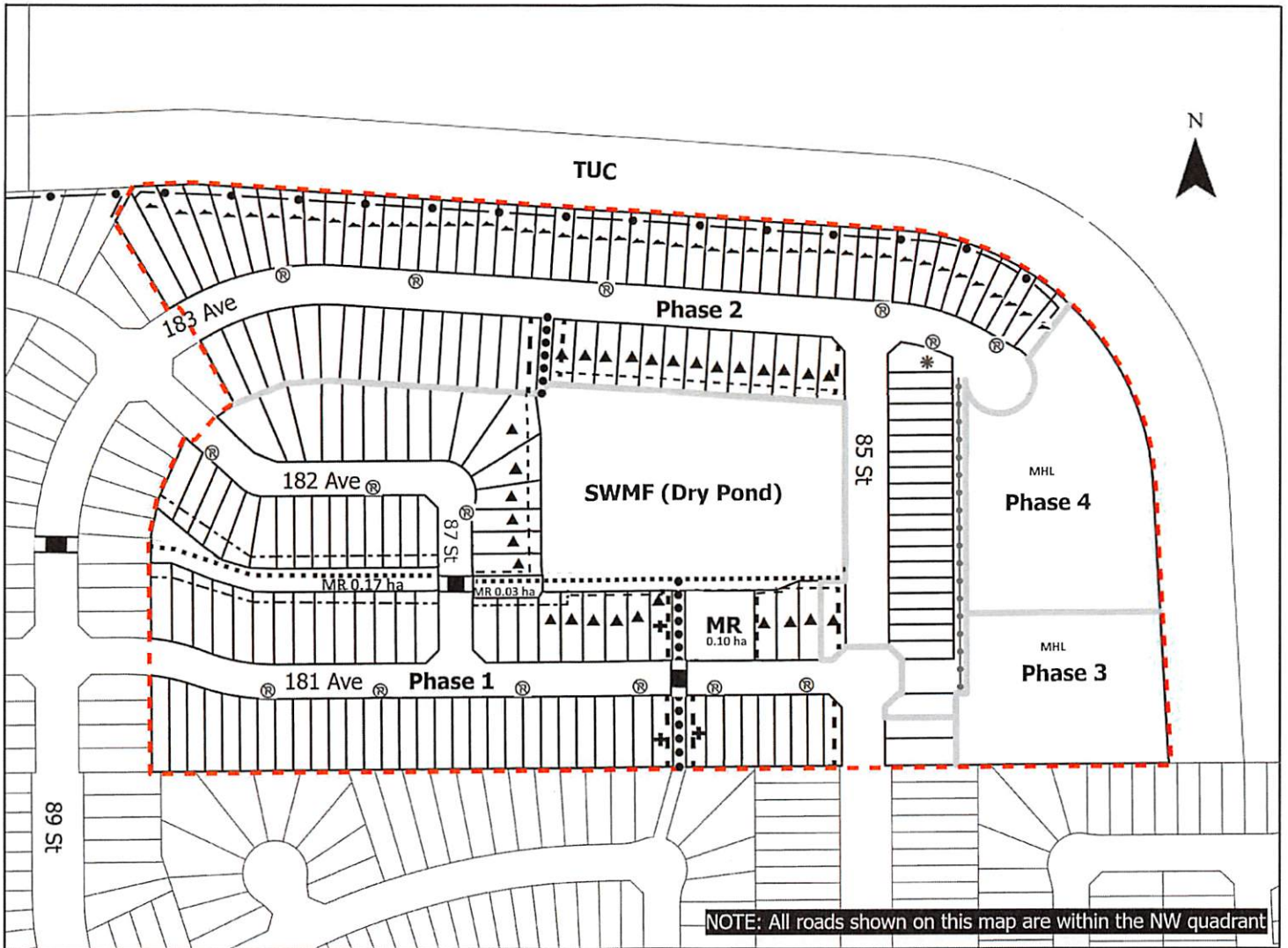
Enclosure

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

April 14, 2022

LDA21-0445

- - - -	Limit of proposed subdivision	*	Modify Property Line	- - - -	1.2 m Uniform Screen Fence
—	Phasing Line	•••••	Concrete Sidewalk 1.8m	- - - -	1.8m Uniform Fence
+	Restrictive Covenant re:disturbed soil	▬	Zebra Marked Crosswalk	•••••	3m Hard surface shared use path
▲	Restrictive Covenant re:berm and fence	Ⓜ	No Parking Signage	—●—	Berm and Noise Attenuation Fence
▲	Restrictive covenant re:Freeboard	- - - -	1.8m Uniform Fence - Zoning bylaw	—●—	Construct alley to commerical standard



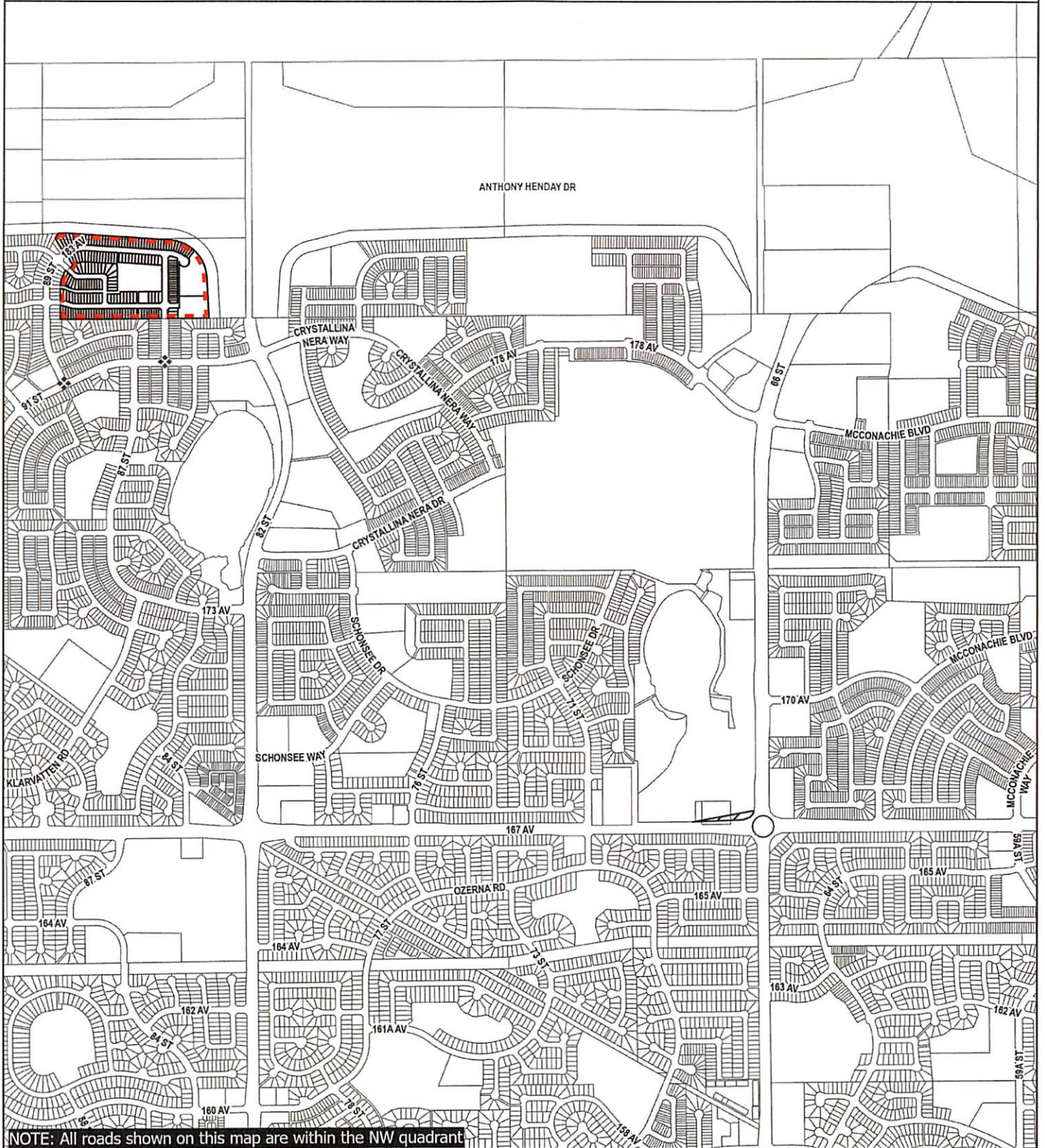


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 14, 2022

LDA21-0445

- - - Limit of proposed subdivision
- Construct Roundabout
- ▨ Register Road Plan
- ❖ Pedestrian Crossing Improvements



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





April 14, 2022

File No. LDA21-0480

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 5 Mixed-Use Lots from Lot 4A, Block 7, Plan 212 2437 located north of 28 Avenue NW and east of Millwoods Road NW; **KAMEYOSEK**

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**I The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register an easement for mutual access and cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner dedicate 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 28 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Drainage Services, against the lot as shown on the "Conditions of Approval" map, Enclosure I, for underground utilities located in the northeast corner; 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 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; and
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.

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

Municipal Reserve (MR) for Lot 4A, Block 7, Plan 212 2437 was addressed by dedication with file 73-X-056.

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 with 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).

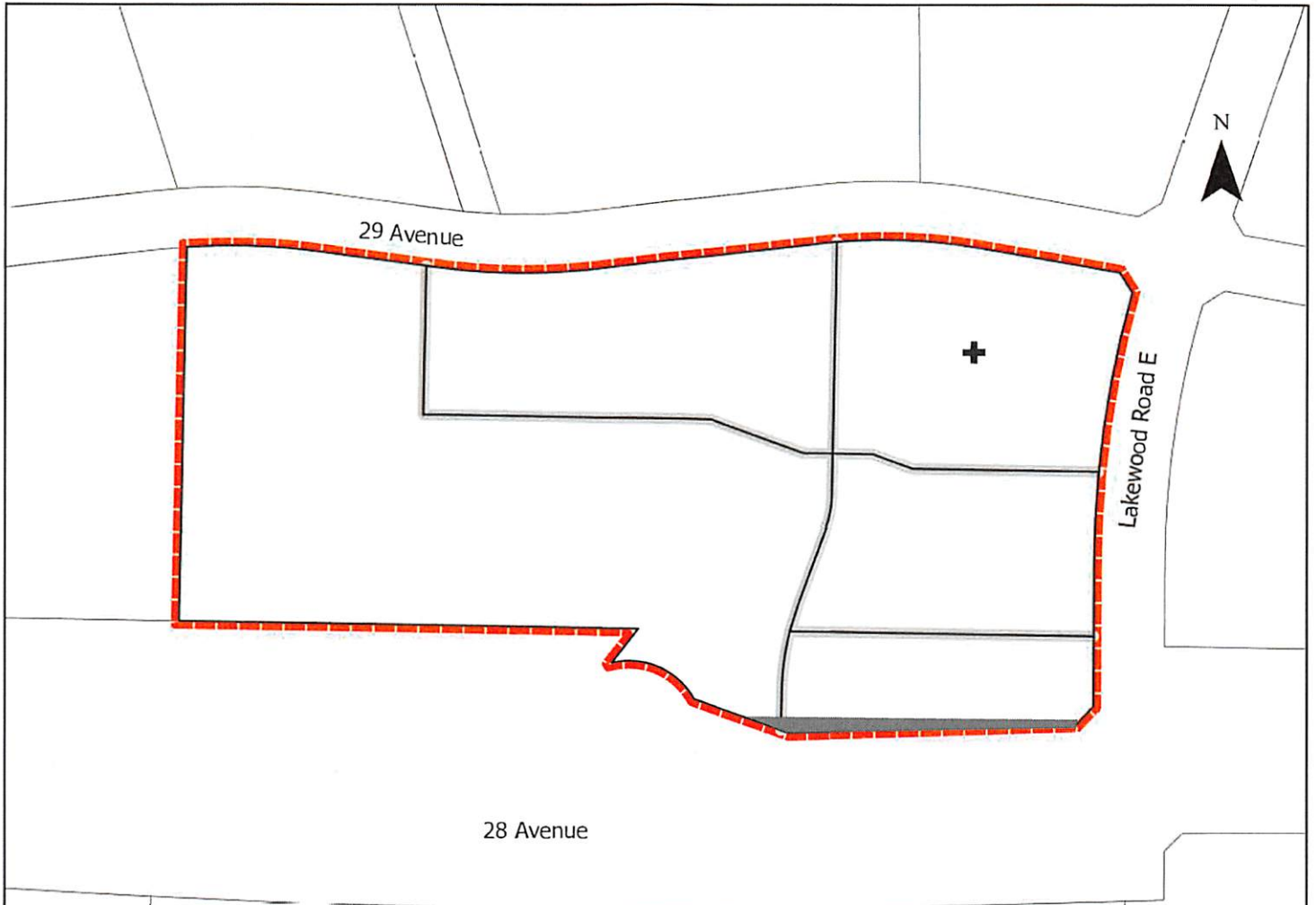
Regards,

Blair McDowell  
Subdivision Authority

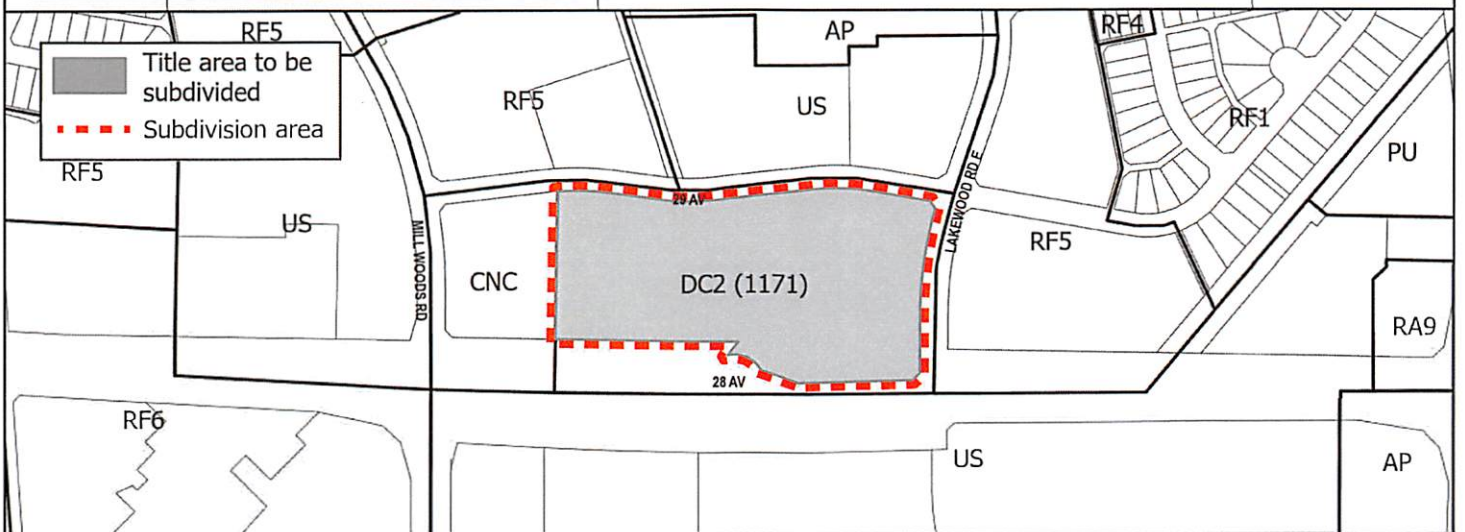
BM/jv/Posse #409365878-001

Enclosure(s)

- Limit of proposed subdivision
- + Restrictive Covenant re:disturbed soil
- █ Dedicate to an approved concept plan
- Register access and cross lot easement



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





April 14, 2022

File No. LDA22-0049

Scheffer Andrew Ltd.  
12204 145 Street NWf  
Edmonton, AB T5L 4V7

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 93 single detached residential lots, 36 semi-detached residential lots, and 1 Public Utility Lot (PUL) from Block OT, Plan 4791 TR, located south of 32 Avenue SW and east of 170 Street SW; **GLENRIDGING RAVINE**

---

**I The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$800,764.62 representing 1.379 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 a corner cut or adjust the property lines at the intersection of the walkway and the alley to ensure a 6.0 m wide right of way, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto 170 Street SW, 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 walkway, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the approved subdivisions LDA19-0493 and LDA18-0496 be registered prior to or concurrent with this application, to provide the logical roadway and utility connections;



9. that LDA21-0621 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct two lanes of Ellerslie Road SW to an urban arterial roadway standard, from the ECO Station access (east of Rabbit Hill Road SW) to east of 141 Street SW, including a new bridge structure, channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
8. that the owner construct a 3 m shared use path on the east side of 170 Street from the walkway within the PUL to tie into the shared use path connection south of Rabbit Hill Road SW, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
9. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway and PUL, with connections to the adjacent shared use paths/sidewalks, as shown on the Enclosure I;
10. that the owner construct the east/west alley connection to include a 1.8 m concrete sidewalk, as shown on Enclosure I;
11. that the owner construct a 1.0 m berm centered on the property line and a 1.8 m noise attenuation fence, or combination thereof, to conform to the submitted Noise Study, wholly within private property lines for all lots backing onto or flanking 170 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway, as shown on the Enclosure I;



12. 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
13. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights 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 Block OT, Plan 4791 TR was previously addressed with LDA17-0628 by registering a 1.839 ha Deferred Reserve Caveat (DRC). MR in the amount of \$800,764.62, representing 1.379 ha, is being provided by money in place with this subdivision. Subsequent to money in place of MR, the DRC will be reduced accordingly with the balance to 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/tv/Posse #418373834-001

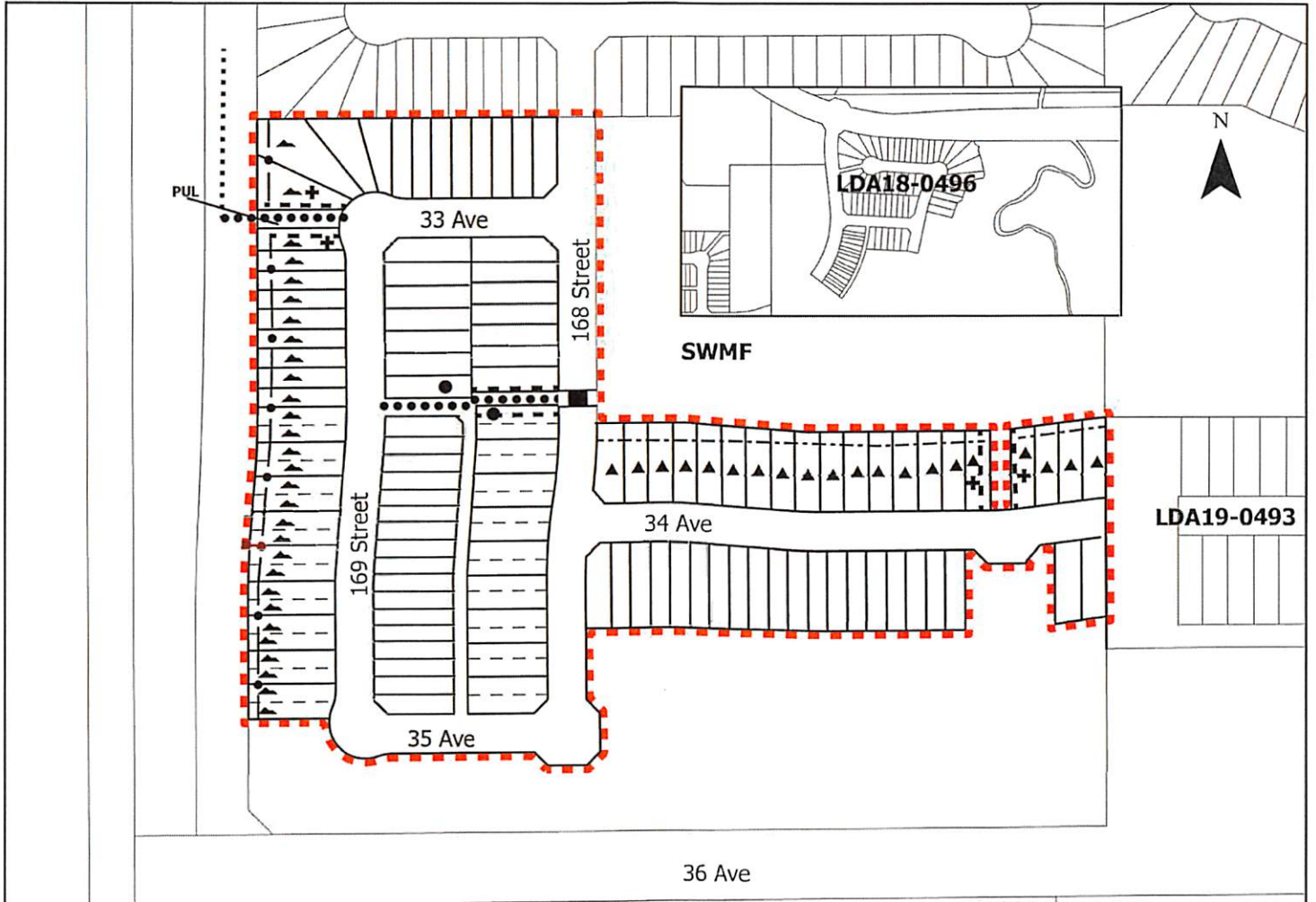
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

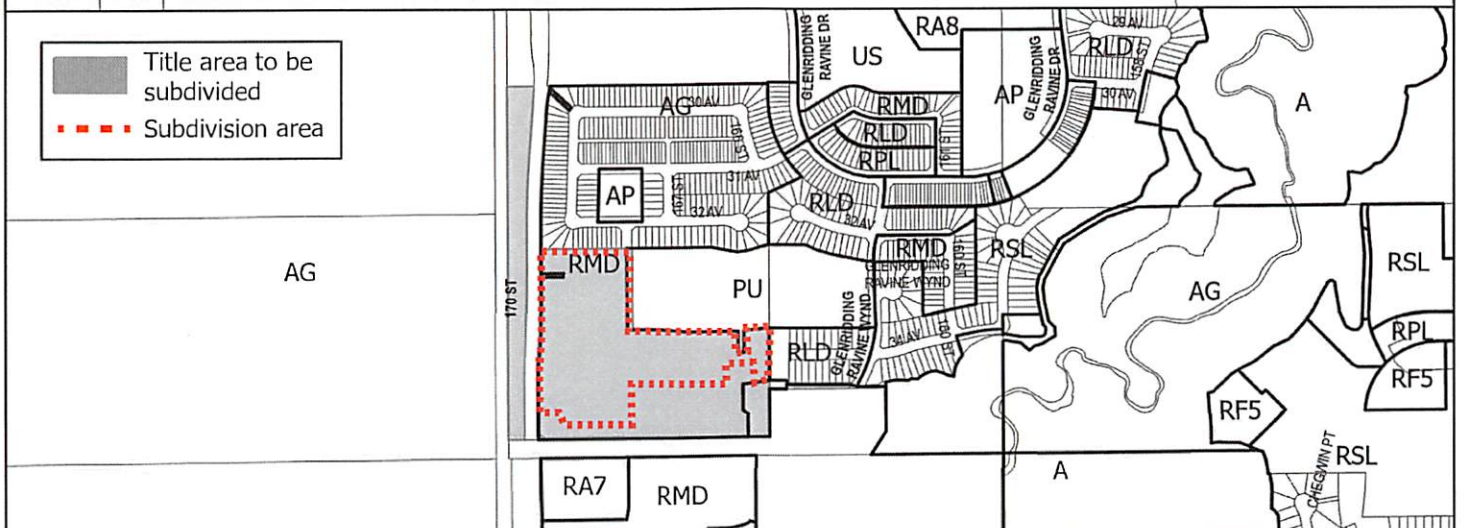
April 14, 2022

LDA22-0049

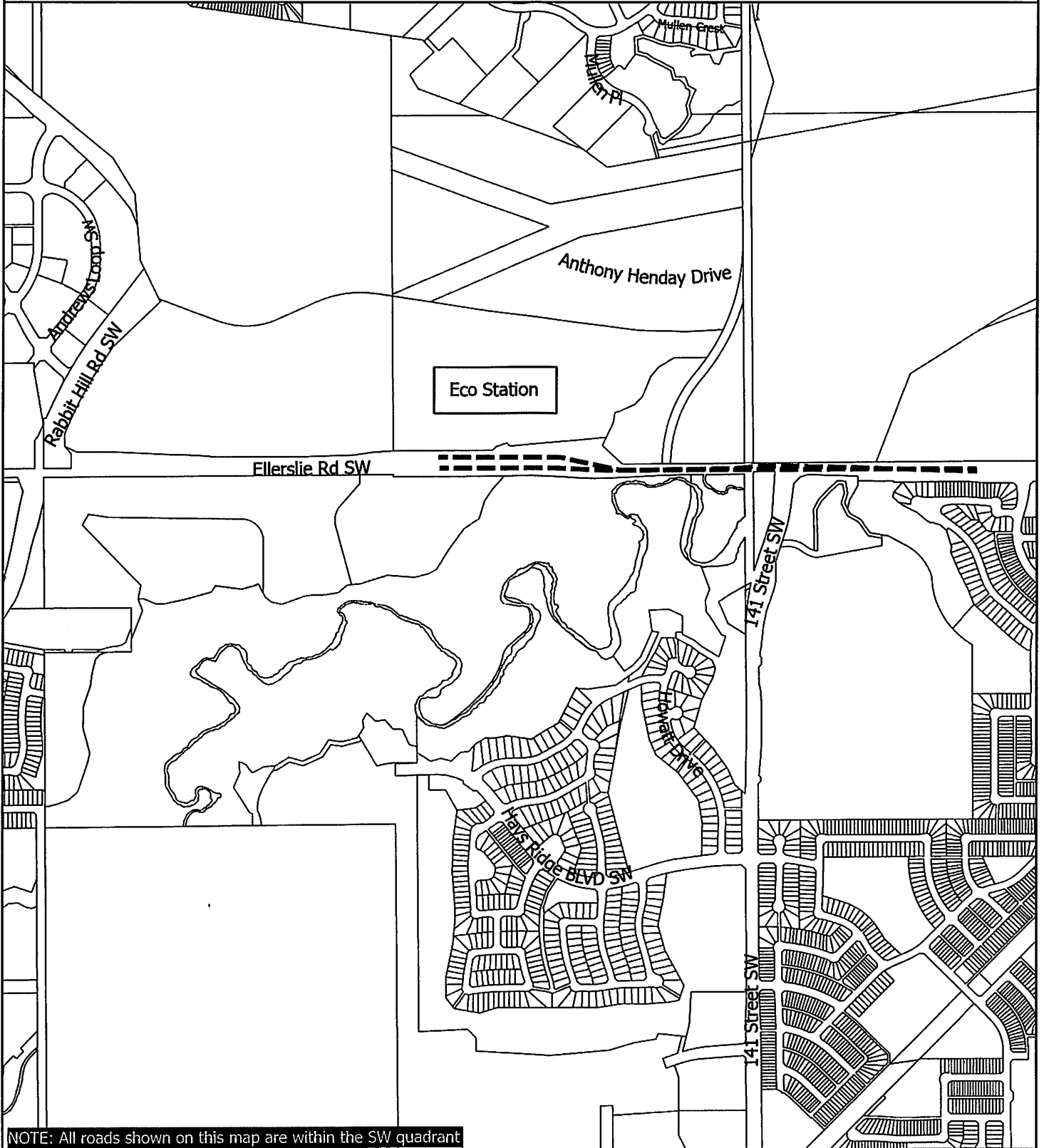
- Limit of proposed subdivision
- ✚ Restrictive Covenant re:disturbed soil
- ▲ Restrictive Covenant re:Freeboard
- ▲ Restrictive Covenant re:berm and fence
- Dedicate additional road right of way
- Concrete Sidewalk 1.8m
- ⋯ 1.8m Uniform Fence - Zoning bylaw
- ⋯ 3m Hard surface shared use path
- 1.2 m Uniform Screen Fence
- 1.0m Berm and 1.8m Noise Attenuation Fence
- ▬ Zebra Marked Crosswalk



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



--- Construct first two lanes to an arterial roadway standard





Subdivision Authority

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

April 14, 2022

File No. LDA22-0065

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Sara Sherman

RE: Tentative plan of subdivision to create 52 single detached residential lots from the SE 36-52-26-W4M located north of 92 Avenue NW and west of Secord Drive NW; **SECORD**

---

**I The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that Charter Bylaw 20086 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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 engineering drawings include identification of the abandoned well site(s), demonstrating that a 4 m drive aisle will be available should the 10 m x 15 m working areas be occupied due to well repairs; and
8. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SE 36-52-26-W4M was addressed by dedication with LDA18-0451.

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,

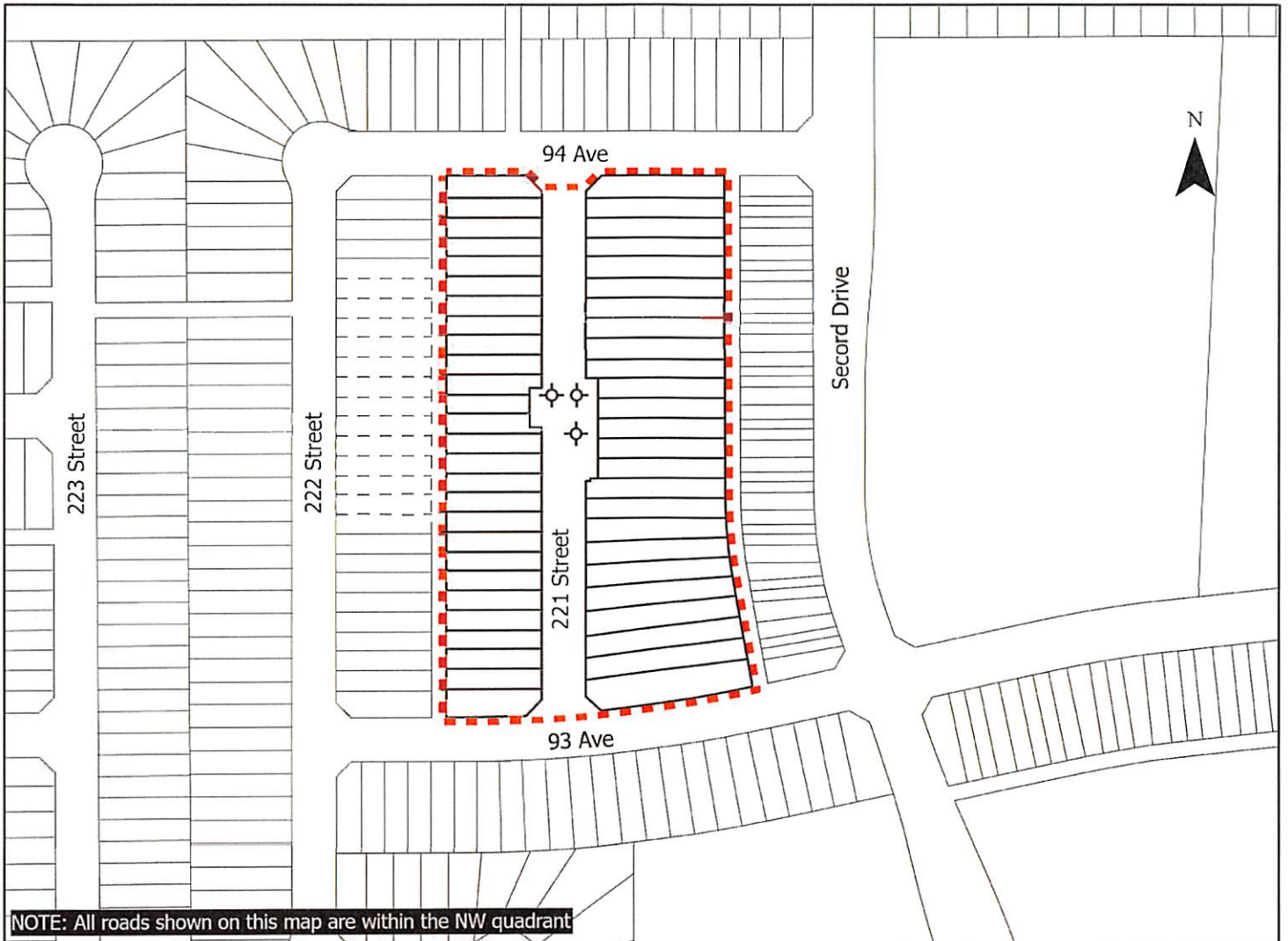
Blair McDowell  
Subdivision Authority

BM/jv/Posse #422179270-001

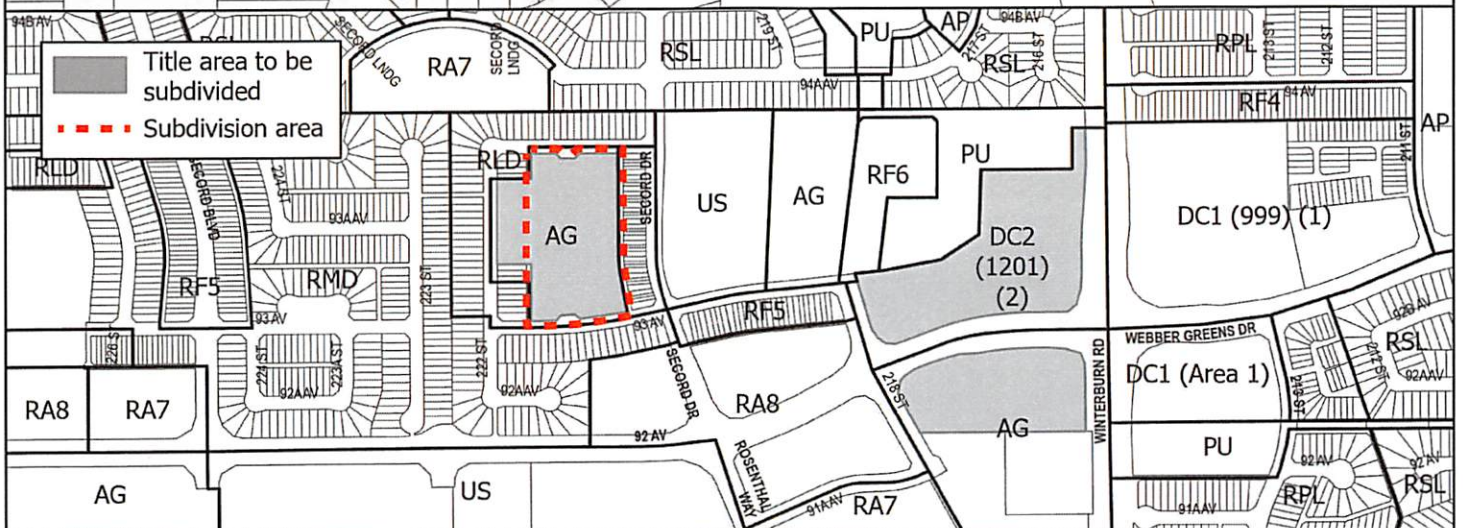
Enclosure(s)



- Limit of proposed subdivision
- ⊕ Abandoned well site



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

April 14, 2022

File No. LDA13-0183

Stantec Consulting Ltd.  
104-10220 103 Avenue NW  
Edmonton, AB T5J 0K4

ATTENTION: Stantec Consulting Ltd.

RE: REVISION of conditionally approved tentative plan of subdivision to create ten (10) industrial lots, one (1) commercial lot and two (2) Public Utility lots from NW 7-53-25-W4M, located south of Yellowhead Trail NW and east of 205 Street NW; **WINTERBURN INDUSTRIAL AREA EAST**

---

This subdivision was originally approved on Mar 27, 2014. This first change request is to allow for an additional phase. Phase 1 has been registered.

**I The Subdivision by Plan is APPROVED on April 14, 2022, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register easements for the construction of the sanitary pump station and the sanitary trunk sewer to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I;
5. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the Storm Water Management Facility (SWMF) 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 subdivision.

**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 engineering drawings include the sanitary pump station, (FAC will not be issued for the sanitary pump station (required in Phase 2) until the sanitary pump station is registered as a PUL), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner is responsible for the disposal of any sewage generated from the proposed development, at their own cost, until such time that the downstream sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination; and
9. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

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/el/Posse #137920746-001

Enclosure(s)

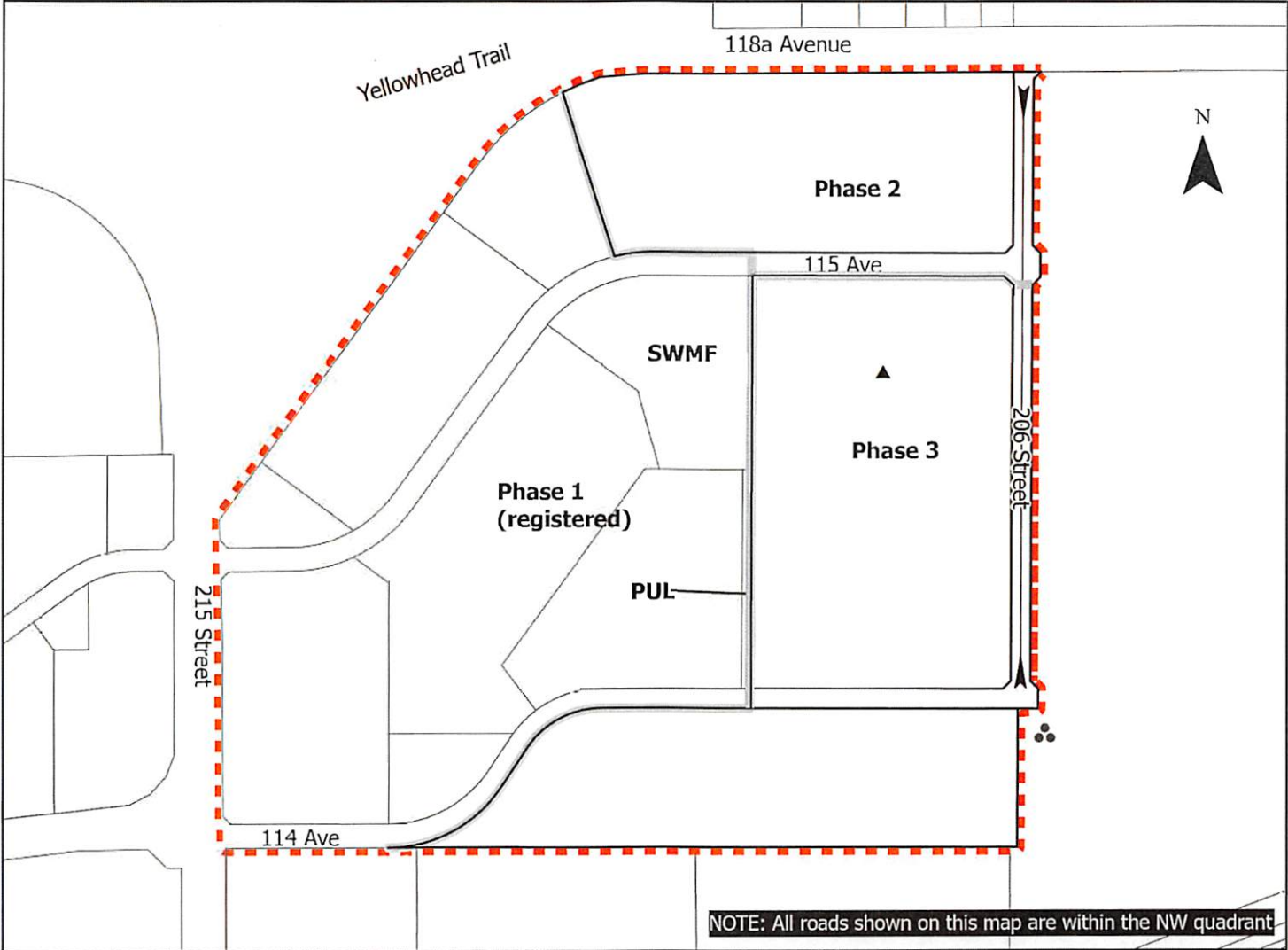


SUBDIVISION CONDITIONS OF APPROVAL MAP

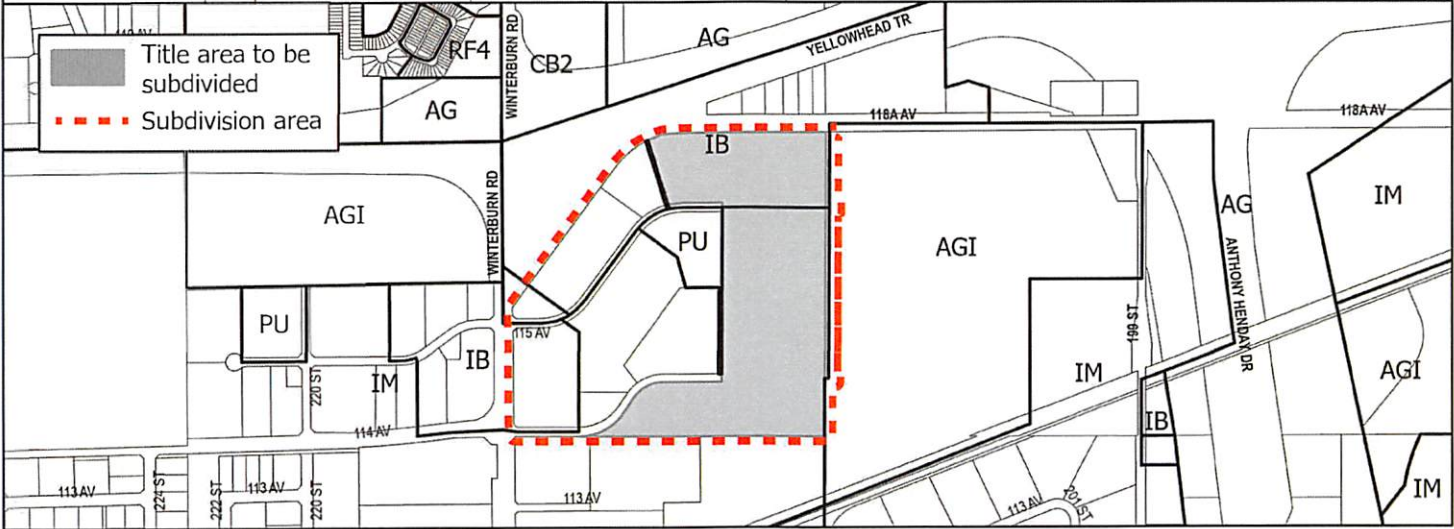
April 14, 2022

LDA13-0183

- Limit of proposed subdivision      --- Phasing Line
- Sanitary Sewer; Register Easement
- ▲ Restrictive covenant re:Freeboard
- Sanitary Pump Station



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





April 14, 2022

File No. LDA21-0510

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

ATTENTION: Jordan Widmer

RE: REVISION of conditionally approved tentative plan of subdivision to create five (5) bare land condominium units for commercial development and two (2) bare land condominium units for pylon signs from Lot 6, Block 1, Plan 0728307 and Lot 7A, Block 1, Plan 1023896, located east of Parsons Road SW and south of Ellerslie Road SW; **ELLERSLIE INDUSTRIAL**

---

The subdivision was initially approved on December 9, 2021 to create two (2) bare land condominium units for commercial development and two (2) bare land condominium units for pylon signs. This change request increases the number of bare land condominium units for commercial development from 2 to 5. The number of bare land condominium units for pylon signs remains as 2.

**I The Subdivision by Bare Land Condominium is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey;
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., ATCO Gas and Pipelines Ltd., and EPCOR Drainage Services, as required by the aforementioned agencies; and
3. that the owner dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I.

Enclosure I is a map of the subdivision and identifies major conditions and advisements of this approval.

Municipal Reserve (MR) for Lot 6, Block 1, Plan 0728307 and Lot 7A, Block 1, Plan 1023896 were previously addressed with SUB/06-0062 by dedicating a 0.055ha MR parcel.

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/js/Posse #413027579-001

Enclosure







Subdivision Authority

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

April 14, 2022

File No. LDA21-0458

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 18, Plan 2857HW, located north of 103 Avenue NW and east of 160 Street NW;  
**BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #410339304-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 160 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 5.0 m south of the north property line of Lot 17 off 160 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

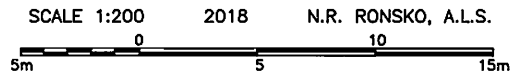
SHOWING SUBDIVISION OF

LOT 17, BLOCK 18, PLAN 2857 H.W.

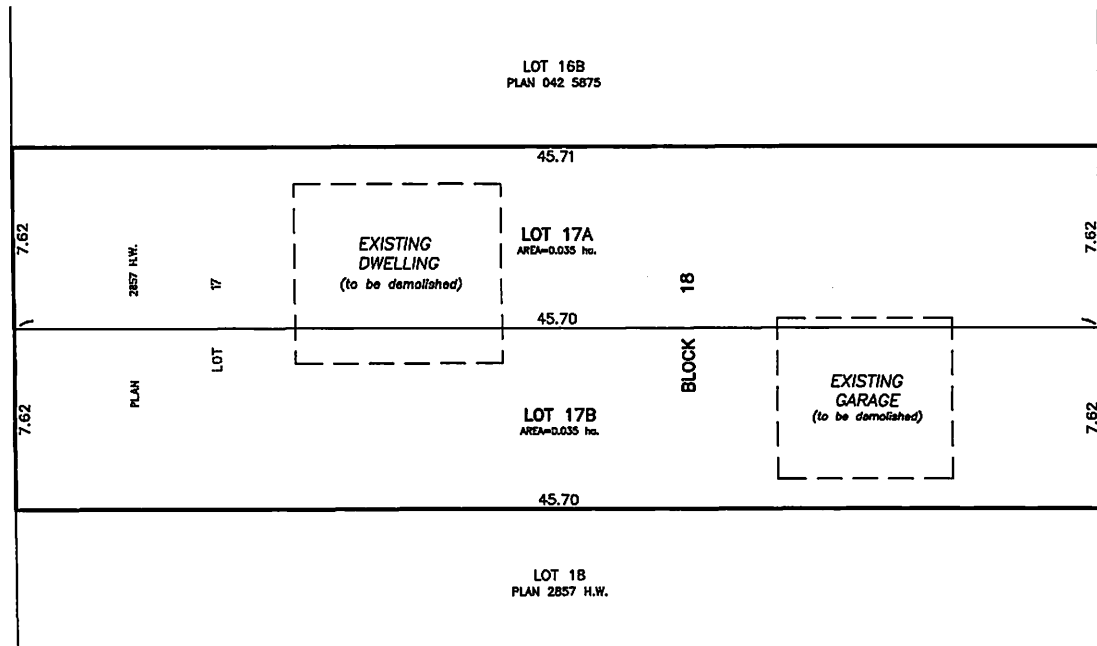
IN THE

S.E.1/4 SEC.3-53-25-4

EDMONTON ALBERTA



TO 104th AVENUE  
160th STREET



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

HAGEN SURVEYS (1982) LTD.

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 27, 2018

REVISED: -

FILE NO. 18S0114

DWG.NO. 18S0114T



Subdivision Authority

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

April 14, 2022

File No. LDA22-0105

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 32, Block 6A, Plan 615KS, located north of 127 Avenue NW and west of 103 Street NW; **LAUDERDALE**

---

**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan; 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.

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #423966455-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

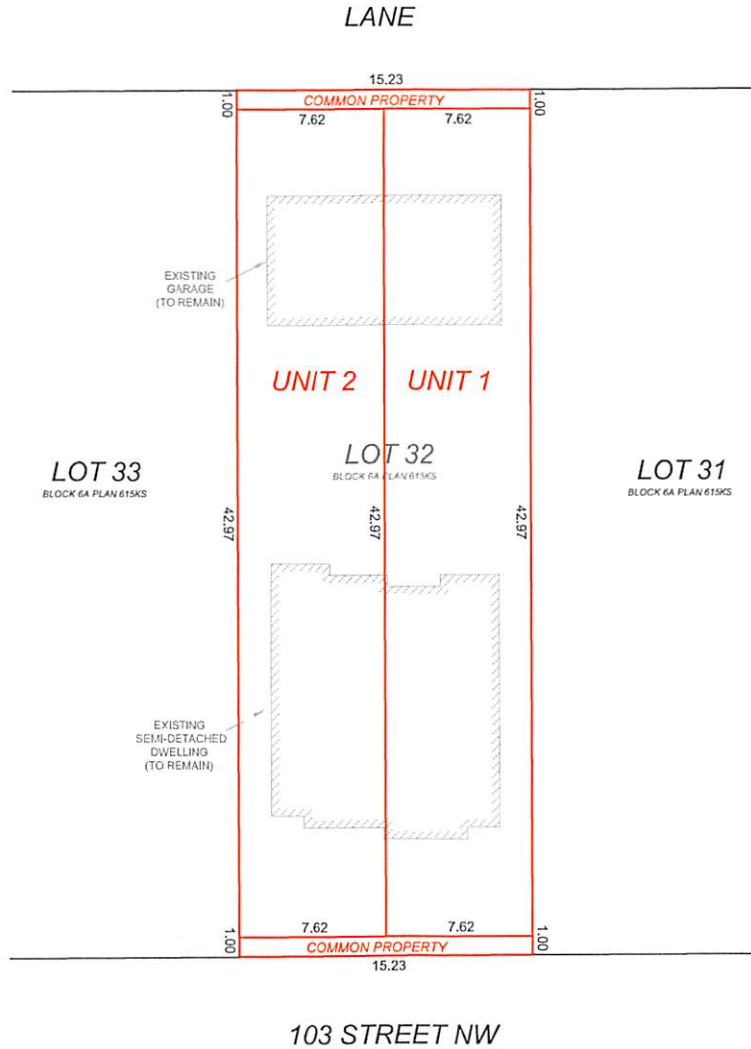
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The existing services (water and sanitary) enter the proposed subdivision approximately 0.4 m south of the north property line of Lot 32 off of the lane. The existing storm service enters the proposed subdivision approximately 0.46 m south of the north property line of Lot 32 off 103 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.
- The existing service is not of sufficient size for the proposed development. The owner/applicant must review the total on-site water demands and service line capacity with a qualified engineer to determine the size of service required and ensure adequate water supply to the proposed development.
- There is a water main located within a laneway adjacent to the east property line of Lot 32. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).
- All municipal services must enter the site through Common Property.



RF1 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Approval	Feb. 17, 2022
2. Revised	April 7, 2022

LEGAL DESCRIPTION: Lot 32 Block 6A Plan 615KS  
MUNICIPAL ADDRESS: 12716 - 103 Street NW, Edmonton, AB  
BUILDER/OWNER: Jay Kumar

TENTATIVE PLAN SHOWING PROPOSED  
**BARELAND CONDOMINIUM**

REVISION: 2    DATE: 04.07.22    SCALE: 1:300    PROJECT #: 2020015



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

April 14, 2022

File No. LDA22-0109

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 8, Block 18, Plan 2857HW, located south of 104 Avenue NW and west of 159 Street NW;  
**BRITANNIA YOUNGSTOWN**

---

**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed northern lot;
3. that the owner apply for a permit to demolish the existing principal dwelling and the 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
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after

considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #425243391-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 159 Street NW. Upon redevelopment of proposed Lot 8A, the existing residential access to 159 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).
- There is an existing power pole in the alley, as shown on the Enclosure. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.8 m south of the north property line of Lot 8 off 159 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.
- 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).



CONDOMINIUM PLAN 122 1871

LOT 9  
BLOCK 18  
PLAN 2857 HW

LANE

7.62  
7.62

LOT 8B

LOT 8  
BLOCK 18  
PLAN 2857 HW

BLOCK 18

LOT 8A

45.70

GARAGE  
Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

HOUSE

Existing building to be demolished. Size and location are approximate, (not surveyed) and plotted based on aerial imagery.

44.70

45.70

7.27

1.06

0.50

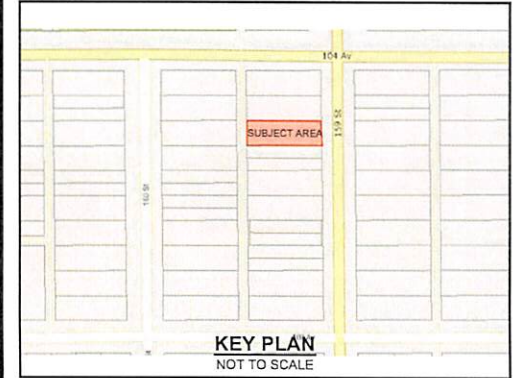
(CC Location)

159 STREET

JOLIE HOMES INC.

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF4.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS . . . . . AND CONTAINS: 0.069 ha.



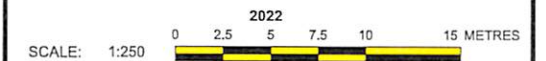
REV. NO.	DATE	ITEM	BY
2	APR. 7/22	LOT DEFLECTION	CN
1	FEB 23/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

**BRITANNIA YOUNGSTOWN**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 8, BLOCK 18, PLAN 2857 HW  
WITHIN THE  
S.E. 1/4 SEC. 3 - TWP. 53 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**



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

FILE NO. 62200047T DRAFTED BY: CN CHECKED BY: DS



Subdivision Authority

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

April 14, 2022

File No. LDA22-0114

IBI Group  
300 - 10830 Jasper Avenue NW  
Edmonton, AB T5J 2B3

ATTENTION: Courtney Ruptash

RE: Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 25, Block 32, Plan 222 0755, located south of 104 Avenue NW and east of Wadhurst Road NW; **WESTMOUNT**

---

**The Subdivision by Phased Condominium is APPROVED on April 14, 2022, 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #425445891-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,095.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

#### Building / Site

- The owner shall ensure the phased condominium adheres to the conditions and design layout approved in the Development and Building Permits; any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.
- Any changes to the proposed phased condominium unit(s) or remnant unit(s) require a revision to be submitted to the Subdivision Authority for approval.

#### Transportation

- There is an existing access and driveway to Wadhurst Road. Upon redevelopment of proposed remnant Unit A, the existing residential access to Wadhurst Road must be removed, as shown on Enclosure I. The owner/applicant will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (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 includes community notice and value compensation.
- The owner is advised that Wadhurst Road is part of the active transportation network and the existing Bike Network. It has been designed to include shared roadway - low traffic bike lanes within the Wadhurst Road road right-of-way. If the applicant chooses to apply for a front access variance, it may not be supported by Subdivision Planning's transportation review team.

#### Servicing

- The existing services (water and sanitary) enter the proposed subdivision approximately 5.5m north of the north property line of the lane north of 103rd Ave, 69.8m north of the north property line of 103rd Ave, and 12.5m north of the south property line of lot 22A. Any sanitary sewer service not being utilized by any current or future developments must be cut and plugged on private property by the owner/developer to prevent infiltration from entering the city sewer systems. If the one of the above water services will not be utilized by any current or future developments it must be abandoned by Epcor. Please contact EPCOR at (780) 496-5444 for details.
- Three existing water services currently enter the site off EPCOR's water main on the lane east of Wadhurst Road. If there is on-site water main looping between the existing services, each service must contain a check valve within private property. We require the registration of a restrictive



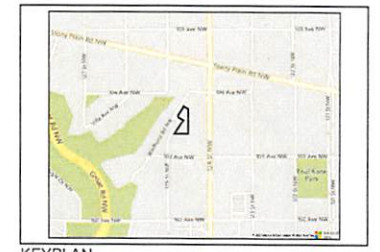
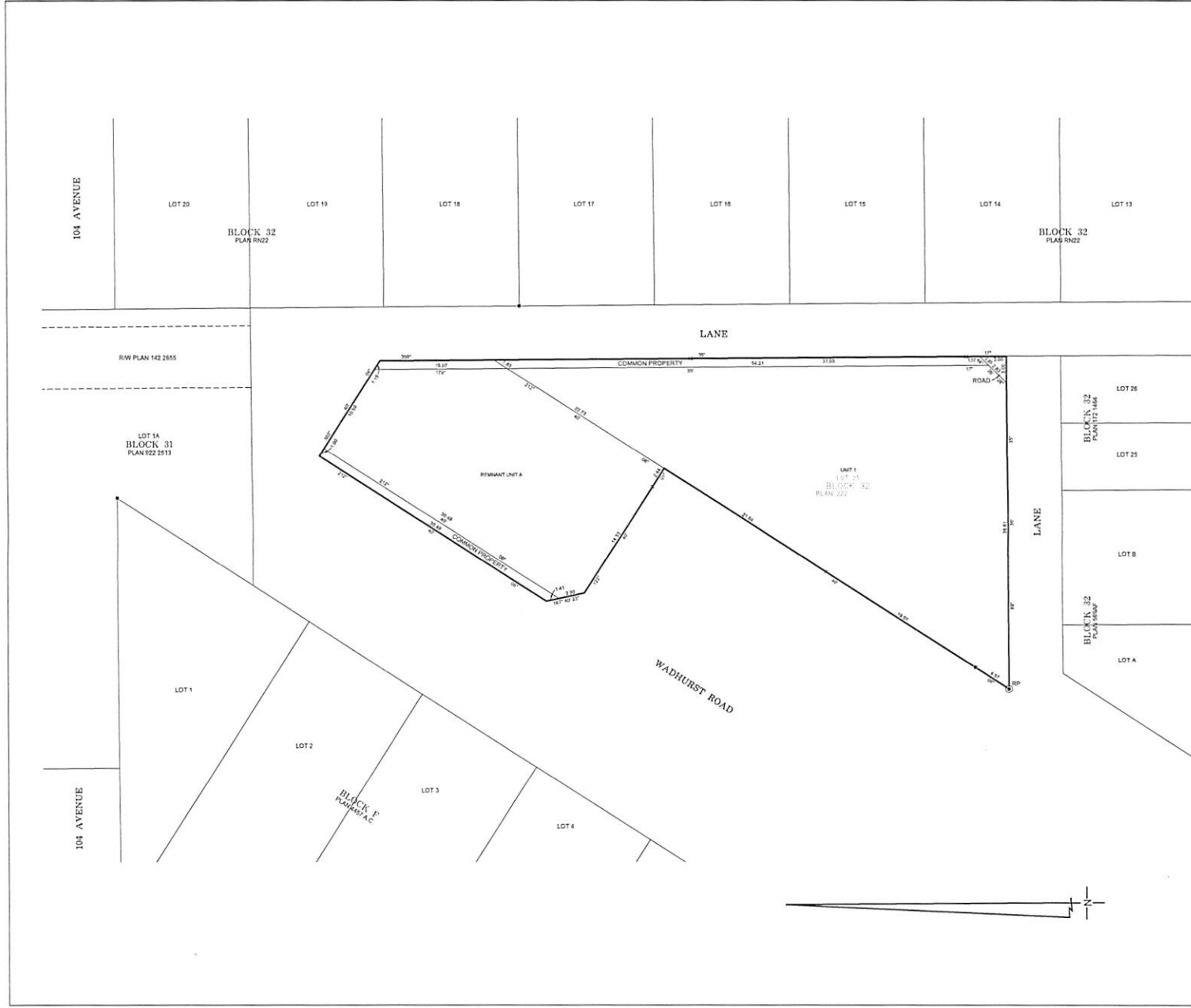
covenant for check valves for any lot with multiple services. Contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Review of the Infill Fire Protection Assessment has determined that, provided future development applications for this site do not exceed a Required Fire Flow of 250L/s, upgrades to water infrastructure will not be required to meet the intent of the standard.
- All municipal services must enter the site through Common Property.

**WADHURST  
EDMONTON, ALBERTA**  
TENTATIVE PLAN SHOWING PROPOSED PHASED CONDOMINIUM OF  
LOT 25, BLOCK 32, PLAN 222  
ALL WITHIN THE  
RIVER LOT 2, EDMONTON SETTLEMENT  
(THEORETICAL  
S.E. 1/4 SEC. 6, TWP. 53, RGE. 24, W. 4 MER.)  
SCALE 1:200 2022 MARIA DUGAND BARRIOS, A.L.S.

0 2 4 6 8 10 20 30 METRES

- NOTES:
1. The boundaries shown on the plan were created from registered legal plans and all boundaries shall be ascertained in the field prior to any construction.
  2. All distances are shown in metres and decimals thereof.
  3. All distances on curved boundaries are arc lengths.
  4. Area highlighted shows outlined block and contains within: 0.170 ha.



LEGEND

3 Degree Transverse Mercator	NAD83	North American Datum 1983
Alberta Land Survey	PL	Plat
Alberta Survey Control Marker	PLM	Position
Control Angle	PA	Public Access Line
Counter-Sunk	R	Radius
East	(E)	East
Environmental Reserve	ER	Reference
Established	Est	Re-established
Found	Fin	Revised
Global Navigation Satellite System	GNSS	Range
Heads	H	Call Reference Point
Stakeless Iron Post	SW	Right of Way
Marker	M	Square Metres
Mark	Mk	Section
Marked	Mk	Temporary
Marker Post	MP	Utility
Municipal Reserve	M.R.	Utility To Post
North	N	Street

REGISTERED OWNER  
CANTIRO WADHURST GP TLD.

FILE NO: 175450400P  
Checked by: [Signature]

BY GROUP CERTIFICATE (CANADA INC.)  
Suite 301 7052 Jasper Drive  
Edmonton, Alberta, T5 2B3



Subdivision Authority

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

April 14, 2022

File No. LDA22-0124

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 68, Plan 839HW, located north of 106 Avenue NW and east of 142 Street NW;  
**GLENORA**

---

**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner dedicate road right of way for a 6 m x 6 m corner cut to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
3. that subject to Condition #2, the owner remove all landscaping as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/js/Posse #426387927-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 106 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access will not be permitted to 142 Street as it is an arterial roadway. Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

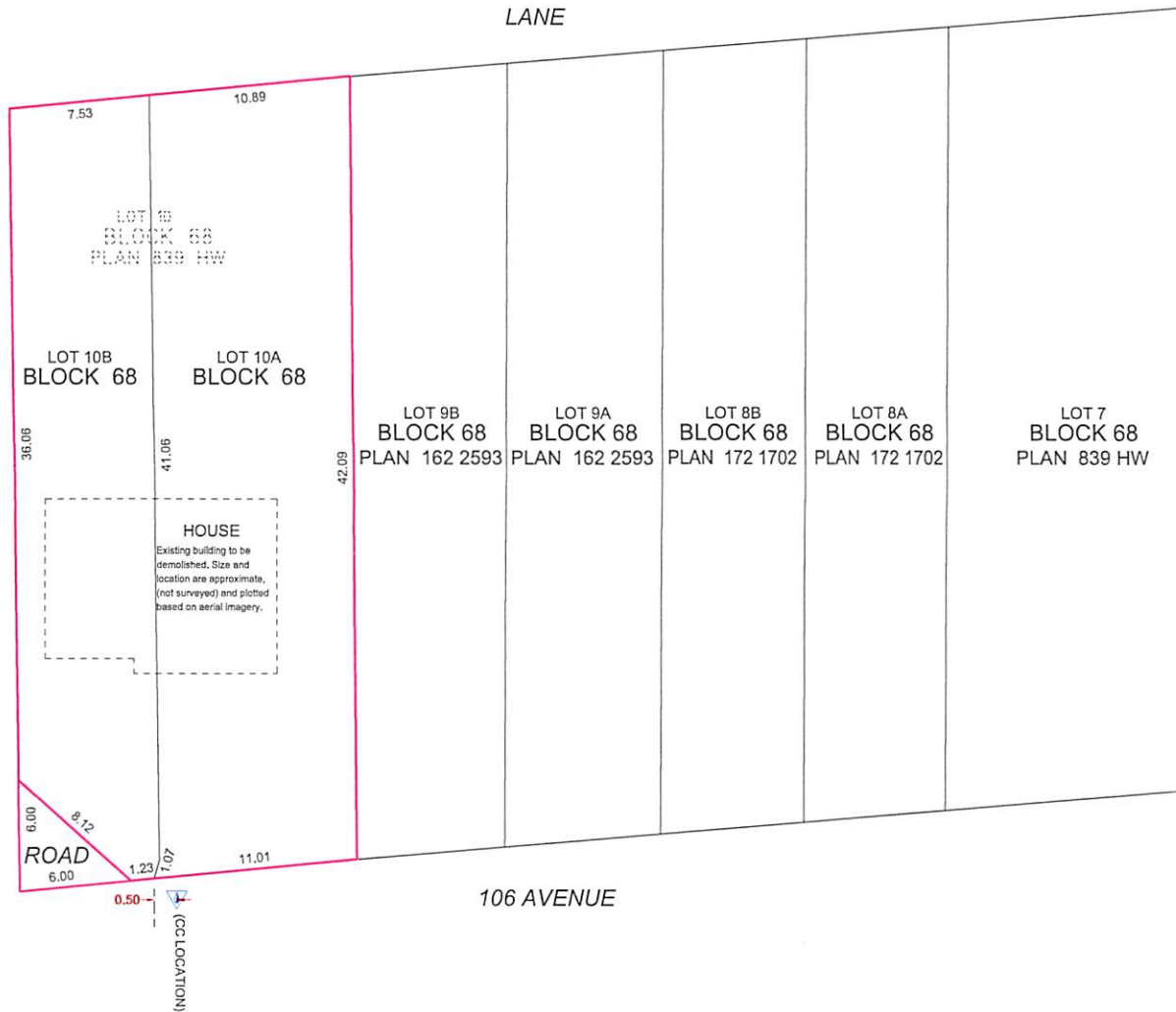
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 7.6 m east of the west property line of Lot 10 off 106 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



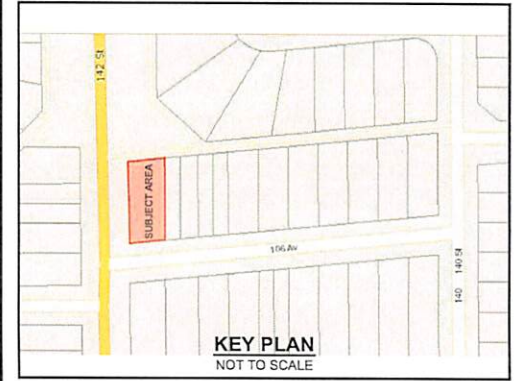
142 STREET NW



### HARDWELL HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS ..... AND CONTAINS: 0.076 ha.



REV. NO.	DATE	ITEM	BY
2	APR. 7/22	LOT DEFLECTION	CN
1	MAR 8/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

## GLENORA

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 10, BLOCK 68, PLAN 839 HW

WITHIN THE

N.W. 1/4 SEC. 1 - TWP. 53 - RGE. 25 - W. 4TH MER.

## EDMONTON - ALBERTA



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

FILE NO.	62200058T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

April 14, 2022

File No. LDA22-0126

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

ATTENTION: Sam McDougal

RE: Tentative plan of subdivision to create separate titles for semi-detached dwellings from Lot 25, Block 14, Plan 1389 HW, located south of 80 Avenue NW and east of 87 Street NW; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/el/Posse #426492609-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site on 80 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

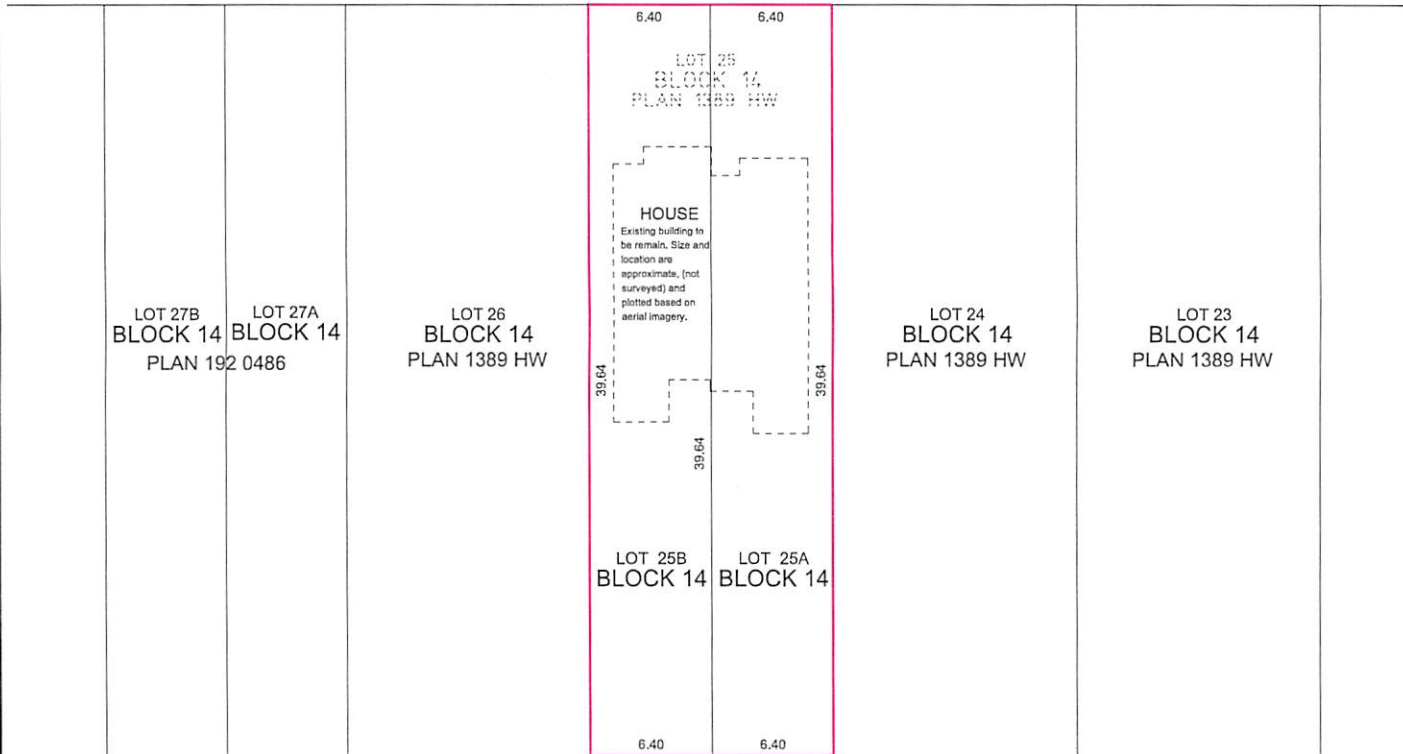
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.0 m west of the east of the property line of Lot 25, and approximately 2.7m east of west of the property line off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property line of Lot 25. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
  - a. Please note that this application has been evaluated for municipal fire protection based on a single family residential development. Any other development on these lots will require a re-assessment by EPCOR Water Services Inc. (EWSI) and will trigger the construction of upgrades to meet municipal standards.
  
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



80 AVENUE NW

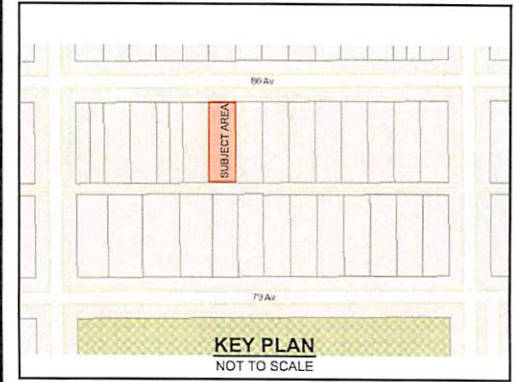


LANE

### NEW ERA LUXURY HOMES

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RFL.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.051 ha



REV. NO.	DATE	ITEM	BY
1	MAR 10/22	ORIGINAL PLAN COMPLETED	CN

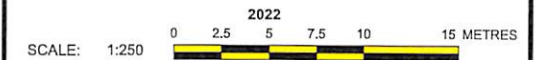
REVISIONS

## KING EDWARD PARK

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 25, BLOCK 14, PLAN 1389HW  
WITHIN THE  
S.W. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA



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

FILE NO.	62200074T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

April 14, 2022

File No. LDA22-0130

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 2, Plan 2831HW, located south of 80 Avenue NW and east of 119 Street NW;  
**BELGRAVIA**

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**The Subdivision by Plan is APPROVED on April 14, 2022, subject to the following conditions:**

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner apply for a permit to demolish the existing principal dwelling and the 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/lz/Posse #426662255-001

Enclosures



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2022 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

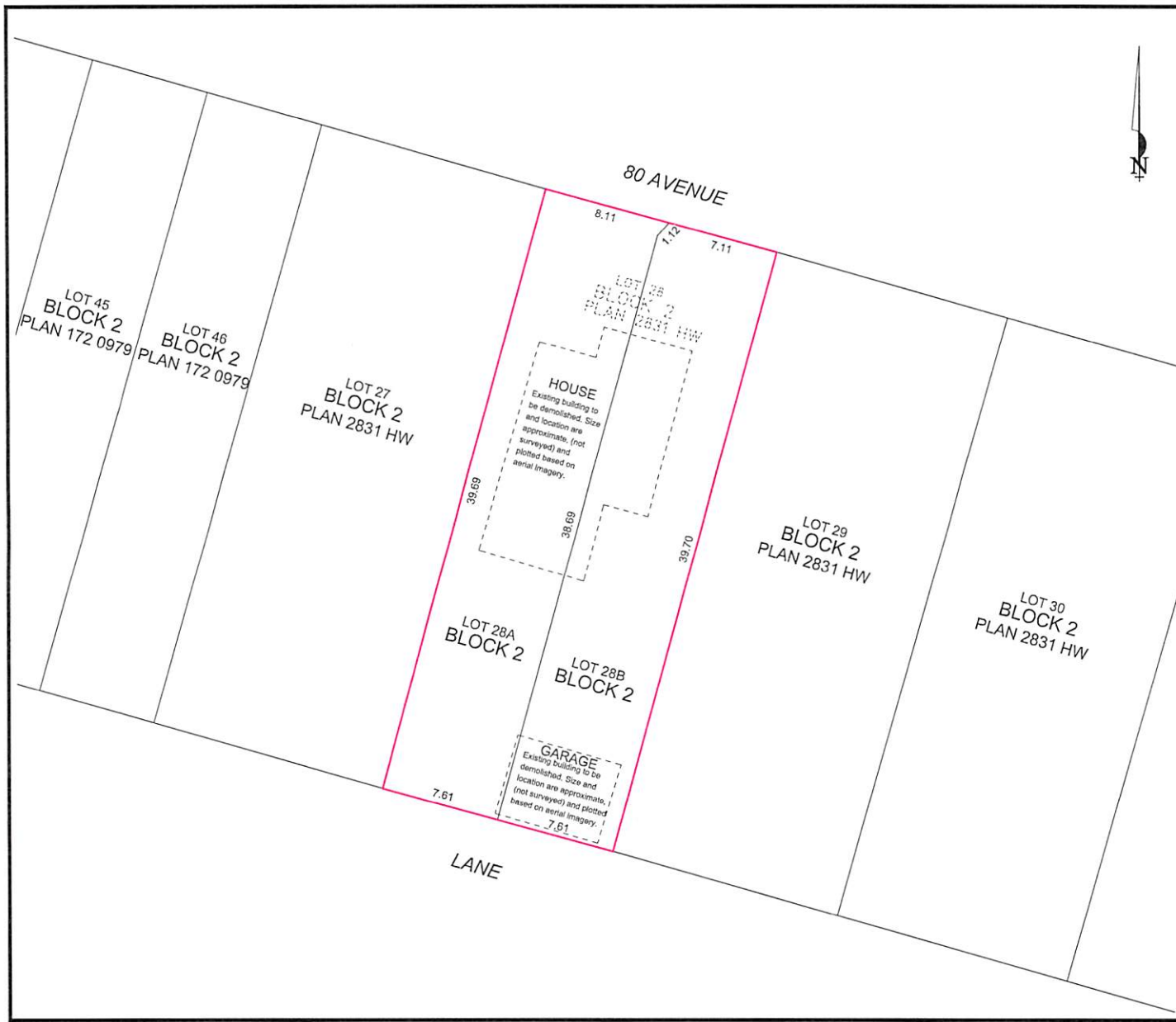
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at [citytrees@edmonton.ca](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- 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 access to 80 Avenue NW. Upon redevelopment of proposed Lot 28B, the existing residential access to 80 Avenue 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

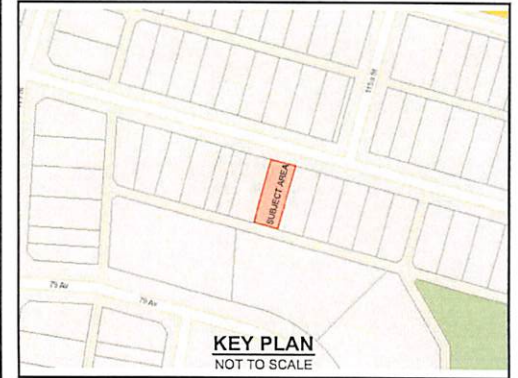
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 5.49 m east of the west property line of Lot 28 off of the lane. The existing storm service enters the proposed subdivision approximately center of Lot 28 off 80 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a 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).



**KASH DEVELOPMENTS INC.**

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS RF1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.061 ha



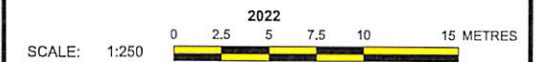
REV. NO.	DATE	ITEM	BY
2	APR. 5/22	LOT DEFLECTION	CN
1	MAR. 16/22	ORIGINAL PLAN COMPLETED	CN

REVISIONS

**BELGRAVIA**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 28, BLOCK 2, PLAN 2831 HW  
WITHIN THE  
S.W. 1/4 SEC. 30 - TWP. 52 - RGE. 24 - W. 4TH MER.

**EDMONTON - ALBERTA**



**Pals Geomatics** Phone: (780) 455 - 3177 Fax: (780) 451 - 2047  
Email: edmonton@palsgeomatics.com  
16704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62200077T	DRAFTED BY:	CN	CHECKED BY:	DS
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Thursday, April 7, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the April 7, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the March 31, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0525 408249885-001	Tentative plan of subdivision to create 39 single detached residential lots from the SE 25-52-26-W4M located north of Whitemud Drive NW and east of 222A Street NW; <b>ROSENTHAL</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA21-0606 411625002-001	Tentative plan of subdivision to create 71 single detached residential lots, 14 semi-detached residential lots, two (2) Municipal Reserve lots, and two (2) Environmental Reserve lots from Lot 1, Block 14, Plan 222 0645 and Lot 1, Block 15, Plan 222 0646 located south of Aster Way NW and east of 17 Street NW; <b>ASTER</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA21-0192 388583841-001	REVISION of conditionally approved tentative plan of subdivision to create 11 single detached residential lots and 32 row housing lots, from Lot 3, Block 1, Plan 022 4568 and Lot 2, Block 1, Plan 022 4568, located north of Rosenthal Boulevard NW and east of 231 Street NW; <b>ROSENTHAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0079 422462125-001	Tentative plan of subdivision to create three (3) other parcels to facilitate a land swap between Lot 1, Block D, Plan 1620360 and a portion of the SW-22-51-25-4, located east of Rabbit Hill Road SW and north of 28 Avenue SW; <b>GLENRIDGING RAVINE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA22-0086 423656214-001	Tentative plan of subdivision to create separate titles from Lots 38 and 39, Block 119, Plan I, located south of 89 Avenue NW and east of 98 Street NW; <b>STRATHCONA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA22-0092 397850749-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 1, Plan 1875R, located north of Jasper Avenue NW and east of 82 Street NW; <b>CROMDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA22-0095 424450355-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2 & 3, Block 59, Plan 5997AE, located north of 78 Avenue NW and west of 77 Street NW; <b>KING EDWARD PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA22-0096 413238948-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 96, Block 38, Plan 802 1675, located north of 33 Avenue NW and west of 35 Street NW; <b>BISSET</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA22-0100 424985275-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 15 and the east half of Lot 14, Block 25, Plan 5444 AM, located north of 66 Avenue NW and west of 150 Street NW; <b>HAZELDEAN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA22-0108 425028598-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12, Block 26, Plan 4964HW, located south of 108 Avenue NW and east of 129 Street NW; <b>WESTMOUNT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
11.	LDA22-0115 425662594-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 45, Block 6, Plan 782 3023, located north of 18A Avenue NW and east of 48 Street NW; <b>POLLARD MEADOWS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
12.	LDA22-0119 426189514-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 20, Plan 5978 KS, located north of 76 Avenue NW and west of 139 Street NW; <b>LAURIER HEIGHTS</b>
MOVED		Blair McDowell  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
13.	LDA22-0120 426030360-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 36, Plan 6452 ET, located north of 97 Avenue NW and east of 153 Street NW; <b>WEST JASPER PLACE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:15 a.m.	