

Thursday, May 5, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 18

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the May 5, 2022 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 28, 2022 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA21-0603 416561435-001	Tentative plan of subdivision to create 21 single detached residential lots and one (1) commercial lot, from portions of roadway to be closed, Lots 1-5, Block 3, Plan 2887 AQ and Lot 1, Block A, Plan 142 1144, located north of 167 Avenue NW and east of 71 Street NW; <b>SCHONSEE</b>
2.	LDA22-0099 418367482-001	Tentative plan of subdivision to create 60 single detached residential lots and 28 semi-detached residential lots from Lot E, Plan 3186 TR located south of 25 Avenue SW and west of Orchards Boulevard SW; <b>THE ORCHARDS AT ELLERSLIE</b>
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0397 398564409-001	Tentative plan of subdivision to create 31 single detached residential lots from Lot 4, Block 1, Plan 1723270, located south of Hiller Road SW and east of 182 Street SW; <b>KESWICK</b>
2.	LDA21-0614 409694113-001	Tentative plan of subdivision to create four (4) Multi-Unit Housing lots, and six (6) Public Utility (PUL) Lots from Lots C and D, Plan 1711 MC, and Lot B, Plan 7091 KS, located west of James Mowatt Trail and north of 35 Avenue SW; <b>HERITAGE VALLEY TOWN CENTRE</b>
3.	LDA22-0122 426243792-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7 and the south half of Lot 8, Plan 4454 AJ, located south of 122 Avenue NW and east of 95 Street NW; <b>ALBERTA AVENUE</b>
4.	LDA22-0142 427198627-001	Tentative plan to subdivide a narrow strip of land from Lot 20, Block 16, Plan NA and consolidate that portion with adjacent Lot 19, Block 16, Plan NA, located south of 108A Avenue NW and east of 98 Street NW; <b>MCCAULEY</b>

5.	LDA22-0159 428394226-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 12, Plan 600MC, located north of 63 Avenue NW and east of 125 Street NW; <b>GRANDVIEW HEIGHTS</b>
6.	LDA22-0160 428449125-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 34, Block 4, Plan 5508MC, located east of Marlboro Road NW and north of Fairway Drive NW; <b>WESTBROOK ESTATES</b>
7.	LDA22-0066 422789680-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 52, Plan 735MC, located north of 51 Avenue NW and east of 104A Street NW; <b>PLEASANTVIEW</b>
8.	LDA22-0167 428826026-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 35, Plan RN46, located south of 116 Avenue NW and west of 122 Street NW; <b>INGLEWOOD</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



May 5, 2022

File No. LDA21-0603

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

ATTENTION: Aime Stewart

RE: Tentative plan of subdivision to create 21 single detached residential lots and one (1) commercial lot, from portions of roadway to be closed, Lots 1-5, Block 3, Plan 2887 AQ and Lot 1, Block A, Plan 142 1144, located north of 167 Avenue NW and east of 71 Street NW; **SCHONSEE**

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**I The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$141,684.14 representing 0.191 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 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 167 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a road plan for the dedication of arterial roadway to facilitate the construction of a roundabout at 66 Street NW and 167 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure II. The road plan shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services. The owner must contact Christine Whalen (christine.whalen@edmonton.ca) of Subdivision Planning for further information regarding the road plan registration;
6. 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;
7. that LDA21-0587 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;

8. that LDA22-0041 to close Meneely Avenue and partially close Simpson Street shall be approved prior to the endorsement of the plan of survey of Phase 2; and
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 pays its proportionate share of the Boundary Assessment for an offsite sanitary sewer along 167 Avenue NW improvements constructed under Servicing Agreement SA50496 (DS-1622C) Schonsee Stage 14 Amending;
8. 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, lighting, landscaping and any transitional improvements, as shown on Enclosure II;
9. grading plans for 167 Avenue NW, to support the proposed development, must be included in the submission of engineering drawings. These plans shall be approved by Development Engineering and Drawing Review. The applicant is to contact Mark Pivovar at 780-944-7693 for more information;
10. that the owner construct 169 Avenue NW to an approved Complete Streets design and cross-section, including the extension of the local road to provide a second permanent access to the existing development at the east terminus of the cul-de-sac, with Phase I, to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross-section details will be reviewed and finalized through the engineering drawing review and approval process;
11. that the owner construct a 3.0 m hard-surface shared use path in the ultimate alignment of 167 Avenue NW, from 71 Street NW to the north/south walkway, with connections to the adjacent

sidewalks with Phase I, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

12. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards, with connections to the existing sidewalk north of 169 Avenue, with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pays for the installation of "no parking" signage on 71 Street, as per the recommendations from the Traffic Impact Assessment, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner relocate the existing bus stop and amenities pad on 71 Street NW, if deemed necessary through the review of detailed engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within the road right of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Lots 1-5, Block 3, Plan 2887 AQ were created in 1912, therefore Municipal Reserves are owing. MR for Lots 1-5, Block 3, Plan 2887 AQ in the amount of \$141,684.14, representing 0.191 ha, is being provided by money in place with this subdivision. This includes the area within the associated road closure application. Money in place may change dependent upon final plan of survey.

MR for Lot 1, Block A, Plan 142 1144, was addressed with LDA12-0034.

Private Landowner consent is required for construction within the Condo Common Area (Plan 1720972). Obtaining consent is the responsibility of the developer.

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 Municipal Government Board, 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).

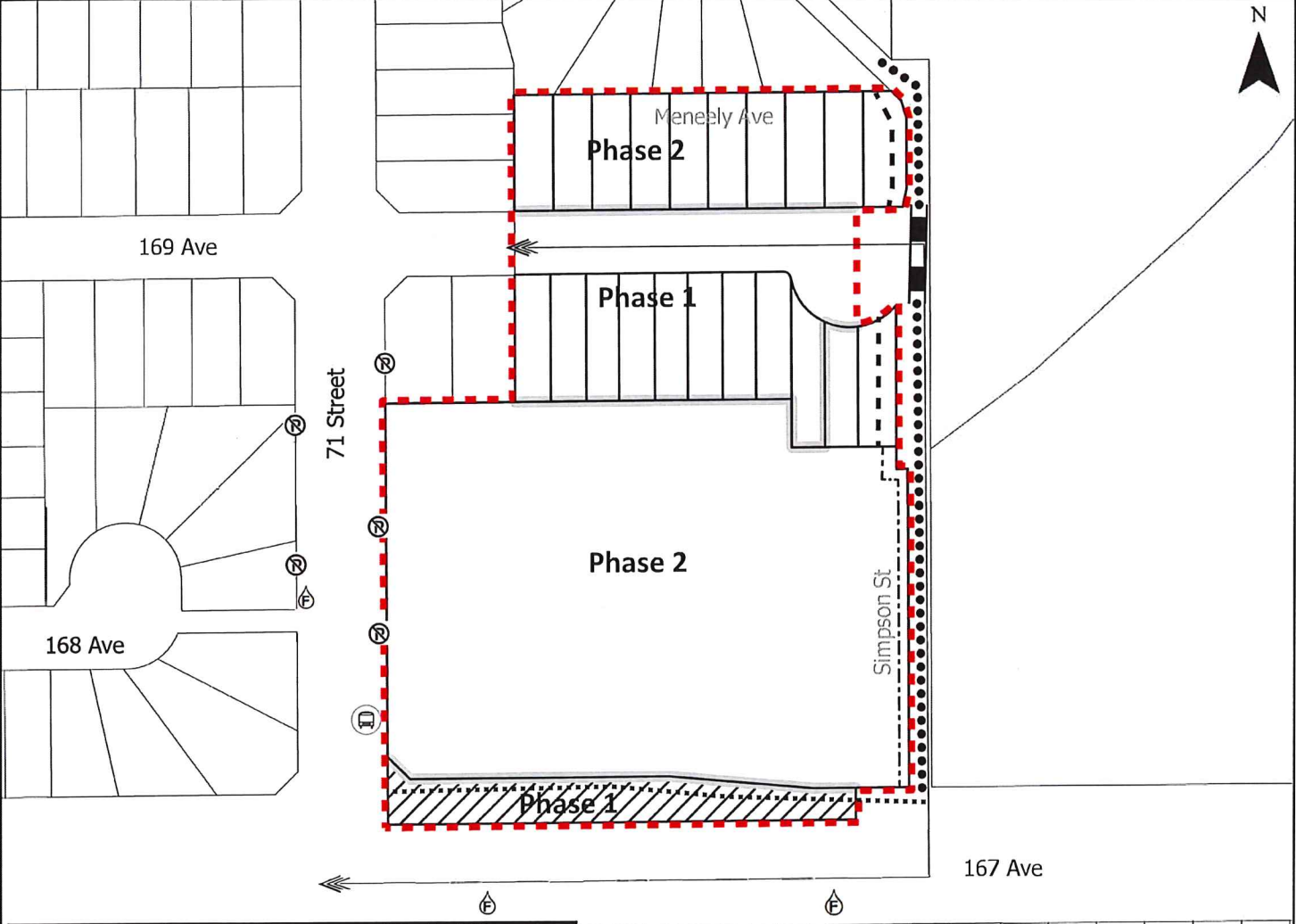
Regards,

Blair McDowell  
Subdivision Authority

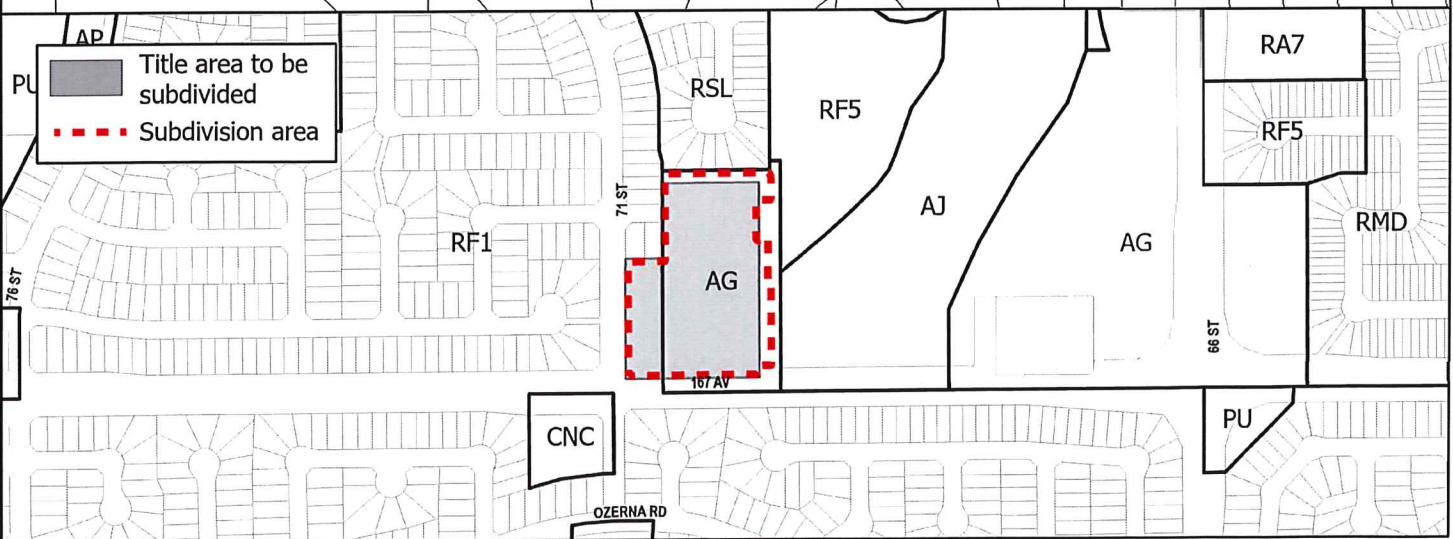
BM/jv/Posse #416561435-001

Enclosures

- Limit of proposed subdivision
- ▨ Dedicate to an approved concept plan
- Phasing Line
- 1.8m Uniform Fence - Zoning bylaw
- ↔ Watermain extension
- 1.2 m Uniform Screen Fence
- 1.8m Concrete Sidewalk
- Ⓡ No Parking Signage
- 🚌 Relocate Bus Stop
- ▬ Zebra Marked Crosswalk
- Ⓕ Fire Hydrant
- ⋯ 3 m Shared Use Path



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



--- Limit of proposed subdivision

 Register Road Plan

 Construct Roundabout







April 28, 2022

File No. LDA22-0099

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 60 single detached residential lots and 28 semi-detached residential lots from Lot E, Plan 3186 TR located south of 25 Avenue SW and west of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on April 28, 2022, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate additional road right of way for 41 Avenue SW, as shown on the "Conditions of Approval" map, Enclosure II. The dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;
4. that subject to Condition I (3) above, the owner clear and level 41 Avenue SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
5. that the subdivision boundary be amended to include the entire elbow intersection as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivisions LDA15-0050 be registered prior to or concurrent with this application to provide the logical roadway extension and underground utilities;
7. that LDA22-0028 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that to amend the Ellerslie Area Structure Plan and The Orchards at Ellerslie Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;

9. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
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 (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 owner constructs the temporary 6 m gravel surface roadway connections to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. that the owner constructs a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF 18), 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 II;
9. that the owner constructs a 1.8 m concrete sidewalk with lighting and bollards within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for the installation of traffic signals at the intersection of 25 Avenue SW and Orchards Link SW / Savaryn Drive SW, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to

provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

11. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner constructs an offsite storm sewer extension to connect SWMF 18 with SWMF 19, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner constructs a sanitary sewer extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the road rights of way, walkway, and Public Utility Lot (SWMF 18, as shown on Enclosure II) to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot E, Plan 3186TR were previously addressed through dedication under Plan 3186 TR.

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 #418367482-001

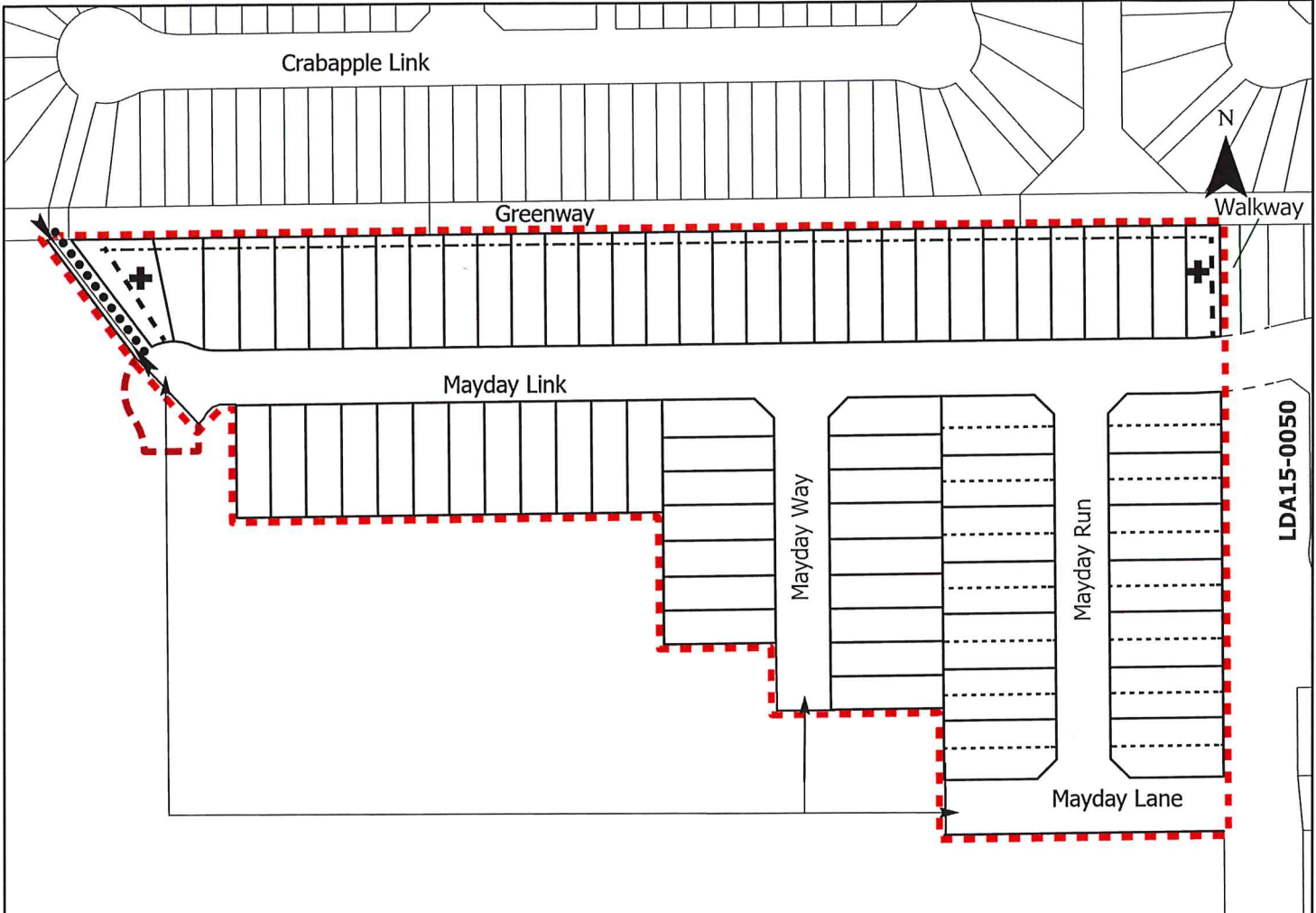
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

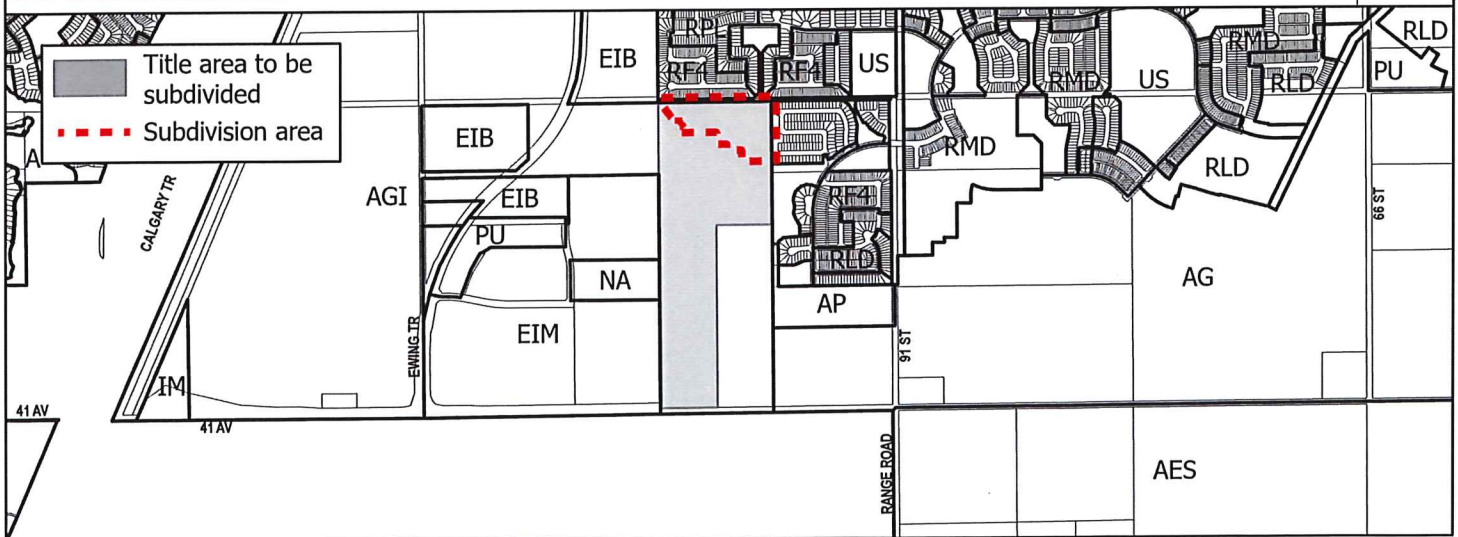
April 28, 2022

LDA22-0099

- ■ ■ Limit of proposed subdivision
- 1.2 m Uniform Screen Fence
- - - 1.8m Uniform Fence - Zoning bylaw
- ■ ■ Amend Subdivision Boundary
- Sanitary sewer extension
- ● ● Concrete Sidewalk 1.8m
- ↔ Temporary 6m roadway
- ⊕ Restrictive Covenant re:disturbed soil



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

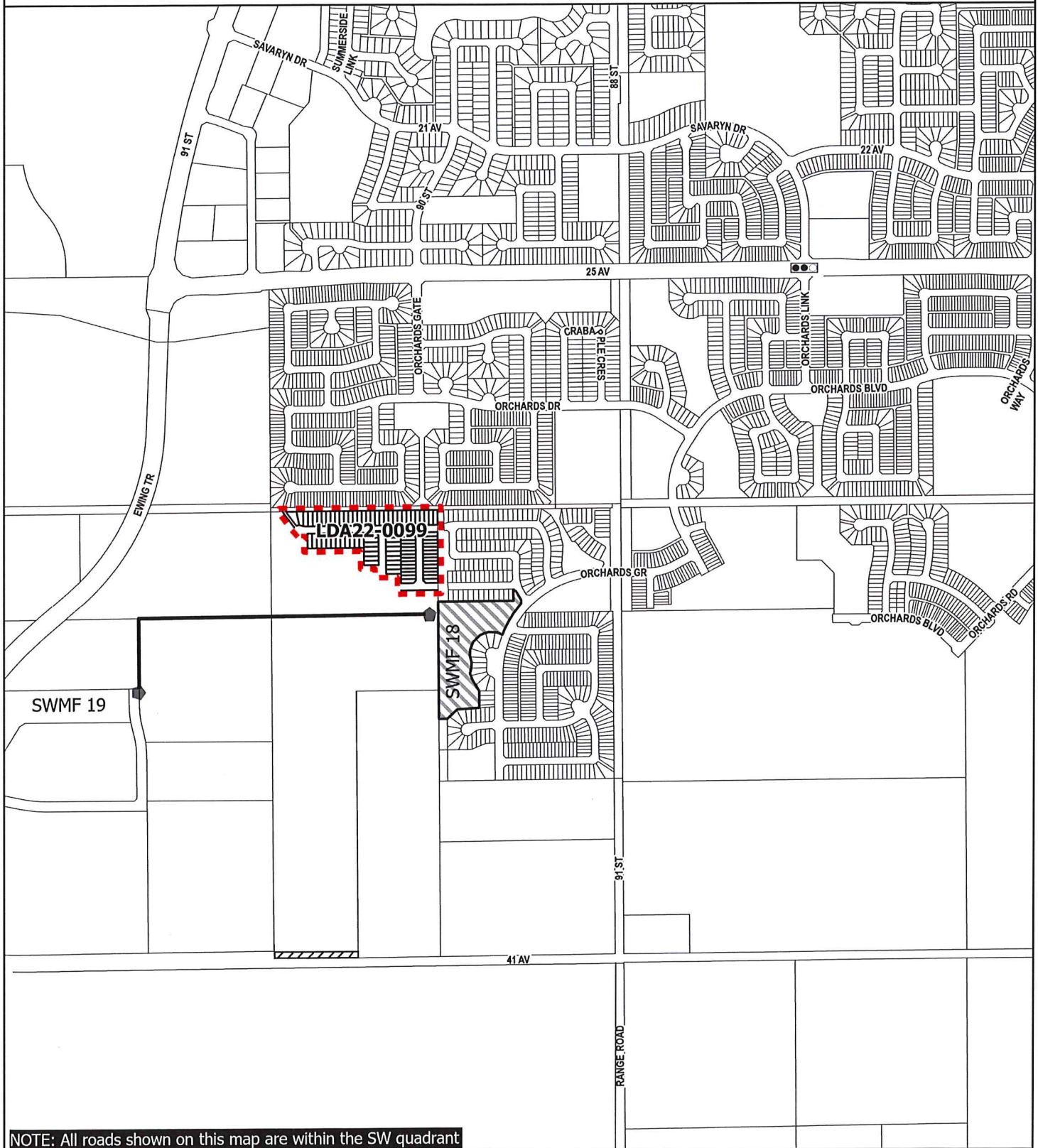


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 28, 2022

LDA22-0099

- Limit of proposed subdivision
- Design and Construct ultimate SWMF
- Dedicate as road right of way
- Storm sewer extension
- Payment of traffic signals



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



May 5, 2022

File No. LDA21-0397

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

ATTENTION: Jenna Hutton

RE: Tentative plan of subdivision to create 31 single detached residential lots from Lot 4, Block 1, Plan 1723270, located south of Hiller Road SW and east of 182 Street SW; **KESWICK**

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**I The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$163,020.00 representing 0.264 hectares (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 approved subdivisions LDA19-0070 (Phase 2) and LDA21-0418 be registered prior to or concurrent with this application, to provide the logical roadway and utility extensions to this parcel;
5. that the proposed public utility lot be dedicated as road right-of-way, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (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 constructs two (2) 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, 3m shared use path, 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 construct a 1.8 m concrete sidewalk with bollards and lighting within the walkway, to the Satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for installation of "no parking" signage on the local roadways for emergency and waste vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" Map, Enclosure I;
10. 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
11. 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 and II are maps of the subdivision identifying major conditions of this approval.

This application (LDA21-0397) will be the terminal subdivision for Lot 4, Block 1, Plan 172 3270. The current Deferred Reserve Caveat (DRC 212 168 947) requires adjustment for 2 arterial road plans and 2 road closures. Subsequent to the payment of money in place the DRC 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 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 #398564409-001

Enclosure

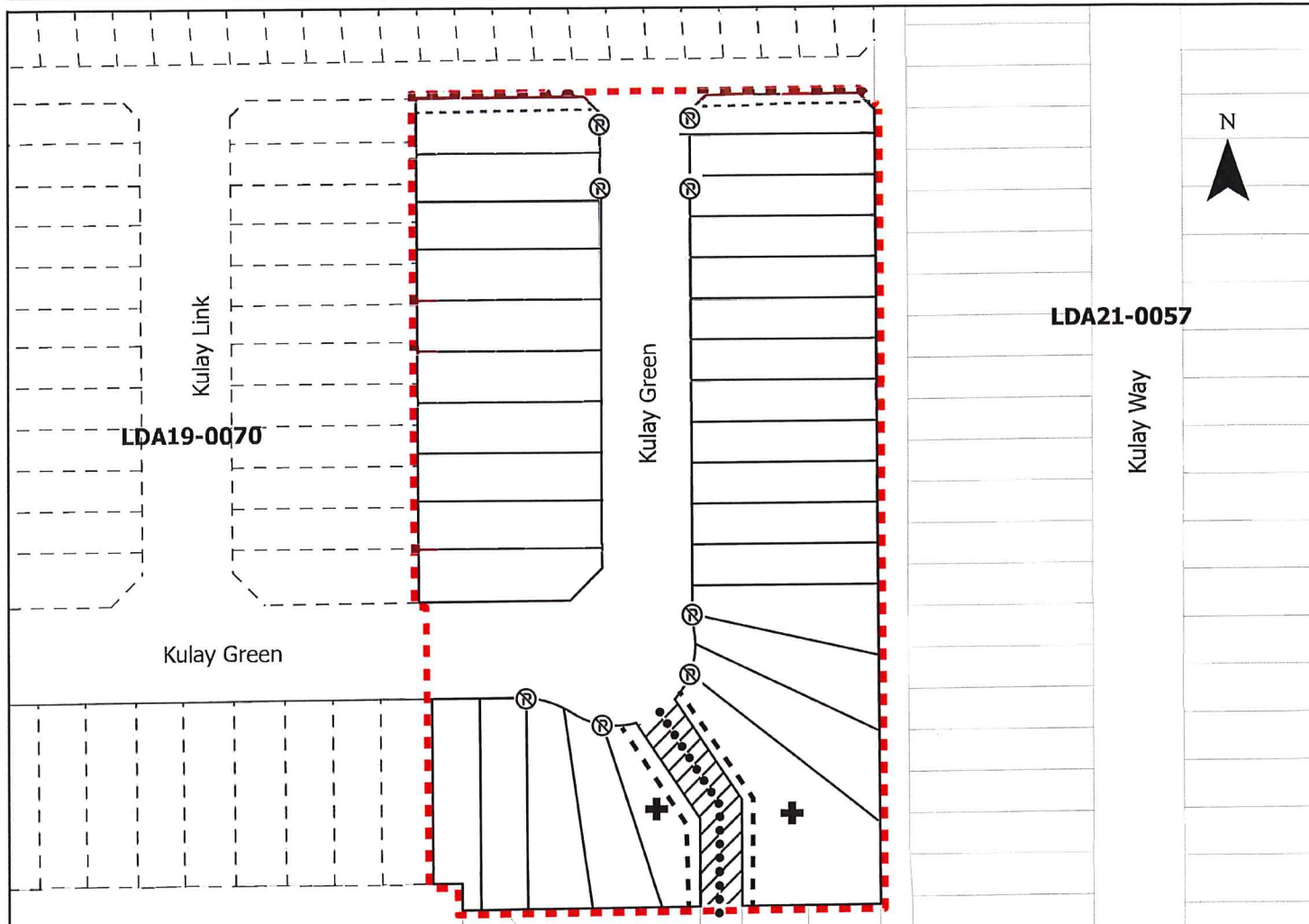


SUBDIVISION CONDITIONS OF APPROVAL MAP

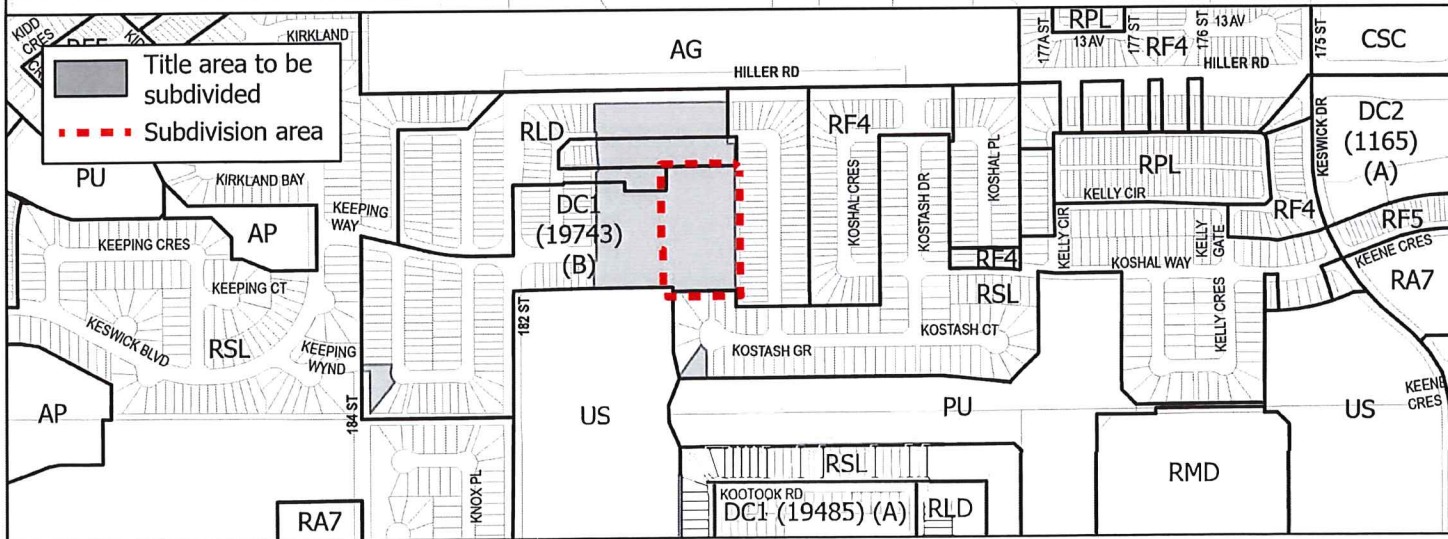
May 5, 2022

LDA21-0397

- Limit of proposed subdivision      - - - - - 1.8 m uniform fence      ●●●● 1.5 m concrete sidewalk
- ▨ Dedicate as road right of way      - · - · - 1.8 m uniform screen fence as per Zoning Bylaw
- Ⓜ No parking signage and caveat      + Restrictive Covenant re:disturbed soil



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

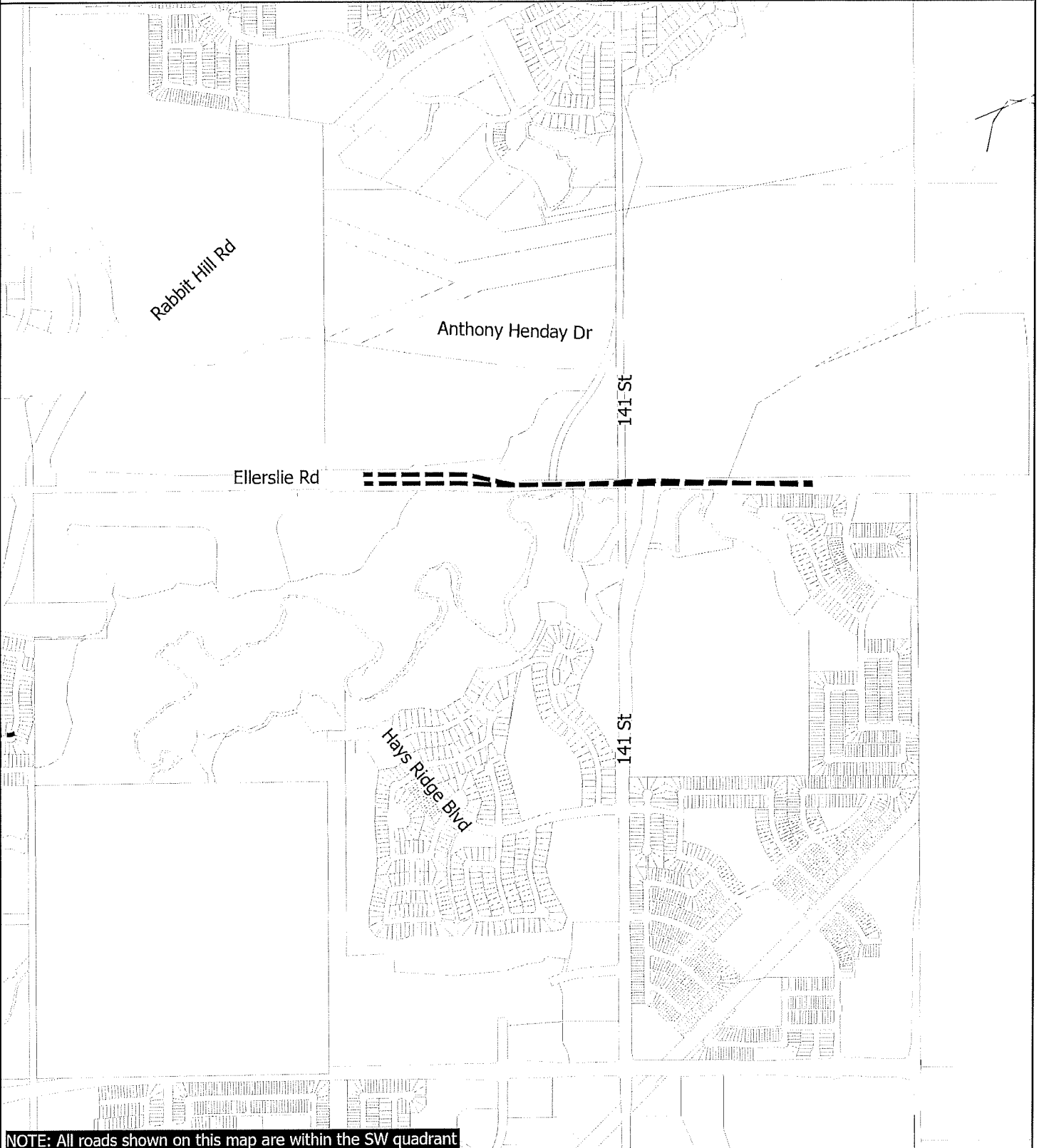


**SUBDIVISION CONDITIONS OF APPROVAL MAP**

May 5, 2022

LDA21-0397

- Construct 2 lanes of Ellerslie Road SW To Urban Arterial Roadway Standard



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



Subdivision Authority

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

May 5, 2022

File No. LDA21-0614

City of Edmonton  
Real Estate Branch  
10th Floor, 10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Jennifer Smyth

RE: Tentative plan of subdivision to create four (4) Multi-Unit Housing lots, and six (6) Public Utility (PUL) Lots from Lots C and D, Plan 1711 MC, and Lot B, Plan 7091 KS, located west of James Mowatt Trail and north of 35 Avenue SW; **HERITAGE VALLEY TOWN CENTRE**

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**I The Subdivision by Plan is APPROVED on May 5, 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 enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan, the City of Edmonton shall register against Lot B, Plan 7091 KS, a claim of interest by caveat of the Deferred Servicing Agreement;
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 registers a freeboard restrictive covenant in favour of EPCOR Drainage Services Inc, against the lots backing onto or flanking the Stormwater Management Facility (SWMF);
6. that the property line between the proposed PUL (panhandle portion) and Lot 2 be modified to accommodate a single shared use path connection between the LRT PUL and the SWMF PUL, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner dedicate road right-of-way for 122 Street SW to conform to an approved Complete Street design and cross section, to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services;
8. that the owner register an easement for the offsite sanitary sewer extension, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the approved subdivisions LDA21-0353 and LDA15-0091 be registered prior to or concurrent with this application;
10. that LDA21-0612 to amend the Zoning Bylaw shall be approved prior to endorsement of this subdivision; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner 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, to the satisfaction of Subdivision and Development Coordination, 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 all roadway construction shall be to approved cross-sections, to the satisfaction of Subdivision and Development Coordination, designed in consideration of Complete Streets Guidelines, and address emergency access, safety, as well as operational and maintenance considerations. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles, waste management vehicles and typical commercial truck traffic for all roadways;
9. that the engineering drawings include grading plans to accommodate a 3 m shared use path adjacent to the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
10. that the owner construct a 3 m hard-surface shared use path, within the pipeline right-of-way, with the exception of a portion located northeast of the LRT PUL Lot, including lighting, "Shared Use" signage, bollards and landscaping, as shown on Enclosure I;

11. that the owner constructs offsite sanitary sewer extensions to connect to the existing sanitary system along 119A Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II;
12. that the owner abandon any private water infrastructure within the existing remnant Lots;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Public Utility lots, road rights of way, walkways, and greenways to the satisfaction of City Departments and affected utility agencies.

**III That the Deferred Servicing Agreement required in Clause I (2) require that upon the further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to enter into another agreement to include, among other things, the following:**

1. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination;
2. that the owner construct 122 Street SW from 32 Street SW to the north subdivision boundary to an approved Complete Streets design and cross-section, including on-street bus bays, wide sidewalks on both sides of the roadway and a shared use path connection within the Pipeline Corridor. The Complete Streets design and cross-section details for the roadway will be reviewed and finalized through the engineering drawing review and approval process; and
3. that the owner construct a 3 m hard-surface shared use path, within a portion of the pipeline right-of-way located northeast of the LRT PUL Lot , including lighting, "Shared Use" signage, bollards and landscaping, as shown on Enclosure I.

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

Municipal Reserve (MR) for Lot B, Plan 7091 KS, Lot C, Plan 1711 MC and Lot D, Plan 1711 MC will be addressed with LDA21-0353 by registering a 4.127 ha Deferred Reserve Caveat (DRC) on Lot B, Plan 7091 KS. This application will transfer the DRC from Lot B, Plan 7091 KS to the SW 22-51-25-4 to assemble part of the Glenriding Heights District Park.

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).

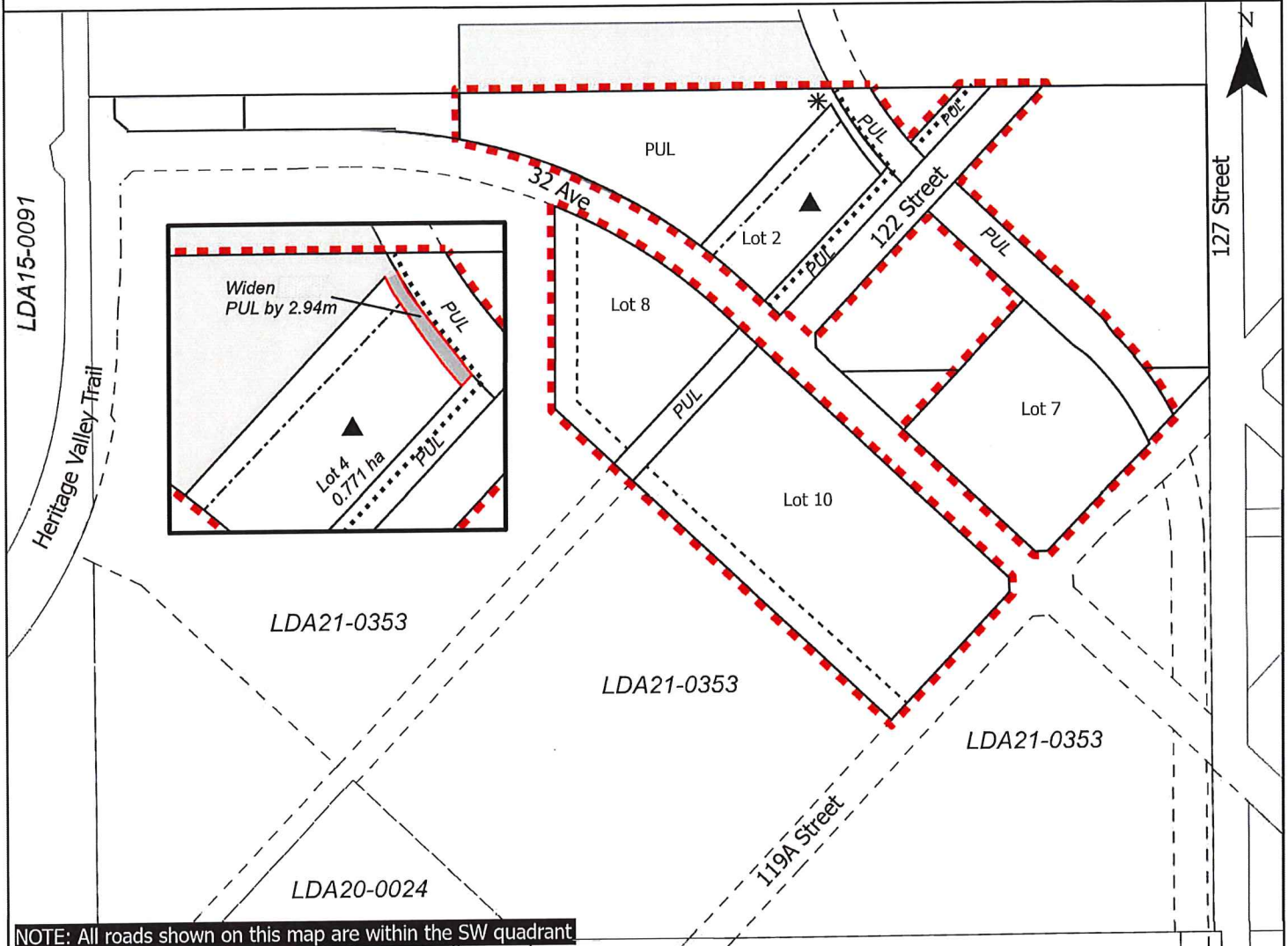
Regards,

Blair McDowell  
Subdivision Authority

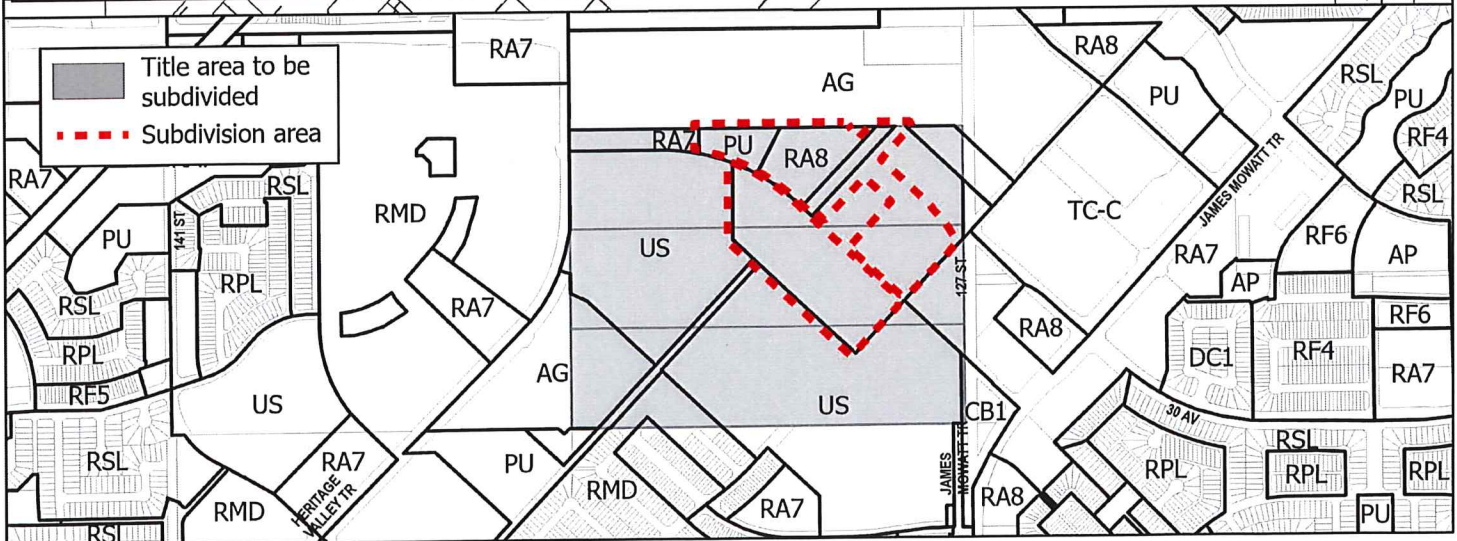
BM/tv/Posse #409694113-001

Enclosure(s)

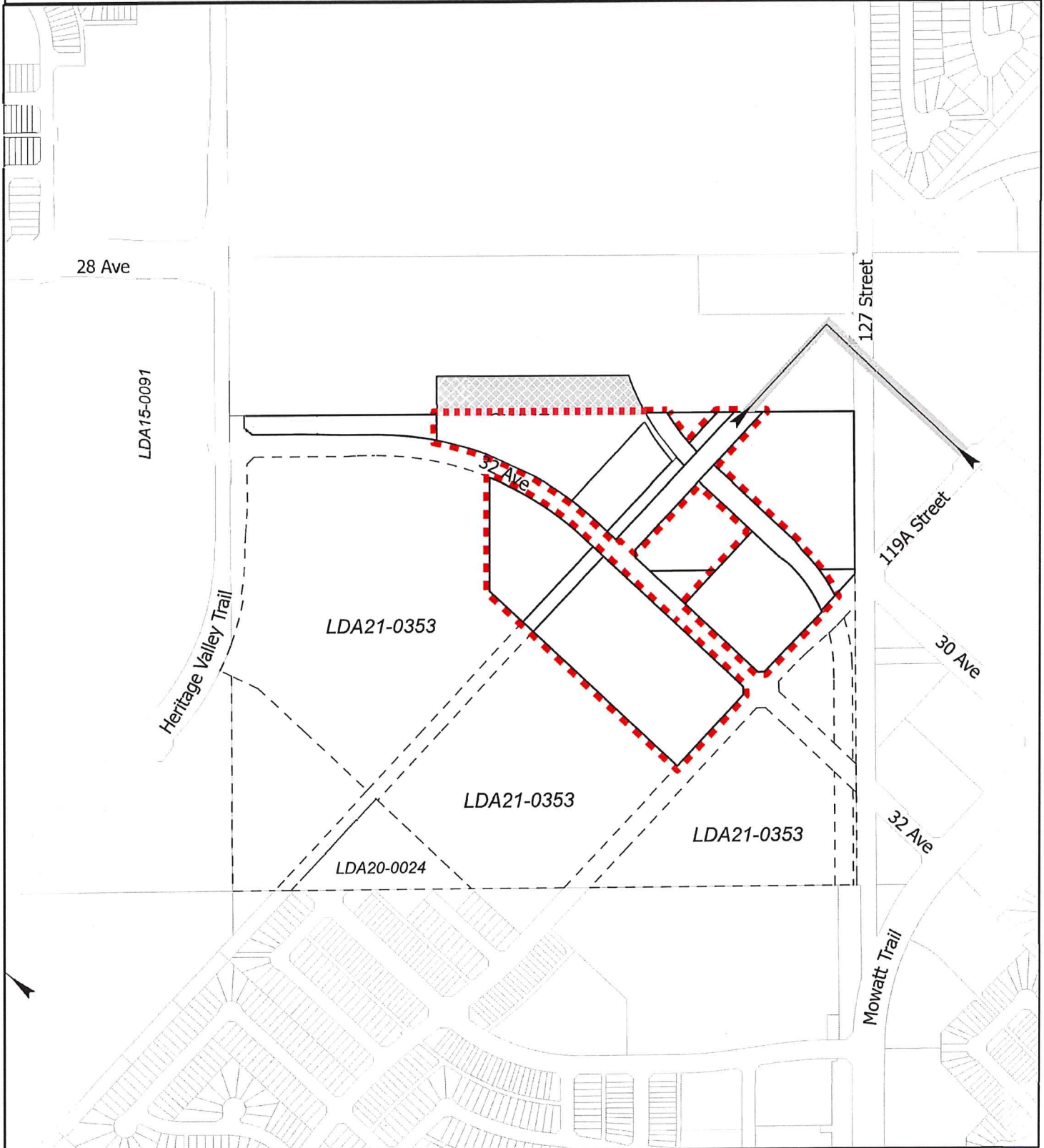
- Limit of proposed subdivision
- ▲ Restrictive covenant re:Freeboard
- \* Modify Property Line to accomodate 3m Shared Use Path
- 3m Hard surface shared use path
- 1.2 m Uniform Screen Fence
- SWMF by easement with LDA21-0353
- 1.8m Uniform Fence



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

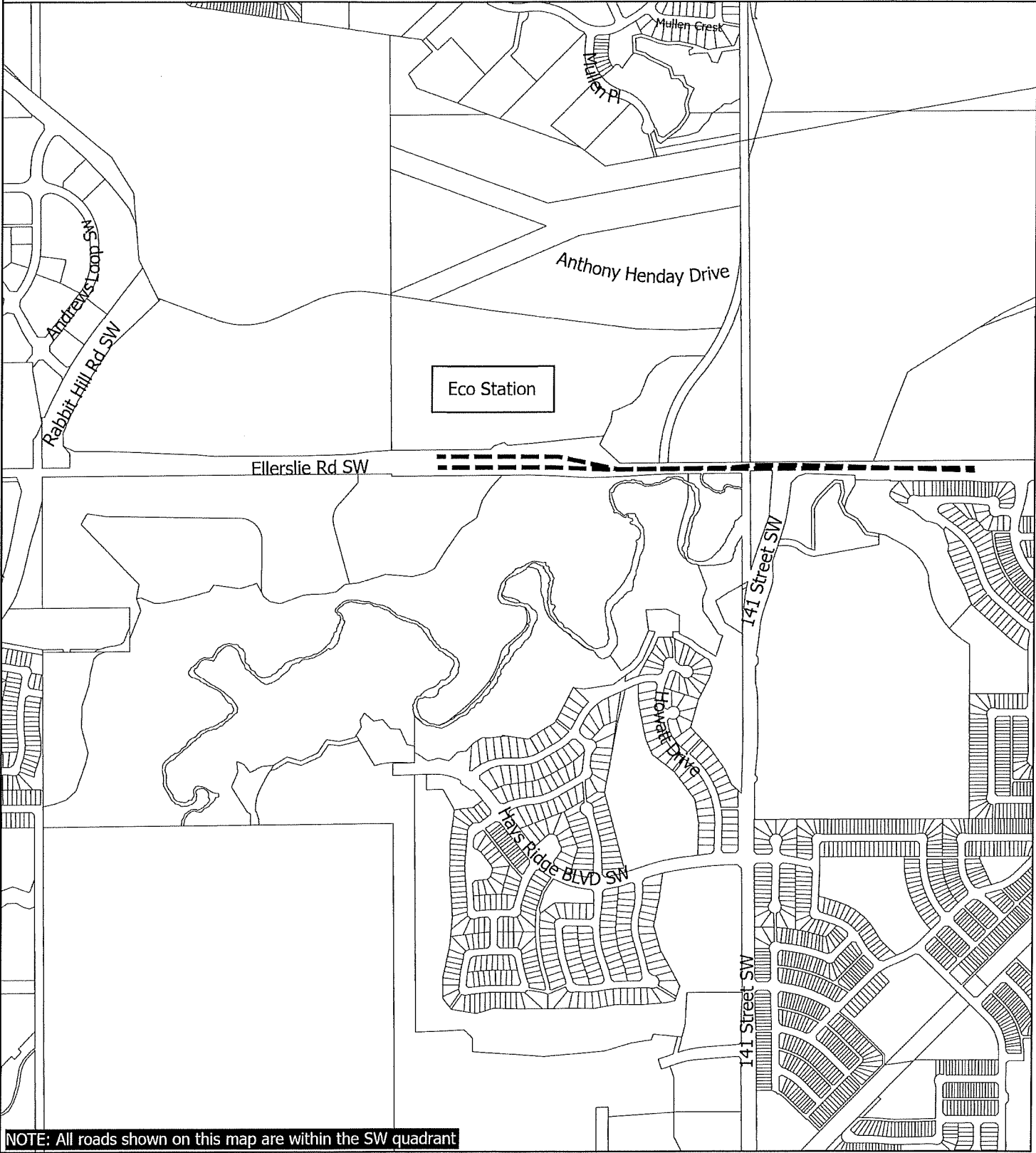


- Limit of proposed subdivision
- SWMF by easement with LDA21-0353
- Sanitary sewer extension
- Register Easement





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



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



Subdivision Authority

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

May 5, 2022

File No. LDA22-0122

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 7 and the south half of Lot 8, Plan 4454 AJ, located south of 122 Avenue NW and east of 95 Street NW; **ALBERTA AVENUE**

---

**The Subdivision by Plan is APPROVED on May 5, 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.

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 #426243792-001

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 95 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 7.66 m north of the south property line of Lot 7 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 7 and the south half of Lot 8. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact waterlandadmin@epcor.com 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). 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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

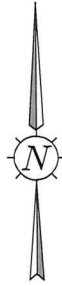
## LOT 7 AND S.1/2 OF LOT 8, PLAN 4454 A.J.

IN THE

S.W.1/4 SEC.16 TWP.53 RGE.24 W.4 M.

EDMONTON, ALBERTA

SCALE 1:200 2022 N.R. RONSKO, A.L.S.  
5m 0 10m  
5



### NOTES:

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



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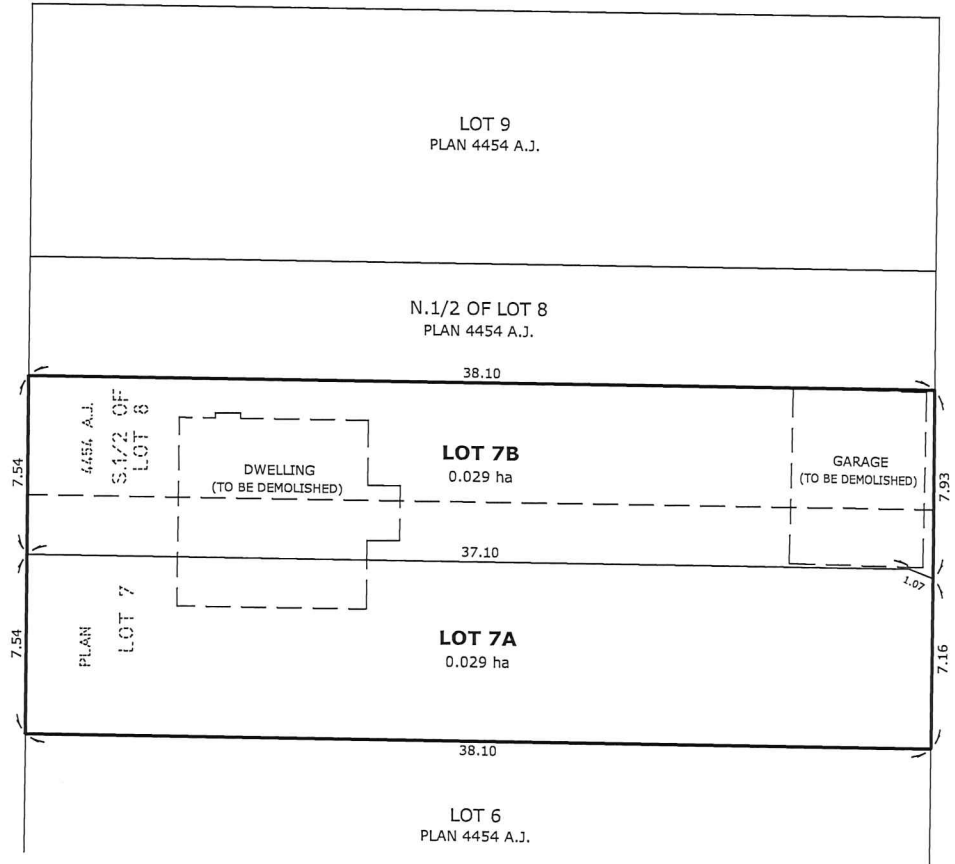
SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	March 7, 2022	REVISED:	April 27, 2022
DRAWING	22S0105T	FILE NO.	22S0105

122nd AVENUE

95th STREET



LANE



Subdivision Authority

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

May 5, 2022

File No. LDA22-0142

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

ATTENTION: Jordan Widmer

RE: Tentative plan to subdivide a narrow strip of land from Lot 20, Block 16, Plan NA and consolidate that portion with adjacent Lot 19, Block 16, Plan NA, located south of 108A Avenue NW and east of 98 Street NW; **MCCAULEY**

---

**The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

1. that the existing fence posts and wood stairs that encroach into the 98 Street NW road right-of-way must be removed, or that the owner enter into an Encroachment Agreement with the City of Edmonton. Email [encroachmentagreements@edmonton.ca](mailto:encroachmentagreements@edmonton.ca) for information on Encroachment Agreements; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/lz/Posse #427198627-001

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.


Building / Site

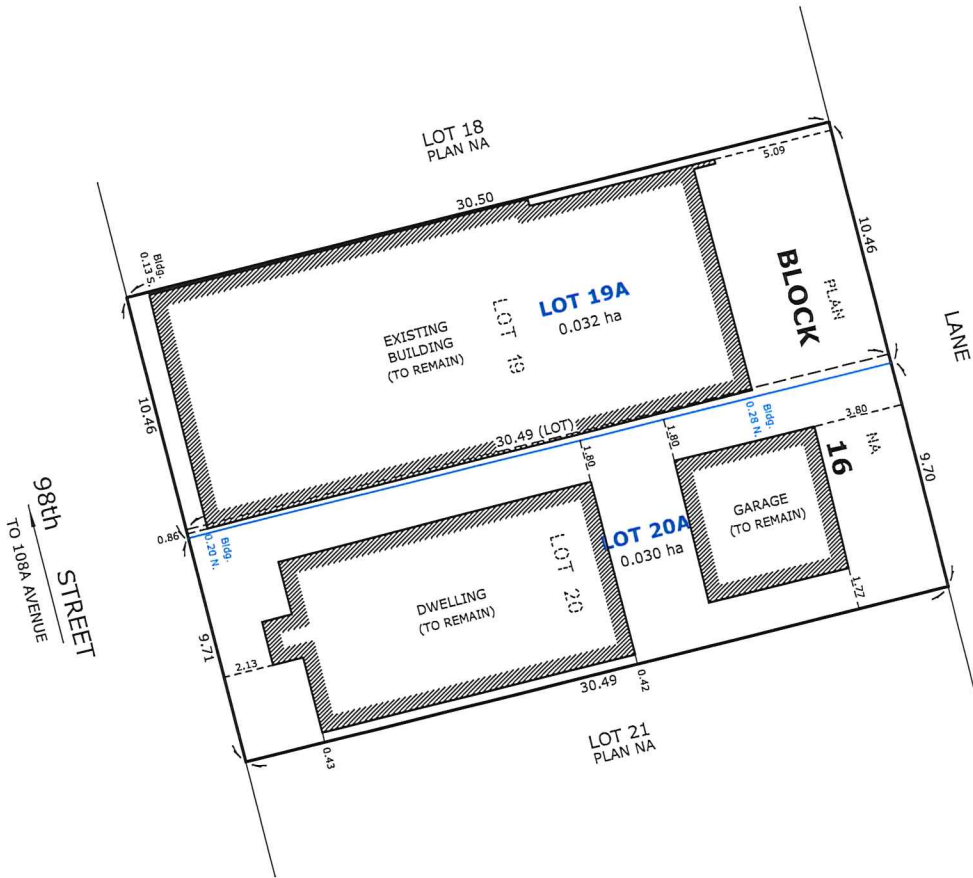
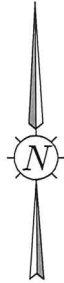
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.9 m north of the south property line of proposed Lot 2 0A off 98 Street, and 7.0m south of the north property line of proposed Lot 19A off 98 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

**TENTATIVE PLAN**  
 SHOWING SUBDIVISION OF  
**LOTS 19 & 20, BLK.16, PLAN NA**  
 IN  
**RIVER LOT 10, EDMONTON SETTLEMENT**  
**THEO. TWP.53 RGE.24 W.4 M.**  
**EDMONTON, ALBERTA**

SCALE 1:200      2022      N.R. RONSKO, A.L.S.  




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



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SURVEYOR'S STAMP



CALCULATED BY: J.V.	DRAWN BY: J.V.
DATE: March 15, 2022	REVISED: --
DRAWING 22S0146T	FILE NO. 22S0146T



Subdivision Authority

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

May 5, 2022

File No. LDA22-0159

Geodetic Surveys and Engineering Ltd.  
9538 87 Street NW  
Edmonton, AB T6C 3J1

ATTENTION: Patrick Stoll

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 21, Block 12, Plan 600MC, located north of 63 Avenue NW and east of 125 Street NW;  
**GRANDVIEW HEIGHTS**

---

**The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

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

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

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

Please be advised that 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. 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 #428394226-001

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 125 Street NW. Upon redevelopment of proposed Lot 21A, the existing residential access to 125 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

#### Building / Site

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

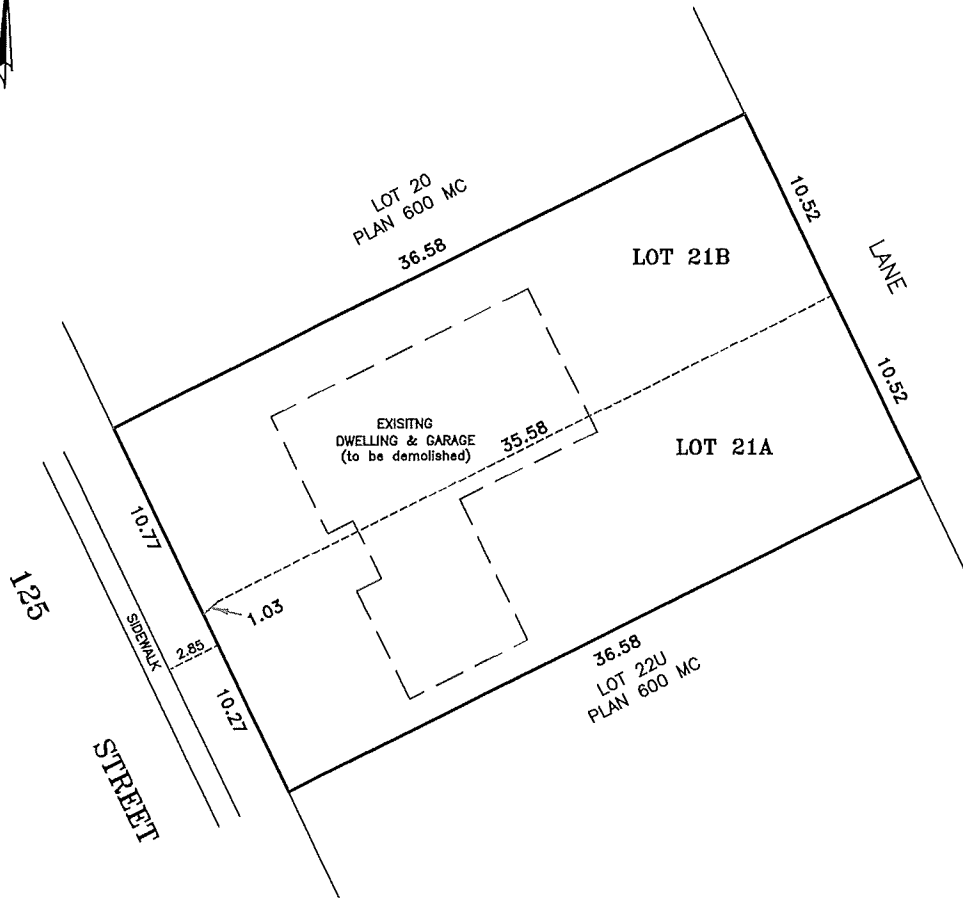
#### Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 8.2m south of the north property line of Lot 21 of the lane. The existing storm service enters the proposed subdivision approximately 10.8m north of the south property line of Lot 21 off 125 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property line of Lot 21. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN  
SHOWING  
**PROPOSED SUBDIVISION**  
OF  
LOT 21, BLOCK 12, PLAN 600 MC  
SE1/4, SEC. 24, TWP. 52, RGE. 25, W.4M.  
EDMONTON – ALBERTA

1. ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
2. FENCES ARE SHOWN THUS ..... —x—x—x—x—
3. AREA OF PROPOSED SUBDIVISION BOUNDED THUS..... —————  
AND CONTAINS 0.077 ha.



REVISED: APRIL 14th, 2022.

DEFLECTION ADDED AS REQUESTED BY CITY OF EDMONTON

**GEODETIC SURVEYS & ENGINEERING LTD.**

9538 87th STREET, EDMONTON, ALBERTA. T6C 3J1

Ph. (780) 465-3389

Fax. (780) 465-5400

email: geodetic@telusplanet.net, geodeticsurveys@hotmail.com

DRAWN BY: P.S.

DATE : MARCH 31st, 2022.

SCALE 1 : 300

JOB No. 122336



Subdivision Authority

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

May 5, 2022

File No. LDA22-0160

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 34, Block 4, Plan 5508MC, located east of Marlboro Road NW and north of Fairway Drive NW;  
**WESTBROOK ESTATES**

---

**The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

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

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

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

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

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



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

Regards,

Blair McDowell  
Subdivision Authority

BM/lz/Posse #428449125-001

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

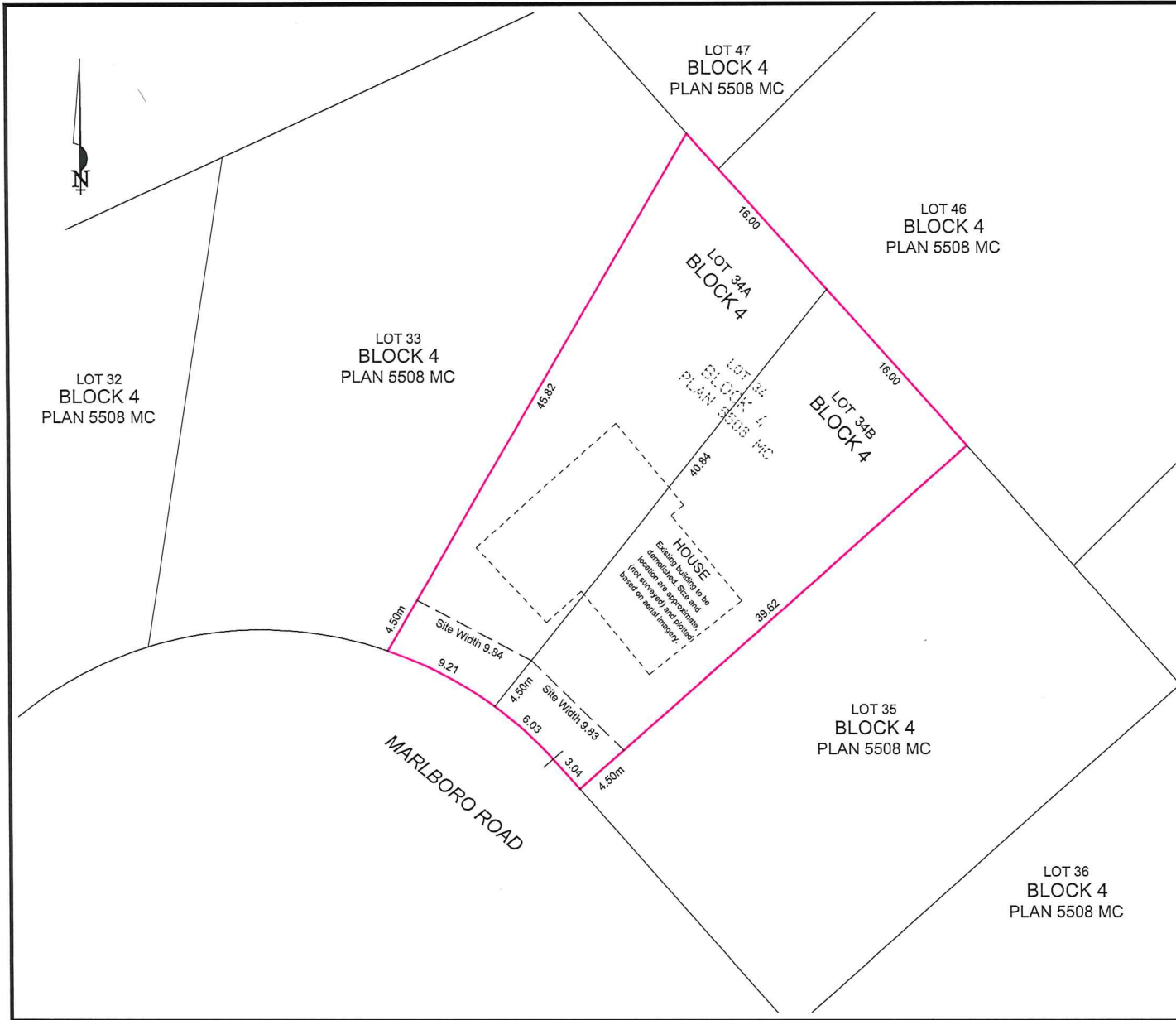
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- There is an existing access to Marlboro Road NW. Upon redevelopment of proposed Lot 34A the owner/applicant will be required to ensure that the existing access meets current City of Edmonton standards. Access upgrading may be required.

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 7.9 m south of the north property line of Lot 34 off Marlboro Road. The existing storm service enters the proposed Lot 34 off Marlboro Road. 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).



### MILL STREET 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: 0.103 ha



REV. NO.	DATE	ITEM	BY
1	MAR 31/22	ORIGINAL PLAN COMPLETED	CN

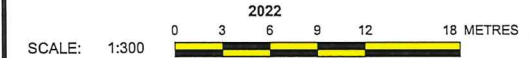
REVISIONS

### WESTBROOK ESTATES

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF  
LOT 34, BLOCK 4, PLAN 5508 MC  
WITHIN THE  
N.E. 1/4 SEC. 1 - 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.	6220099T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

May 5, 2022

File No. LDA22-0066

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 15, Block 52, Plan 735MC, located north of 51 Avenue NW and east of 104A Street NW;  
**PLEASANTVIEW**

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**The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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/js/Posse #422789680-001

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.
- The Pleasantview neighbourhood is on the Neighbourhood Renewal Program. The construction work consists of the removal and replacement of public sidewalks, curbs and gutters, as well as street lighting, and reconstruction and paving of the road. More information can be found at: [https://www.edmonton.ca/transportation/on\\_your\\_streets/pleasantview](https://www.edmonton.ca/transportation/on_your_streets/pleasantview).

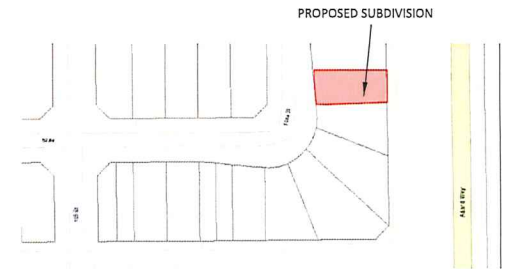
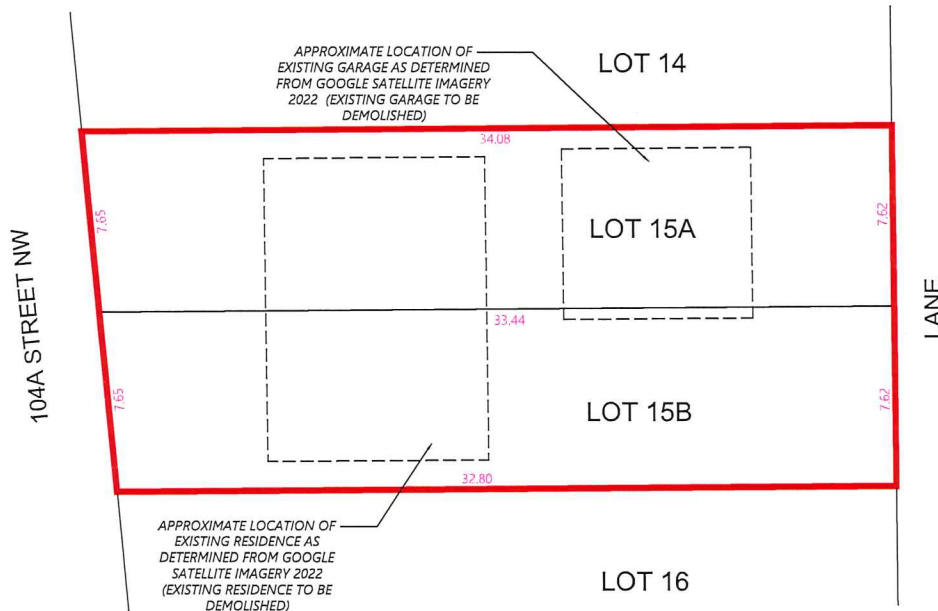
Building / Site

- 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 7.0 m south of the north property line of Lot 15 off 104A 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).
- It appears the existing gas service line crosses a proposed property line. The owner / developer must contact ATCO Gas Distribution Engineer Jonathan Xu (Jonathan.Xu@atco.com, (587)-596-1987) to ensure a right-of-way is registered over that portion of service line, or to arrange for a service alteration. Note all survey/alteration costs will be borne by the owner / developer.

**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 15 BLOCK 52, PLAN 735MC WITHIN  
 (S.E. 1/4 SEC.17, TWP.52, RGE. 24 - W. 4th MER.)  
 EDMONTON, ALBERTA  
 SCALE: 1:200



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.051 ha



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

#206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

Job # : SA22-1083	Drawn by: DHP	Checked by: AA	Date: FEB. 07, 2022
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Subdivision Authority

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

May 5, 2022

File No. LDA22-0167

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 6, Block 35, Plan RN46, located south of 116 Avenue NW and west of 122 Street NW;  
**INGLEWOOD**

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**The Subdivision by Plan is APPROVED on May 5, 2022, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits); 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/js/Posse #428826026-001

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

Building / Site

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

Servicing

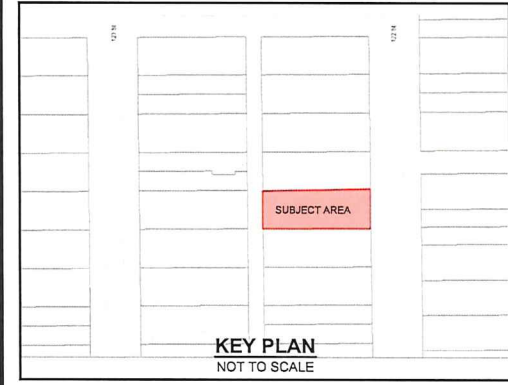
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.0 m north of the south property line of Lot 6 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the west property line of Lot 6. 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). 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.

- There is an existing power pole that may interfere with access to the proposed Lot 6A. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

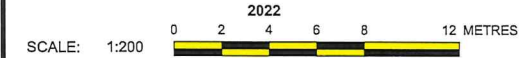
Z3M PROPERTIES LTD.

- NOTES:**
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
  - ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
  - THE ZONING OF THIS SUBJECT AREA IS RF3.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS. . . . .
- AND CONTAINS: 0.065 ha



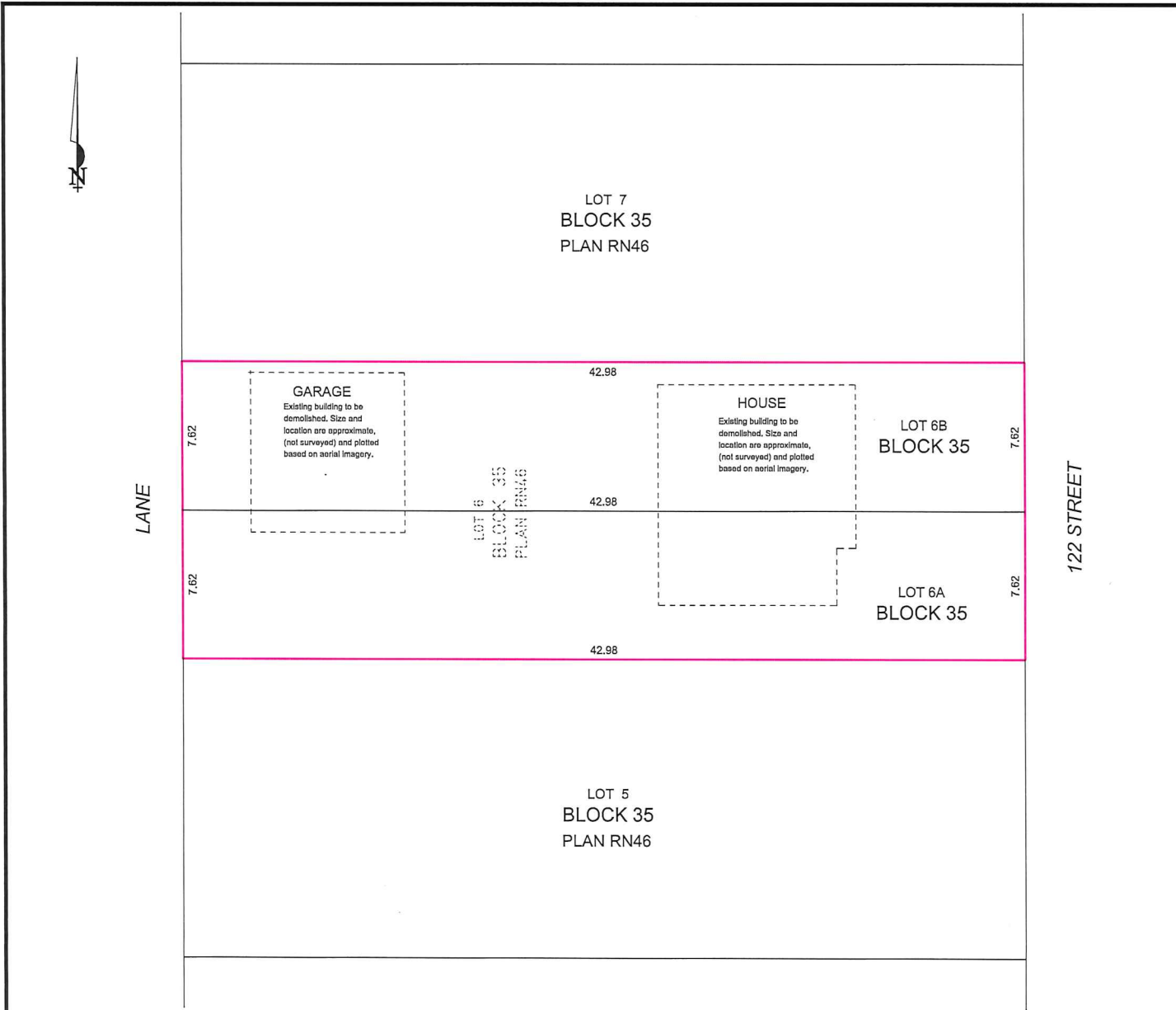
REV. NO.	DATE	ITEM	BY
1	APRIL 1/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

**INGLEWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF  
LOT 6, BLOCK 35, PLAN RN46  
WITHIN THE  
S.W. 1/4 SEC. 7 - TWP. 53 - 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.	62200101T	DRAFTED BY:	CN	CHECKED BY:	DS
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Thursday, April 28, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 28, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 21, 2022 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0099  
418367482-001

Tentative plan of subdivision to create 60 single detached residential lots and 28 semi-detached residential lots from Lot E, Plan 3186 TR located south of 25 Avenue SW and west of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Tabled.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA21-0347  
395966603-001

Tentative plan of subdivision to create 64 single-detached residential lots, 54 semi-detached residential lots, and three (3) other lots from Lot 1, Plan 012 1042, and a portion of SE 8-52-23-W4M, located west Anthony Henday Drive and north of 34 Avenue NW; **MAPLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA22-0135 421360538-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 49, Block 28, Plan 1820642, located south of Chappelle Road SW and east of Cartmell Court SW; <b>CHAPPELLE AREA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA22-0136 425086068-001	Tentative plan of subdivision to create one (1) other lot from Lots 2 and 3, Plan 707 RS, located north of Ellerslie Road SW and east of 34 Street SW; <b>DECOTEAU NORTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA22-0137 425137438-001	Tentative plan of subdivision to create one (1) other lot from Lots 2 and 3, Plan 707 RS, located north of Ellerslie Road SW and east of 34 Street SW; <b>DECOTEAU NORTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA22-0144 427460399-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 25-26, Block 36, Plan 3553P, located south of 63 Avenue NW and north of Allendale Road NW; <b>ALLENDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA22-0145 427289205-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from part of Lot 32 and east half of Lot 33, Block 5, Plan 5765 Q, located north of 74 Avenue NW and east of 180 Street NW; <b>QUEEN ALEXANDRA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA22-0146 427360855-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 11, Block 3, Plan RN37, located north of 101A Avenue NW and east of 89 Street NW; <b>RIVERDALE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>

9.	LDA22-0154 427867390-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 18, Block 26, Plan 5229AD, located south of 97 Avenue NW and east of 154 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>
10.	LDA22-0157 428117932-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 10, Block 2, Plan 2212HW, located east of Saskatchewan Drive and north of Windsor Road NW; <b>WINDSOR PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
11.	LDA22-0163 428489709-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 29, Plan 290 AB, located north of 128 Avenue NW and west of 124 Street NW; <b>CALDER</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 10:20 a.m.		