

Thursday, June 29, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 26

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the June 29, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the June 22, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA18-0022 271207206-001	Tentative plan of subdivision to create 110 single detached residential lots and one (1) multi-unit housing lot (MHL), and two (2) Public Utility Lots, from Lots 2 and 3, Block 1, Plan 022 4568, located north of Rosenthal Boulevard NW and east of 231 Street NW; <b>ROSENTHAL</b>
2.	LDA23-0108 469201885-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 8661T, located south of 129 Avenue NW and west of 121 Street NW; <b>CALDER</b>
3.	LDA23-0133 471797718-001	Tentative plan of subdivision to create one (1) additional single detached residential lot Lot OT, Block 114, Plan 2803AF and Lot 6, Block 114, Plan 2803AF, located east of 134 Street NW and south of 103 Avenue NW; <b>GLENORA</b>
4.	LDA23-0138 471365675-001	Tentative plan of subdivision to create a phased bare land condo with 34 bare land condo units and one (1) remnant from Lot 33, Block 13, Plan 222 0021, located north of 31 Avenue NW and immediately west of 199 Street NW; <b>THE UPLANDS</b>
5.	LDA23-0148 472616643-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 9A, Plan 4925 KS, located south of 60 Avenue NW and west of 107 Street NW; <b>PLEASANTVIEW</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

June 29, 2023

File No. LDA18-0022

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

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 110 single detached residential lots and one (1) multi-unit housing lot (MHL), and two (2) Public Utility Lots, from Lots 2 and 3, Block 1, Plan 022 4568, located north of Rosenthal Boulevard NW and east of 231 Street NW; **ROSENTHAL**

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This subdivision was originally approved on March 18, 2021. This first change request adds phasing.

**I The Subdivision by Plan is APPROVED on June 29, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate, clear and level 231 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
4. that the subdivision boundary be amended to include the dedication of Rosenthal Drive NW to 92 Avenue, as shown on the "Conditions of Approval" map, Enclosure II;
5. that the subdivision boundary be amended to include entire intersections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register easements for the ultimate Storm Water Management Facility (SWMF) and storm lift station, watermain extension, storm and sanitary sewer extensions, as shown on the "Conditions of Approval" map, Enclosure II. EPCOR Drainage Services and EPCOR Water Services Inc. shall be a party to the easements; and

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way;
8. that the owner construct the collector roadway, Rosenthal Drive NW, from the subdivision boundary to 92 Avenue, to the satisfaction of Subdivision and Development Coordination, with consideration for an access to the future Lewis Farm Recreation Facility, as shown on the "Conditions of Approval" map, Enclosure II. The Complete Streets design and cross section details for the collector roadway will be reviewed and finalized through the engineering drawing review process;
9. that the owner construct a 3 m shared use path within Rosenthal Drive NW from the pipeline right of way, connecting to the existing 3 m shared use path on 92 Avenue NW, including any modifications required to the existing sidewalk, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the 88 Avenue NW collector roadway be designed and constructed with a minimum centre line radius of 120 m to the satisfaction of Subdivision and Development Coordination. The Complete Streets design and cross section details for the collector roadway will be reviewed and finalized through the engineering drawing review process;

11. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Public Utility Lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide curb extensions and curb ramps, and a zebra marked crosswalk with pedestrian signage, at the shared use path crossings on 88 Avenue NW and Rosenthal Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
13. that the owner install bollards between the public utility lot and alley, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
16. that the owner designs and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets and storm lift station, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. the Final Acceptance Certificate (FAC) for the SWMF will not be issued until such time that the ultimate SWMF is completed and operational, to the satisfaction of Subdivision and Development Coordination;
18. that the owner constructs offsite sanitary and storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner provides temporary accommodations for major drainage infrastructure from the proposed development to the ultimate SWMF;
20. 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 II;
21. 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
22. that the owner is responsible for the landscape design and construction within the Public Utility Lots and road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 1, Plan 022 4568 was addressed by a 1.62 ha DRC (#022270793) with SO/02-0012. The DRC will carry forward on the remainder of the title.

MR for Lot 3, Block 1, Plan 022 4568 was addressed by a 1.62 ha DRC (#022270794) with SO/02-0012. The DRC will carry forward on the remainder of the title.

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

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

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

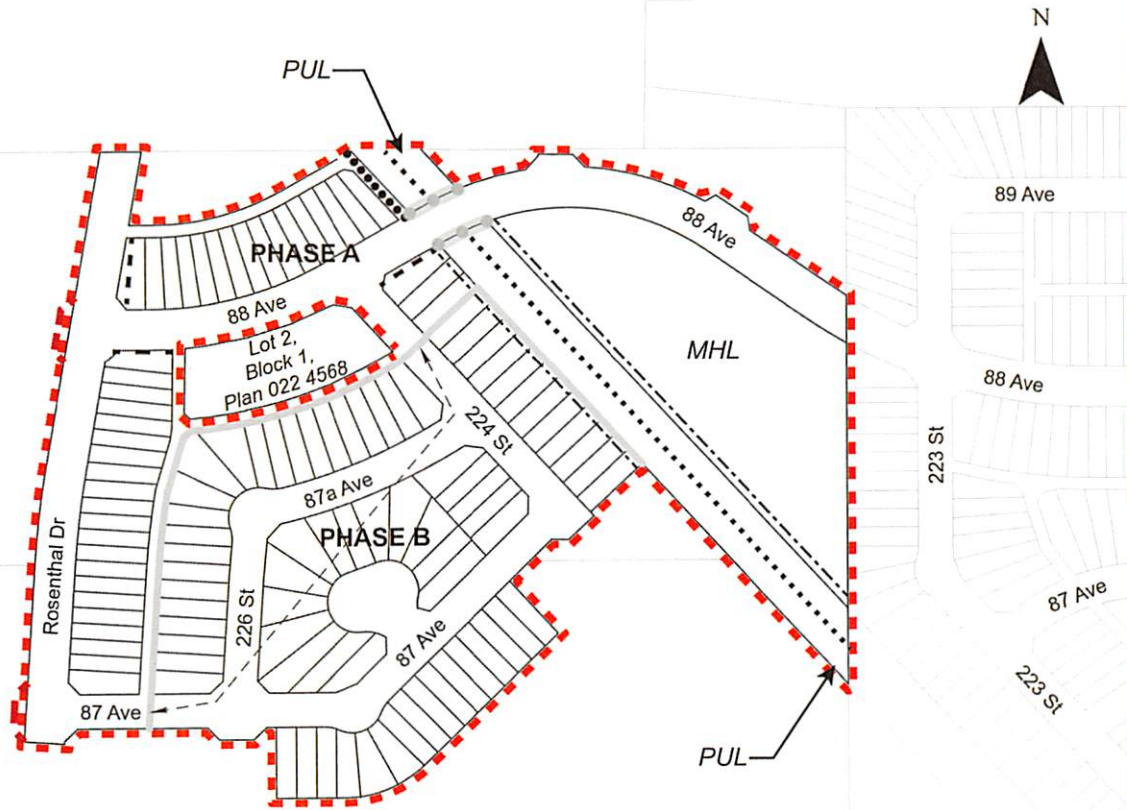
Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #271207206-001

Enclosure(s)

- Limit of proposed subdivision
- - - Amend subdivision boundary
- ..... 3 m hard surface shared use path
- Bollards
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- Curb extensions
- ← - - - 4 m emergency access



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

- Title area to be subdivided
- Subdivision area



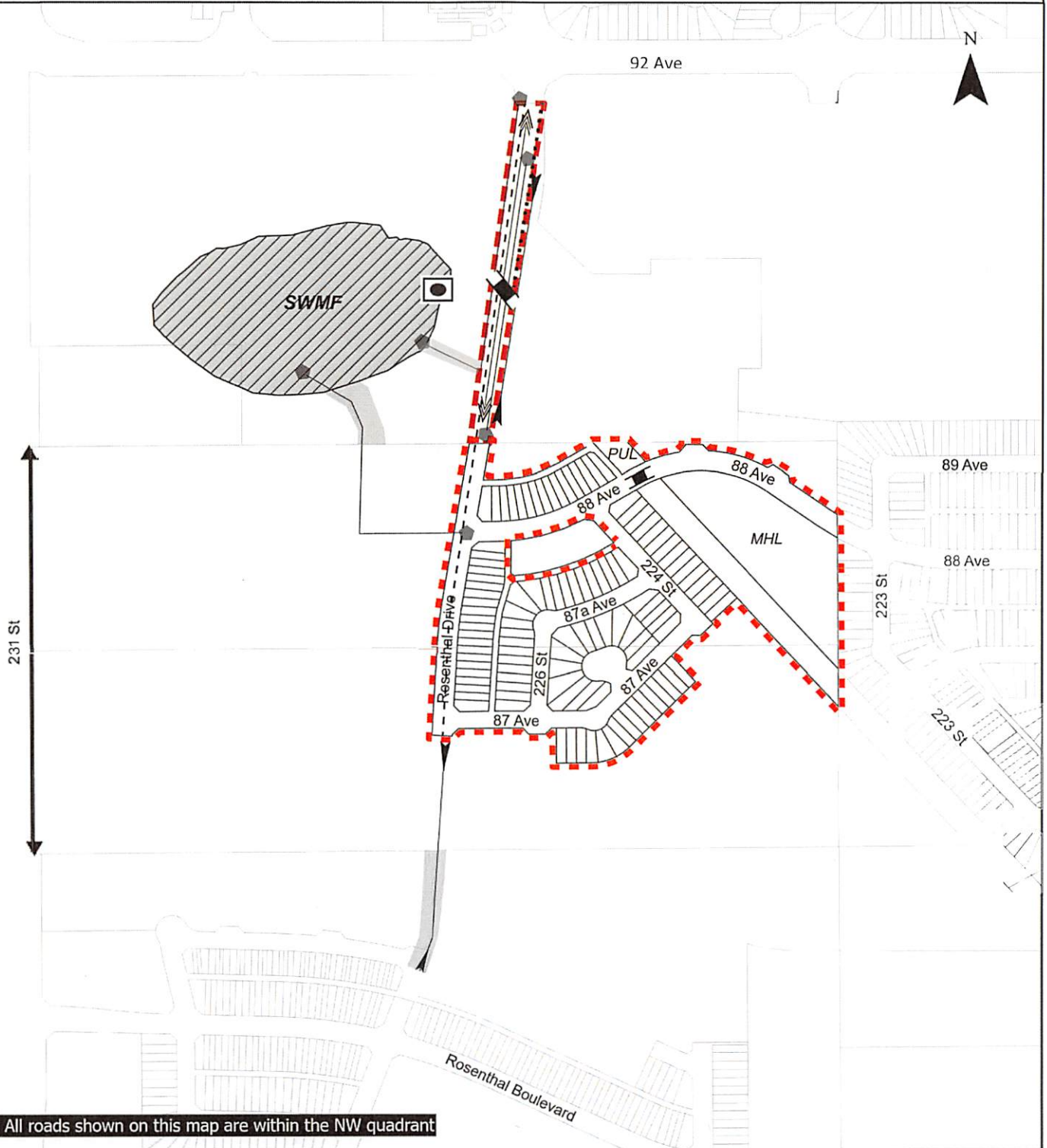


SUBDIVISION CONDITIONS OF APPROVAL MAP

June 29, 2023

LDA18-0022

- Limit of proposed subdivision
- Register easement
- Construct SWMF; Register easement
- ↔ Dedicate as road right of way
- Amend subdivision boundary
- Construct collector roadway
- Sanitary sewer extension
- Storm sewer extension
- Watermain extension
- ◻ Lift station
- 3 m shared use path
- Zebra marked crosswalk and curb extensions



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

June 29, 2023

File No. LDA23-0108

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 9, Plan 8661T, located south of 129 Avenue NW and west of 121 Street NW; **CALDER**

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**The Subdivision by Plan is APPROVED on June 29, 2023, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #469201885-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- Building Great Neighborhoods is conducting neighbourhood renewal in Calder for the 2023 construction season. Subdivision Planning recommends that the owner/applicant email BuildingGreatNeighbourhoods@edmonton.ca to coordinate any work on road right-of-way.

Building / Site

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

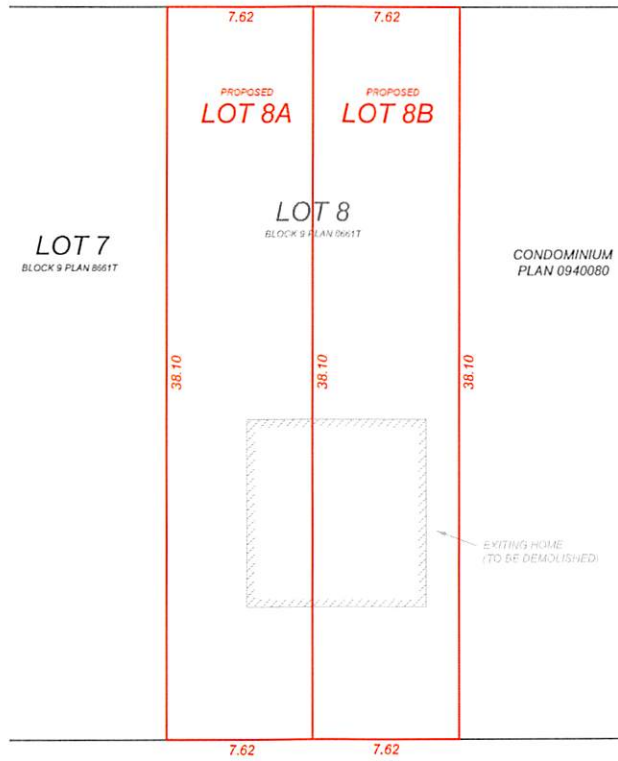
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.49 m north of the south property line of Lot 8 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



SCALE: 1 : 300

LANE



121 STREET NW

**LAND USE**  
CURRENT: RF2  
OVERLAY: MNO

**GENERAL NOTES**

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

**REVISION HISTORY**

1. Issued for Approval	April 11, 2023

LEGAL DESCRIPTION: Lot 8 Block 9 Plan 8661T  
MUNICIPAL ADDRESS: 12840 - 121 Street NW, Edmonton, AB  
NEIGHBORHOOD: Calder

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REV: 1 PROJECT: 2023517



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

© 2023



Subdivision Authority

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

June 29, 2023

File No. LDA23-0133

Situate Inc.  
10526 Jasper Avenue NW  
Edmonton, AB T5J 1Z7

ATTENTION: Jeff Booth

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot Lot OT, Block 114, Plan 2803AF and Lot 6, Block 114, Plan 2803AF, located east of 134 Street NW and south of 103 Avenue NW; **GLENORA**

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**I The Subdivision by Plan is APPROVED on June 29, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act; and
2. 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 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;
2. 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
3. that the owner constructs offsite sanitary sewers within 134 Street NW to connect the proposed lot to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #471797718-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 134 Street and 103 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 for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- Access for future development must be from 134 Street NW through a single driveway, as shown on the Enclosure, in conformance with the (DC2.1235) Site Specific Development Control Position Sec. 7.1 of Charter Bylaw #20420.

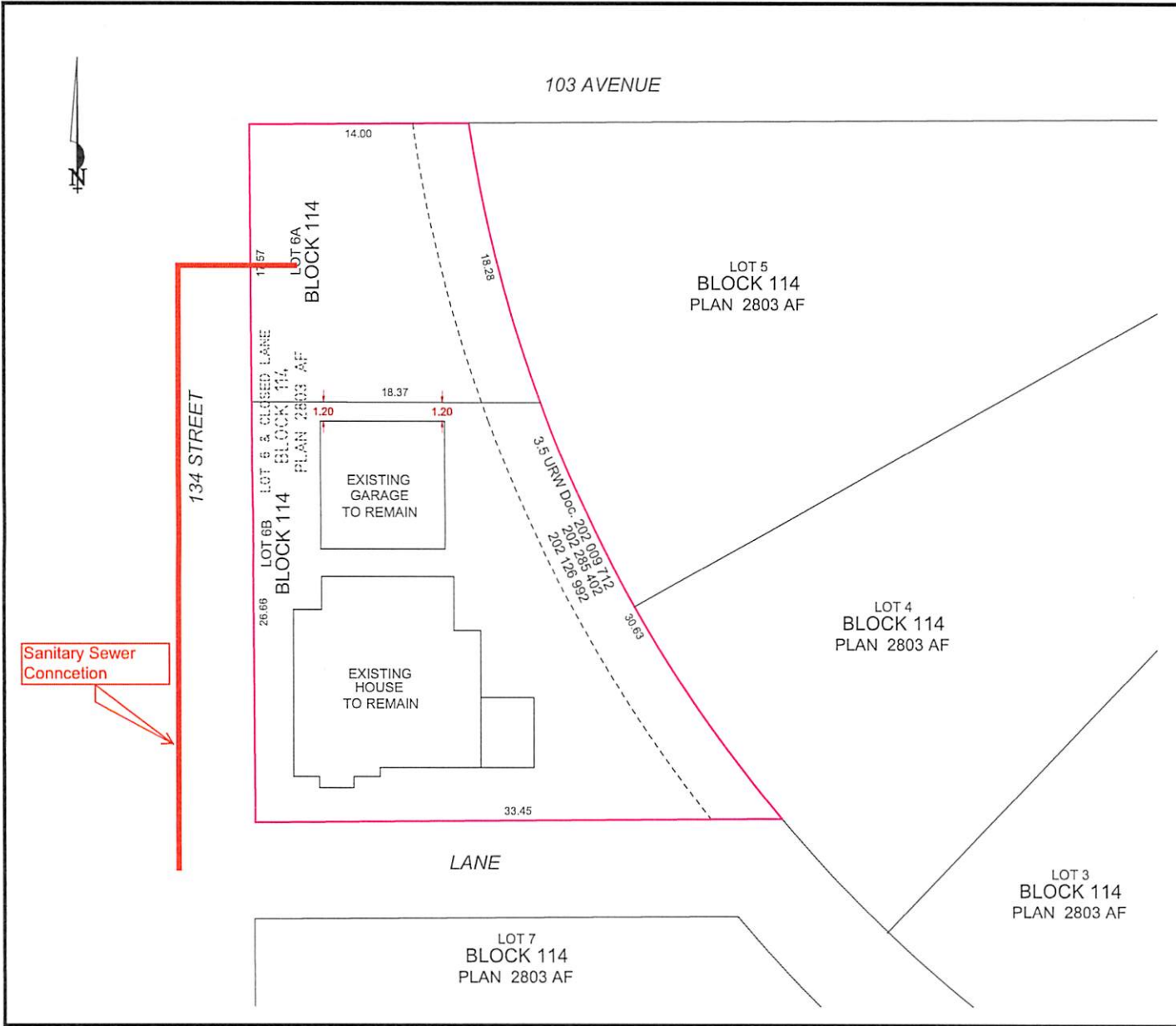
Building / Site

- 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 3.4m east of the west 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 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).





**SITUATE INC.**

**NOTES:**

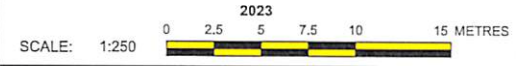
- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE ZONING OF THIS SUBJECT AREA IS DC2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.094 ha



REV. NO.	DATE	ITEM	BY
1	APRIL 26/23	ORIGINAL PLAN COMPLETED	CN

**REVISIONS**

**GLENORA**  
 TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
 OF  
 LOT 6 AND CLOSED LANE, BLOCK 114, PLAN 2803 AF  
 WITHIN THE  
 S.E. 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.	62300700T	DRAFTED BY:	CN	CHECKED BY:	SM
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Subdivision Authority

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

June 29, 2023

File No. LDA23-0138

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

ATTENTION: Corrine Brown

RE: Tentative plan of subdivision to create a phased bare land condo with 34 bare land condo units and one (1) remnant from Lot 33, Block 13, Plan 222 0021, located north of 31 Avenue NW and immediately west of 199 Street NW; **THE UPLANDS**

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**I The Subdivision by Bare Land Condominium be APPROVED on June 29, 2023, subject to the following conditions:**

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

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

Municipal Reserve (MR) for Lot 33, Block 13, Plan 222 0021 was addressed with LDA16-0600. MR and Environmental Reserve (ER) were dedicated and the existing Deferred Reserve Caveat (DRC) was 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,

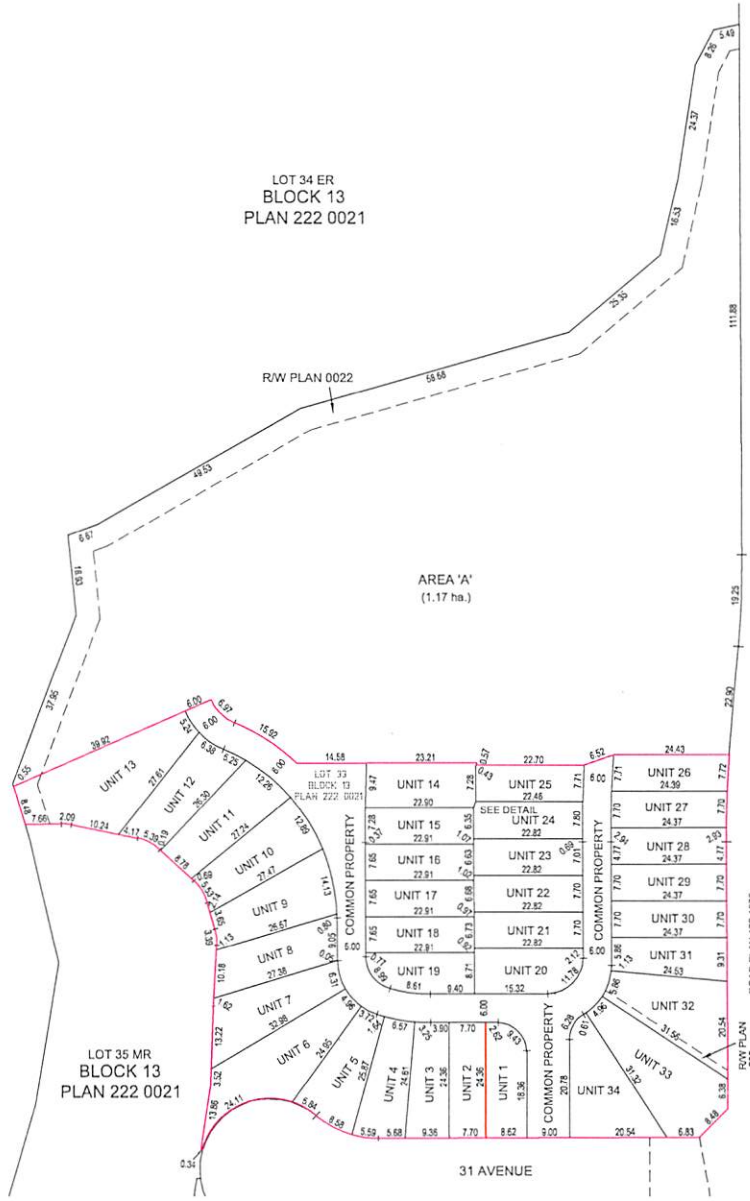
Blair McDowell  
Subdivision Authority

BM/jm/Posse #471365675-001

Enclosure(s)



LOT 34 ER  
BLOCK 13  
PLAN 222 0021

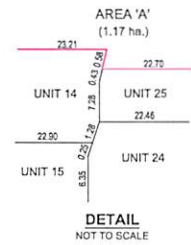


AREA 'A'  
(1.17 ha.)

LOT 35 MR  
BLOCK 13  
PLAN 222 0021

31 AVENUE

GOVERNMENT ROAD ALLOWANCE (199 STREET NW)



## Streetside Developments

SHEET 1 OF 1 SHEET

**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 DC2.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.943 ha.



REV. NO.	DATE	ITEM	BY
2	MAY01/23	PHASE 1 & AREA 'A'	JF
1	MAR.01/23	REV. UNITS 42, 50 TO 53	JF
0	FEB.10/23	ORIGINAL PLAN COMPLETED	JF

REVISIONS

# THE UPLANDS OF RIVERVIEW

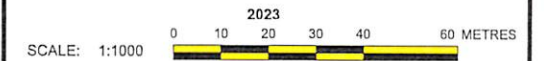
TENTATIVE PLAN SHOWING PROPOSED  
BARE LAND CONDOMINIUM DEVELOPMENT  
OF

LOT 33, BLOCK 13, PLAN 222 0021

WITHIN THE

N.E. 1/4 SEC. 6 - 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.	12200074T	DRAFTED BY:	JF	CHECKED BY:	MK
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Subdivision Authority

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

June 29, 2023

File No. LDA23-0148

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 9A, Plan 4925 KS, located south of 60 Avenue NW and west of 107 Street NW;  
**PLEASANTVIEW**

---

**The Subdivision by Plan is APPROVED on June 29, 2023, subject to the following conditions:**

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #472616643-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

- There are existing boulevard trees adjacent to the site on 107 Street NW and 59 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.
- There is an existing driveway access to 107 Street NW. Upon redevelopment of proposed Lot 1A, the existing residential access to 107 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 Great Neighborhood is conducting neighbourhood renewal in Pleasantview for the 2023 construction season. If the applicant wishes to remove the existing access to 107 Street NW, upon approval of the required Permit, the owner/applicant has the opportunity to have the access removed as part of the neighbourhood renewal project. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) (attention: Aladdin Benayad) to coordinate any work on road right-of-way.

Building / Site

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

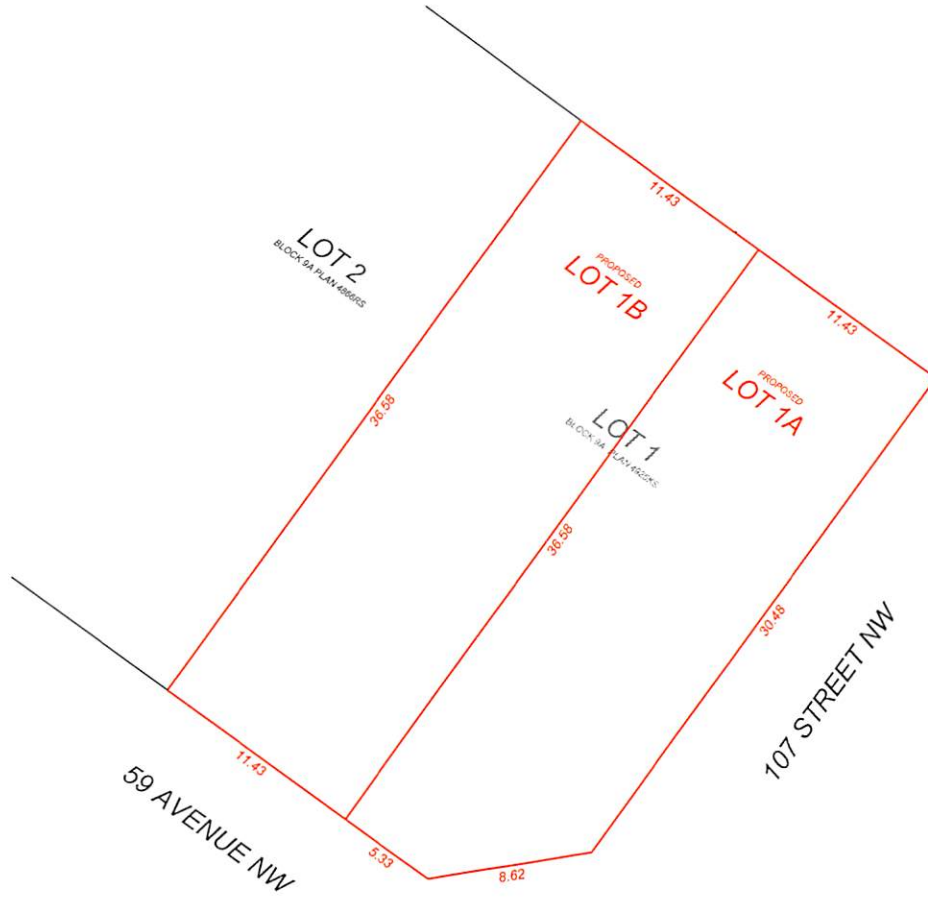
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 68.8 m south of the south property line of 60 Avenue off 107 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).



SCALE: 1 : 300



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

**GENERAL NOTES**

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas and dimensions are subject to confirmation by a legal property survey.

**REVISION HISTORY**

1. Issued for Approval	May 17, 2023

LEGAL DESCRIPTION: Lot 1 Block 9A Plan 4925KS  
 MUNICIPAL ADDRESS: 5910 - 107 Street NW, Edmonton, AB  
 NEIGHBORHOOD: Pleasantview

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

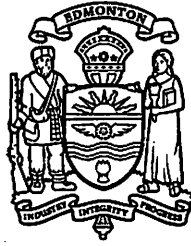
REV: 1 PROJECT: 2023522



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

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Thursday, June 22, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 25

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the June 22, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the June 15, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA22-0141  
422390481-001

Tentative plan of subdivision to create two (2) Multi-unit Housing Lots from Lot 1, Block A, Plan 102 0680, and Lot 101, Block 1, Plan 222 1597, and a portion of road to be closed, located north of 119A Street SW and east of 127 Street SW; **HERITAGE VALLEY TOWN CENTRE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA23-0109  
458545962-001

Tentative plan of subdivision to create 54 single detached residential lots from Lot A, Block 1, Plan 222 0972, located south of Keswick Boulevard SW and west of 182 Street SW; **KESWICK**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA23-0131 471788237-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 16, Block 14, Plan 4116 HW, located north of 84 Avenue NW and west of 117 Street NW; <b>WINDSOR PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
4.	LDA23-0137 471177114-001	Tentative plan of subdivision to create one (1) Multi-unit Housing Unit and one (1) remnant unit by phased condominium from Lot 47, Block 5, Plan 122 1444, located north of Hawks Ridge Boulevard NW and west of Winterburn Road NW; <b>HAWKS RIDGE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	LDA23-0145 472617058-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 20, Block 18, Plan 8661T, located east of 123A Street NW and north of 129 Avenue NW; <b>CALDER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <span style="float: right;"><b>CARRIED</b></span>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:10 a.m.	