

Thursday, November 10, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 45

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the November 10, 2022 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the November 3, 2022 meeting be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA22-0363 416186140-001	Tentative plan of subdivision to create 91 single detached residential lots, 34 semi-detached residential lots, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Lot A, Plan 4291 RS, and Lot C, Plan 1456 RS, located north of Trumpeter Way NW and east of 199 Street NW; <b>STARLING</b>
2.	LDA20-0394 368473153-001	Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) Municipal Reserve lot from the NE 30-52-25-W4M, located south of Webber Green Drive NW and east of Suder Green Drive NW; <b>POTTER GREENS</b>
3.	LDA15-0045 166667705-001	REVISION of conditionally approved tentative plan of subdivision to create 55 single detached residential lots, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot (PUL), from the NW-18-53-25 W4M, located south of Trumpeter Way NW and east of Winterburn Road NW; <b>TRUMPETER</b>
4.	LDA21-0353 363632268-001	REVISION of conditionally approved tentative plan of subdivision to create three (3) Municipal Reserve (MR) Lots, three (3) Public Utility Lots (PUL), one (1) Multi-unit Housing (MHL) Lot, and three (3) other 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>
5.	LDA22-0452 446764233-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 4, Block 26, Plan 3360 KS, located south of 114 Avenue NW and east of 48 Street NW; <b>BEVERLY HEIGHTS</b>
6.	LDA22-0461 447626762-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 3, Plan 5887HW, located south of 107 Avenue NW and west of 144 Street NW; <b>GROVENOR</b>

7.	LDA22-0485 449861229-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 28, Block 15A, Plan 6083KS, located north of 99 Avenue NW and east of 68 Street NW; <b>TERRACE HEIGHTS</b>
8.	LDA22-0487 449946058-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 17, Block 4, Plan RN60, located north of 112 Avenue NW and east of 128 Street NW; <b>INGLEWOOD</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

November 10, 2022

File No. LDA22-0363

Davis Consulting Group  
197 Wisteria Lane  
Fort Saskatchewan, AB T8L 0H1

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 91 single detached residential lots, 34 semi-detached residential lots, one (1) Environmental Reserve Lot, and three (3) Public Utility Lots from Lot A, Plan 4291 RS, and Lot C, Plan 1456 RS, located north of Trumpeter Way NW and east of 199 Street NW; **STARLING**

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**I The Subdivision by Plan is APPROVED on November 10, 2022, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 1.39 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.481 ha by a Deferred Reserve Caveat registered proportionately against the remnant lot pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the Big Lake Transportation Infrastructure Projections Study be completed and accepted, and the associated Neighbourhood Structure Plan amendment be submitted, prior to endorsement of this subdivision;
6. that the owner dedicate 199 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
7. that the owner dedicate road right of way for a new two lane arterial, to conform to an approved Concept Plan, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

8. that subject to Conditions I (6) and I (7) above, the owner clear and level 199 Street NW, and the two lane arterial, as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
9. that the owner dedicate additional road right of way for the roadways within the subdivision boundary, to accommodate the complete streets design and cross sections, to the satisfaction of Subdivision and Development Coordination, should it be deemed necessary through the review of engineering drawings;
10. that LDA21-0590 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 1.8 m concrete sidewalk along the north side of 137 Avenue, with a connection to the existing bus stop, and a physical barrier between the sidewalk and driving lane, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner construct an eastbound right turn bay and corner island, and pay for the relocation of the light standard, at 137 Avenue and Ray Gibbon Drive intersection, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner incorporates traffic calming measures that may include but is not limited to, curb ramps, crosswalks and pedestrian signage, along Starling Drive. Details relative to this requirement and access locations to the school south of the proposed subdivision will be further reviewed through the engineering drawing review and approval process, in consultation with Safe Mobility and Subdivision Planning Development Review;
11. that the owner construct a 3 m asphalt surface shared use path, within the top of bank area, with "Shared Use" signage and landscaping, and with connections to existing paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage lighting, bollards and landscaping, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 1.8 m concrete sidewalk along 199 Street, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for installation of a pedestrian overhead flasher / signal, as shown on Enclosure I. The City of Edmonton shall complete the signal design, and one of the City's approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing and type of the signals installation will be at the discretion and direction of City Operations. If the signals are not deemed warranted by City Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signals at that time to fulfil this obligation;
15. that the owner construct a two-lane arterial, to an urban arterial roadway standard, including channelization, accesses, intersections, 3m shared use path/1.8m sidewalk, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II, to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination;
16. that the owner grind, overlay, and complete the line painting along 137 Avenue and do improvements including a guardrail construction, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner construct the first two lanes of 199 Street to an urban arterial roadway standard, including channelization, accesses, intersections, 1.8m sidewalk, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;

18. that the owner extend the shared use path along the AltaLink corridor to 199 Street, as shown on the "Conditions of Approval" map, Enclosure II;
19. that all roadway construction shall be in alignment with approved cross-sections, to the satisfaction of Subdivision and Development Coordination, designed in consideration of Complete Streets Guidelines, and address emergency access, safety, as well as operational and maintenance considerations. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles, waste management vehicles and typical commercial truck traffic for all roadways and alleys;
20. that the owner construct a 2.5 m mono-walk with straight faced curb and gutter to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner design 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 I;
22. that the owner constructs the ultimate storm outfall to the satisfaction of Subdivision and Development Coordination;
23. that the owner construct offsite storm sewers to connect the proposed subdivision to the existing system, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
25. 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
26. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve lot, road right of way and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot A, Plan 4291 RS in the amount of 1.481 ha is being provided by a DRC with this subdivision. Additional ER dedication will be provided when the river crossing is determined and the DRC will be adjusted accordingly with future subdivision.

MR for Lot C, Plan 1456 RS was previously addressed through dedication with registration of Plan 1456 RS.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #416186140-001

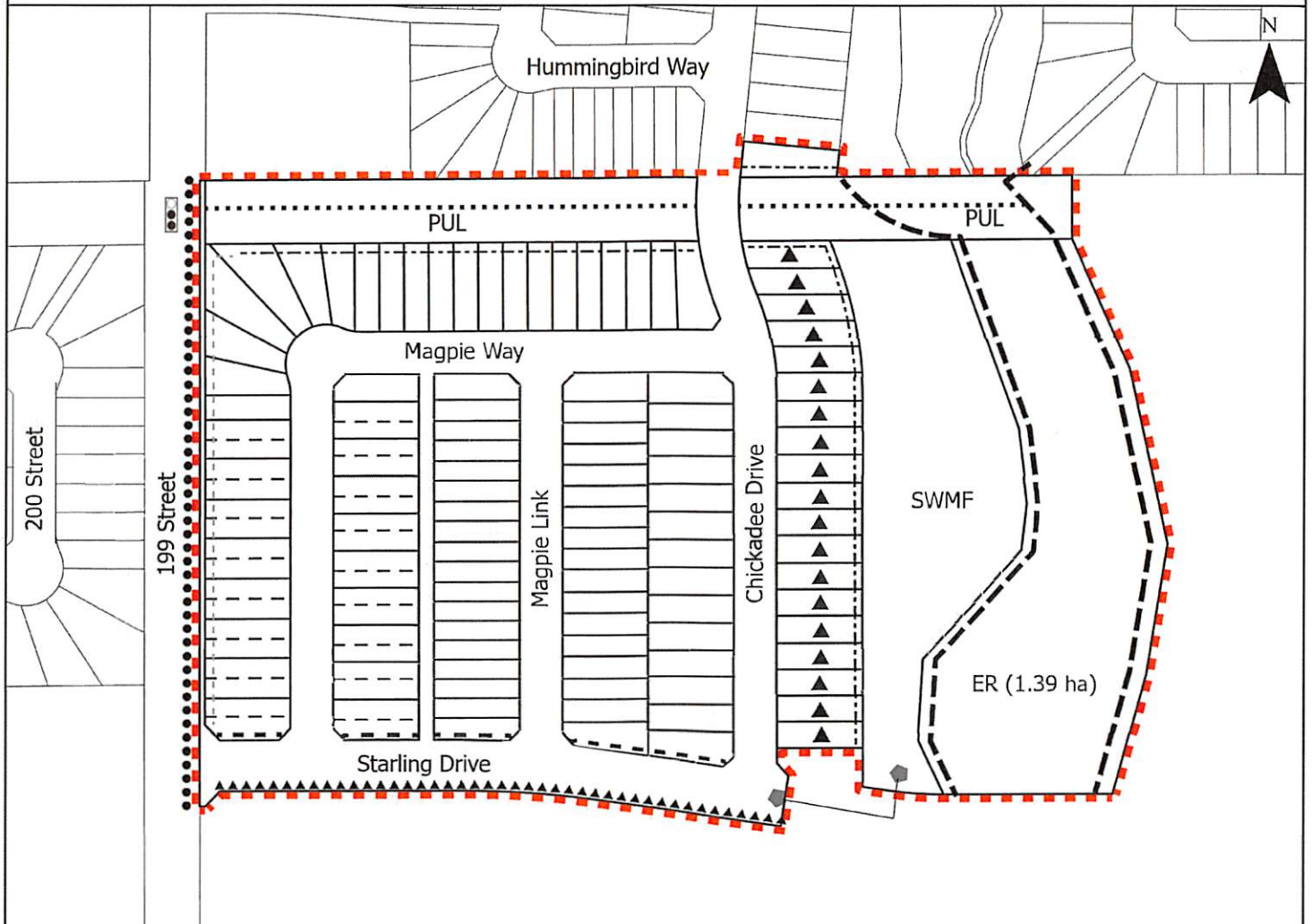
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

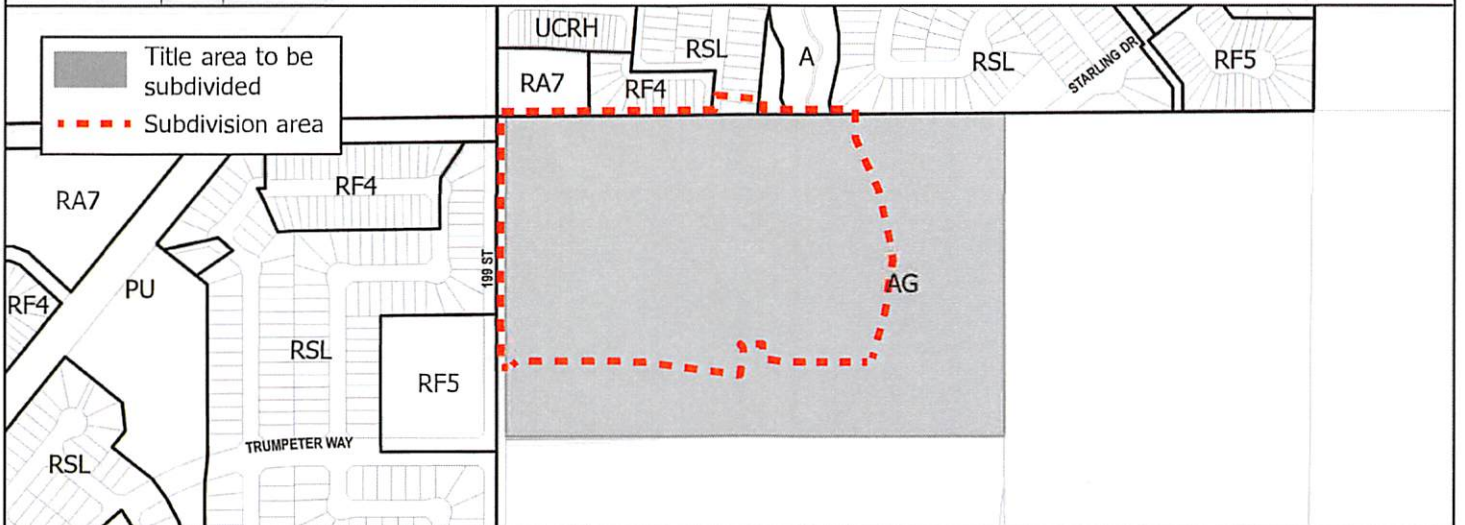
November 10, 2022

LDA22-0363

- ■ ■ Limit of Proposed Subdivision
- ▲ Restrictive Covenant re:Freeboard
- ..... 3m Hard Surface Shared Use Path
- 1.8m Concrete Sidewalk
- - - 1.8m Uniform Fence as per Zoning bylaw
- ..... 1.8m Noise Attenuation Uniform Fence
- - - 1.2m Uniform Screen Fence
- ▲▲▲▲ 2.5m Mono-walk
- - - 3m Asphalt Shared Use Path
- Storm Sewer Extension
- ⬮ Pedestrian Flasher / Signal



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



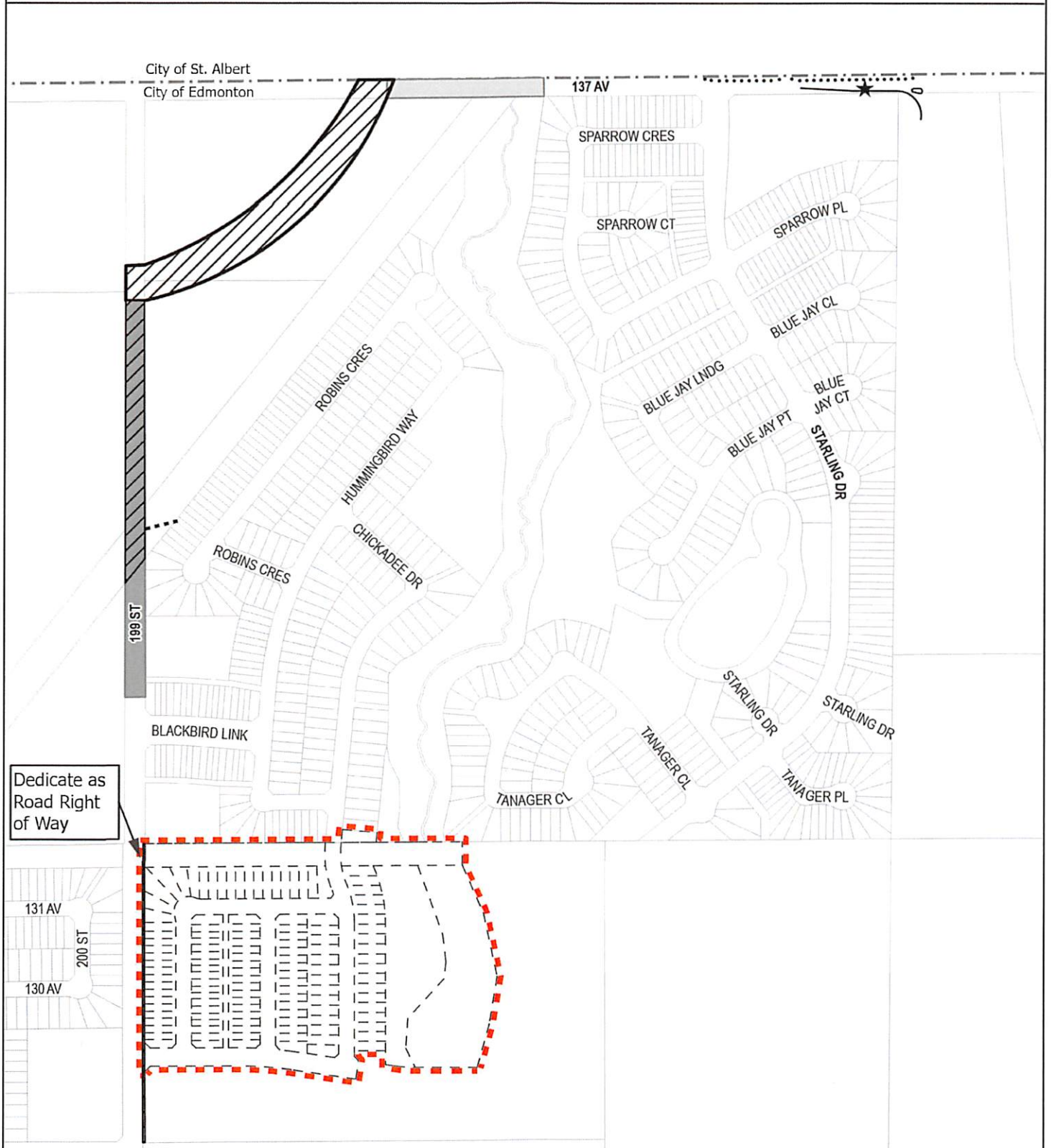


SUBDIVISION CONDITIONS OF APPROVAL MAP

November 10, 2022

LDA22-0363

- Limit of Proposed Subdivision
- ▨ Dedicate as Road Right of Way
- ▭ Two-lane Arterial
- Construct First Two Lanes of 199 Street
- Grind, Overlay, Line Painting, and Guardrail Construction
- Extend 3m Hard Surface Shared Use Path
- .... 1.8m Concrete Sidewalk
- Turn Bay and Corner Island
- ★ Relocation of Light





Subdivision Authority

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

November 10, 2022

File No. LDA20-0394

Select Engineering Consultants Ltd.  
100 - 17413 107 Avenue NW  
Edmonton, AB T5S 1E5

ATTENTION: Jeanne Calder

RE: Tentative plan of subdivision to create two (2) multi-unit housing lots (MHL) and one (1) Municipal Reserve lot from the NE 30-52-25-W4M, located south of Webber Green Drive NW and east of Suder Green Drive NW; **POTTER GREENS**

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**I The Subdivision by Plan is APPROVED on November 10, 2022, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 5.09 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of MR, in the amount of \$415,779.40 representing 0.673 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner provide MR in the amount of 0.322 ha by a Deferred Reserve Caveat (DRC) registered against Lot 66, Block 20, Plan 052 3775, pursuant to Section 669 of the Municipal Government Act;
4. that the owner provide MR in the amount of 1.574 ha by a DRC registered against the NW 30-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide MR in the amount of 2.897 ha by a DRC registered against the SE 31-52-25-W4M, pursuant to Section 669 of the Municipal Government Act;
6. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
7. 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;
8. that the owner register a temporary public access easement for the offsite drainage infrastructure, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner dedicate additional road right-of-way on Potter Greens Drive NW, to an approved Complete Street design and cross-section to the satisfaction of Subdivision and Development

Coordination, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (6) 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 Potter Greens Drive NW to an approved Complete Streets design and cross-section, including two vehicle travel lanes and a 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I. The complete streets design and cross-section details for the modified local roadway will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a permanent 12 m radius cul-de-sac to a complete streets design and construction standard, that may include bollards or mini-barriers, at the end of Potter Greens Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay for the installation of "no parking" signage on the proposed roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed

warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

11. that the owner constructs offsite storm sewers, drainage ditch, inlets and outlets to connect the proposed subdivision to the existing system, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner installs fire hydrants, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provides full site servicing for the 5.09 ha MR lot including, 3-phase power, water, sanitary and storm services, to the satisfaction of all affected Departments and agencies;
14. that the owner protects the trees in the adjacent Natural Area, use construction methods that protect the tree stand, and remediate/naturalize disturbed Natural Areas to the satisfaction of Open Space. Contact [ecologycircs@edmonton.ca](mailto:ecologycircs@edmonton.ca) for more information;
15. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Municipal Reserve lot, road right of way, Natural Area, and easement area, to the satisfaction of City Departments and affected utility agencies.

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

MR for the NE 30-52-25-W4M in the amount of 5.09 ha is being provided by dedication with this subdivision.

MR in the amount of \$415,779.40, representing 0.673 ha, is being provided by money in place with this subdivision. 0.673 ha represents the amount of MR the landowner has under-dedicated within Potter Greens, Breckenridge Greens, Suder Greens, and Webber Greens. It also includes 0.24 ha MR Credit being transferred from Rosenthal under LDA21-0525.

MR for Lot 66, Block 20, Plan 052 3775 in the amount of 0.322 ha is being provided by a DRC with this subdivision.

MR for the NW-30-52-25-W4M in the amount of 1.574 ha is being provided by a DRC with this subdivision.

MR for the SE-31-52-25-W4M in the amount of 2.897 ha is being provided by a DRC with this subdivision.

Subsequent to MR dedication, and money in place of MR, the existing DRC for the NE-30-52-25-4 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 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












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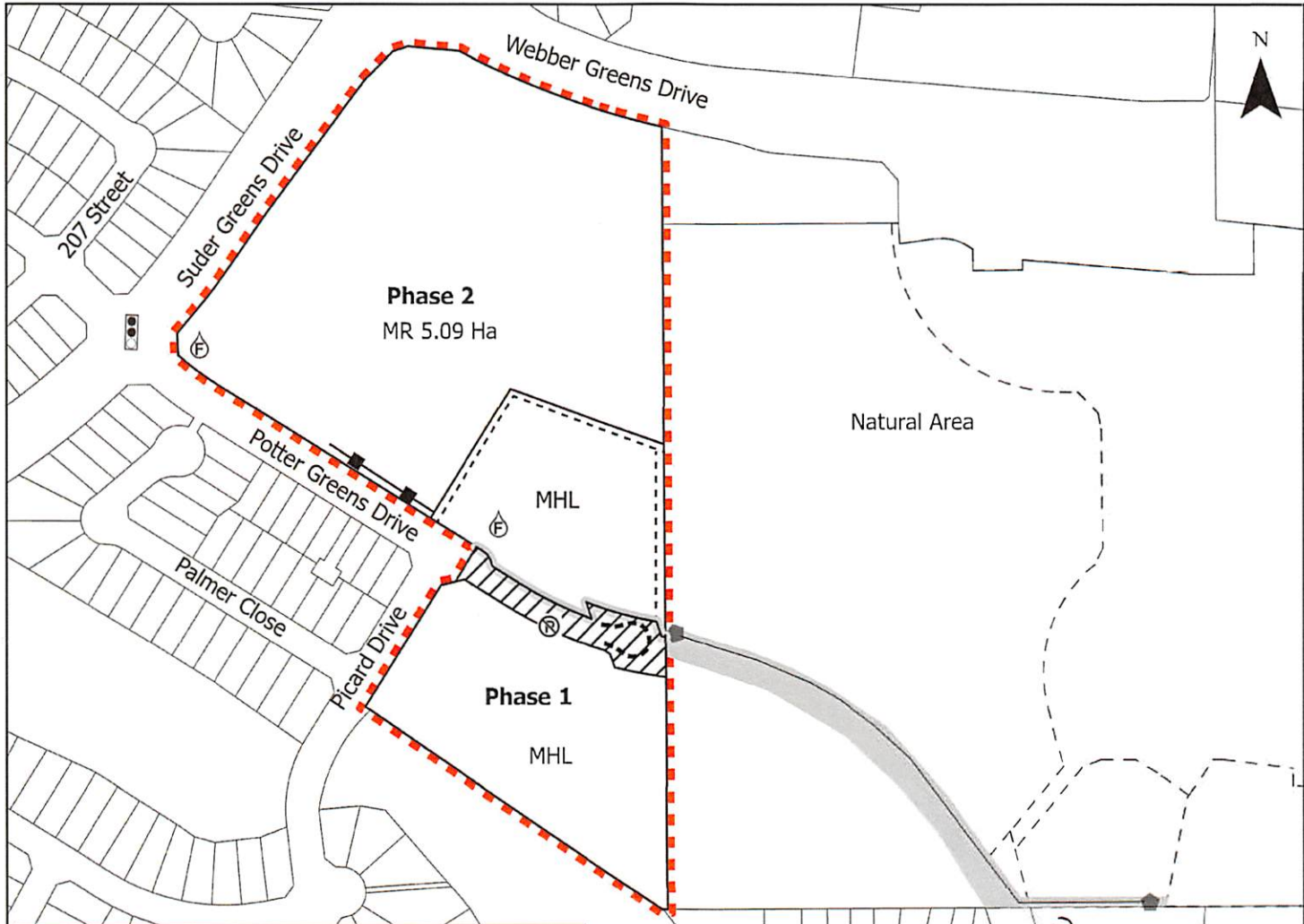
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

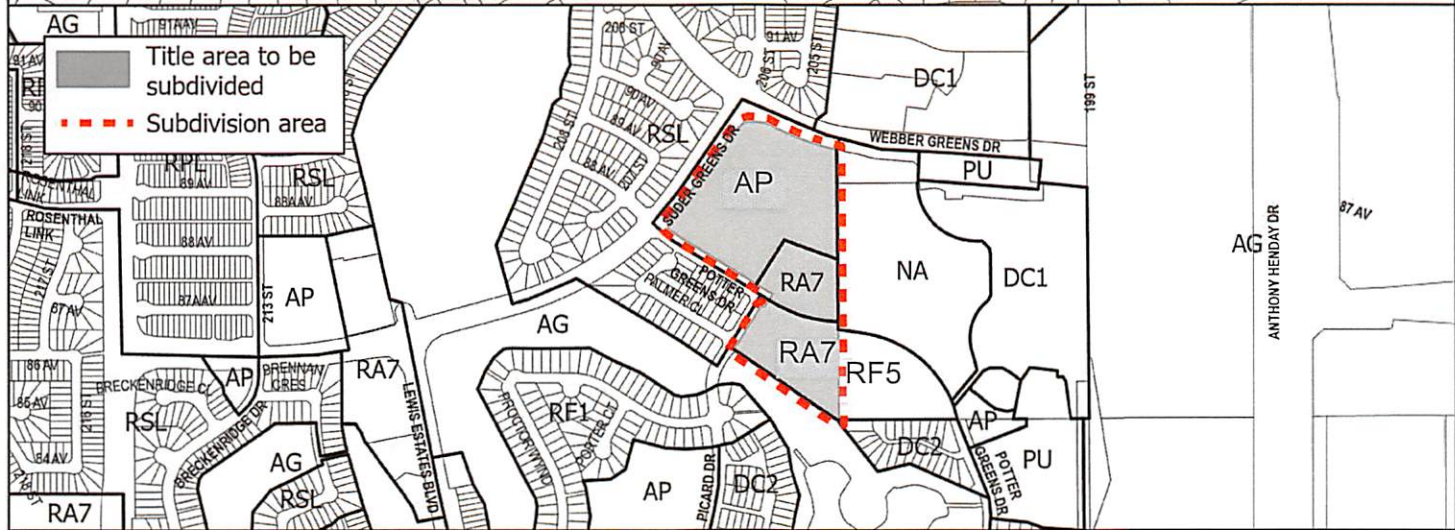
November 10, 2022

LDA20-0394

 Limit of Proposed Subdivision	 Register Easement	 Dedicate and Construct to a Complete Streets Design Including 3m Shared Use Path
 1.8m Uniform Fence	 No Parking Signage	 Post and Rail Fence
 Storm and Drainage Swale	 17 m Temporary Turnaround to Remain	 12 m Cul-de-Sac
 Fire Hydrant	 Traffic Signal	



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





November 10, 2022

File No. LDA15-0045

Watkins Land Developments Ltd.  
3 Kingsview Point  
St Albert, AB T8N5M6

ATTENTION: Ray Watkins

RE: REVISION of conditionally approved tentative plan of subdivision to create 55 single detached residential lots, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot (PUL), from the NW-18-53-25 W4M, located south of Trumpeter Way NW and east of Winterburn Road NW;  
**TRUMPETER**

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The subdivision was originally approved on May 25, 2017. That approval was appealed, resulting in the removal of the left turn bay condition. This new Change Request adds 10 single detached lots.

**I The Subdivision by Plan is APPROVED on November 10, 2022, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 8.26 ha lot pursuant to Section 664 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$231,255.51 representing 0.367 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner 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 Winterburn Road NW from the entire parent parcel, as shown on the "Conditions of Approval" map, Enclosure I;
6. that subject to Condition I.5, the owner clear and level Winterburn Road NW as required for road right-of-way dedication, to the satisfaction of Subdivision and Development Coordination;
7. that the owner dedicate a minimum 17 m wide road right-of-way within the subdivision boundary to accommodate a sidewalk on both sides of the roadway, in accordance with the Complete Streets design and cross section, and ensure functionality of the roadways for the

purpose of emergency access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;

8. that the owner dedicate additional road right-of-way for the proposed culs-de-sac to provide a 16 m radius, as shown on the "Conditions of Approval" map, Enclosure I, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination;
9. that the lots identified be withheld from registration until a demolition permit is obtained for the existing dwelling, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. that the owner construct the local road to an approved Complete Streets design and cross-section, including sidewalk on both sides. A 'Swept Path Analysis' for fire trucks must be



included in the submission of engineering drawings to ensure functionality of the local road network. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be consulted through the engineering drawing review process to confirm emergency access requirements. The Complete Streets design and cross-section details for the local roadway will be reviewed and finalized through the engineering drawing review and approval process;

10. that the owner pay for installation of “no parking” signage on the local roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner construct a 3 m asphalt shared use path with “Shared Use” signage and landscaping, within the top of bank setback, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
12. that the owner construct a 3 m hard-surface shared use path, on the east side of Winterburn Road NW, including a curb ramp at the intersection of Winterburn Road NW and Hawks Ridge Boulevard NW, as shown on the “Conditions of Approval” map, Enclosure I;
13. that the owner construct a 3 m shared use path with bollards and lighting within the walkways, with a connection to the adjacent shared use path, as shown on the “Conditions of Approval” map, Enclosure I;
14. that the owner construct a 3 m concrete sidewalk with T bollards and lighting within the emergency access walkway, as shown on the “Conditions of Approval” map, Enclosure I. A ‘Swept Path Analysis’ for fire trucks must be included in the submission of engineering drawings to ensure functionality. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be consulted through the engineering drawing review process to confirm emergency access requirements;
15. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the “Conditions of Approval” map, Enclosure II;
16. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the “Conditions of Approval” map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

ER for the NW-18-53-25 W4M in the amount of 8.26 ha is being dedicated with this subdivision.

MR for the NW-18-53-25 W4M in the amount of \$231,255.51, representing 0.367 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon final plan of survey.

Please be advised that 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 #166667705-001

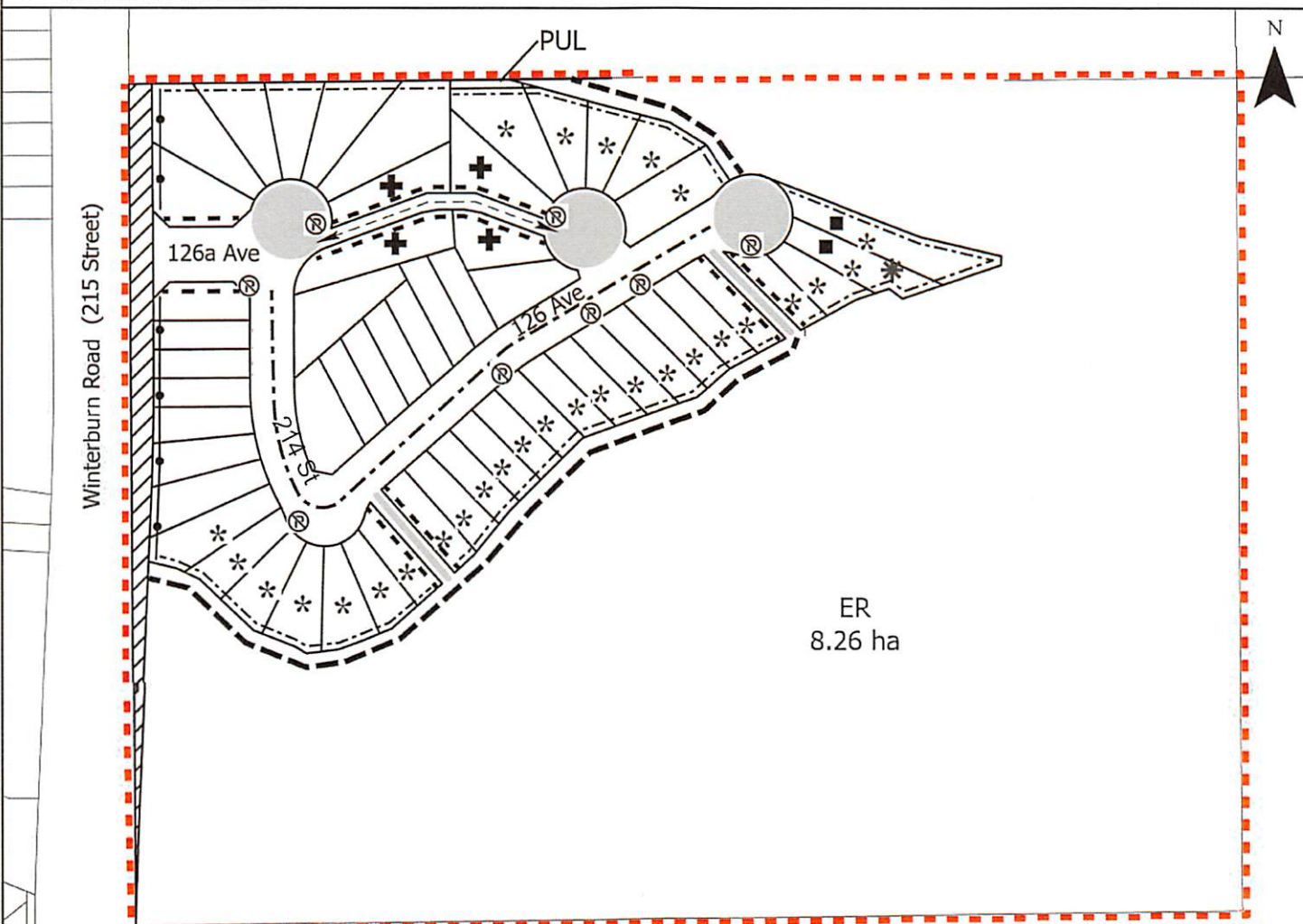
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

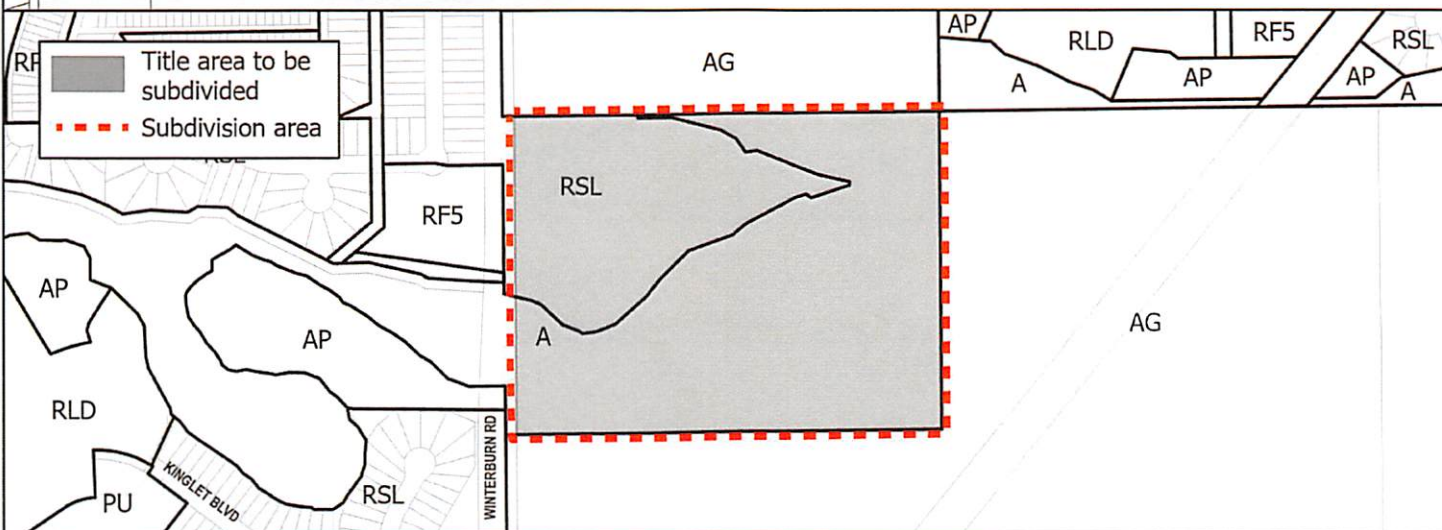
November 10, 2022

LDA15-0045

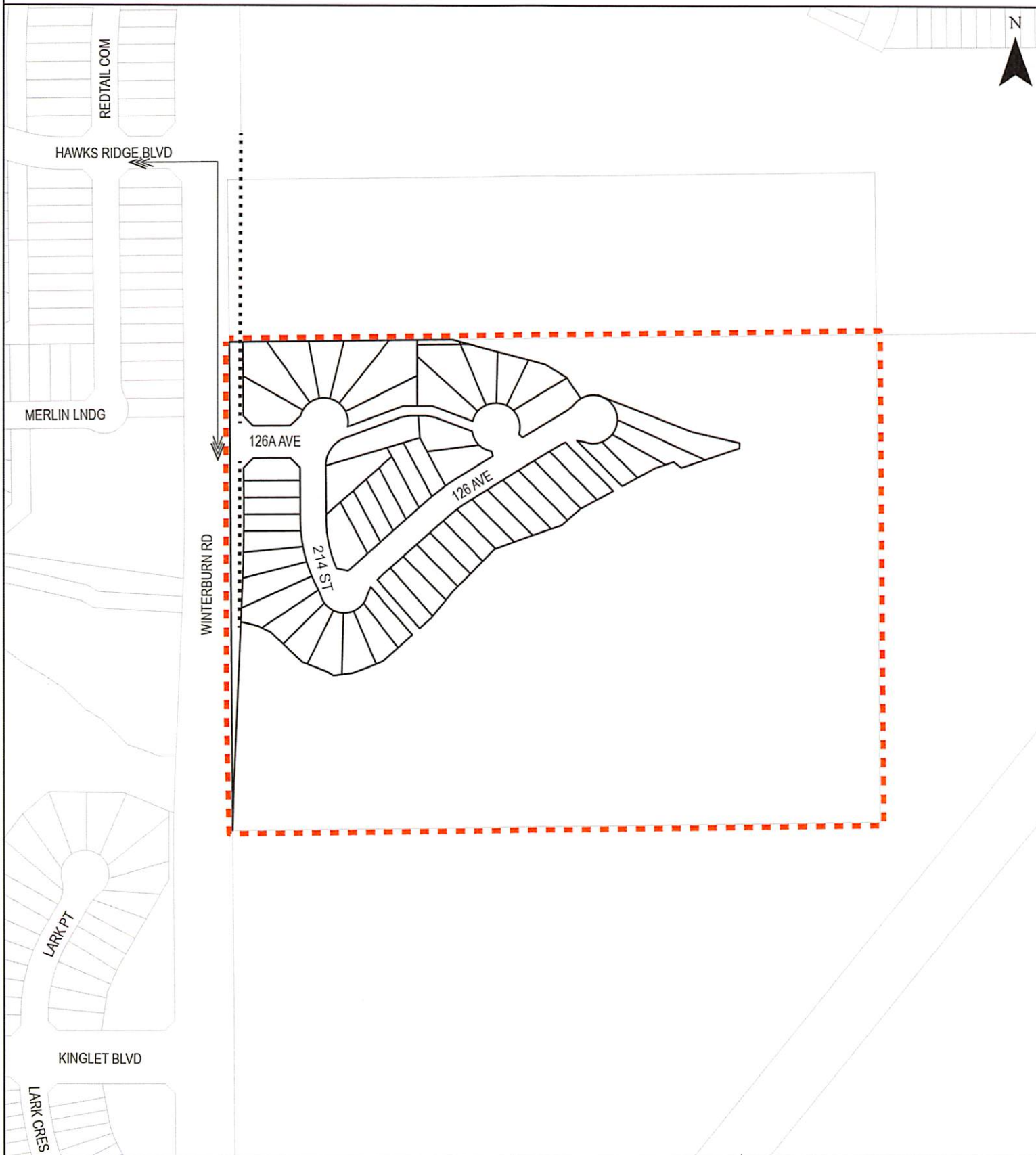
- |  |  |   |
|--|--|---|
| <ul style="list-style-type: none"> <li>■ Limit of Proposed Subdivision</li> <li>▨ Dedicate as Road Right of Way</li> <li>--- Dedicate a Minimum of 17m Road Right of Way</li> <li>→ 3m Concrete Emergency Access Sidewalk</li> <li>⋯ 1.8m Uniform Fence as per Zoning Bylaw</li> <li>● 1.8m Noise Attenuation Fence</li> </ul> | <ul style="list-style-type: none"> <li>--- 1.2 m Uniform Screen Fence</li> <li>--- 3m Asphalt Shared Use Path</li> <li>--- 3m Hard Surface Shared Use Path</li> <li>Ⓟ No Parking Signage</li> <li>* Existing Dwelling</li> <li>■ Withhold From Registration</li> </ul> | <ul style="list-style-type: none"> <li>* Restrictive Covenant: Top of Bank</li> <li>⊕ Restrictive Covenant: Disturbed Soil</li> <li>● Dedicate a 16m Radius Cul-de-Sac</li> </ul> |
|--|--|---|



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



- ■ ■ Limit of Proposed Subdivision
- ↔ Watermain Extension
- ⋯⋯⋯ 3m Hard Surface Shared Use Path





Subdivision Authority

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

November 10, 2022

File No. LDA21-0353

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

ATTENTION: David Tymchak

RE: REVISION of conditionally approved tentative plan of subdivision to create three (3) Municipal Reserve (MR) Lots, three (3) Public Utility Lots (PUL), one (1) Multi-unit Housing (MHL) Lot, and three (3) other 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**

---

The subdivision was originally approved on January 13, 2022. This change request adds a Deferred Servicing Agreement condition to Lot 4. The Arterial Roadway Assessments and Drainage Assessments will be deferred until Lot 4 is further subdivided, or there's an application for a Development Permit.

**I The Subdivision by Plan is APPROVED on November 10, 2022, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 11.10 ha lot, 7.03 ha lot, and 4.32 ha lot, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 4.127 ha by a Deferred Reserve Caveat registered against Lot B, Plan 7091 KS pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, for the payment of the proportionate share of applicable assessments for proposed Lot 4;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 4 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. 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;

7. that LDA21-0612 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner dedicate additional road right of way for a northbound right turn bay on Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the proposed Public Utility Lots (PUL) are cleared and leveled, and conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services for the Capital Line South LRT right-of-way;
10. that the owner register a Temporary Public Easement on the adjacent parcel to the north (Lot A Plan 7091 KS) and SE-¼-24-51-25-4 (Hospital and health campus) OR that a road plan be registered for the required road right-of-way to facilitate construction of the Heritage Valley Trail SW from 32 Avenue SW to 28 Avenue SW, to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner register an easement for the Stormwater Management Facility (SWMF) and offsite storm sewer extension, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner register a Temporary Public Access Easement on all affected parcels for the permanent construction of a 3 m shared use path within the pipeline corridor through remnant Lot B and remnant Lot C, as shown on Enclosure I, to remain in place until the PUL is dedicated; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct 32 Avenue SW to an approved Complete Streets design and cross-section, including protected / separated bike lanes, sidewalks including a 2.5 m mono-walk

- adjacent to Lot 1 MR, accesses, enhanced pedestrian crossings, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct 119A Street SW to an approved Complete Streets design and cross-section, to the satisfaction of Subdivision and Development Coordination;
  9. that the owner provide zebra marked crosswalks and pedestrian signage, and construct curb extensions and curb ramps at the mid-block crossings, as shown on Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
  10. that the owner construct a 3 m hard-surface shared use path, within the pipeline right-of-way, remnants, and tying into future 32 Avenue NW including "Shared Use" signage, bollards and landscaping, as shown on Enclosure I;
  11. that the owner construct a 3 m hard-surface shared use path including lighting and bollards, within the School/Park site (Lots 1MR and 2 MR), as shown on Enclosure I;
  12. that the owner constructs a hard-surface shared use path with lighting and bollards within Lot 3 MR, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
  13. 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;
  14. that the engineering drawings include grading plans to accommodate a shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
  15. that the owner construct offsite storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
  16. that the owner construct necessary sanitary and storm sewers along the offsite roadways to be constructed to provide access to the subdivision, to the satisfaction of Subdivision and Development Coordination;
  17. that the owner maintain any newly proposed Low Impact Development measures such as bioswales and bumpouts for 3 years; to the satisfaction of Epcor Drainage Services Inc.;
  18. that the owner abandon any private water infrastructure within existing Lots B, C, and D;
  19. that the owner constructs underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination;
  20. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
  21. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Reserve 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 (4) require that upon the further subdivision of Lot 4 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 pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
2. that the owner pay the Drainage Assessments applicable to Lot 4 within this subdivision; and
3. that the owner pay the Arterial Roadway Assessments applicable to Lot 4 within this subdivision.

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

The three Municipal Reserve Lots (totalling approximately 22.45 ha) have been assembled through internal acquisition. Funds have been transferred internally from the Parkland Purchase Reserve Account to the Strategic Land Account. Land required for the District Park has been acquired in full.

Municipal Reserve (MR) for Lot B, Plan 7091KS, Lot C, Plan 1711 MC and Lot D, Plan 1711 MC in the amount of 4.127 ha are owing, subject to dedication for a right turn bay for the the Heritage Valley Trail SW Concept Plan, and will be deferred to the remainder of Lot B, Plan 7091KS by registering a 4.127 ha Deferred Reserve Caveat.

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

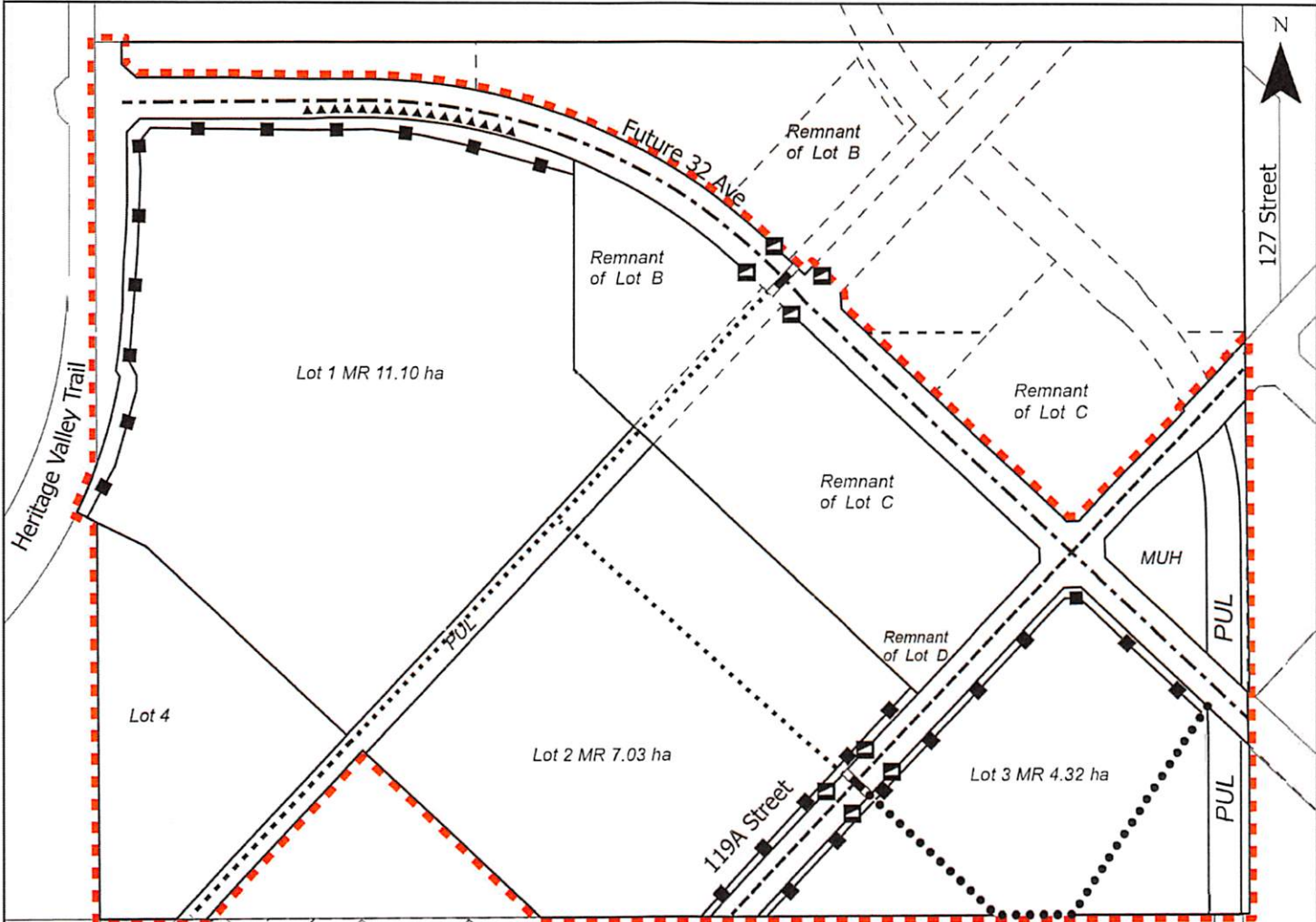
BM/tv/Posse #363632268-001

Enclosures

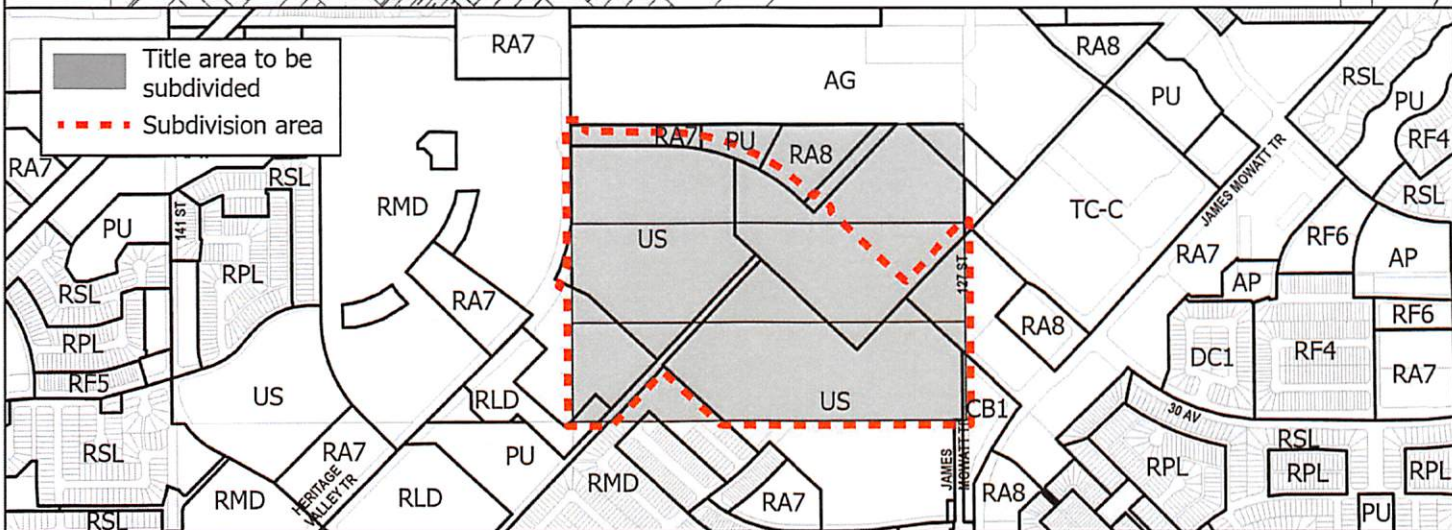


- Limit of Proposed Subdivision
- Curb Extensions with Curb Ramps
- ▣ Zebra Marked Crosswalk
- ..... 3m Hard Surface Shared Use Path
- ▲▲▲▲ 2.5m Monowalk

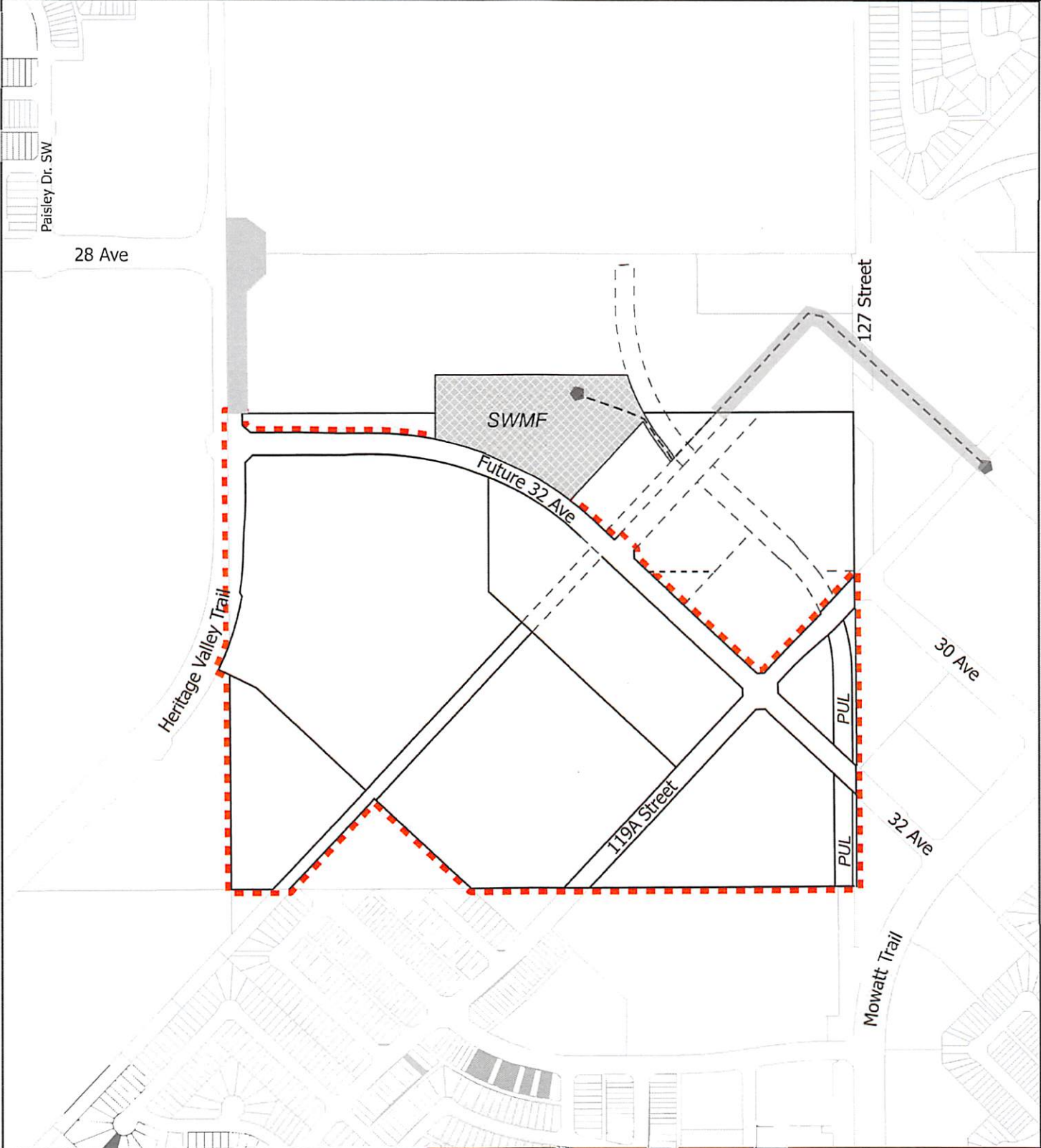
- - - Construct to Approved Complete Street Design and Cross Section Hybrid Collector / Arterial
- - - Construct Complete Streets Design and Cross Section
- Shared Use Path
- Post and Rail Fence



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



- Limit of Proposed Subdivision Line
- Register Easement for Offsite Storm Sewer Extension
- Register Public Access Easement or Road Plan
- Register Easement for SWMF





Subdivision Authority

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

November 10, 2022

File No. LDA22-0452

LN Land Development Technologies Inc.  
100 - 18520 Stony Plain Road NW  
Edmonton, AB T5S 1A8

ATTENTION: Geoff Scott

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 4, Block 26, Plan 3360 KS, located south of 114 Avenue NW and east of 48 Street NW; **BEVERLY HEIGHTS**

---

The Subdivision by Plan is **APPROVED** on November 10, 2022, subject to the following conditions:

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

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/fw/Posse #446764233-001

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 is an existing boulevard tree adjacent to the site on 114 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.
- The owner is advised that 114 Avenue NW is an existing transit route.
- The Beverly Heights Neighbourhood is on the Neighbourhood Alley Renewal Program. This specific site is scheduled for renewal sometime between 2023-2025. Alley Renewal involves reconstruction and repaving, fixing surface drainage where possible, and upgrading of existing alley lighting to LED fixtures. Utility assessments and repairs, along with removals and pruning of trees and shrubs, are also completed. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto: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 1.1 m west of the east property line of Existing Lot 4 off 114 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

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

# TENTATIVE PLAN

SHOWING A PROPOSED SUBDIVISION OF  
 Lot 4, Block 26, Plan 3360 KS  
 ALL WITHIN  
 River Lot 36, Edmonton Settlement  
 Theoretical Twp. 53, Rge. 24, W.4M.  
**EDMONTON  
 ALBERTA**



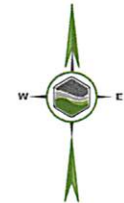
SCALE 1:250

**LEGEND**

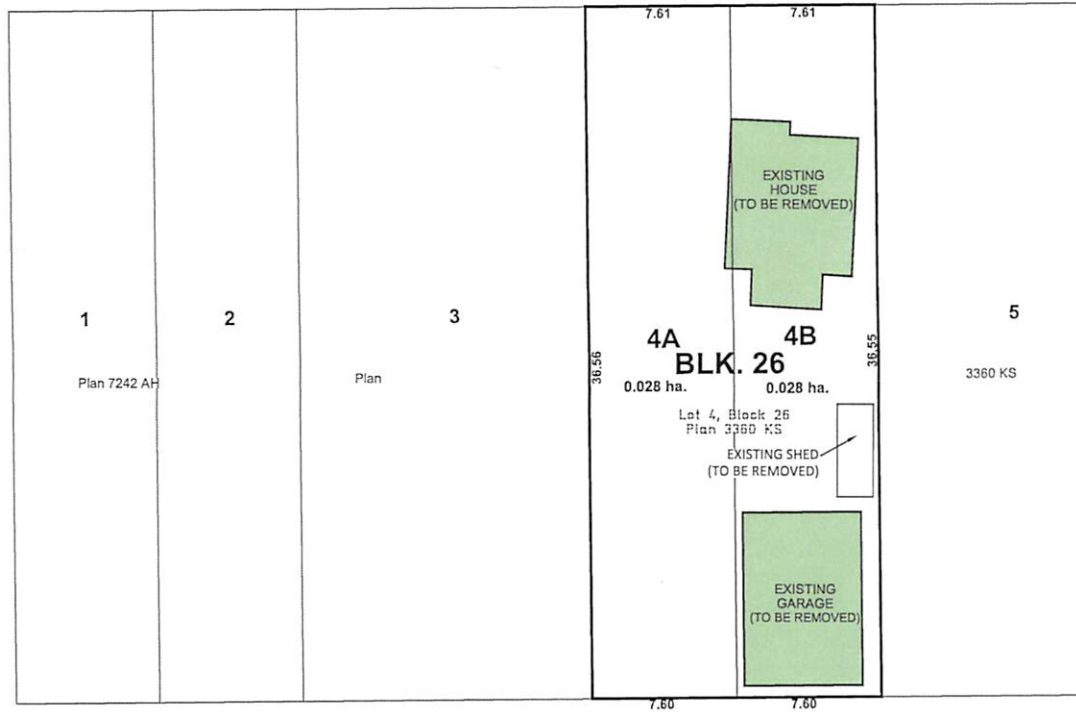
Area to be registered under this plan shown thus ..... and contains from: 0.056 ha

**NOTES**

Distances shown are in metres and decimals thereof.



48 STREET



114 AVENUE

Sidewalk

LANE

DWG: LN009828-001-TN_0			<b>REV. 0</b> <small>Toll Free 1-855-555-2064 www.ln.ca</small>
CLIENT FILE: LN009828			
PAGE 1/1			
No.	DATE	DESCRIPTION	SVY. DWN CKD.
0	September 9, 2022	Plan Issued	-- -- --
<b>REVISION TABLE</b>			



Subdivision Authority

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

November 10, 2022

File No. LDA22-0461

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 5, Block 3, Plan 5887HW, located south of 107 Avenue NW and west of 144 Street NW;  
**GROVENOR**

---

**The Subdivision by Plan is APPROVED on November 10, 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);
2. that the final plan of survey shall conform to the attached revised tentative plan; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/kc/Posse #447626762-001

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

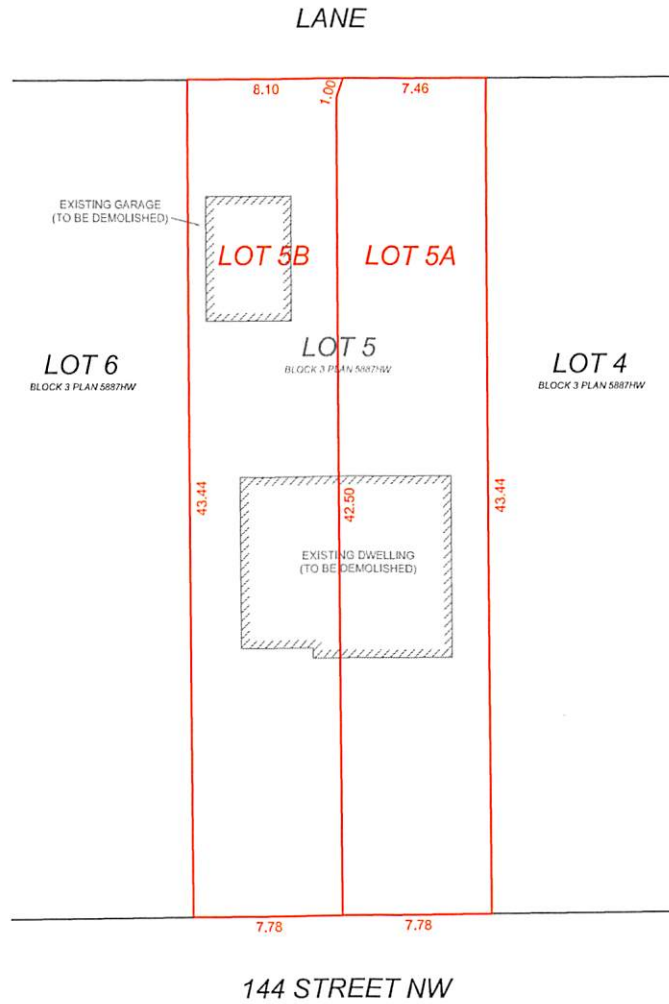
- There are existing boulevard trees adjacent to the site on 144 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, 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 3.3 m south of the north property line of Lot 5A off of the lane. The existing storm service enters the proposed subdivision approximately 7.6 m north of the south property line of Lot 5B off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).



RF1 UNDERLYING ZONING  
MATURE NEIGHBORHOOD OVERLAY APPLIES

NOTE:

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

REVISION HISTORY

1. Issued for Approval	Sept. 12, 2022
2. Revised	Nov. 3, 2022

LEGAL DESCRIPTION: Lot 5 Block 3 Plan 5887HW  
MUNICIPAL ADDRESS: 10644 - 144 Street NW, Edmonton, AB  
BUILDER/OWNER: Avya Homes

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REVISION: 2    DATE: 11/03/2022    SCALE: 1:300    PROJECT #: 2022121



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

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Subdivision Authority

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

November 10, 2022

File No. LDA22-0485

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 28, Block 15A, Plan 6083KS, located north of 99 Avenue NW and east of 68 Street NW; **TERRACE HEIGHTS**

---

**The Subdivision by Plan is APPROVED on November 10, 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/kc/Posse #449861229-001

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 68 Street NW. Upon redevelopment of proposed Lot 28A, the existing residential access to 68 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 8.84 m north of the south property line of existing Lot 28 off 68 Street. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

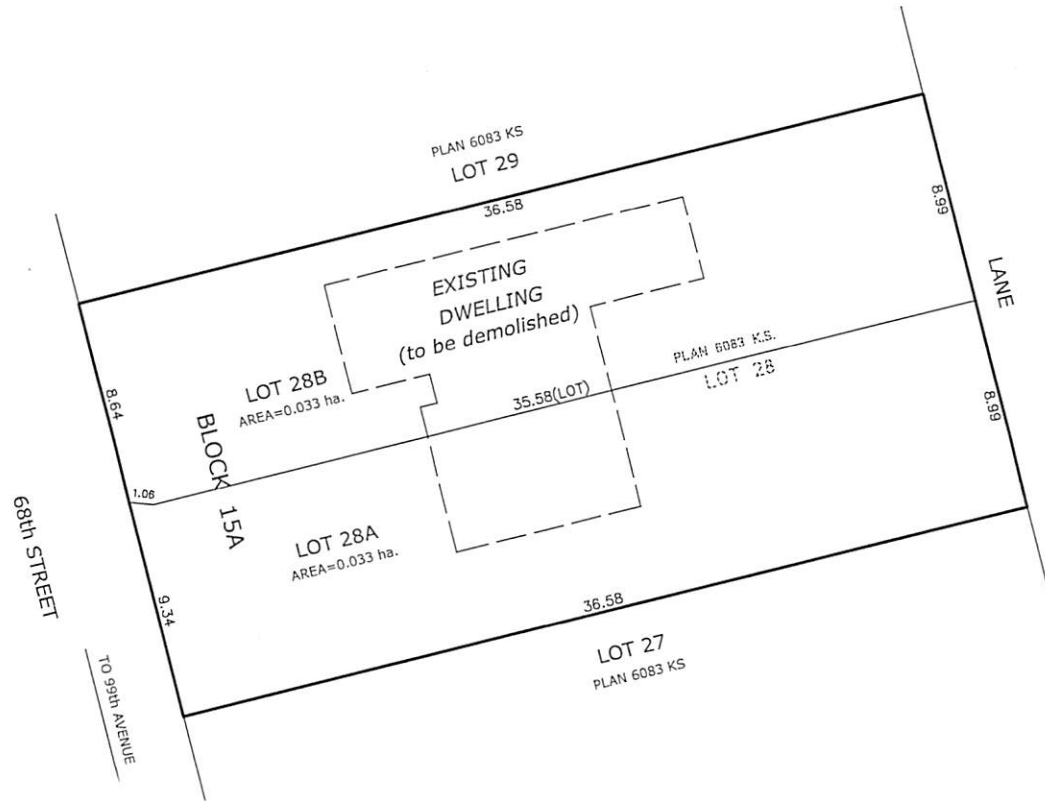
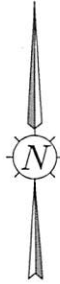
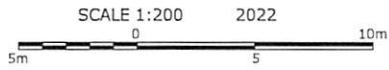
## LOT 28

**BLK.15A, PLAN 6083 K.S.**

WITHIN THE

**N.W. 1/4 SEC. 35, TWP.52, RGE.24, W.4 M.**

**EDMONTON, ALBERTA**



**NOTES:**

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



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CALCULATED BY:	-	DRAWN BY:	PING
DATE:	OCT. 02, 2022	REVISED:	NOV. 1, 2022
DRAWING	2250769T	FILE NO.	2250769



Subdivision Authority

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

November 10, 2022

File No. LDA22-0487

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 17, Block 4, Plan RN60, located north of 112 Avenue NW and east of 128 Street NW;  
**INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on November 10, 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/kc/Posse #449946058-001

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 128 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").
- That the existing fence that encroaches into the 128 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.
- 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.

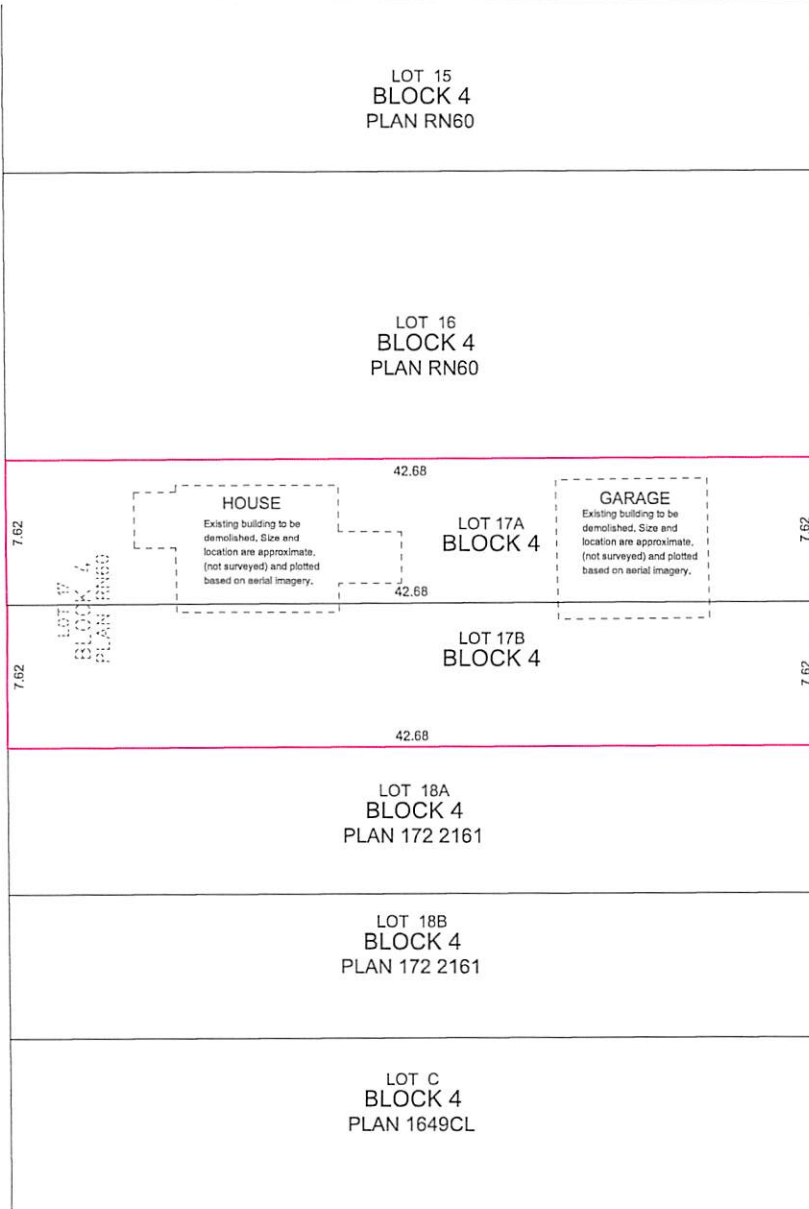
Servicing

- 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 11.0 m south of the north property line of existing Lot 17 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- There is an existing power pole that may interfere with access to the proposed Lot 17B. 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).



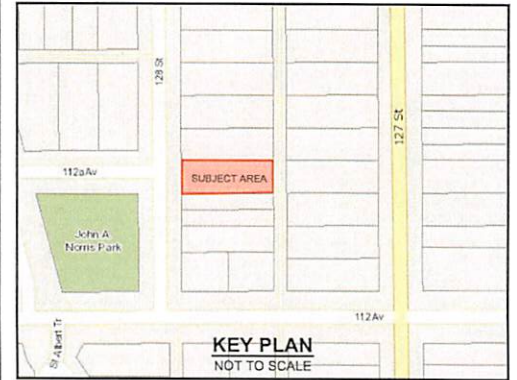
128 STREET



LANE

### TIMBER HAUS DEVELOPMENTS

- 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



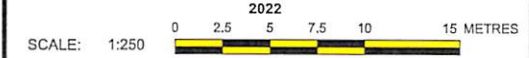
REV. NO.	DATE	ITEM	BY
1	OCT. 5/22	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

## INGLEWOOD

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF  
LOT 17, BLOCK 4, PLAN RN60  
WITHIN THE  
S. 1/4 SEC. 12 - 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.	62200178T	DRAFTED BY:	CN	CHECKED BY:	SM
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Thursday, November 3, 2022  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 44

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the November 3, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the October 27, 2022 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0478 449137741-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 10, Plan RN60, located north of 109A Avenue NW and east of 129 Street NW; <b>WESTMOUNT</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA22-0479 448948704-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 5, Block 45, Plan 934 AI, located south of 98 Avenue NW and west of 151 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>
3.	LDA22-0480 449526839-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 12A, Block 11, Plan 3244 MC, located north of 118 Avenue NW and west of 31 Street NW; <b>BEACON HEIGHTS</b>

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA22-0482 449271521-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 3, Plan N727HW, located north of 75 Avenue NW and west of 113 Street NW; <b>MCKERNAN</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA22-0493 448473626-001	Tentative plan of subdivision to create separate titles for semi-detached dwellings from both Lot 23A, Block 14, Plan 2085 HW, and Lot 24A, Block 14, Plan 2085 HW, located south of 65 Avenue NW and west of 108 Street NW; <b>ALLENDALE</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 10:05 a.m.		