

Thursday, November 23, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 47

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED Blair McDowell  
That the Subdivision Authority Agenda for the November 23, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**2. ADOPTION OF MINUTES**

MOVED Blair McDowell  
That the Subdivision Authority Minutes for the November 16, 2023 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA19-0488  
344409010-001 Tentative plan of subdivision to create 36 single detached residential lots and 2 Public Utility Lots from Lot D Plan 1711 MC, and the SE 13-51-25-W4M, located north of Donaghey Crescent SW and west of Desrochers Drive SW; **DESROCHERS and HERITAGE VALLEY TOWN CENTRE**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA20-0024  
352705580-001 Tentative plan of subdivision to create two (2) Other lots from Lot 101, Block 1, Plan 222 1597 and Lot D, Plan 1711MC located north of 41 Avenue SW and west of James Mowatt Trail SW; **HERITAGE VALLEY TOWN CENTRE**

MOVED Blair McDowell  
That the application for subdivision be Approved as Amended.

FOR THE MOTION Blair McDowell **CARRIED**

|                |   |   |
|----------------|---|---|
| 3.             | LDA23-0261<br>478036266-001                                   | Tentative plan of subdivision to create one (1) additional multi-unit housing lot (MHL) from Lot 38, Block 1, Plan 162 2268 located south of 87 Avenue NW and west of 159 Street NW; <b>ELMWOOD</b>   |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 4.             | LDA23-0263<br>482142552-001                                   | Tentative plan of subdivision to create 24 single detached residential lots, one (1) Non-Credit Municipal Reserve Lot and two (2) Public Utility lots, from Block A, Plan 012 5520, Lot 73, Block 12, Plan 032 5230, the NE 19-52-25-W4M, and the SE 19-52-25-W4M located south of Guardian Road NW and west of Grantham Drive NW; <b>GLASTONBURY</b> |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved as Amended.  |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 5.             | LDA22-0570<br>440415615-001                                   | REVISION of conditionally approved tentative plan of subdivision to create one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located north of 111 Avenue NW and west of 97 Street NW; <b>BLATCHFORD</b>   |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 6.             | LDA23-0269<br>482831726-001                                   | Tentative plan of subdivision to create two (2) bare land condominium units from Lot 10, Block 3, Plan 0525416, located north of Ellwood Drive SW and east of Parsons Road SW; <b>ELLERSLIE INDUSTRIAL</b>  |
| MOVED          |   | Blair McDowell<br><br>That the application for subdivision be Approved.   |
| FOR THE MOTION |   | Blair McDowell <b>CARRIED</b>   |
| 5.             | <b>ADJOURNMENT</b><br><br>The meeting adjourned at 10:25 a.m. |   |



Subdivision Authority

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

November 23, 2023

File No. LDA19-0488

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 36 single detached residential lots and 2 Public Utility Lots from Lot D Plan 1711 MC, and the SE 13-51-25-W4M, located north of Donaghey Crescent SW and west of Desrochers Drive SW; **DESROCHERS and HERITAGE VALLEY TOWN CENTRE**

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the subdivision boundary be amended for the full dedication of the 35 Ave SW and 122 Street SW intersection that was dedicated with LDA22-0532, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct the roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct 35 Avenue SW from the existing terminus east of the pipeline corridor to west of pipeline corridor, including curb extensions and curb ramps and provide a zebra marked crosswalk with pedestrian signage at the mid-block crossing, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
9. that the owner shall pay for the installation of a Rectangular Rapid Flashing Beacon (RRFB) at the 35 Avenue SW midblock crossing, as shown on the "Conditions of Approval" map, Enclosure I;. The City of Edmonton shall complete the signal design, and one of the City's electrical services contractors must install the traffic control device as per the agreement between the City of Edmonton and the electrical services contractors. The timing of the traffic control device installation will be at the direction of City Operations;
10. that the owner pay a boundary assessment for municipal improvements constructed by others to construct the shared use path within the pipeline corridor from which this development benefits;
11. 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
12. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot D, Plan 1711 MC was addressed by transferring the Deferred Reserve Caveat (DRC) to Lot B, Plan 7091KS with LDA21-0353.

MR for SE 13-51-25-W4M was addressed by DRC with LDA18-0142. 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/tv/Posse #344409010-001

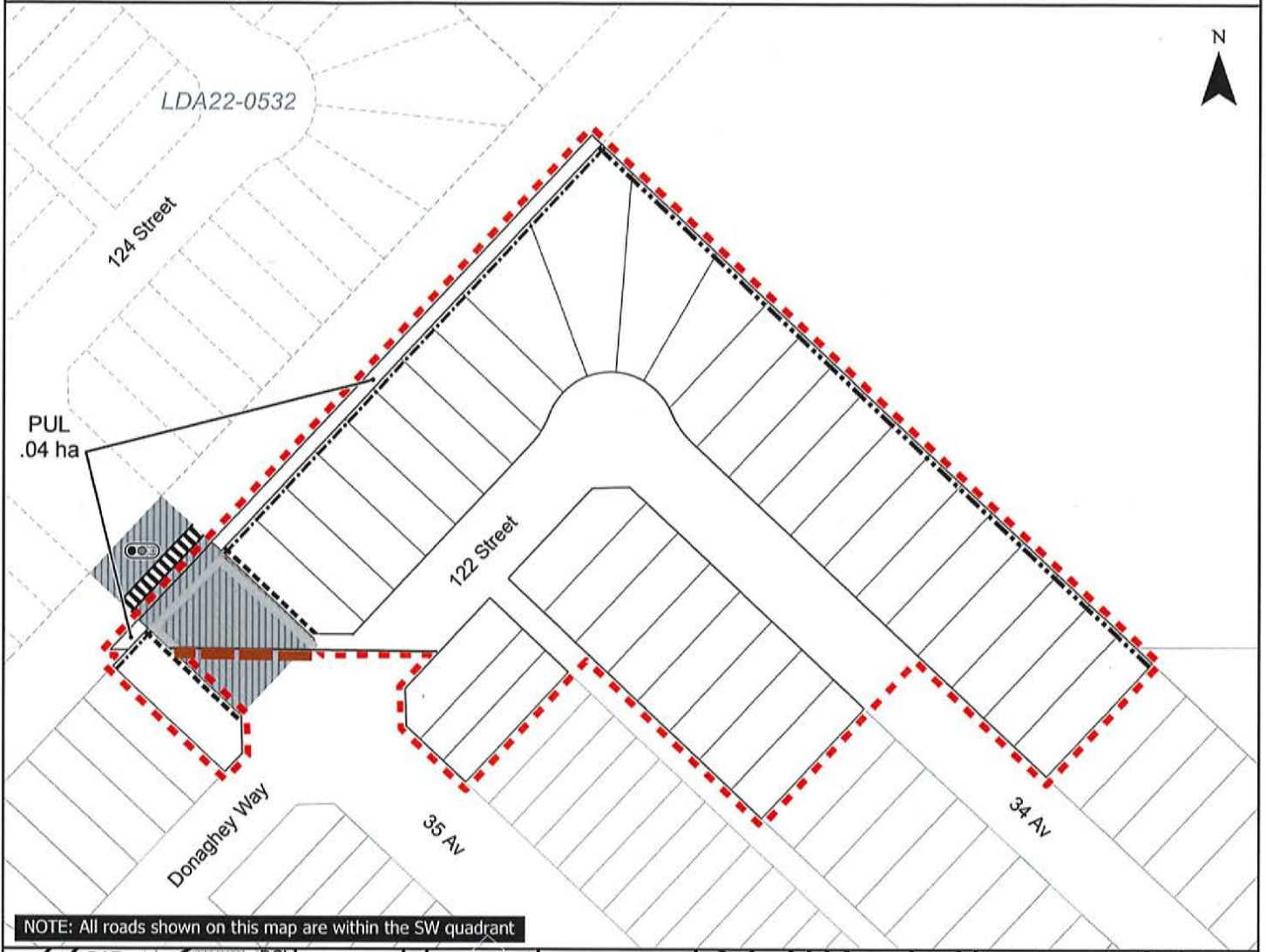
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

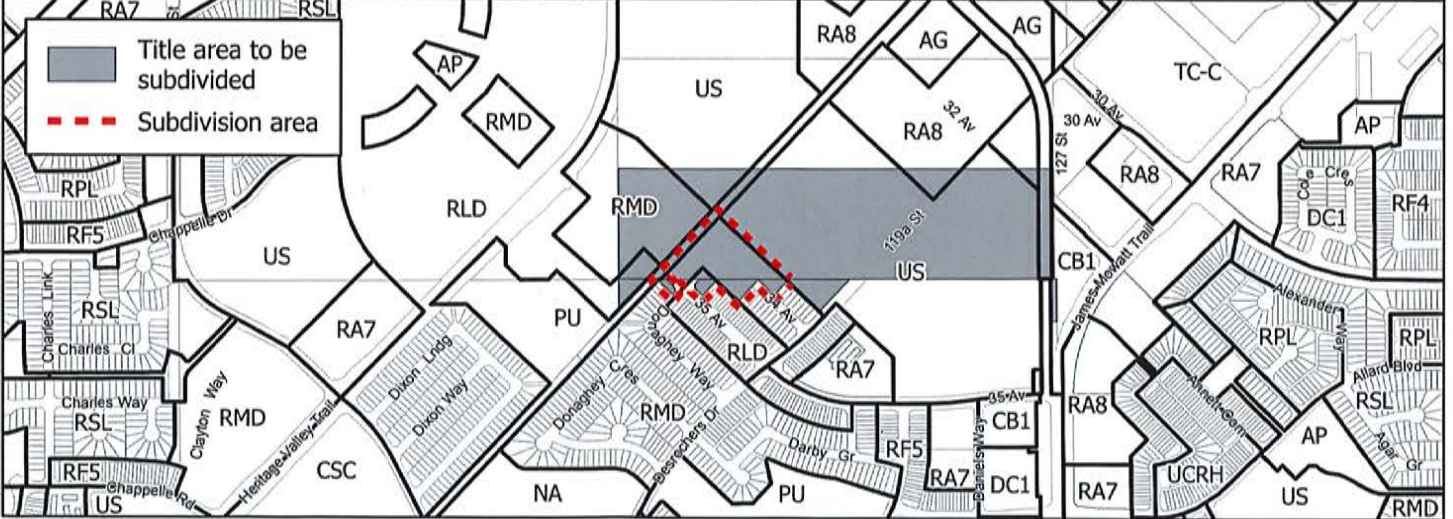
November 23, 2023

LDA19-0488

- - - - Limit of proposed subdivision
- - - - Amend subdivision boundary
- Zebra marked crosswalk
- 1.2 m uniform fence
- 1.8 m uniform screen fence
- 1.8 m uniform fence as per Zoning Bylaw
- Construct rapid flashing beacon
- Construct 35 Avenue SW (including curb extensions and curb ramps)



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





Subdivision Authority

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

November 23, 2023

File No. LDA20-0024

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create two (2) Other lots from Lot 101, Block 1, Plan 222 1597 and Lot D, Plan 1711MC located north of 41 Avenue SW and west of James Mowatt Trail SW;  
**HERITAGE VALLEY TOWN CENTRE**

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

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 D, Plan 1711 MC was addressed by transferring the Deferred Reserve Caveat (DRC) to Lot B, Plan 7091KS with LDA21-0353.

Municipal Reserve (MR) for Lot 101, Block 1, Plan 222 1597 was addressed through Money in Place with LDA22-0141.

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,

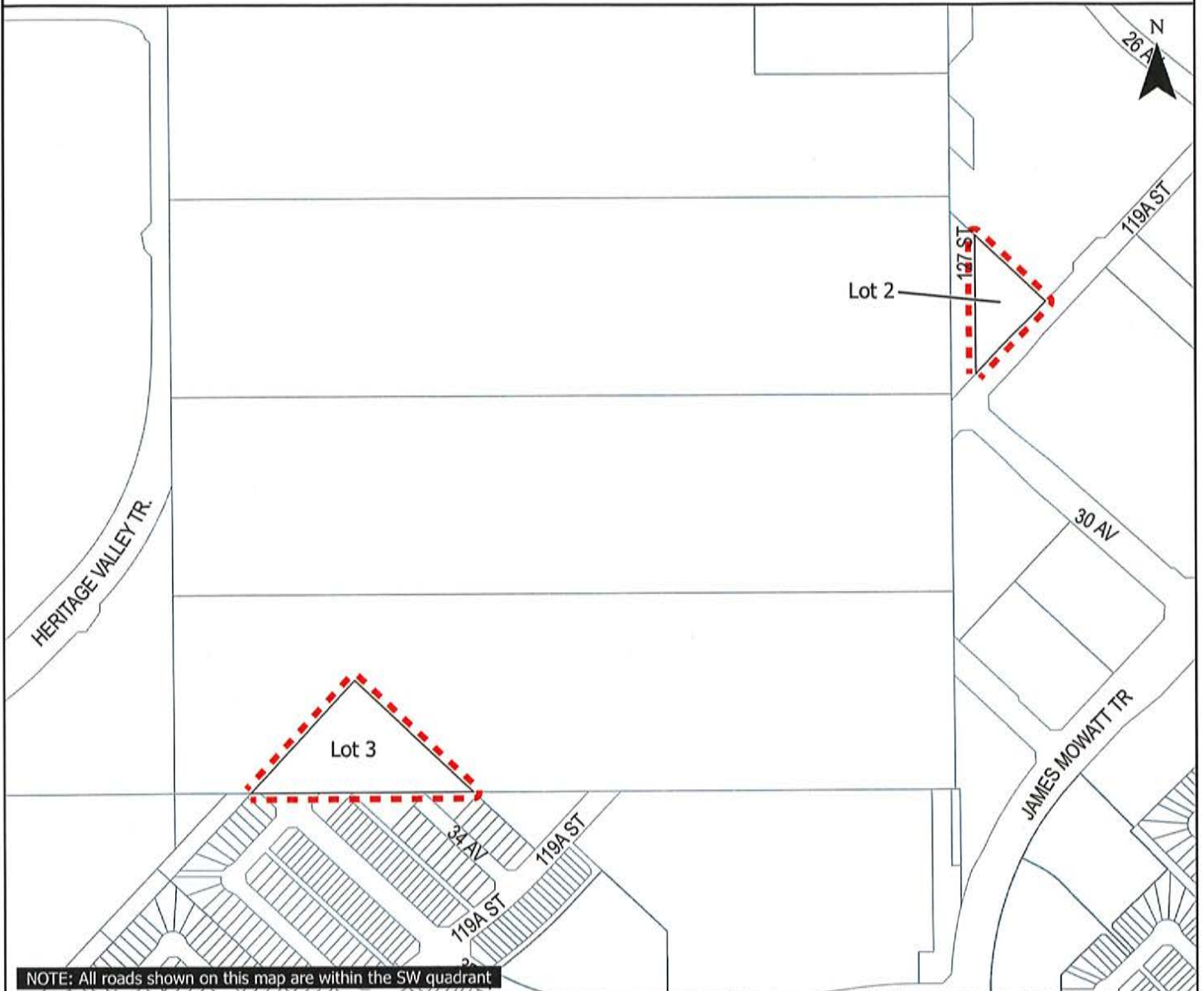
A handwritten signature in blue ink, appearing to read 'Blair McDowell'.

Blair McDowell  
Subdivision Authority

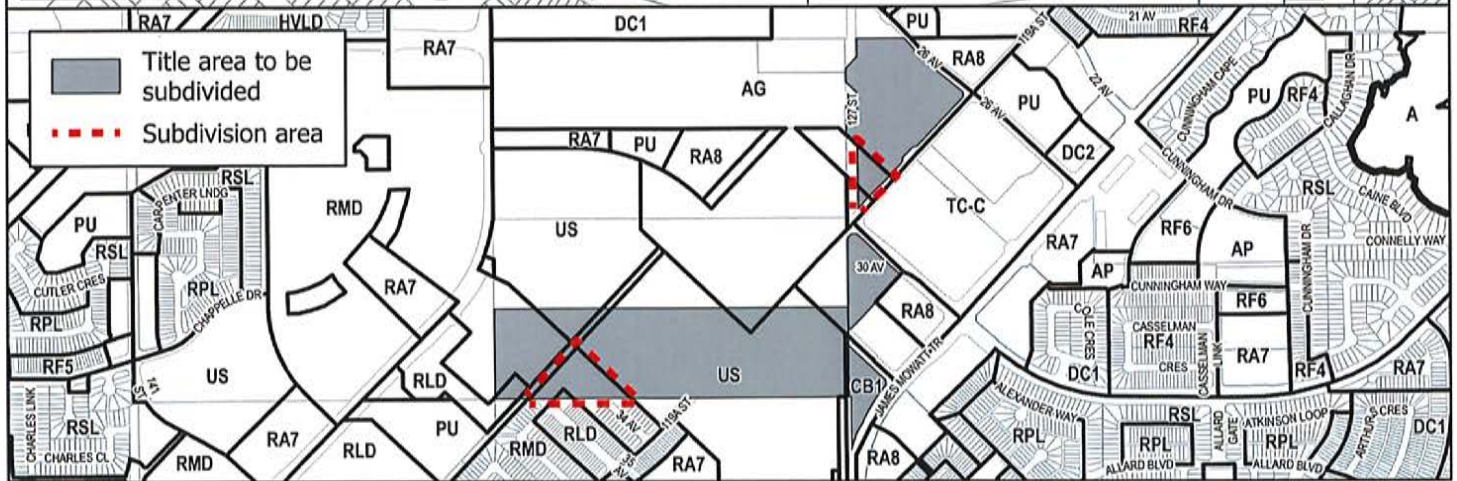
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Enclosure

Limit of proposed subdivision



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







Subdivision Authority

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

November 23, 2023

File No. LDA23-0261

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

ATTENTION: Jason Workman

RE: Tentative plan of subdivision to create one (1) additional multi-unit housing lot (MHL) from Lot 38, Block 1, Plan 162 2268 located south of 87 Avenue NW and west of 159 Street NW;  
**ELMWOOD**

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed east lot, a claim of interest by caveat of the Deferred Servicing Agreement 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 register a public access easement for the existing shared use path and the construction of the proposed 3 m shared use path, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easements;
6. that the owner modify property lines, at the north-west and north-east corners, should it be deemed necessary at the review of engineering drawings, in conformance with the Complete Street Design and Construction Standards, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits 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;
4. that the owner upgrade the existing north/south 3 m asphalt shared use path between 87 Avenue NW and the east/west alley, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner submit a geometric sightlines analysis for the intersections of 87 Avenue NW / 159 Street NW and 87 Avenue NW / 161 Street NW, as per condition I(6); and
7. that the owner remove the existing concrete accesses to 159 Street NW and 87 Avenue NW, as shown on the "Conditions of Approval" map, Enclosure I.

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

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 construct a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. The path may require modifications as the existing private trees and other surface utilities may create challenges to provide the active mode connection. The details will be reviewed and finalized through the engineering drawing review and approval process; and
3. that the owner upgrade the east/west residential standard alley to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standards, paved from property line to property line, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserves (MR) for Lot 38, Block 1, Plan 162 2268 were addressed with Plan 6675 KS and Plan 6675 KS as referenced by Plan 762 0133.

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 9 of the Matters Related to 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/jv/Posse #478036266-001

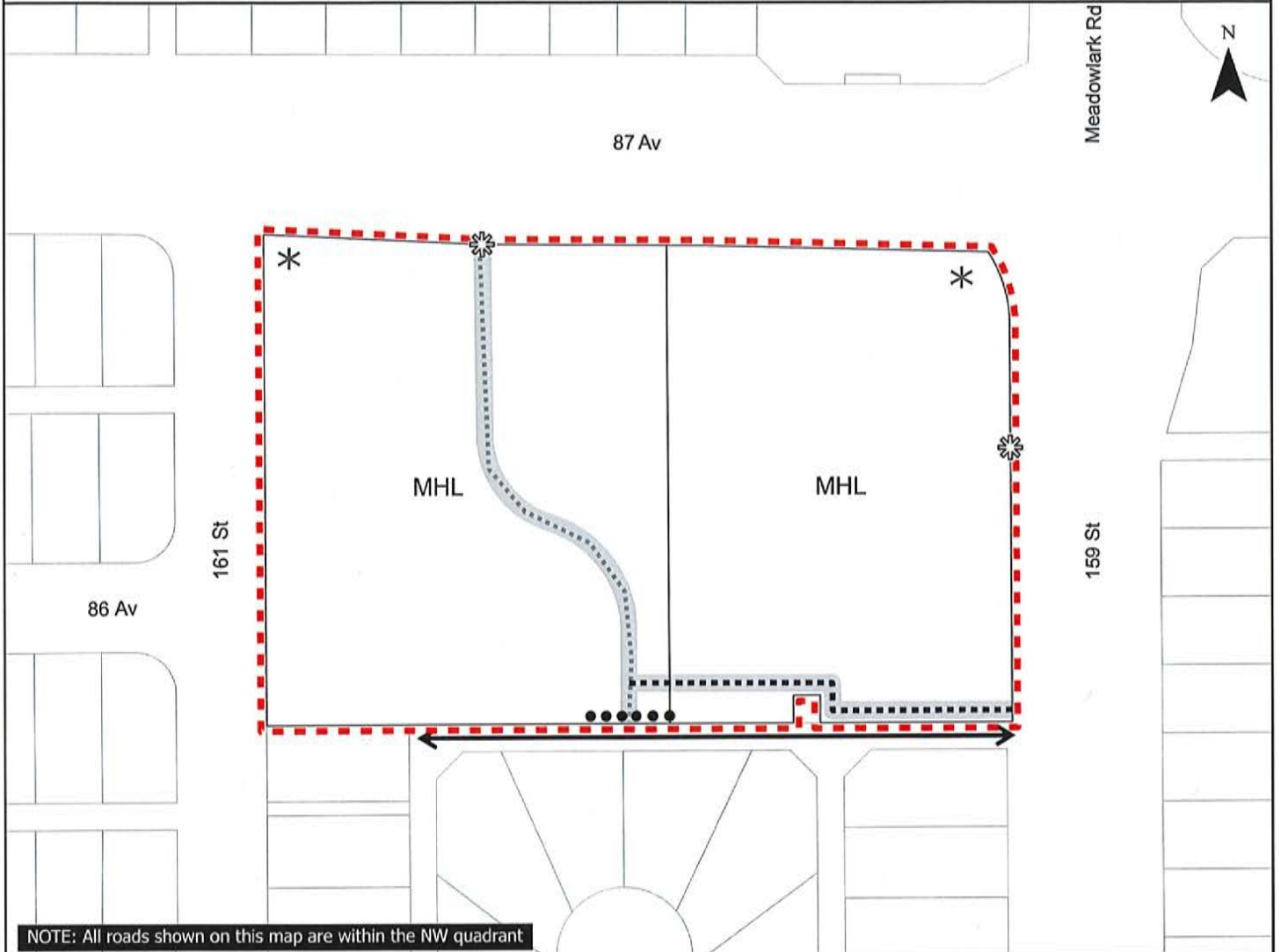
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 23, 2023

LDA23-0261

- Limit of proposed subdivision
- ..... 3 m shared use path
- Register public access easement
- ..... Existing shared use path
- ↔ Upgrade alley to commercial standard
- Install bollards
- ☼ Remove existing access
- \* Modify property lines (if necessary)



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

November 23, 2023

File No. LDA23-0263

Arcadis  
300 - 10120 103 Avenue NW  
Edmonton, AB T5J 3R6

ATTENTION: Michael Reyes

RE: Tentative plan of subdivision to create 24 single detached residential lots, one (1) Non-Credit Municipal Reserve Lot and two (2) Public Utility lots, from Block A, Plan 012 5520, Lot 73, Block 12, Plan 032 5230, the NE 19-52-25-W4M, and the SE 19-52-25-W4M located south of Guardian Road NW and west of Grantham Drive NW; **GLASTONBURY**

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner modify the property lines, if deemed necessary, to provide a minimum of 4 m lot frontage to the residential lots fronting onto 10 m x 15 m work area of the abandoned well site to ensure unobstructed access to each individual parcel, to the satisfaction of Subdivision and Development Coordination;
4. that Charter Bylaw 20661 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner pay its proportionate share of the Boundary Assessment for Grantham Drive NW improvements constructed under Servicing Agreements SA51667;
7. 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;
8. 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;
9. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
10. that the owner upgrade the existing alley connection to Grantham Drive NW to a residential alley standard to the satisfaction Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the engineering drawings include identification of the abandoned well site, demonstrating that a 4 m drive aisle within Grant Way NW will be available should the 10m x 15 m working area be occupied due to well repairs;
12. that the owner construct a 3 m hard surface shared use path with lighting, "Shared Use" signage, and bollards, within the PUL, 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 walkway; with a connection to the adjacent shared use path within the PUL, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the Public Utility lots, the Non-Credit Municipal Reserve lot, road right of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserves (MR) for Block A, Plan 012 5520, Lot 73, Block 12, Plan 032 5230, and the NE 19-52-25-W4M were previously addressed with SUB/98-0057.

MR for the SE 19-52-25-W4M was previously addressed with SUB/01-0063.

The 0.19 ha Non-Credit MR parcel will be registered as a City owned parcel.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

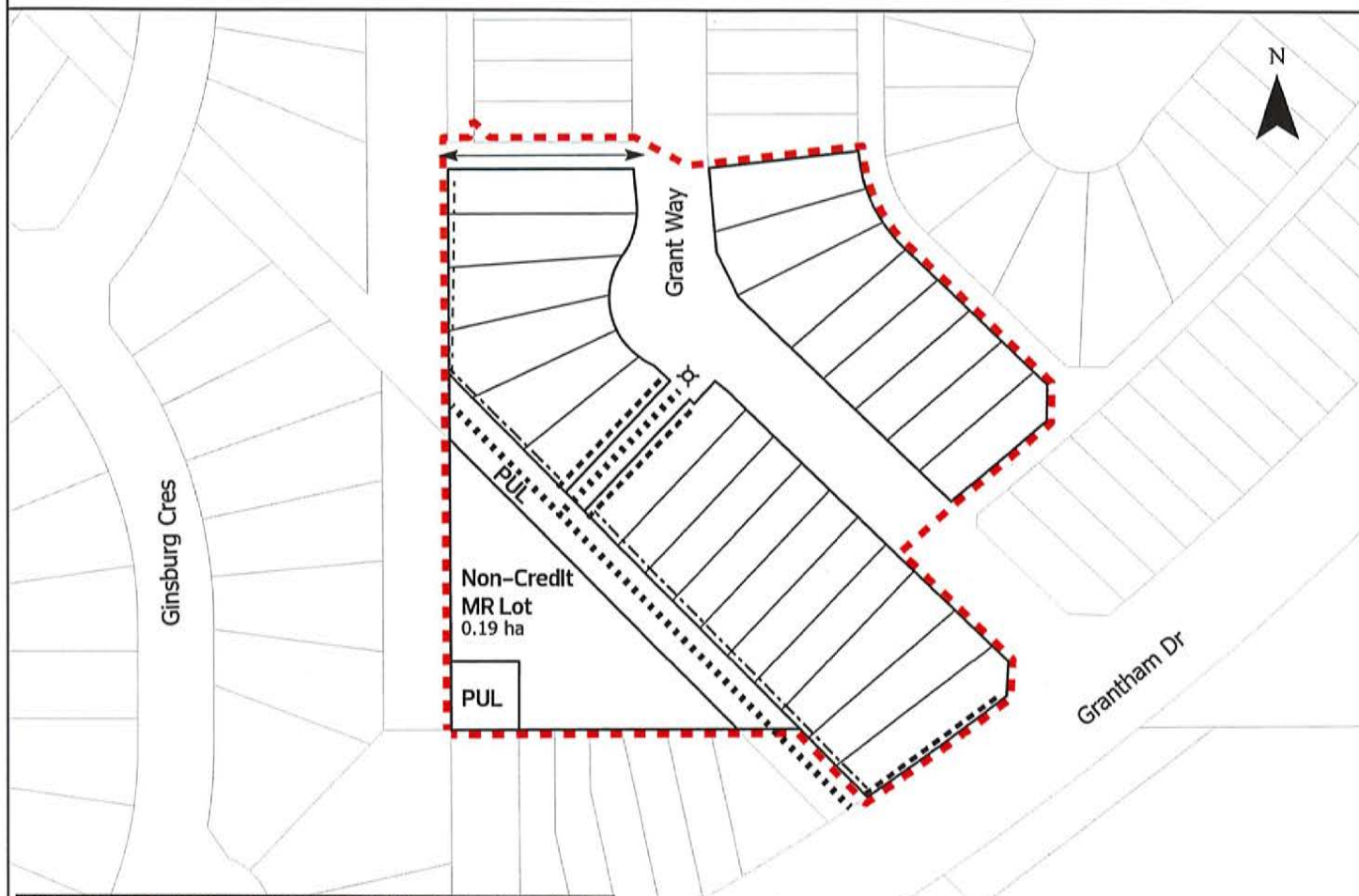
BM/jv/Posse #482142552-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

November 23, 2023 LDA23-0263

- Limit of proposed subdivision
- 3m Hard surface shared use path
- 1.8m Uniform Screen Fence as per Zonning Bylaw
- 1.2 m Uniform Fence
- Construct to residential alley standard
- Abandoned well site



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







Subdivision Authority

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

November 23, 2023

File No. LDA22-0570

WSP  
1200 - 10909 Jasper Ave NW  
Edmonton, AB T5J 3L9

ATTENTION: Audrey Zimmerman

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 located north of 111 Avenue NW and west of 97 Street NW; **BLATCHFORD**

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The subdivision was originally approved on May 11, 2023. This Change Request seeks to move the adjacent roadway (Flying Club Road) further northeast. A portion of the flying club roadway will exist within private property (easement), while the remainder will be within the road right of way.

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

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register a public access easement for portions of Flying Club Road NW that are located within the proposed parcel, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. that the owner construct the "Active Street" to an approved design and cross section in accordance with the Complete Streets Design and Construction Standards, including the construction of 2.1 m concrete sidewalks on both sides, to the satisfaction of Subdivision and Development Coordination, 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 of the roadway and site development. Kael Griswold of Fire Rescue (kael.griswold@edmonton.ca) shall be consulted through the engineering drawing review process to confirm emergency access requirements. The Complete Streets design and cross-section details for the collector roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
10. that the owner pay for installation of "no parking" signage on both sides of the proposed roadway for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner pay for installation of additional signage that may be required on Airport Road NW to ensure safe traffic operations along the roadway, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 2, Block 6A, Plan 922 0135 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0522. 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/tv/Posse #440415615-001

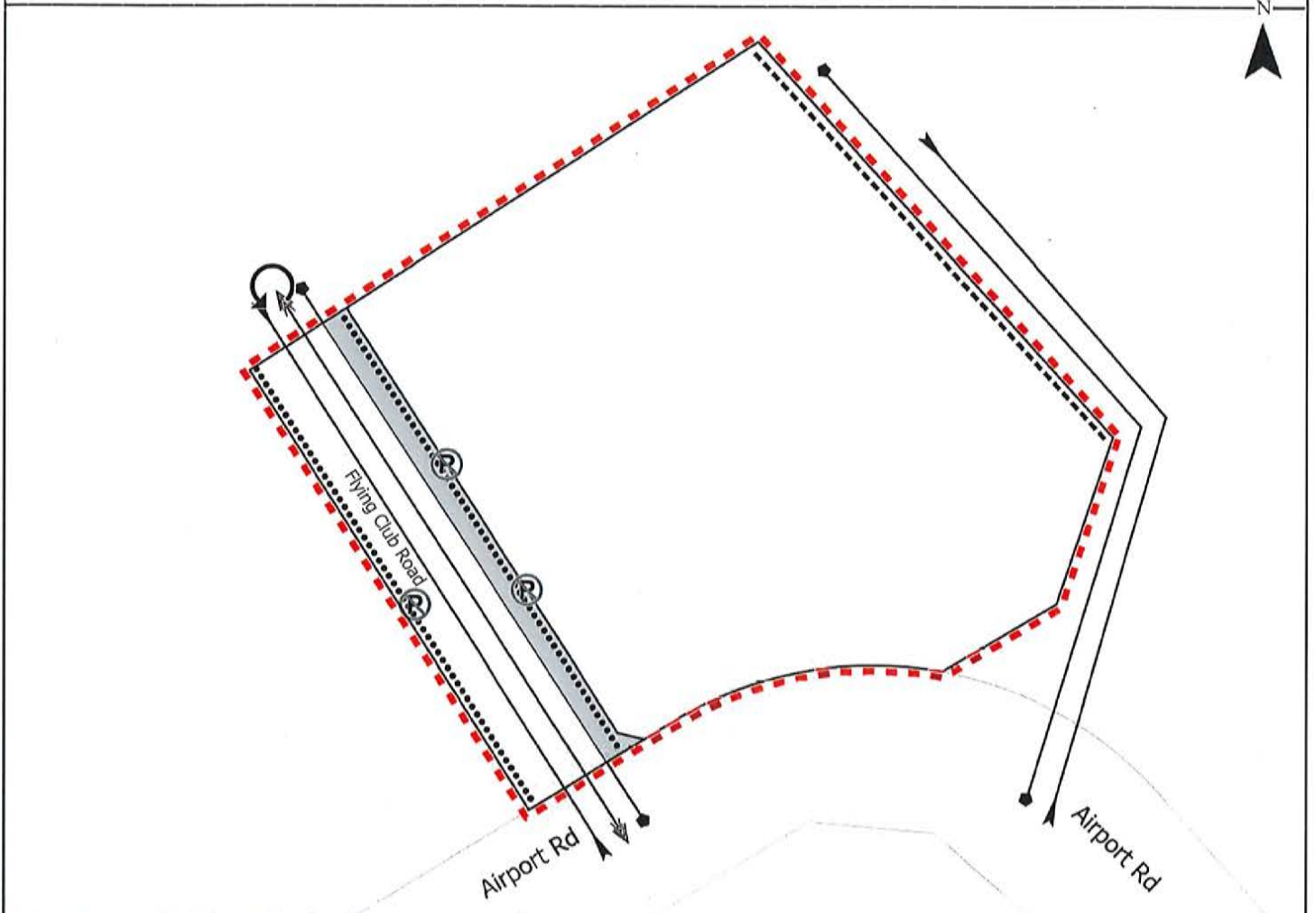
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

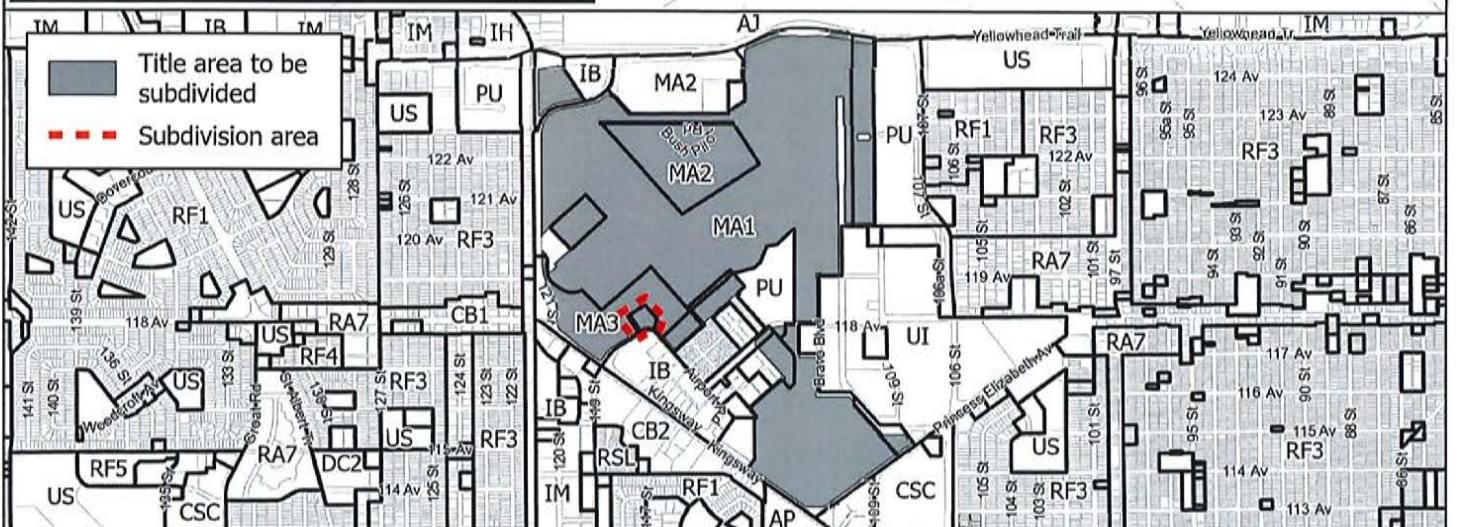
November 23, 2023

LDA22-0570

- Limit of proposed subdivision
- ..... 2.1 m concrete sidewalk
- ↔ Watermain extension
- Sanitary sewer extension
- Storm sewer extension
- Not road right of way, register public access easement
- - - 1.8 m uniform fence
- Ⓟ No parking signage
- ⤵ Temporary 12 m radius turnaround



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

November 23, 2023

File No. LDA23-0269

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 10, Block 3, Plan 0525416, located north of Ellwood Drive SW and east of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

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**The Subdivision by Bare Land Condominium is APPROVED on November 23, 2023, subject to the following conditions:**

1. that the owner register an easement for emergency access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement;
2. that the owner register an easement for cross lot access as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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.

Municipal Reserve for Lot 10, Block 3, Plan 052 5416 was addressed by money in place with SUB/03-0032.

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/jm/Posse #482831726-001

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 (\$4,920.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.

# TENTATIVE PLAN

SHOWING BARELAND CONDOMINIUM OF  
 LOT 10, BLK.3, PLAN 052 5416  
 IN THE  
 S.1/2 SEC.28, TWP.51, RGE.24, W.4 M.

**EDMONTON  
 ALBERTA**

SCALE 1:1000 2023 N.R. RONSKO, A.L.S.



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

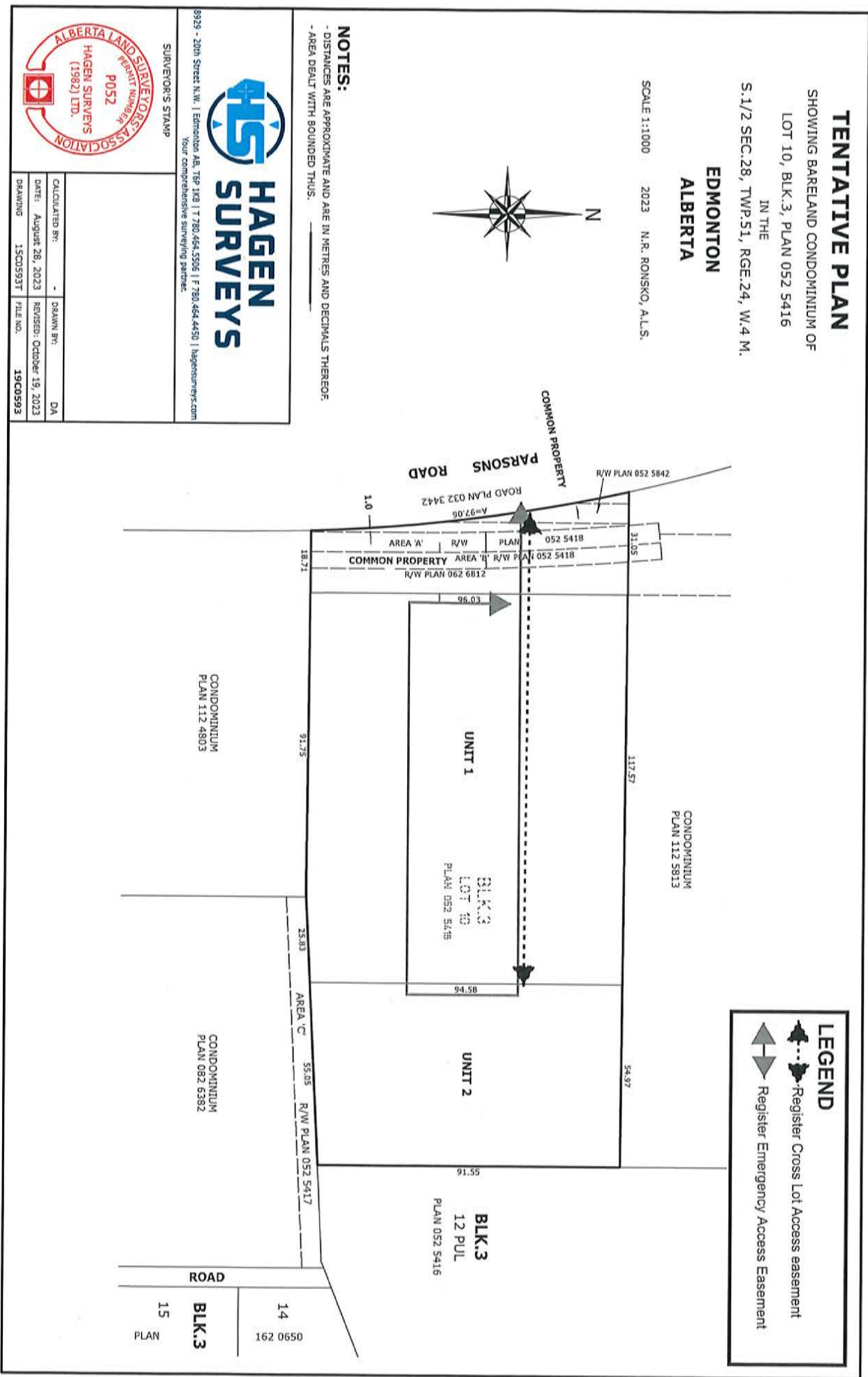


8928 - 20th Street N.W., Edmonton, AB, T6P 1X3 | T 780.464.5505 | F 780.464.4450 | hagensurveys.com  
 Your comprehensive surveying partner.

SURVEYOR'S STAMP



|                |                 |           |                  |
|----------------|-----------------|-----------|------------------|
| CALCULATED BY: | -               | DRAWN BY: | DA               |
| DATE:          | August 28, 2023 | REVISION: | October 19, 2023 |
| DRAWING:       | 15CO593T        | FILE NO.: | 19CO593          |



## LEGEND

- Register Cross Lot Access easement
- Register Emergency Access Easement