

Thursday, December 14, 2023  
10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 50

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 14, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 7, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0154 466479810-001	Tentative plan of subdivision to create five (5) commercial lots from the SE-20-51-24-W4M located west of 101 Street SW and south of Ellerslie Road SW; <b>ELLERSLIE INDUSTRIAL</b>
2.	LDA23-0327 489745803-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 11, Plan 5682 HW, located north of 73 Avenue NW and east of 93 Street NW; <b>RITCHIE</b>
3.	LDA23-0333 489700259-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 12, Plan 942 2111, located north of 9 Avenue NW and west of 113 Street NW; <b>TWIN BROOKS</b>
4.	LDA22-0390 437079903-001	REVISION of conditionally approved tentative plan of subdivision to create 101 single detached lots, 50 semi-detached lots, 1 Municipal Reserve lot, and 1 Public Utility lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

December 14, 2023

File No. LDA23-0154

Invistec Consulting Ltd.  
1700, 10130 - 103 Street NW  
Edmonton, AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create five (5) commercial lots from the SE-20-51-24-W4M located west of 101 Street SW and south of Ellerslie Road SW; **ELLERSLIE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on December 14, 2023, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in proportional payments in accordance with phasing, in the total amount of \$783,622.35 representing 1.05 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a public access easement for 1.8 m concrete sidewalk within the proposed lots as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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 (2) shall contain, among other things, the following conditions:**

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

4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner upgrade the collector roadway, 101 Street SW, to an approved Complete Streets design and cross-section including the construction of a 1.8 m concrete sidewalk on the west side and lighting, as shown on the "Conditions of Approval" map, Enclosure II.
8. that the owner design the proposed CP railway crossing to consider Grade Crossings Standards (GCS) for minimum sightline requirements, crossing warning system warrants, and required traffic control devices for at-grade railway crossings, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a new 450mm Transmission water main extension from the existing 450mm Transmission water main stub to the south extent of the proposed construction boundary, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
10. that the owner is responsible for the landscape design and construction within the road right of way and walkways to the satisfaction of City Departments and affected utility agencies

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

Municipal Reserve (MR) for the SE-20-51-24-W4M was previously addressed by Deferred Reserve Caveat, DRC 982 352 285, in the amount of 1.05 ha. This MR owing is due and will be provided as money in place. Monies should be directed to Parkland Purchase Reserve (PPRA).

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 #466479810-001

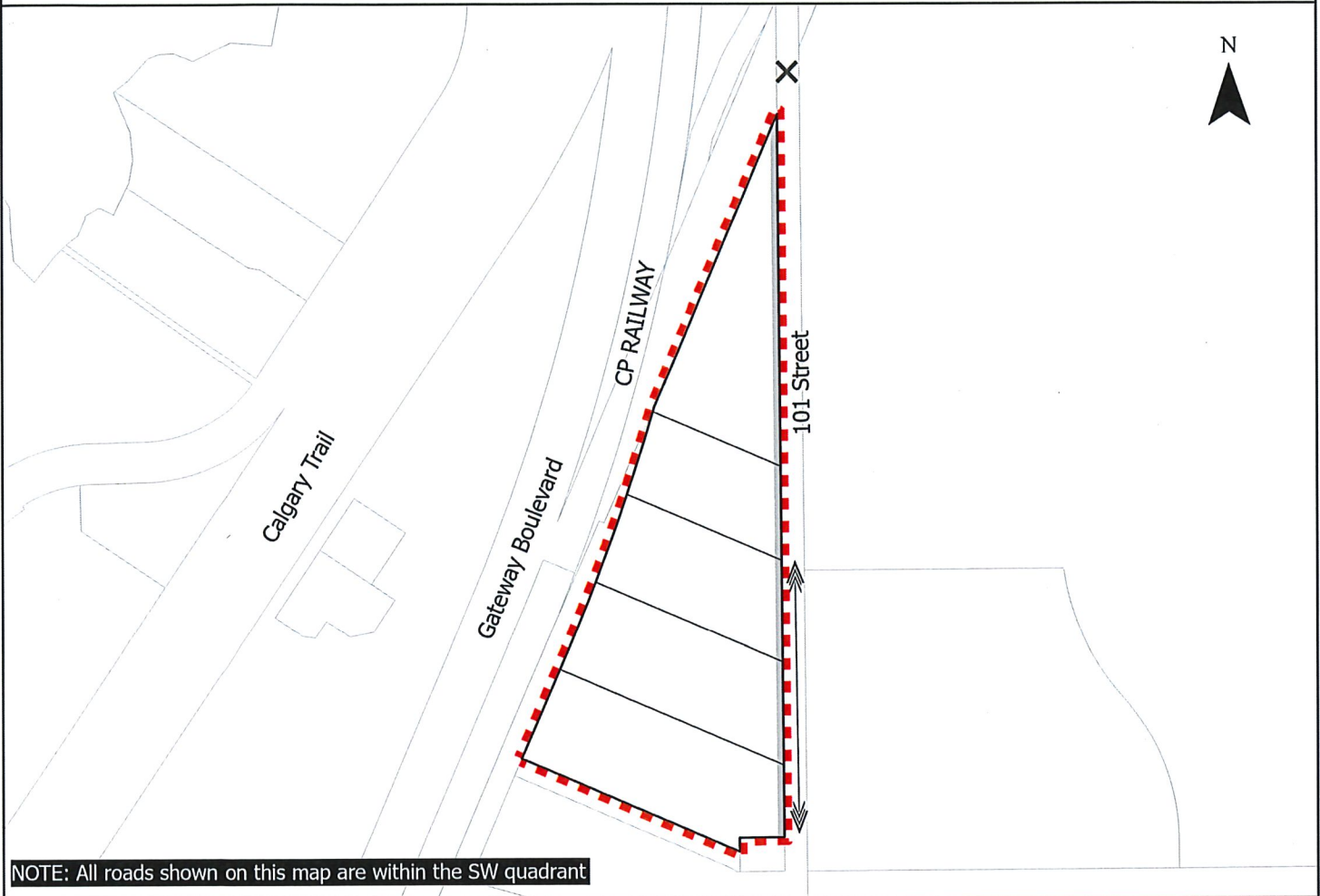
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

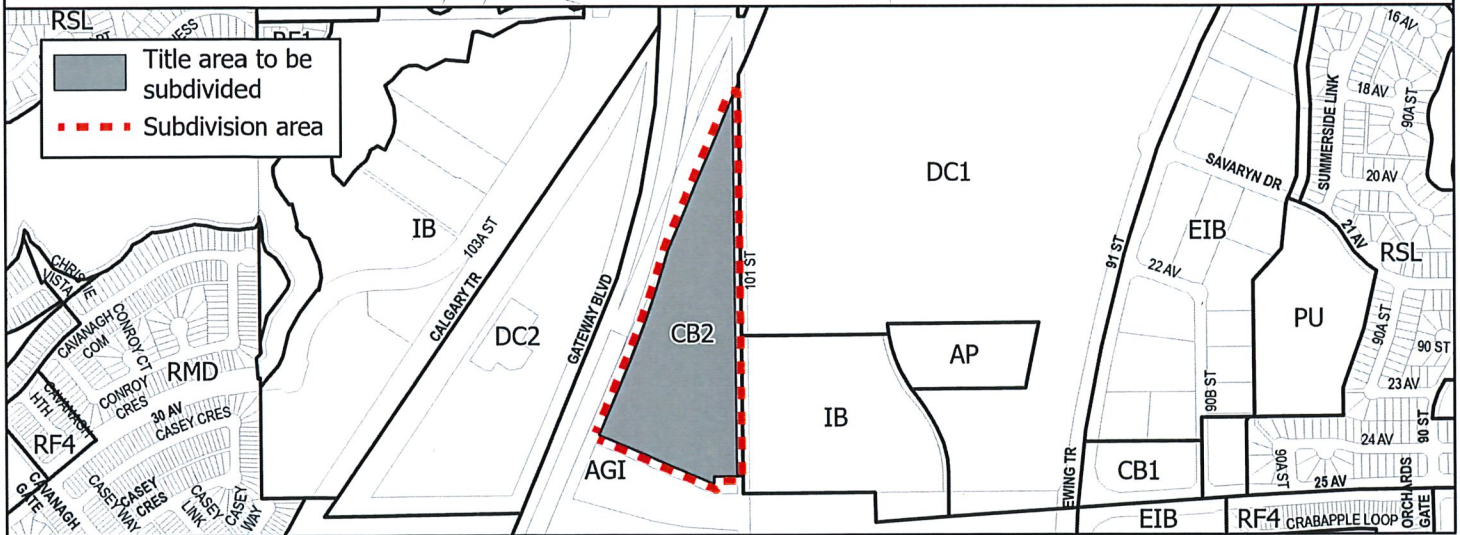
December 14, 2023

LDA23-0154

- Limit of proposed subdivision
- Register Easement
- Watermain extension
- X CN railway crossing



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



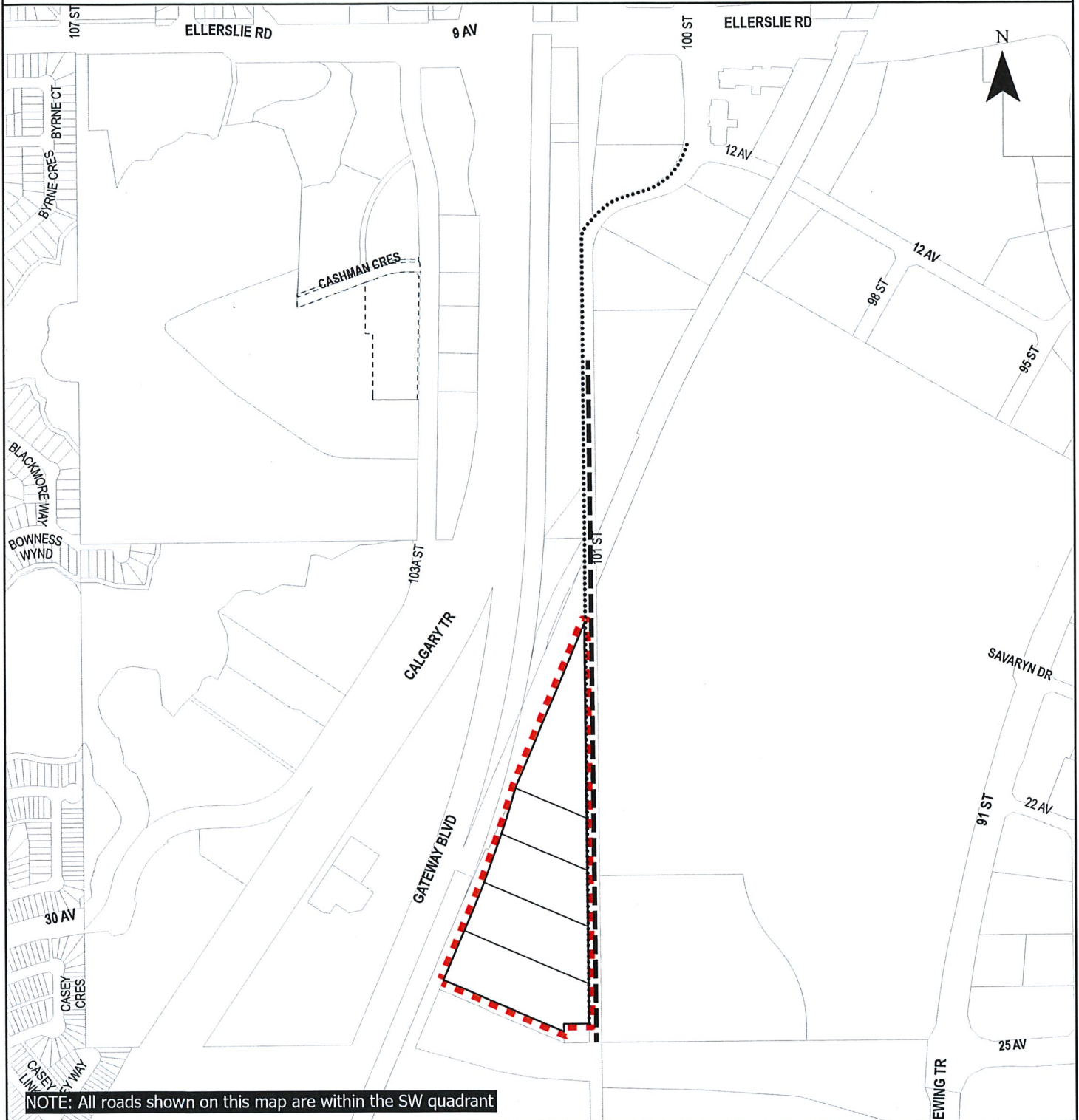


SUBDIVISION CONDITIONS OF APPROVAL MAP

December 14, 2023

LDA23-0154

- Limit of proposed subdivision
- ..... 1.8m Concrete Sidewalk
- Construct/Upgrade 101 Street to an Urban Collector standard



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



Subdivision Authority

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

December 14, 2023

File No. LDA23-0327

Serha Homes  
501 Heffernan Drive NW  
Edmonton, AB T6R 2K5

ATTENTION: Gurdeep Sehra

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 14, Block 11, Plan 5682 HW, located north of 73 Avenue NW and east of 93 Street NW; **RITCHIE**

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**The Subdivision by Plan is APPROVED on December 14, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
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 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 9 of the Matters Related to 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/ms/Posse #489745803-001

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 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.49 m west of the east property line of Lot 14 off the lane. The existing storm service enters the proposed subdivision approximately 7.4 m east of the west property line of Lot 14 off 73 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).





Subdivision Authority

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

December 14, 2023

File No. LDA23-0333

Anil and Bernadette Fernando  
11304 9 Avenue NW  
Edmonton, AB T6J 6W4

ATTENTION: Bernadette Fernando

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 1, Block 12, Plan 942 2111, located north of 9 Avenue NW and west of 113 Street NW; **TWIN BROOKS**

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**The Subdivision by Plan is APPROVED on December 14, 2023, subject to the following conditions:**

1. that the owner register a Restrictive Covenant in favour of the City of Edmonton against the proposed east lot, prohibiting vehicular access to the adjacent roadways, as shown on the "Conditions of Approval" map, Enclosure II; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. 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 9 of the Matters Related to 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/kr/Posse #489700259-001

Enclosures

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to meet all conditions of approval and have a legal instrument prepared (ie. Plan of Survey) by an Alberta Land Surveyor, in order to register the approved subdivision. The legal instrument is then submitted for endorsement (apply online at [selfserve.edmonton.ca](http://selfserve.edmonton.ca)) and, after review, will be subsequently released to the applicant for registration with Provincial Land Titles.
- We recommend obtaining the assistance of a professional Land Surveyor or Planning Consultant to help navigate the endorsement and registration processes. The Alberta Land Surveyors' Association has a list of registered practitioners on their website at [www.alsa.ab.ca](http://www.alsa.ab.ca). The Alberta Professional Planners Institute has a list of registered consultants on their website at [www.albertaplanners.com](http://www.albertaplanners.com).
- Questions about the subdivision endorsement process can be submitted to the Subdivision Planning team at [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca). Questions about the subdivision registration process can be submitted to the Government of Alberta's Land Titles office at [lto@gov.ab.ca](mailto:lto@gov.ab.ca).

#### Zoning Bylaw

- City Council recently approved Zoning Bylaw 20001 that will come into effect on January 1, 2024, replacing current Zoning Bylaw 12800. On that date, the subject site's (RF1) Single Detached Residential Zone will be revised to the (RS) Small Scale Residential Zone.
- Note that, under the RS Zone, the proposed east lot's minimum side setback along 9 Avenue NW is 2.0 metres. The RS Zone's development regulations can be viewed under Section 2.10 of Zoning Bylaw 20001.

#### Transportation

- There is an existing driveway access to 9 Avenue NW from the proposed west lot that will be retained.
- Vehicular access to the proposed east lot is prohibited in perpetuity. Vehicular access to 9 Avenue NW would create safety concerns as it would be in close proximity to the collector roadway intersection, pedestrian crosswalk, pedestrian network, and bus stops on both sides of 9 Avenue NW. Access to the proposed east lot is limited to pedestrian access only.
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website at [www.edmonton.ca](http://www.edmonton.ca) (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.



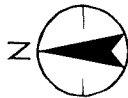
Building / Site

- 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. For more information, please contact 311 or [buildingsafetycodes@edmonton.ca](mailto:buildingsafetycodes@edmonton.ca).
- Although not mandatory, prior to submitting a Development Permit application, a request can be made for a Pre-Application Meeting to have a City Planner review the proposed drawings. For information about the Pre-Application process or to request a meeting, please refer to the City of Edmonton's website at [www.edmonton.ca](http://www.edmonton.ca) (search "Pre-Application Meetings").
- For information about the Permit stage of development, please contact [developmentpermits@edmonton.ca](mailto:developmentpermits@edmonton.ca).

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, sanitary, and storm) enter the proposed subdivision approximately 0.9 m east of the west property line of existing Lot 1, off 9 Avenue NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

\* Restrictive covenant re: access



Stantec Geomatics Ltd.  
10160-12th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel: 780-917-7000  
Fax: 780-917-7289  
www.stantec.com



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Client  
**BERNADETTE & ANIL FERNANDO**

TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**

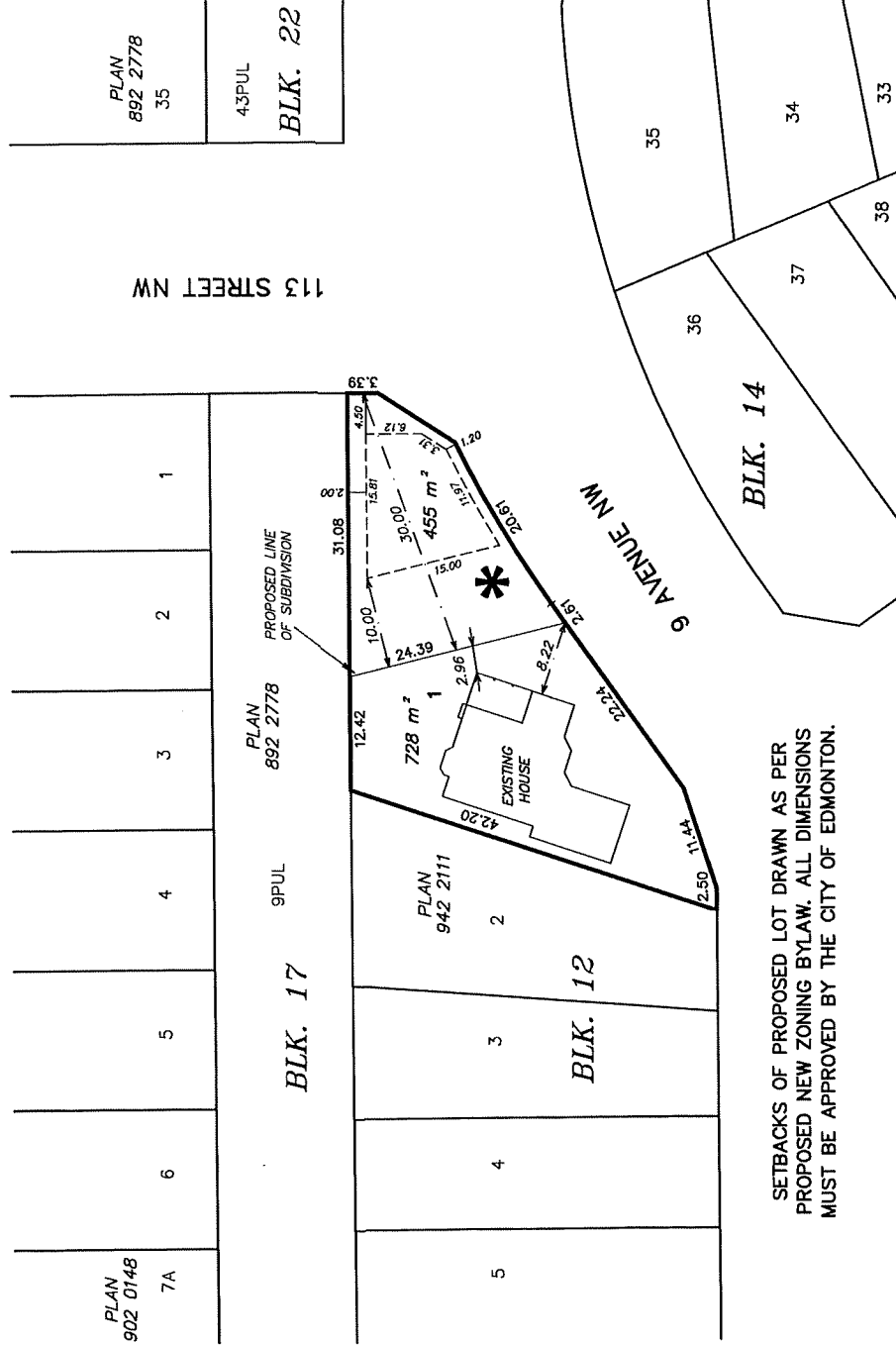
OF  
LOT 1, BLK 12 PLAN 942 2111  
WITHIN  
N.E. 1/4 SEC 30, TWP. 51, RGE. 24, W. 4 MER.  
AND  
S.E. 1/4 SEC 31, TWP. 51, RGE. 24, W. 4 MER.

**TWIN BROOKS**

SCALE 1 : 500  
NOVEMBER, 2023

**NOTES**

- All distances are expressed in metres and decimal therof.
- Area referred to bounded thus \_\_\_\_\_
- Containing 0.118 Hectares, including 1 residential lot.



SETBACKS OF PROPOSED LOT DRAWN AS PER  
PROPOSED NEW ZONING BYLAW. ALL DIMENSIONS  
MUST BE APPROVED BY THE CITY OF EDMONTON.



Subdivision Authority

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

December 14, 2023

File No. LDA22-0390

Scheffer Andrew Ltd.  
#310, 4803-87 Street NW  
Edmonton, AB T6E 0V3

ATTENTION: Aime Stewart

RE: REVISION of conditionally approved tentative plan of subdivision to create 101 single detached lots, 50 semi-detached lots, 1 Municipal Reserve lot, and 1 Public Utility lot, from Lot A, Block 1, Plan 182 1095, and Lot 2, Block 2, Plan 062 5035 located south of Orchards Boulevard SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

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The application was originally approved on March 9, 2023. The first Change Request was approved on August 24, 2023 and it added 4 single detached lots within Phase 1 along Hawthorn Run, adjusted lots within Phase 1 along Hawthorn Way and added a third phase. This second Change Request increases the number of lots in Phase 1 by 3, replacing 6 single detached residential lots with 8 semi-detached lots and 1 single detached lot.

**I The Subdivision by Plan is APPROVED on December 14, 2023, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.11 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA22-0175 be registered prior to or concurrent with this application to provide the arterial roadway dedication of 66 Street SW;
6. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
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 local roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be reviewed and finalized through the engineering drawing review and approval process;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
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 construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the proposed MR lot and the proposed PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a temporary shared use path / pedestrian connection with Phase 3, from the terminus of the 3 m hard-surfaced shared use path within the greenway (proposed Lot 147 MR) to the local roadway, as shown on Enclosure I;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway and the proposed PUL, to the satisfaction of 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 Public Utility Lot, Reserve lot, road right(s) 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.

Subsequent to MR dedication of the 0.11 ha lot, the existing Deferred Reserve Caveat (DRC) for Lot 2, Block 2, Plan 062 5035 will be reduced accordingly, with the balance of 3.13 ha to carry forward on the remainder of the title.

MR for Lot A, Block 1, Plan 182 1095 was addressed by DRC with LDA17-0589. A new DRC was created with LDA21-0266 to account for the closure of 30 Avenue SW. The 7.488 ha 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/jm/Posse #437079903-001

Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

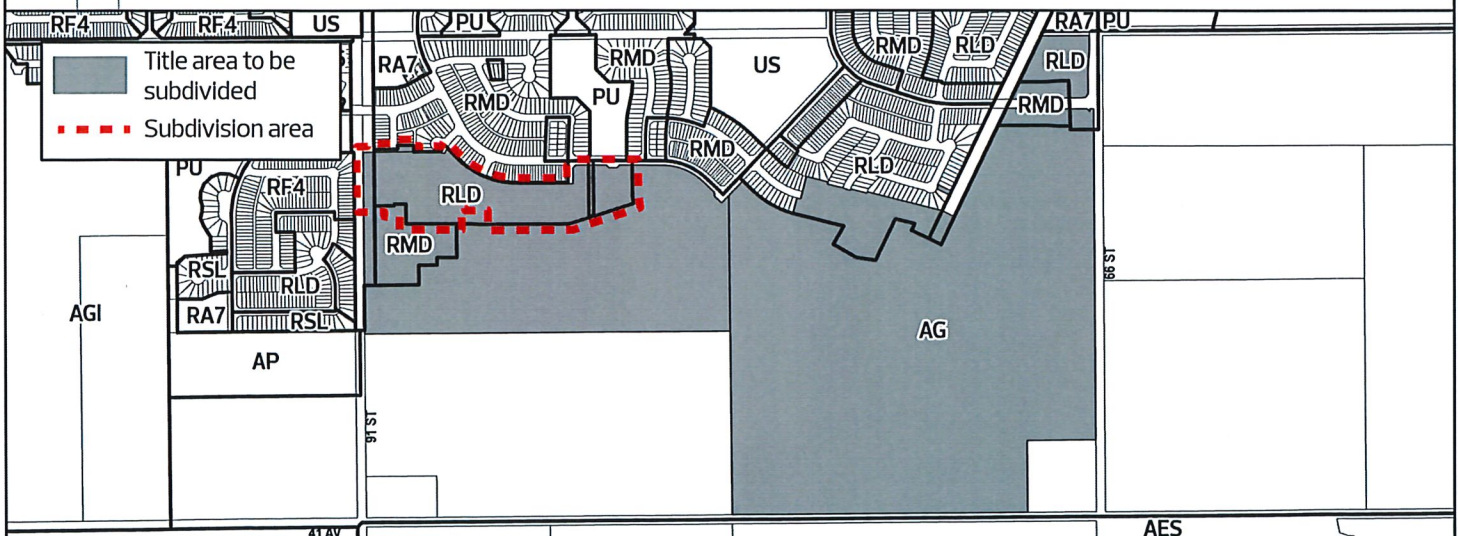
December 14, 2023

LDA22-0390

- ■ ■ ■ Limit of proposed subdivision
- Phasing Line
- ■ ■ ■ 1.8m Uniform Fence - Zoning bylaw
- 1.2 m Uniform Screen Fence
- ● ● ● 1.8m Concrete Sidewalk
- — ● Temporary pedestrian connection
- ← - - - -> Temporary 4m Emergency Access
- · · · · 3m Hard surface shared use path
- ↻ Temporary 12 m radius turnaround



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



Thursday, December 7, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 49

<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 December 7, 2023 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 November 30, 2023 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA21-0495 405723733-001	Tentative plan of subdivision to create 137 single detached residential lots and 75 row housing lots from Lot 2, Block A, Plan 4636 MC and NE-13-53-26-W4M located located north of Yellowhead Trail NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA23-0316 489124549-001	Tentative plan of subdivision to create 76 bare land condominium units and 16 bare land condominium parking units from the NW 36-52-26-W4M, located south of Secord Boulevard NW and west of 224 Street NW; <b>SECORD</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA23-0294 487183791-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 15, Block 17, Plan 5675 AE, located south of 114 Avenue NW and east of 126 Street NW; <b>INGLEWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0309 488446893-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 44, Block 4, Plan 2528 HW, located south of Strathearn Drive NW and west of 86 Street NW; <b>STRATHEARN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0321 489470530-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 4, Block 31, Plan 2028 AO, located north of 109 Avenue NW and east of 153 Street NW; <b>HIGH PARK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA23-0322 489598042-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 19, Block 1B, Plan 6798 ET, located south of 100 Avenue NW and west of 157 Street NW; <b>GLENWOOD</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 10:10 a.m.	