

Thursday, December 21, 2023
10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 51

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the December 21, 2023 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 14, 2023 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0170 460968436-001	Tentative plan of subdivision to create 194 row housing lots and two (2) Municipal Reserve lots from Lot 2, Block 6A, Plan 922 0135, located northwest of Blatchford Road NW and west of Bravo Boulevard NW; BLATCHFORD
2.	LDA22-0439 439511988-001	REVISION of conditionally approved tentative plan of subdivision to create 104 single detached residential lots, 46 semi-detached residential lots and 35 row housing lots, from Lot 1, Block B, Plan 222 1011, located south of 28 Avenue SW and east of Carpenter Landing SW; CHAPPELLE
3.	LDA22-0491 441202623-001	REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots from Lot 201, Block A, Plan 222 0182 located north of Maskekosiik Trail NW and east of Winterburn Road NW; THE UPLANDS
4.	LDA23-0326 478743826-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 13A, Block 4, Plan 062 6716, located west of 50 Street NW and south of 72A Avenue NW; DAVIES INDUSTRIAL EAST
5.	LDA23-0310 488715326-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 29, Plan 426 HW, located south of 73 Avenue NW and east of 97 Street NW; RITCHIE
5.	OTHER BUSINESS	



Subdivision Authority

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

December 21, 2023

File No. LDA23-0170

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

ATTENTION: Om Joshi

RE: Tentative plan of subdivision to create 194 row housing lots and two (2) Municipal Reserve lots from Lot 2, Block 6A, Plan 922 0135, located northwest of Blatchford Road NW and west of Bravo Boulevard NW; **BLATCHFORD**

I The Subdivision by Plan is APPROVED on December 21, 2023, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.34 ha lot and 0.10 lot 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 amend the subdivision boundary to dedicate additional road right of way where Bush Pilots Road intersects with Alpha Boulevard NW, Skis Landing NW, and Lois Argue Road NW to complete the intersection, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the property lines of the residential lots, fronting onto or flanking the reverse housing alleys be modified, through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the approved subdivision LDA21-0382 be registered prior to or concurrent with this application to provide logical roadway and utility connections;
7. that Charter Bylaw 20560 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. 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;

9. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 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 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;
8. that the owner construct Alpha Boulevard as an "Active Street" to an approved design and cross-section in accordance with the Complete Streets Design and Construction Standards. This includes the construction of wide sidewalks and separated 2.1 m cycle tracks on both sides, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the 8.5 m residential reverse housing alleys to accommodate emergency vehicles, to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I. A full parking ban will be required to support functionality of the emergency route. A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality of the alleys. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be consulted through the engineering drawing review process to confirm emergency access requirements;
10. that the owner construct the alleys northeast of Alpha Boulevard NW to a 6 m commercial standard in accordance with the Complete Streets Design and Construction Standard, to the

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

11. that the owner pay for installation of "no parking" signage within the 8.5 m reverse housing alleys and on the quiet streets (where required) 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. A full parking ban is necessary in the alleys for the function and operation of the permanent emergency access routes;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage at the mid-block crossing of the local roadway and the reverse housing alley, as shown on the "Conditions of Approval" map, Enclosure I, to the satisfaction of Subdivision and Development Coordination and Safe Mobility. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
13. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways with connections to the adjacent shared use paths/sidewalks, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path with bollards and lighting within the linear park site (0.10 ha MR lot) and within the walkway connecting to Skis Landing NW. The shared use path shall be connected to the pathways within the Storm Water Management Facility (SWMF), the Municipal Reserve lot, and the adjacent sidewalks, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared use path with walkway connections to the adjacent reverse housing lots within the 0.10 ha park parcel, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the road right of way for Bush Pilots Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner designs the ultimate Storm Water Management Facility (SWMF) and constructs the interim facility, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination;
18. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems are completed and operational, to the satisfaction of Subdivision and Development Coordination;
19. 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
20. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, walkways, and greenways 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 previously addressed by registering a 32.48 ha Deferred Reserve Caveat (DRC) on title. Subsequent to MR dedication, the existing DRC will be reduced by 0.44 ha, with the balance to 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.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #460968436-001

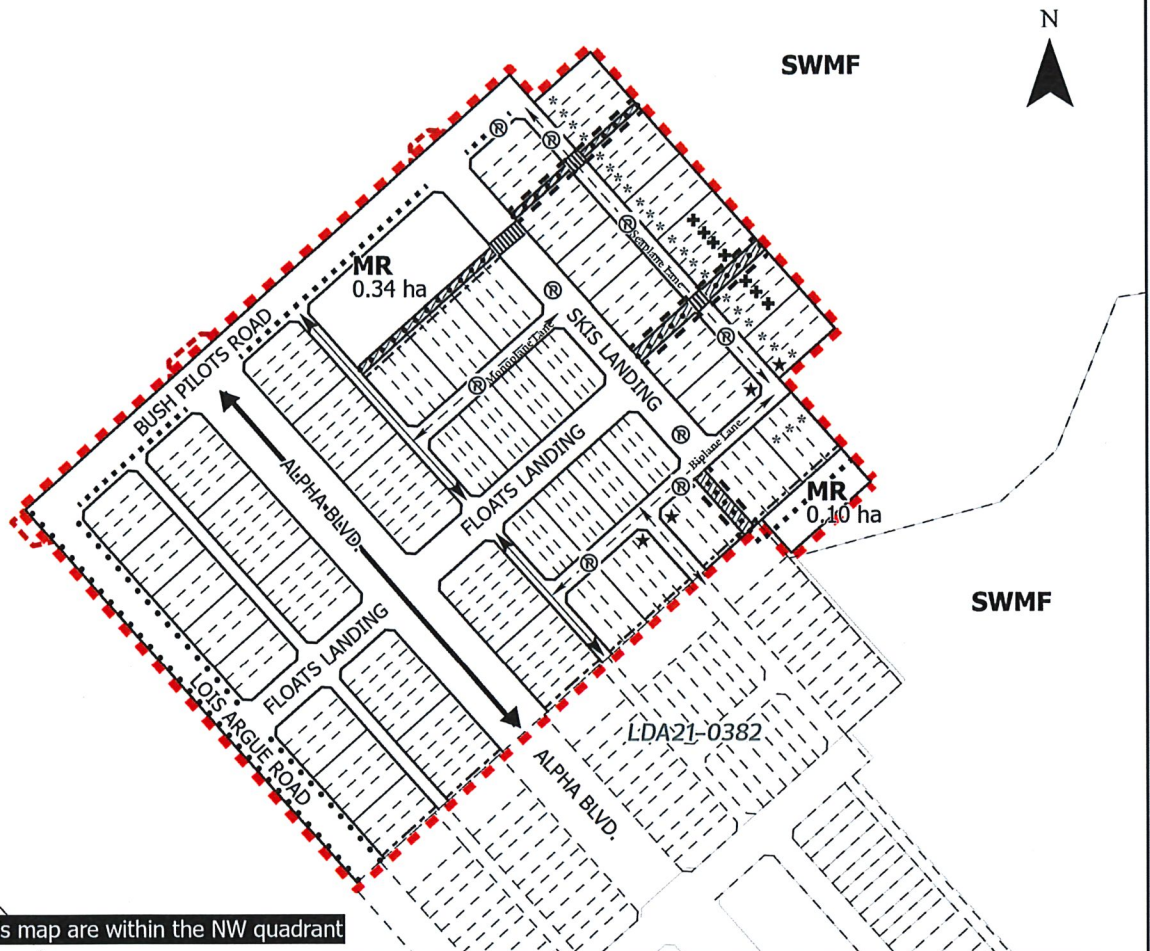
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

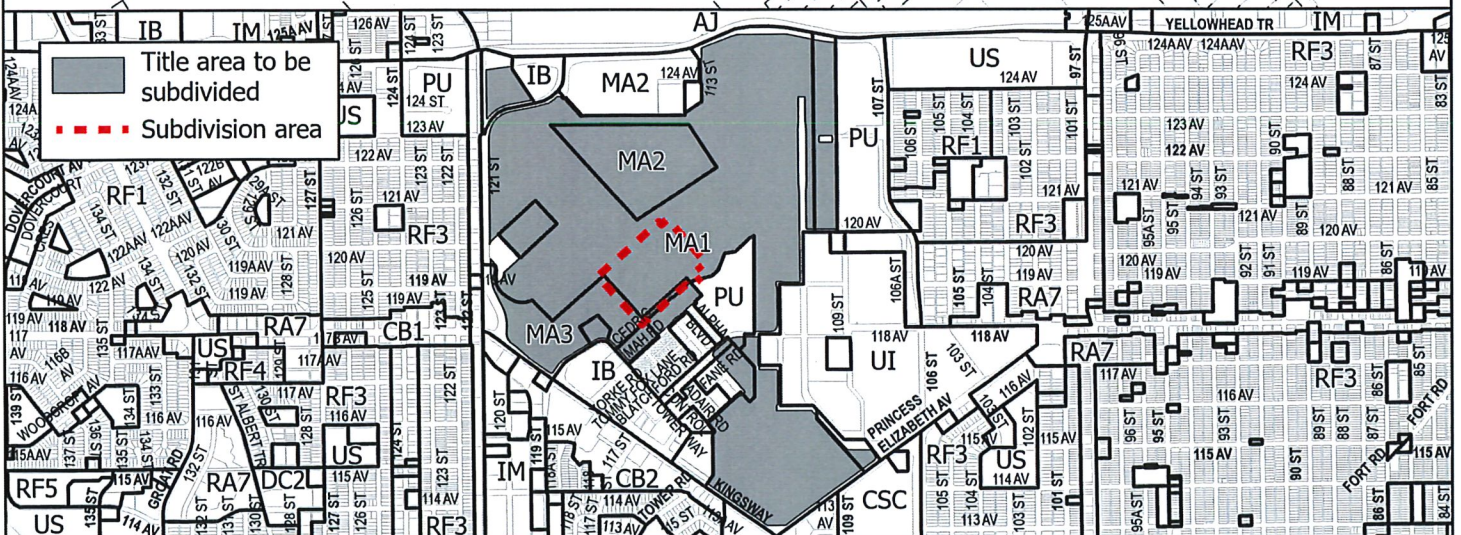
December 21, 2023

LDA23-0170

- Limit of proposed subdivision
- Amend Subdivision Boundary
- ▨ Register as road right of way
- 1.2 m Uniform Screen Fence
- - - 1.8m Uniform Fence as per Zoning Bylaw
- 3m Hard surface shared use path
- 1.8m Concrete Sidewalk
- ← Construct alley to 6m commercial standard
- ← Construct alley to accommodate emergency vehicles
- ↔ Construct Active Street (including cycle tracks and wide sidewalks)
- ▤ Zebra Marked Crosswalk
- Ⓡ No Parking Signage
- ⊕ Restrictive Covenant re:disturbed soil
- ★ Modify Property Line
- * Register Freeboard Restrictive Covenant



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

December 21, 2023

File No. LDA22-0439

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

ATTENTION: Rod Heinrichs

RE: REVISION of conditionally approved tentative plan of subdivision to create 104 single detached residential lots, 46 semi-detached residential lots and 35 row housing lots, from Lot 1, Block B, Plan 222 1011, located south of 28 Avenue SW and east of Carpenter Landing SW; **CHAPPELLE**

The subdivision was originally approved on March 16, 2023. This Change Request reduces the single detached residential lot count by 10 and increases the semi-detached lot count by 16, resulting in a net gain of 6 residential lots. The phasing remains unchanged.

I The Subdivision by Plan is APPROVED on December 21, 2023, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner dedicate road right of way for the greenway as shown on the "Conditions of Approval" map, Enclosure II;
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 owner dedicate additional road right of way, clear and level Heritage Valley Trail SW as required to accommodate a standard southbound right-turn bay, and said dedication to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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;
7. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and

8. 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 all roadway construction shall be 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;
8. that the owner construct temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II. These turnarounds 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 6 m gravel surface roadway connection 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);
10. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 32 Avenue SW to 35 Avenue SW, by the end of the 2025 construction season, including 3 m shared use path, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for the arterial road;
11. that the owner construct the first two (2) lanes of Heritage Valley Trail SW to an arterial roadway standard, from 35 Avenue SW to 141 Street SW, by the end of the 2026 construction season,

including 3 m shared use path, landscaping, lighting, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary Plans are required to be approved for the Heritage Valley Trail SW prior to the approval of engineering drawings for the arterial road;

12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, 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 with lighting and bollards within the walkway, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I and Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
15. that the owner pay for the installation of "no parking" signage on the collector roadways 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;
16. that the owner construct underground utilities including watermain, with phase 2, sanitary and storm sewer main extensions, with phase 1, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. 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;
18. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property for all lots backing onto 28 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
19. that the owner is responsible for the landscape design and construction within 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 Lot 1, Block B, Plan 222 1011 was addressed by DRC with LDA13-0016. 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.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #439511988-001

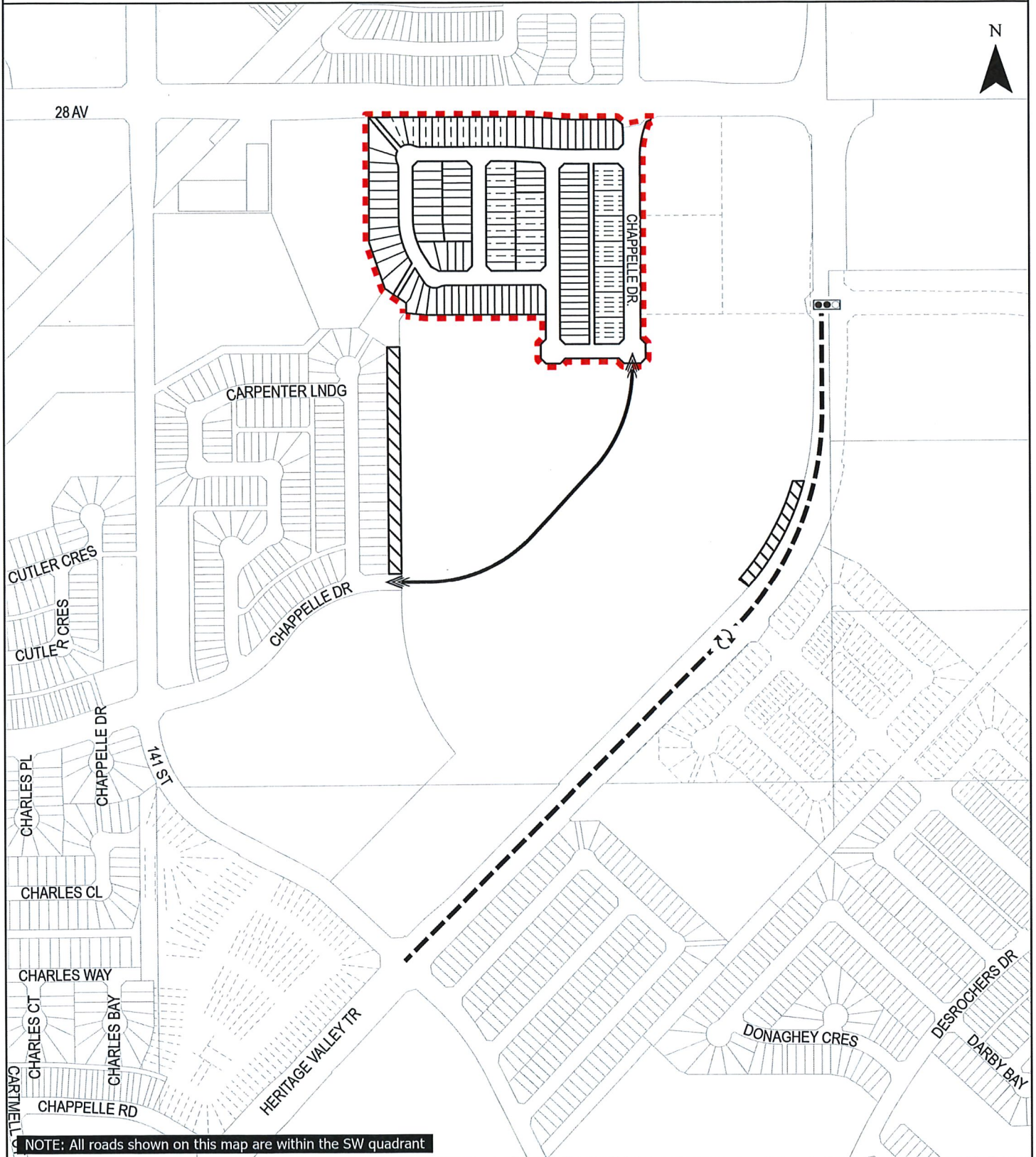
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

December 21, 2023

LDA22-0439

- Limit of proposed subdivision
- Construct first two lanes to an arterial roadway standard
- ↔ Watermain extension
- ▨ Dedicate as road right of way
- Traffic signal
- ↻ Temporary 12 m radius gravel turnaround



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 21, 2023

File No. LDA22-0491

Qualico Communities
280 - 3203 93 Street NW
Edmonton, AB T6N 0B2

ATTENTION: Christine Lee

RE: REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots from Lot 201, Block A, Plan 222 0182 located north of Maskekosihk Trail NW and east of Winterburn Road NW; **THE UPLANDS**

This application was originally approved on March 30, 2023. This first Change Request adds phasing.

I The Subdivision by Plan is APPROVED on December 21, 2023, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR), in the total amount of \$557,420.00 representing 0.96 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 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, as shown on the "Conditions of Approval" map, Enclosure I; 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 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 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 drawings review and approval process, and as a result, may require adjustments to the road right of way;
9. that the owner construct a temporary 6 m gravel surface roadway connection with Phase 1, 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);
10. that the owner construct a 3 m hard surface path/concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, 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 with Phase 2, within the Environmental Reserve, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner constructs offsite storm sewers for Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct an offsite watermain extension for Phase 2, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
15. that the owner is responsible for the landscape design and construction within the road right 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.

MR for Lot 201, Block A, Plan 222 0182 in the amount of \$557,420.00, representing 0.96 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final

plan of survey. Subsequent to money in place of MR the existing DRC for Lot 201, Block A, Plan 222 0182 will be discharged.

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.

Regards,

Blair McDowell
Subdivision Authority

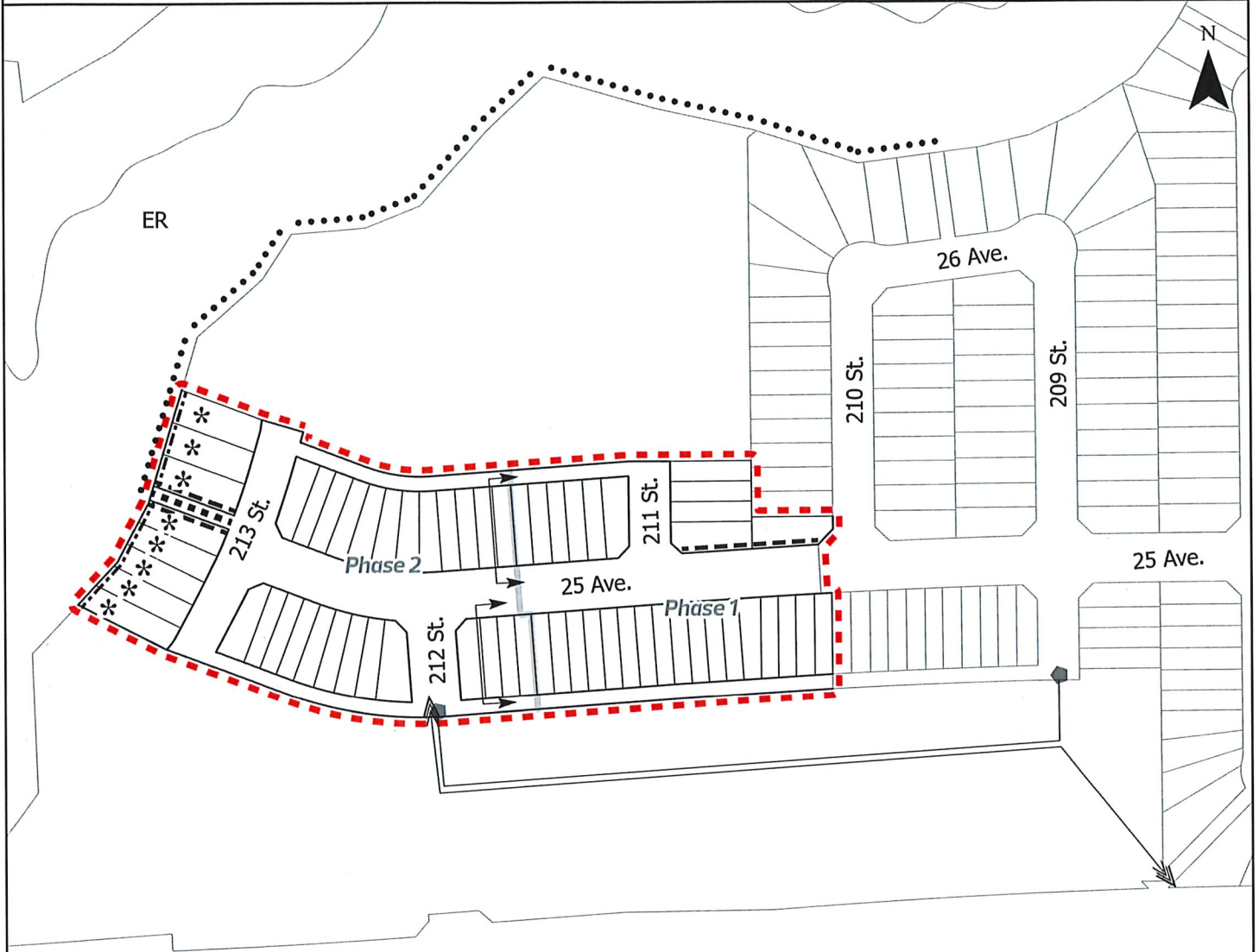
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Enclosure

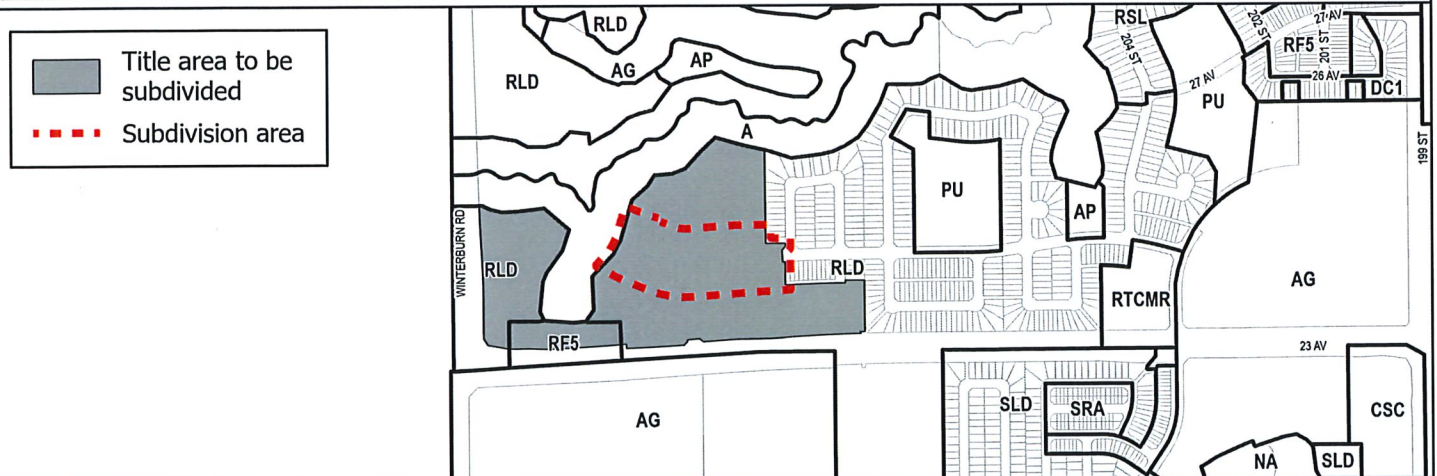
SUBDIVISION CONDITIONS OF APPROVAL MAP

December 21, 2023 LDA22-0491

- Limit of proposed subdivision
- 3m hard surface walkway
- 1.2 m Uniform Fence
- 3m asphalt walkway
- 1.8m Uniform Fence - Zoning Bylaw
- Temporary 6m roadway
- Storm sewer extension
- Watermain extension
- Restrictive Covenant re: Top of Bank



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

December 21, 2023

File No. LDA23-0326

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 13A, Block 4, Plan 062 6716, located west of 50 Street NW and south of 72A Avenue NW; **DAVIES INDUSTRIAL EAST**

The Subdivision by Plan is APPROVED on December 21, 2023, subject to the following conditions:

1. that the owner register an easement for mutual access, as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement; 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.

If you have further questions, please contact subdivisions@edmonton.ca.

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #478743826-001

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 (\$3,000.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing access to the site. Any changes to the existing access requires the review and approval of Subdivision and Development Coordination.

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 existing water service enters proposed Lot 13B at 102.88 m east of the west property line of existing Lot 13A off 72A Avenue NW. The existing sanitary and storm services enter the proposed subdivision approximately 48.19 m east of the west property line of existing Lot 13A off 72A Avenue NW. The existing water service enters proposed Lot 13C at 64.73 m west of the east property line of existing Lot 13A off 72A Avenue NW. The existing sanitary and storm services enter the proposed subdivision approximately 66.83 m west of the east property line of existing Lot 13A off 72A 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).



Subdivision Authority

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

December 21, 2023

File No. LDA23-0310

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

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 29, Plan 426 HW, located south of 73 Avenue NW and east of 97 Street NW; **RITCHIE**

The Subdivision by Plan is APPROVED on December 21, 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); 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 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.

Regards,

Blair McDowell
Subdivision Authority

BM/ms/Posse #488715326-001

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. 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 existing Zoning Bylaw #12800. This requirement remains applicable under Zoning Bylaw 20001, which comes into effect on January 1, 2024.

Building / Site

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

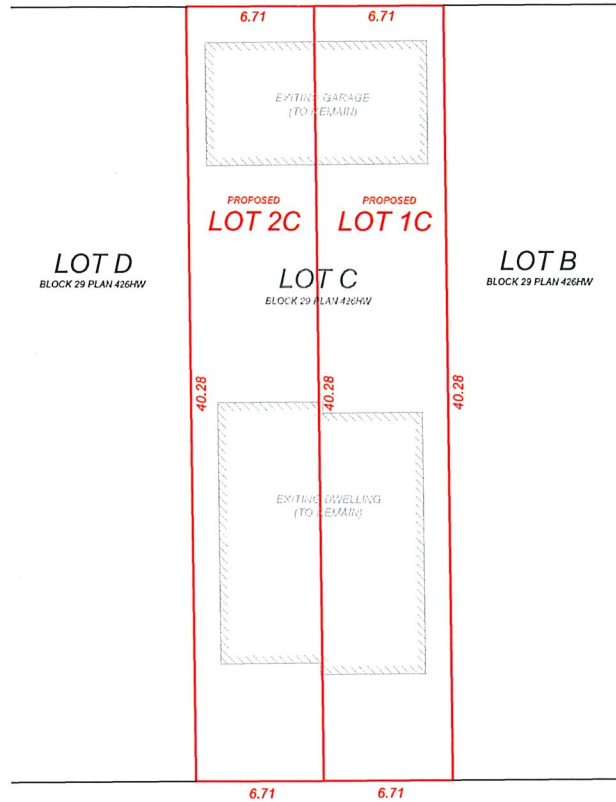
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.0 m east of the west property line of Lot C off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



SCALE: 1 : 300

LANE



73 AVENUE NW

GENERAL NOTES

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

REVISION HISTORY

1. Issued for Approval	Oct. 19, 2023

LEGAL DESCRIPTION: Lot C Block 29 Plan 426HW
 MUNICIPAL ADDRESS: 9627 - 73 Avenue NW, Edmonton, AB
 NEIGHBORHOOD: Ritchie

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

REV: 1 PROJECT: 2023505



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

© 2023

Thursday, December 14, 2023

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 50

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 14, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the December 7, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

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; **ELLERSLIE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

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; **RITCHIE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

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; **TWIN BROOKS**

MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
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; THE ORCHARDS AT ELLERSLIE
MOVED		Blair McDowell That the application for subdivision be as Amended.
FOR THE MOTION		Blair McDowell CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:20 a.m.	