

Thursday, February 27, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 08

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED Blair McDowell
That the Subdivision Authority Agenda for the February 27, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

2. ADOPTION OF MINUTES

MOVED Blair McDowell
That the Subdivision Authority Minutes for the February 20, 2025 meeting be adopted.

FOR THE MOTION Blair McDowell **CARRIED**

3. OLD BUSINESS

4. NEW BUSINESS

1. LDA24-0366
525343624-001 Tentative plan of subdivision to create 149 residential lots and one (1) Environmental Reserve lot from Lot F, Block 1, Plan 242 1218 and Lot G, Block 1, Plan 242 1219, located south of Maskêkosihk Trail NW and west of 184 Street NW; **RIVER'S EDGE**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION Blair McDowell **CARRIED**

2. LDA25-0007
548004971-001 Tentative plan of subdivision to create seven (7) residential lots from Lot 2, Block 2, Plan 182 2406 located south of 173 Avenue NE and east of 5 Street NE; **MARQUIS**

MOVED Blair McDowell
That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA23-0386 479398972-001	REVISION of conditionally approved tentative plan of subdivision to create 57 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and two (2) Public Utility lots, from Lot 1A, Plan 4291 RS, the NW-20-53-25-W4M, and the SW-20-53-25-W4M, located north of the Anthony Henday NW and east of 199 Street NW; STARLING	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0053 557154503-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 3, Plan 222 2322, located north of Hays Ridge Drive NW and west of 141 Street NW; HAYS RIDGE AREA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA25-0033 556606668-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 99, Block 16, Plan 022 6405, located south of Silver Berry Road NW and east of 34 Street NW; SILVER BERRY	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA25-0047 560375850-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 13, Plan 8661T, located east of 123 Street NW and north of 129th Avenue; CALDER	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA25-0043 558595681-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 11, Plan 2713 HW, west of 154 Street and north of 92 Avenue; SHERWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
8.	LDA25-0050 561317089-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 10A, Plan 4029 RS, located south of 60 Avenue NW and west of 108 Street NW; PLEASANTVIEW	
MOVED		Blair McDowell	

	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.	



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA24-0366

Qualico Communities
280, 3203 – 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 149 residential lots and one (1) Environmental Reserve lot from Lot F, Block 1, Plan 242 1218 and Lot G, Block 1, Plan 242 1219, located south of Maskêkosihk Trail NW and west of 184 Street NW; **RIVER'S EDGE**

I The Subdivision by Plan is APPROVED on February 27, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.17 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the subdivision boundary be amended to include, and that the owner dedicate, the portion of the Environmental Reserve (ER) that abuts this subdivision as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the owner dedicate, clear and level Riverview Boulevard NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
6. 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;
7. that the approved subdivision LDA23-0385 be registered prior to or concurrent with this application to provide the logical roadway and servicing infrastructure extensions;

8. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6004-32) and J.R. Paine & Associates Ltd. supplemental analysis (File No. 1166-429), 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., against the lots flanking the walkway, 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 (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submit 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 submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. 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 serve as a temporary emergency access roadway and will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

9. that the owner construct the first two (2) lanes of Riverview Boulevard NW to an arterial roadway standard, from 192 Street NW to the local road access west of 192 Street NW, including channelization, accesses, intersections, 3 m shared use paths, wildlife/creek crossing, traffic calming, bus stops, lighting, landscaping, and any transitional improvements, with Phase 2 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Preliminary plans are required to be approved for Riverview Boulevard NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination. The arterial must be constructed before the opening of the adjacent school;
10. that the engineering drawings include grading plans for Riverview Boulevard NW with Phase 1, 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 within the top-of-bank setback area including "Shared Use" signage and landscaping, and the trail location, design and construction shall be in accordance with the approved Hoggan Engineering & Testing (1980) Ltd. geotechnical report (File No. 6004-32) and J.R. Paine & Associates Ltd. supplemental analysis (File No. 1166-429), with connections to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I. Routing considerations will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologycircs@edmonton.ca for more information);
12. that the owner construct a 3 m shared use path with lighting and bollards, within the walkways, with connections to the adjacent shared use paths and sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner provide naturalization landscaping within the ER parcel and Top of Bank, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.83 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Riverview Boulevard NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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
16. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot F, Block 1, Plan 242 1218 was previously addressed by a DRC with LDA21-0580. The 6.670 ha DRC will be adjusted for the Riverview Boulevard NW arterial roadway dedication, Environmental

Reserve dedication and amended subdivision boundary for additional ER with this file (to be confirmed through plan of survey). The DRC will carry forward on the title.

MR for Lot G, Block 1, Plan 242 1219 was previously addressed by a DRC with LDA21-0601. The 7.714 ha DRC must be adjusted for the Riverview Boulevard NW arterial roadway dedication and Environmental Reserve dedication with this file and the 22.591 ha ravine lands (ER) that were transferred to the Province. The DRC will carry forward and will be reduced for the dedication of the school/park site through LDA23-0222 and LDA23-0228.

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/my/Posse #525343624-001

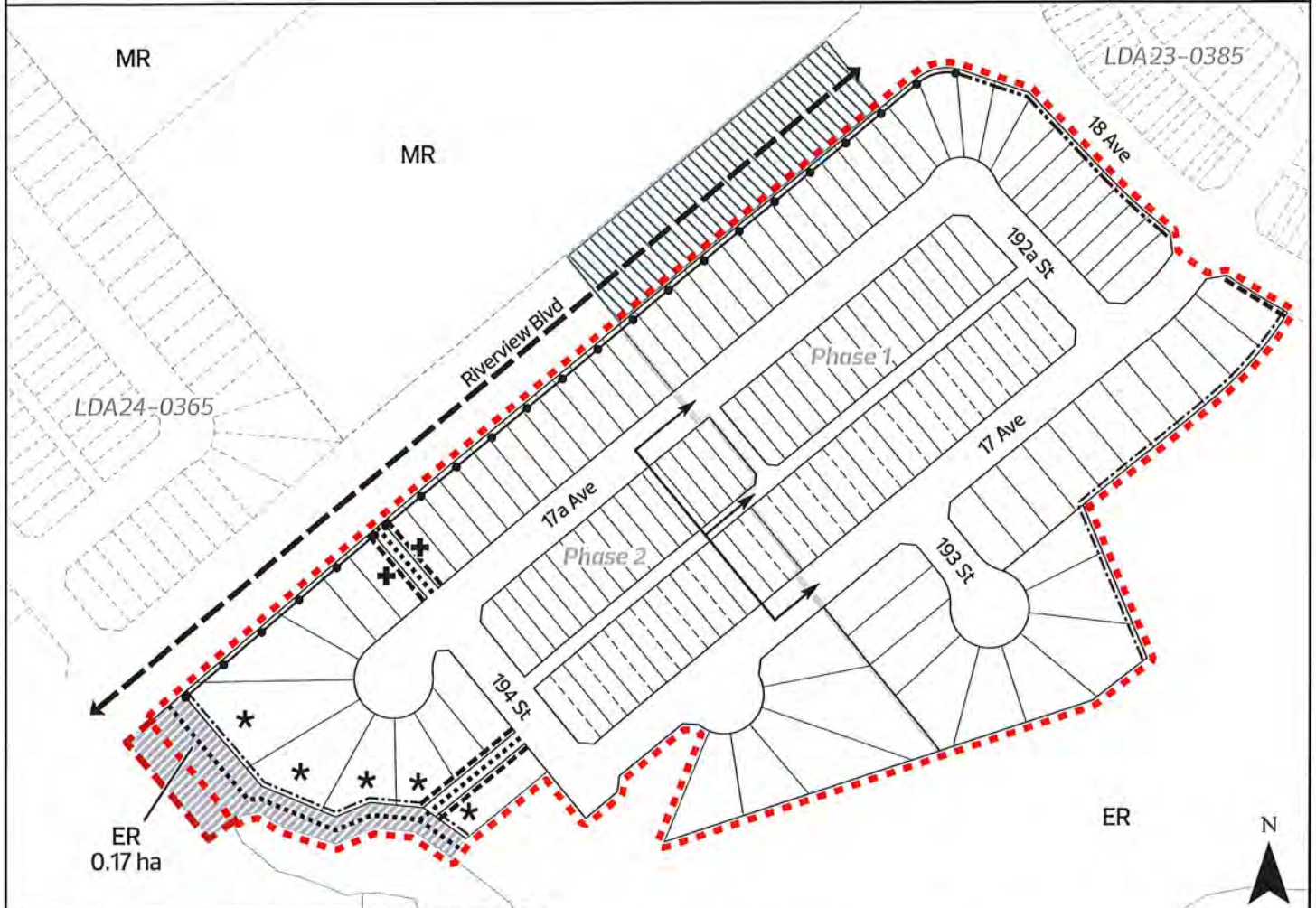
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

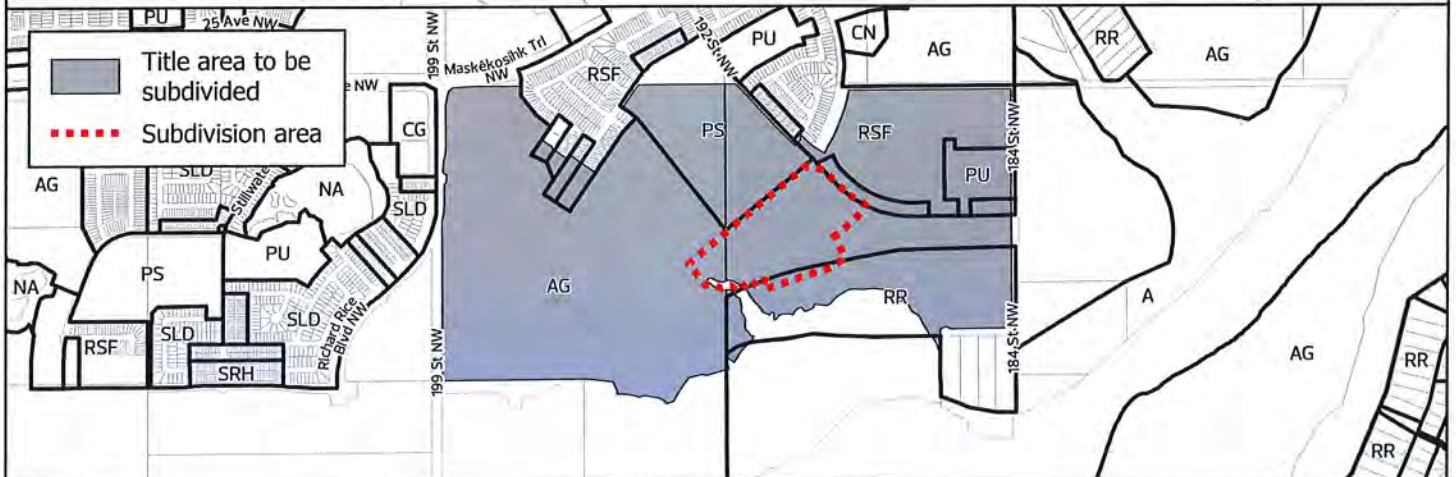
February 27, 2025

LDA24-0366

- - - - - Limit of proposed subdivision
- - - - - Amend Subdivision Boundary
- Phasing line
- - - - - 1.2 m uniform fence
- - - - - 1.8 m uniform screen fence
- - - - - 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- 3 m hard surface shared use path
- ↔ Temporary 6 m roadway
- ↔ Construct first two lanes to an arterial roadway standard
- ▨ Naturalized landscaping
- ⊕ Restrictive covenant re: Disturbed soil
- ⊛ Restrictive covenant re: Top of Bank
- ▨ Grading plans for arterial roadway



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

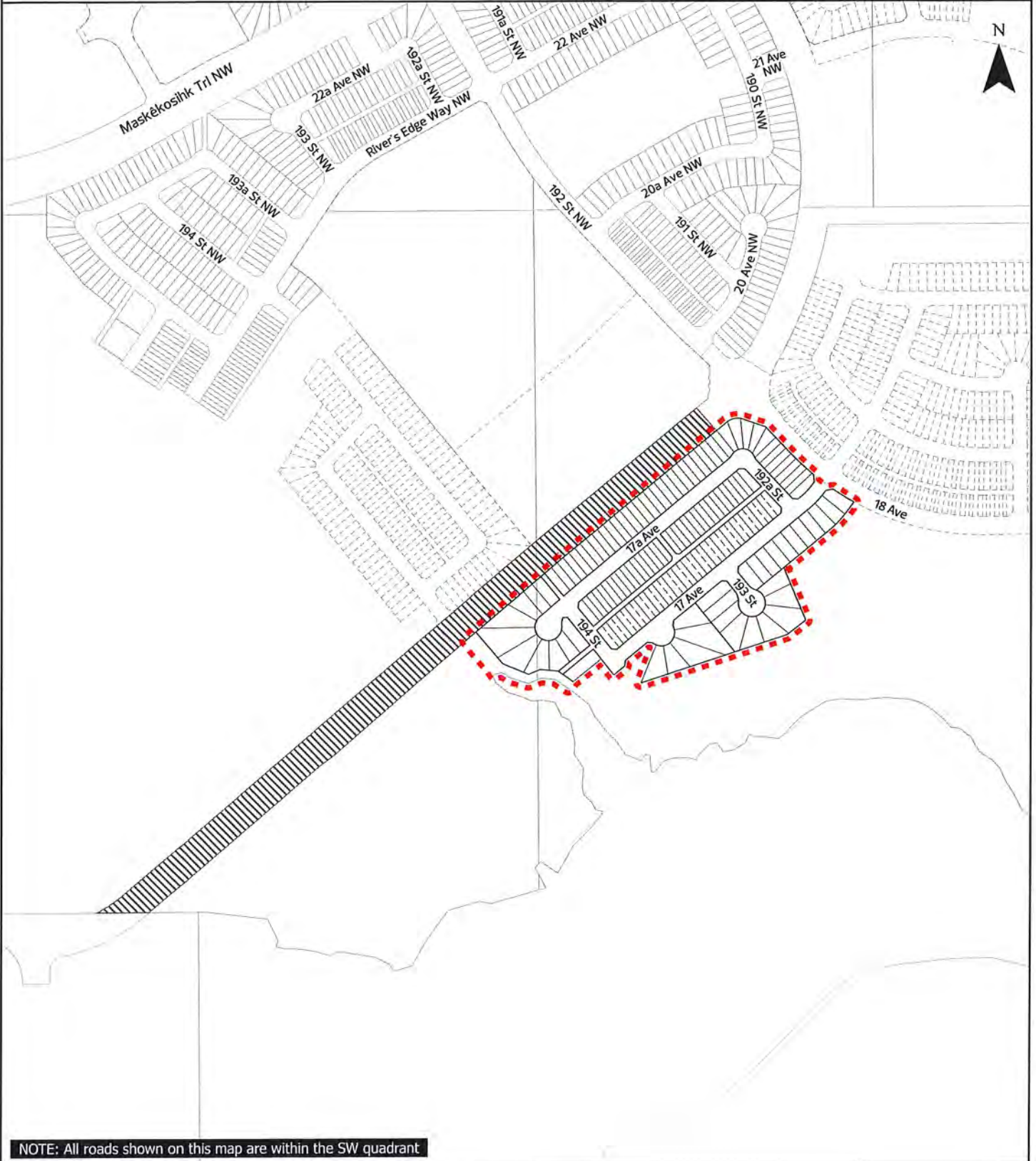


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 27, 2025

LDA24-0366

- Limit of proposed subdivision
- Dedicate as road right of way



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



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA25-0007

Qualico Communities
3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Shirley Le

RE: Tentative plan of subdivision to create seven (7) residential lots from Lot 2, Block 2, Plan 182 2406 located south of 173 Avenue NE and east of 5 Street NE; **MARQUIS**

I The Subdivision by Plan is APPROVED on February 27, 2025, 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 temporary public access easement for a temporary 12 m turnaround as shown on the "Conditions of Approval" map, Enclosure I;
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 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 that Complete Streets design and cross-section details to construct roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
8. That the owner construct the collector road 5 Street NE to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 underground utilities including sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner is responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational to the satisfaction of Subdivision and Development Coordination;
12. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that an acceptable interim storm servicing system is established and operational to the satisfaction of Subdivision and Development Coordination;
13. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined, through consultation and collaboration with the City;
14. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems, as identified the Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination; and
15. 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 for Lot 8, Block 2, Plan 242 2634 was addressed by Deferred Reserve Caveat with LDA18-0536, and amended by SDAB-S-21-003. 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

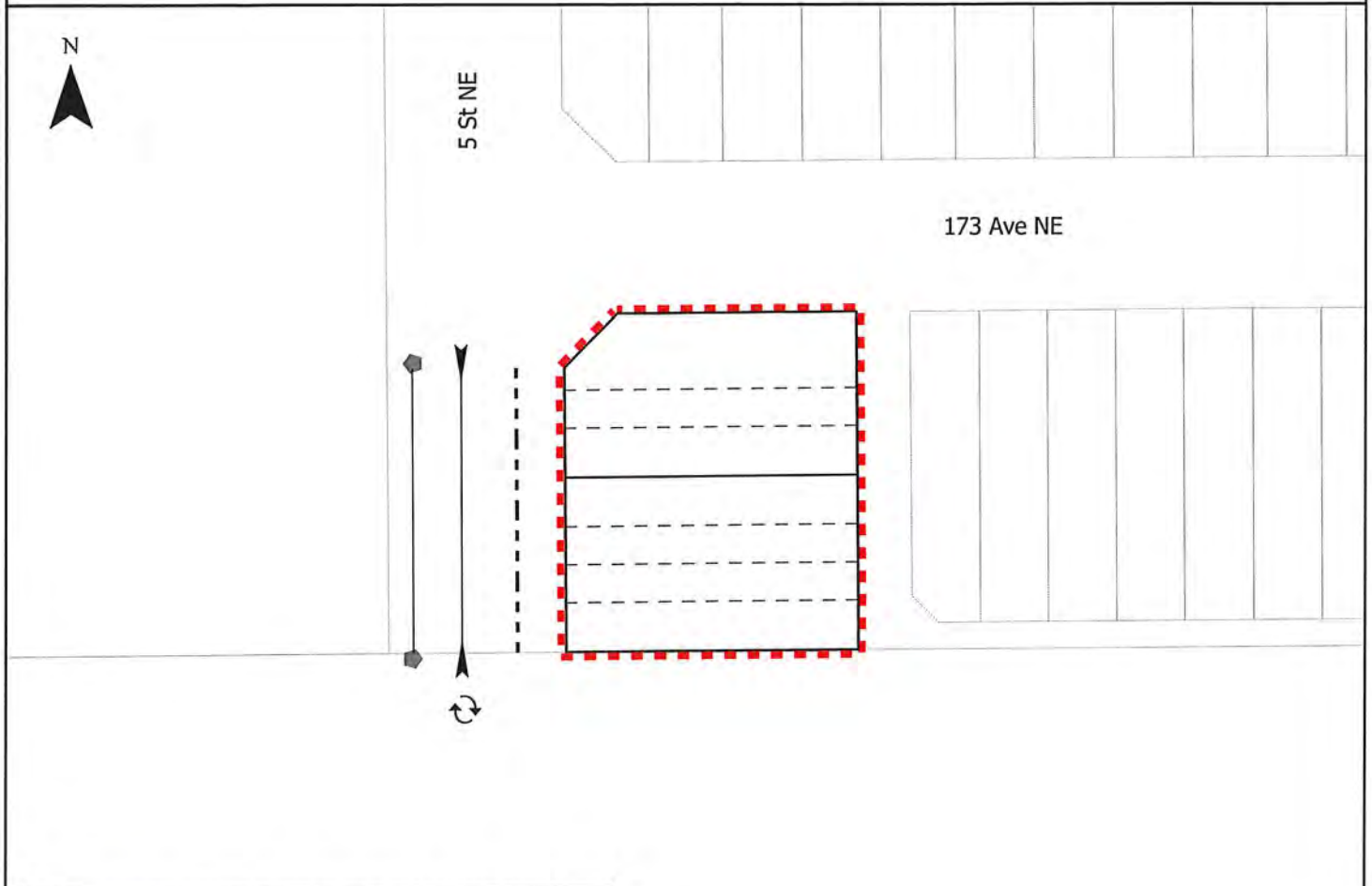
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Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 27, 2025 LDA25-0007

- Limit of proposed subdivision
- - - Construct collector roadway
- Sanitary sewer extension
- Storm sewer extension
- ↻ Temporary 12 m radius turnaround and register easement



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





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA23-0386

Davis Consulting Group
197 Wisteria Ln
Fort Saskatchewan AB T8L 0H1

ATTENTION: Chris Davis

RE: REVISION of conditionally approved tentative plan of subdivision to create 57 residential lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve lot, and two (2) Public Utility lots, from Lot 1A, Plan 4291 RS, the NW-20-53-25-W4M, and the SW-20-53-25-W4M, located north of the Anthony Henday NW and east of 199 Street NW; **STARLING**

The subdivision was initially approved on March 13, 2024. This Change Request adds a second phase that includes 5 residential lots and a portion of Starling Drive. The new phase allows for delayed registration of a portion of Starling Drive NW due to land acquisition from the Province. The phasing boundary segments the previously approved PUL, creating 1 additional PUL.

I The Subdivision by Plan is APPROVED on February 27, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.430 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as a 2.063 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide Municipal Reserve (MR) in the amount of 0.889 ha by a Deferred Reserve Caveat registered proportionately against the Lot 1, Block 2, Plan 072 9520, pursuant to Section 669 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;

6. that the owner dedicate additional road right of way for the local road, should it be deemed necessary through the review of engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
7. That the owner dedicate additional road right-of-way for 199 Street NW, to the satisfaction of Subdivision and Development Coordination, to facilitate the construction of a 1.8 m sidewalk on the east side, as shown on Enclosure I;
8. that the owner registers a utility easement, for construction of the Stormwater Management Facility (SWMF) and storm sewers, as shown on the "Conditions of Approval" map, Enclosure II;
9. 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;
10. that LDA24-0108 to amend the Starling Neighbourhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
13. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (4) 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 a boundary assessment for municipal improvements constructed by others for improvements along 199 Street NW road right-of-way, from which this development benefits (Big Lake Neighbourhood 1, Stage 1, Servicing Agreement DS-1387);

6. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
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 redline revisions for Starling Stage 16 or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
9. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
10. that the owner improve the intersection of 199 St NW and 137 Avenue NW including installation of two streetlight poles along with amber flashing beacons, or to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct Starling Drive NW to a collector road standard within the subdivision boundary to tie into the existing terminus to the north, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner install temporary concrete mini-barriers and signage on both sides of Starling Drive NW, as shown on the "Conditions of Approval" map, Enclosure I;
14. That the owner construct a 1.8 m concrete sidewalk along the east side of 199 Street NW, between Trumpeter Way NW and south of Starling Drive NW, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m concrete sidewalk along 199 Street NW and from the alley located north of Blackbird Link NW to the Altalink corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
16. that the owner construct a 3 m asphalt shared use path within a portion of the Altalink corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

17. that the owner construct a 2.5 m mono-walk along the south side of Starling Drive, as shown on the "Conditions of Approval" maps, Enclosure I;
18. that the owner construct a curb crossing on the south-east corner at the intersection of Starling Drive and the Public Utility Lot (PUL) to provide an access to the future ATCO's gate station, as shown on the "Conditions of Approval" map, Enclosure II;
19. that the owner construct a 3 m asphalt shared use path on the east (temporary emergency access) and the west sides of the Environmental Reserve, within the top-of-bank setback area, including "Shared Use" signage, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the landscaping within the top-of-bank setback area (on the east) be restored prior to FAC (or when required by Subdivision and Development Coordination);
21. that the owner construct appropriate traffic calming measures at the shared use path crossings on Starling Drive NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the PUL and the Transportation Utility Corridor (TUC), with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner pay for installation of a pedestrian overhead flasher / pedestrian signal, 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 approved Electrical Services Contractors must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing and type of the signals installation will be at the discretion and direction of Transportation Operations. If the signals are not deemed warranted by Transportation Operations within 5 years of the signing of the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of the signals at that time to fulfil this obligation;
24. that the owner provide a marked crosswalk, to the satisfaction of Subdivision and Development Coordination, 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;
25. that the owner designs and constructs the ultimate Stormwater Management Facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
26. that the owner constructs the storm outfall to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

27. that the owner constructs offsite storm sewers to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
28. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
29. that the engineering drawings include a wildlife crossing on Starling Drive NW, in accordance with the with the prepared Wildlife Passage Report and the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
30. that the owner construct a 1 m berm centred on property line and 1.8 m noise attenuation fence contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
31. that the owner construct all fences wholly on privately-owned land, Municipal Reserve (MR) lot, and east of Starling Drive, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
32. that the owner is responsible for the landscape design and construction within the Public Utility lots, east of Starling Drive, the Reserve lots, road right of way and walkway, 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.

Lot 1, Block 2, Plan 072 9520 is not part of the subdivision boundary, but MR in the amount of 1.495 ha is being provided with this subdivision to help with the school/park dedication. 0.606 ha of this will be transferred to Lot 1A, Plan 4291 RS to support school site dedication and the remainder (0.889 ha) will be registered as a DRC on title.

Due to a land sale with the Province, MR will be taken from the portion of purchased lands from the SW 50-53-25-W4M. The area for sale is 0.211 ha and therefore, 0.0211 ha will be taken for dedication of the MR lot. Should the land sale not go through with Phase 2, the DRCs may need to be adjusted to account for the school/park dedication.

MR for Lot 1A, Plan 4291 RS was addressed by DRC with LDA22-0363. The DRC will be reduced to account for the ER dedication, and with the MR dedication, the DRC will be discharged in full.

MR for the NW-20-53-25-4 was addressed by money in place with LDA14-0378. The DRC was discharged in full.

Please be advised that in order to satisfy conditions II.21, II.22, II.30, II.31, and II.32 regarding construction within the TUC, the owner must arrange for consent from the utility operator, a License and Maintenance Agreement between the City and the Province, and Ministerial Consent.

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 #479398972-001

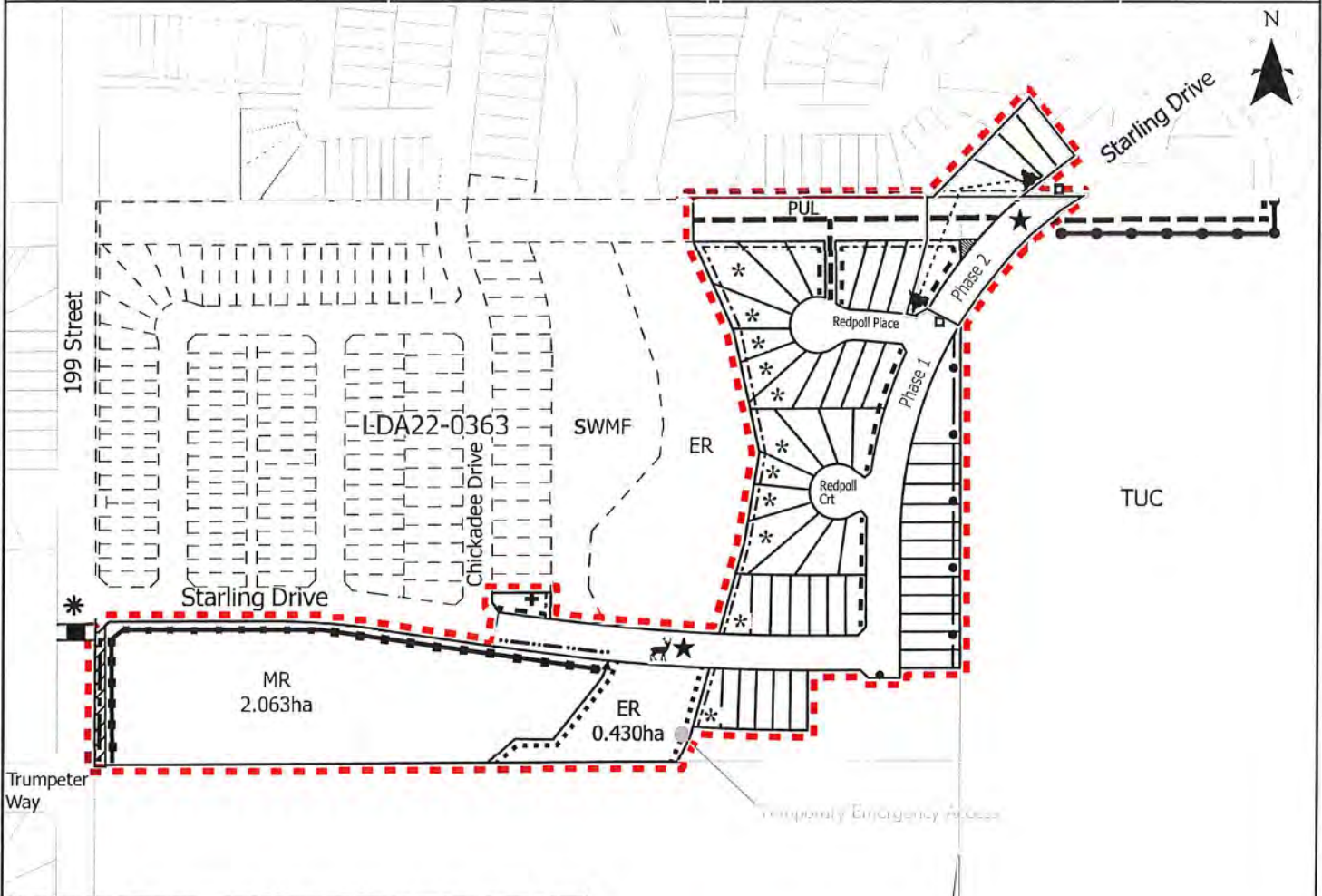
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

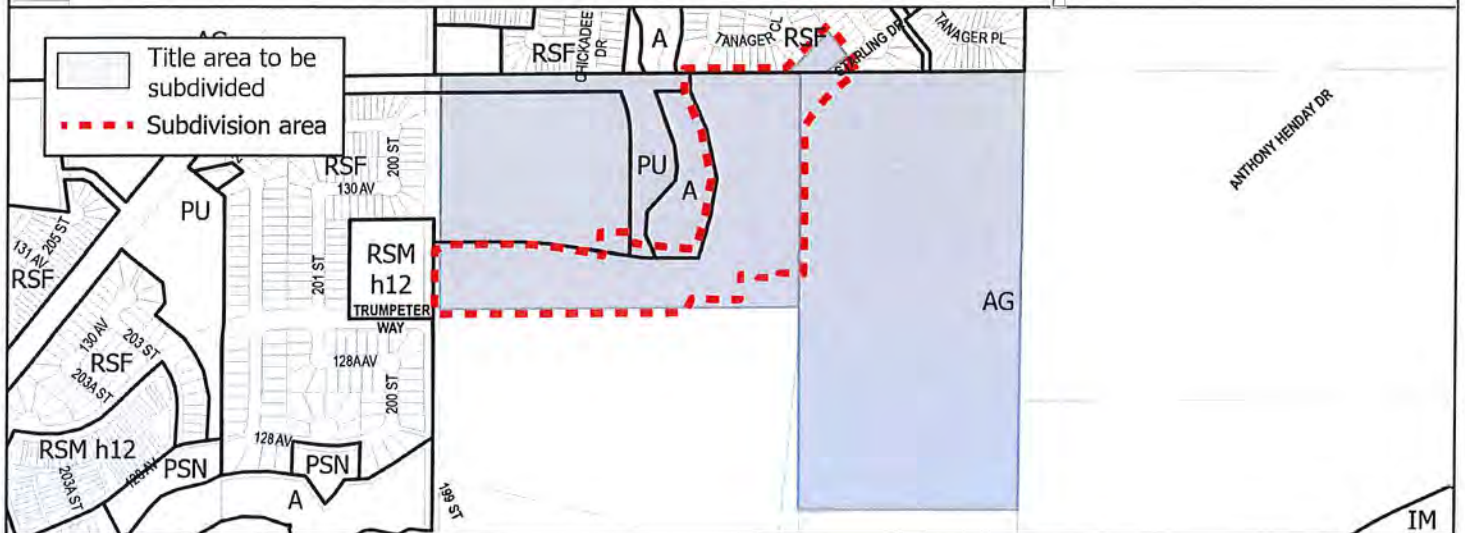
February 27, 2025

LDA23-0386

- | | | | |
|--|--|--|--|
| <ul style="list-style-type: none"> --- Limit of Proposed Subdivision - - - Amend Subdivision Boundary ★ Traffic Calming Measures 🦌 Wildlife Crossing * Pedestrian Overhead Signal - - - 1.8m concrete sidewalk | <ul style="list-style-type: none"> * Restrictive Covenant re: Top of Bank + Restrictive Covenant re: Freeboard • Dedicate Additional Road Right of Way (if deemed necessary) ▨ Dedicate as Road Right of Way ↔ Temporary emergency access | <ul style="list-style-type: none"> - - - 1.8m Uniform Screen Fence as per Zoning Bylaw - ● - Berm and Noise Attenuation Fence - - - - 1.2m Uniform Fence —●— Paige wire Fence — Phasing line □ Temporary concrete barriers and signage | <ul style="list-style-type: none"> - - - 3m Hard Surface Shared Use Path ⋯ 3m Asphalt Shared Use Path ⋯ 2.5m Mono-walk ▭ Marked Crosswalk ■ Post and rail Fence |
|--|--|--|--|



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

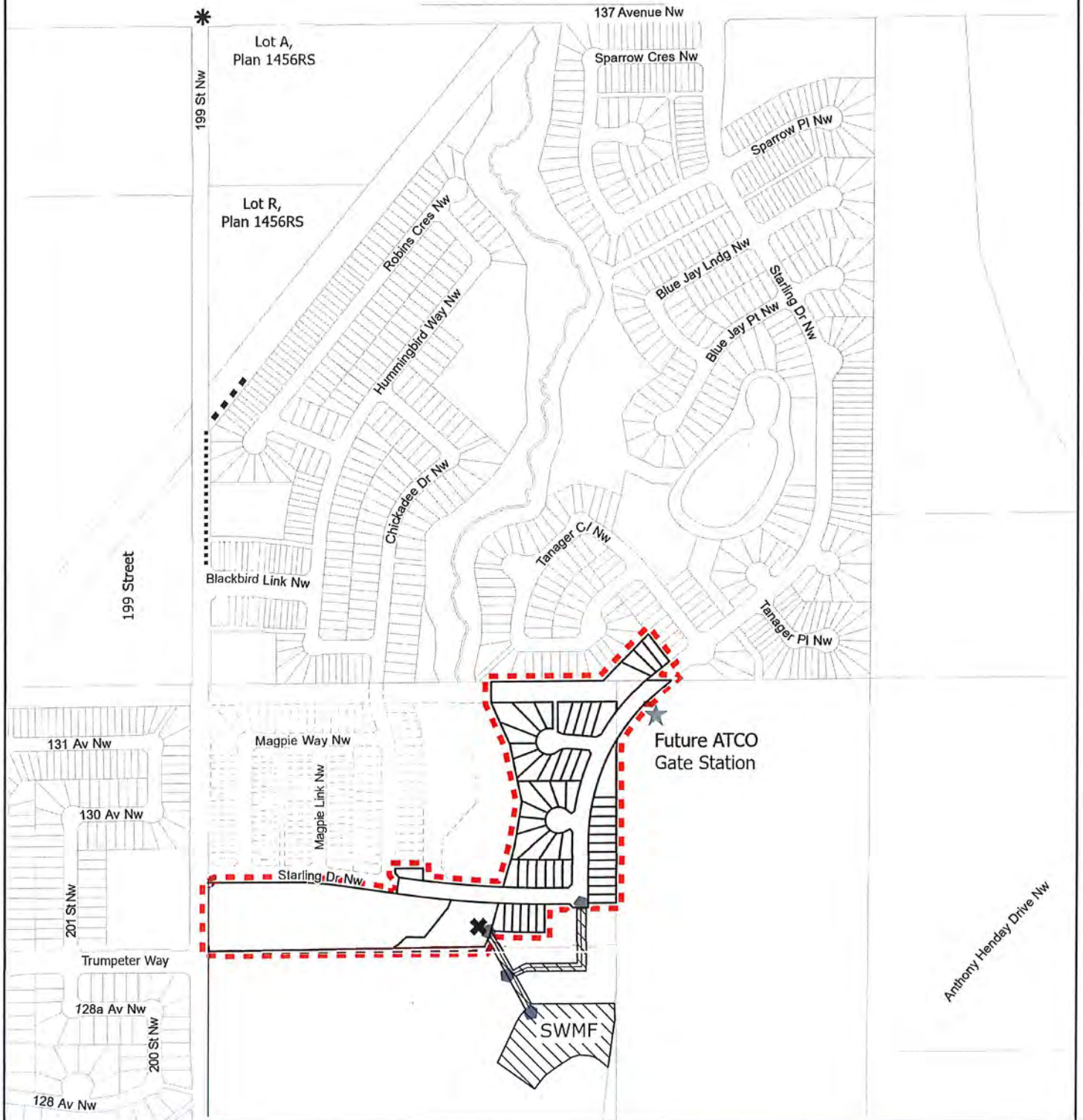


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 27, 2025

LDA23-0386

- ■ ■ Limit of Proposed Subdivision
- ★ Curb Crossing
- ✱ Storm Outfall
- * Intersection safety improvements
- ▨ Register Utility Easement
- Storm Sewer Extension
- ⋯ 1.8 m concrete sidewalk
- ▬▬▬ 3 m shared use path





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA25-0053

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

ATTENTION: Ivo Nedev

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 3, Plan 222 2322, located north of Hays Ridge Drive NW and west of 141 Street NW; **HAYS RIDGE AREA**

The Subdivision by Bare Land Condominium is APPROVED on February 27, 2025, 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 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 with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #557154503-001

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 (\$5,120.00 - 2025 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 applications. For further information regarding development and building permits please contact 311.

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.



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA25-0033

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

ATTENTION: Ghazal Lotfi

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 99, Block 16, Plan 022 6405, located south of Silver Berry Road NW and east of 34 Street NW; **SILVER BERRY**

The Subdivision by Plan is APPROVED on February 27, 2025, subject to the following conditions:

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

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

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

Please be advised that 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 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/jm/Posse #556606668-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There is an existing driveway to 32 Avenue NW. Upon redevelopment of proposed Lot 99, the owner/applicant will be required to ensure that the existing residential access meets current City of Edmonton standards. Access upgrading may be required should the access be retained.

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.
- There is an existing Restrictive Covenant (Instrument No. 022 395 995) on title that requires a 15.0 m development setback. This Restrictive Covenant is no longer required and the Instrument may be discharged.

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 9.00 m west of the east property line of existing Lot 99 off 32 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).



400-10220 103 Avenue
 Edmonton, AB T5J 0K4
 Tel. 780.917.7000
 www.stantec.com

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions, BC
 and all other information shown on this plan. Any errors or omissions shall be reported to
 the Client immediately upon discovery. The Contractor shall retain all rights in and to this
 plan and the design and drawings are the property of Stantec. The Client shall not be
 authorized to produce a copy of this plan or drawings for any other purpose without the prior
 written consent of Stantec.

NOTES

All distances are expressed in metres and decimals thereof.

Area to be subdivided outlined thus **---** and contains
 approximately 1315.91 Square Metres, including 2 residential lots.

Revision	By	TT/AM/DP

Client/Project
 Christian Twardzik
 PLAN SHOWING PROPOSED SUBDIVISION
 OF PORTION OF PLAN 0226405 BLOCK 16 LOT 99

Edmonton, AB

Title
 TENTATIVE PLAN OF SUBDIVISION
 Silver Berry Lot Split

Project No. 116111285 KC
 Scale 1:300
 December 18, 2024





Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA25-0047

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Strochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 18, Block 13, Plan 8661T, located east of 123 Street NW and north of 129th Avenue; **CALDER**

The Subdivision by Plan is APPROVED on February 27, 2025, subject to the following conditions:

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

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

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

Please be advised that 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 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/mm/Posse #560375850-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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.

Transportation

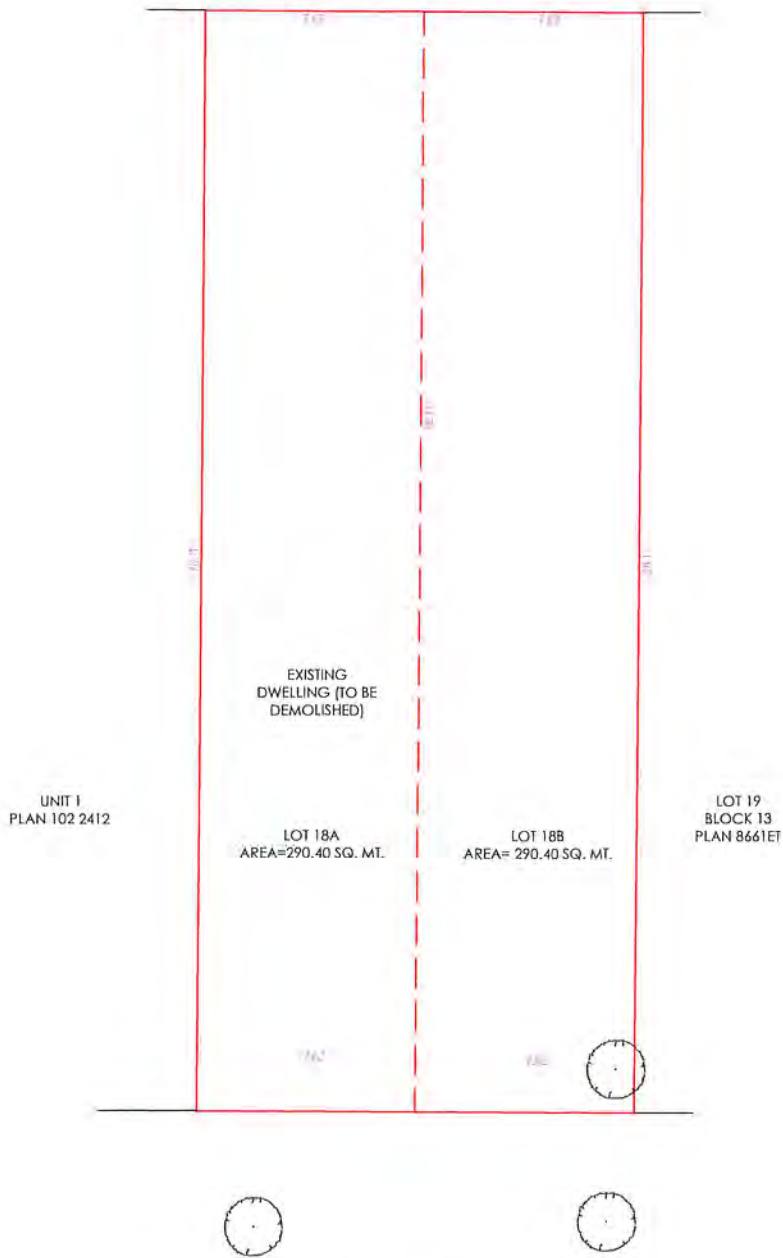
- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) 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 as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

Servicing

- The existing services (water and sanitary) enter the proposed subdivision approximately 3.7m south of the north property line of Lot 18A off the lane. New water and sanitary services are proposed for the southern Lot 18B. No storm services exist to either of the proposed lots. 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).



LANE



— AREA DEALT WITH IS BOUNDED THUS 123 STREET

Legal Description: LOT: 18 BLOCK: 13 PLAN: 8661T
CALDER
Municipal Address: 12913 123 STREET NW, EDMONTON, AB (TO BE DETERMINED)
Owner (s) / Builder: BHAI-K-HOLDINGS INC.

Zone: RS

Scale 1:200

Job # SA24-1838

TENTATIVE PLAN



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com



Subdivision Authority

6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton, Alberta T5J 0J4

February 27, 2025

File No. LDA25-0043

Milestone Surveys
1135 Goodwin Circle NW
Edmonton AB T5T 6W6

ATTENTION: Moe Mouallem

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 11, Plan 2713 HW, west of 154 Street and north of 92 Avenue; **SHERWOOD**

The Subdivision by Plan is APPROVED on February 27, 2025, 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 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 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/mm/Posse #558595681-001

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 (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

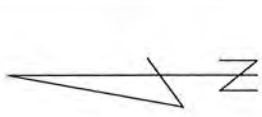
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

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 services (water and sanitary) enter the proposed subdivision approximately 1.0 m south of the north property line of existing Lot 9 off 154 Street NW and 6.22 m north of the south property line of existing Lot 9 off 154 Street NW . As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- 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).



154 ST NW
(to 92 Ave NW)

(7.62) (7.62)

Adjacent Civic: 9218
Lot 31
Block 11
Plan 162 0699

*Dimensions are to be
verified during final survey

(45.17)

Civic: 9212
Lot 9
Block 11
Plan 2713HW

(45.18)

Proposed
Property
Line

(45.18)

Adjacent Civic: 9206
Lot 10
Block 11
Plan 2713HW

(7.62) (7.62)

LANE



Tentative Plan of Subdivision
Lot 9, Block 11, Plan 2713HW
9212 154 Street NW

Rev. 0
2025-01-16

Distances are in metres and decimals thereof



February 27, 2025

File No. LDA25-0050

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 6, Block 10A, Plan 4029 RS, located south of 60 Avenue NW and west of 108 Street NW; **PLEASANTVIEW**

The Subdivision by Plan is APPROVED on February 27, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; 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 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/mm/Posse #561317089-001

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 (\$730.00 - 2025 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.
- There is an existing access to 60 Avenue NW. Upon redevelopment of proposed Lot 6B, the access must conform to current City of Edmonton standards including a minimum clearance from the streetlight pole. Access upgrading may be required.

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 6.80 m east of the west property line of current Lot 6 off 60 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 deficient water network capacity 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).

ACE LANGE HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS  AND CONTAINS: 0.0897 ha



REV. NO.	DATE	ITEM	BY
1	JAN. 2025	ORIGINAL PLAN COMPLETED	CN

REVISIONS

PLEASANTVIEW

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 6, BLOCK 10A, PLAN 4029 RS
WITHIN THE

N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:300  2025
0 3 6 9 12 18 METRES



Phone: (780) 455-3177 Fax: (780) 451-2047
Email: info@palsgeomatics.com
10014-17th Street NW, Edmonton, Alberta T5S 1G7

FILE NO. B250018407 DRAFTED BY: CN CHECKED BY: DS

