

Thursday, March 06, 2025  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 09

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 06, 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 27, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA24-0356  
525341978-001

Tentative plan of subdivision to create 182 residential lots, one (1) multi-unit housing lot (MHL) and one (1) Public Utility Lot, from Lot F, Block 1, Plan 242 1218, located south of Maskêkosihk Trail NW and east of Richard Rice Boulevard NW; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA24-0423  
498810283-001

Tentative plan of subdivision to create 188 residential lots, one (1) multi-unit housing lot (MHL), two (2) Municipal Reserve lots, two (2) Environmental Reserve lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 172 0869, and Lot 2, Block 2 Plan 182 2406 located south of 173 Avenue NE and east of Meridian Street NW; **MARQUIS**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA24-0441 526260777-001	Tentative plan of subdivision to create 193 residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot, from SW 07-52-25-W4M located east of Winterburn Road NW and north of Edgemont Boulevard NW; <b>EDGEMONT</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
4.	LDA24-0442 526380974-001	Tentative plan of subdivision to create 126 residential lots, from SW 07-52-25-W4M located east of Winterburn Road NW and north of Edgemont Boulevard NW; <b>EDGEMONT</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
5.	LDA24-0478 517825106-011	Tentative plan of subdivision to create two (2) multi-unit housing lot (MHL), from the SW-19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; <b>GRANVILLE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
6.	LDA25-0060 563136377-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2A, Block 14, Plan 222 1407, located north of 124 Avenue NW and west of 76 Street NW; <b>ELMWOOD PARK</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA25-0061 563395878-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4A, Block 7, Plan 222 1262, located north of 112 Avenue NW and east of 51 Street NW; <b>HIGHLANDS</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>

5.

**ADJOURNMENT**

The meeting adjourned at 10:25 a.m.



March 6, 2025

File No. LDA24-0356

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 182 residential lots, one (1) multi-unit housing lot (MHL) and one (1) Public Utility Lot, from Lot F, Block 1, Plan 242 1218, located south of Maskêkosihk Trail NW and east of Richard Rice Boulevard NW; **RIVER'S EDGE**

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**I The Subdivision by Plan is APPROVED on March 6, 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 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;
4. that the owner dedicate additional road right of way and modify property lines for the east leg of the local-collector intersection to conform to an approved Complete Streets cross-section, should it be deemed necessary through the review of engineering drawings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. 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;
6. that the approved subdivision LDA23-0385 be registered prior to or concurrent with this application for the logical servicing extensions;
7. 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;

8. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 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 River's Edge Road NW and River's Edge Way NW to an urban collector roadway standard, including a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for ETS transit buses must be included in the submission of engineering drawings to ensure functionality of the intersection, to the satisfaction of Subdivision and Development Coordination and Transit Planning;
9. that the owner construct the alleys to a 6 m commercial standard with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct a 3 m hard surface shared use path, within the north-south enhanced local and east-west local road rights of way, with connections to the adjacent shared use paths, 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 hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the Storm Water Management Facility (SWMF) with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Ecological lighting considerations will be reviewed through the submission of engineering drawings to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologycircs@edmonton.ca](mailto:ecologycircs@edmonton.ca) for more information);
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, with a connection to the adjacent shared use path and sidewalk with Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct appropriate traffic calming measures at the shared use path crossing on the collector roadways, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
14. that the owner provide pavement marking and signage for shared bike lanes on local roadways, including wayfinding information and bike lane signage, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner design and construct the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct offsite storm sewers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner provide naturalization landscaping within the SWMF and adjacent boulevard parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
18. 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
19. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

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 and Environmental Reserve dedication. The DRC will carry forward on the title.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/my/Posse #525341978-001

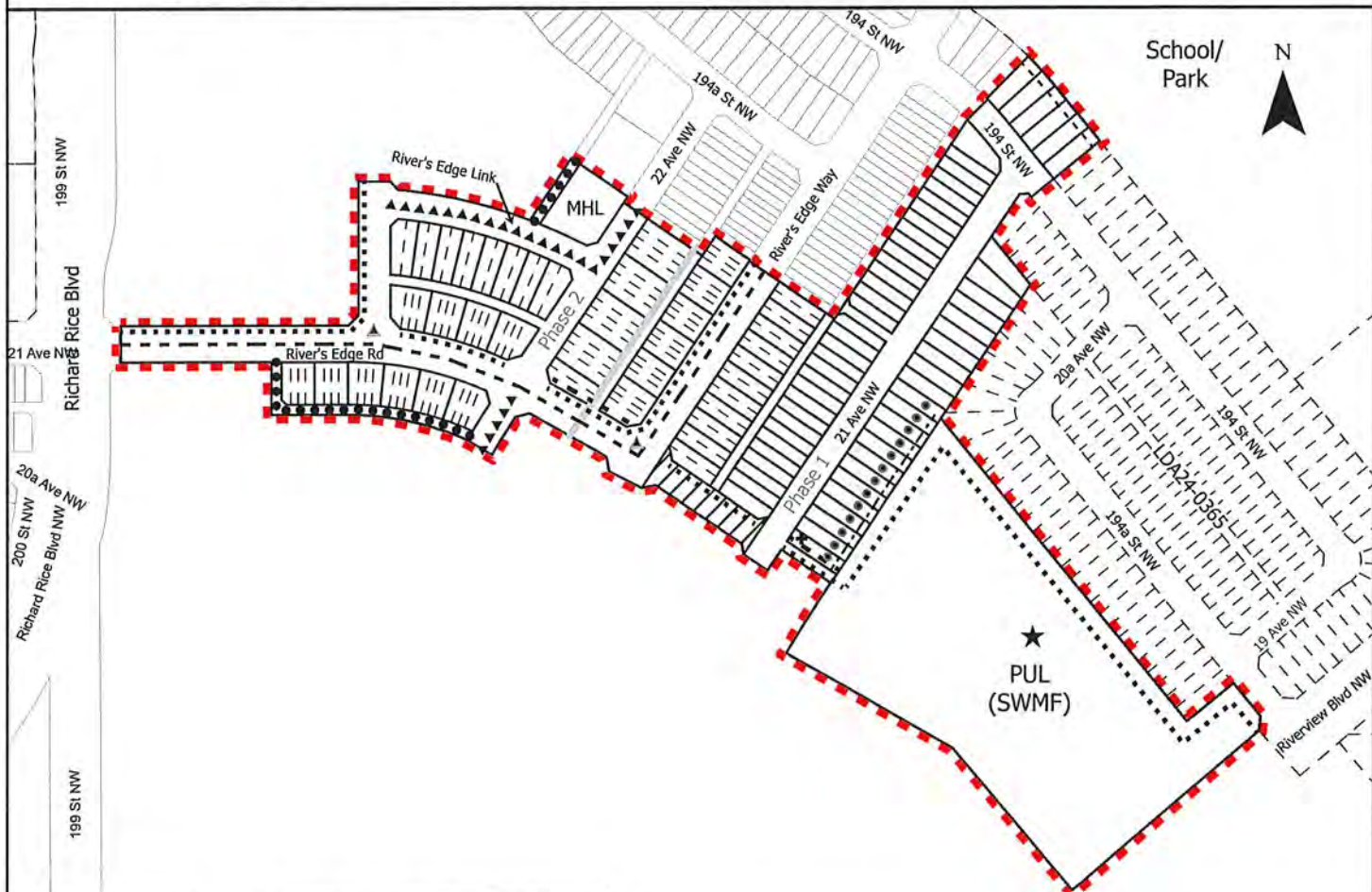
Enclosures

**SUBDIVISION CONDITIONS OF APPROVAL MAP**

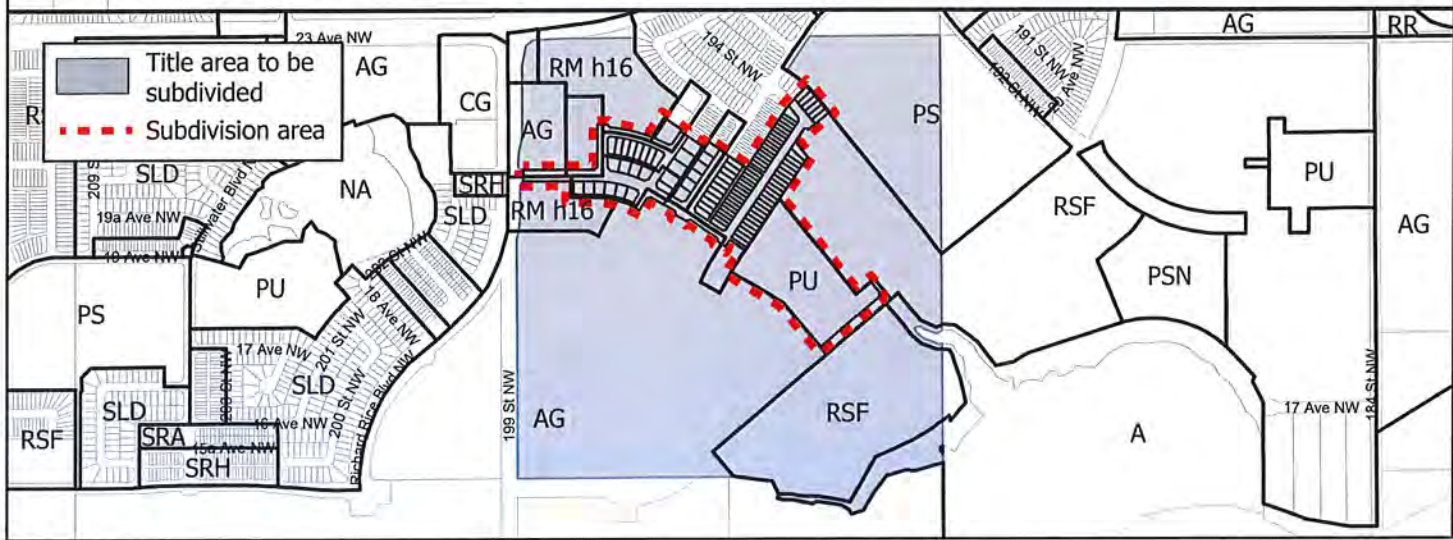
March 6, 2025

LDA24-0356

- Limit of proposed subdivision
- Phasing line
- - - - 1.2 m uniform fence
- - - - 1.8 m uniform fence
- - - - 1.8 m uniform screen fence as per Zoning Bylaw
- 3 m hard surface shared use path
- - - - Construct collector roadway
- ▲▲▲▲ Shared bike lane pavement marking and signage
- Construct commercial standard alley
- ▨ Dedicate additional road right of way and modify property lines, if required
- ▲ Traffic calming measures
- Restrictive Covenant re:Freeboard
- ⊕ Restrictive Covenant re:Disturbed soil
- ★ Naturalized landscaping



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



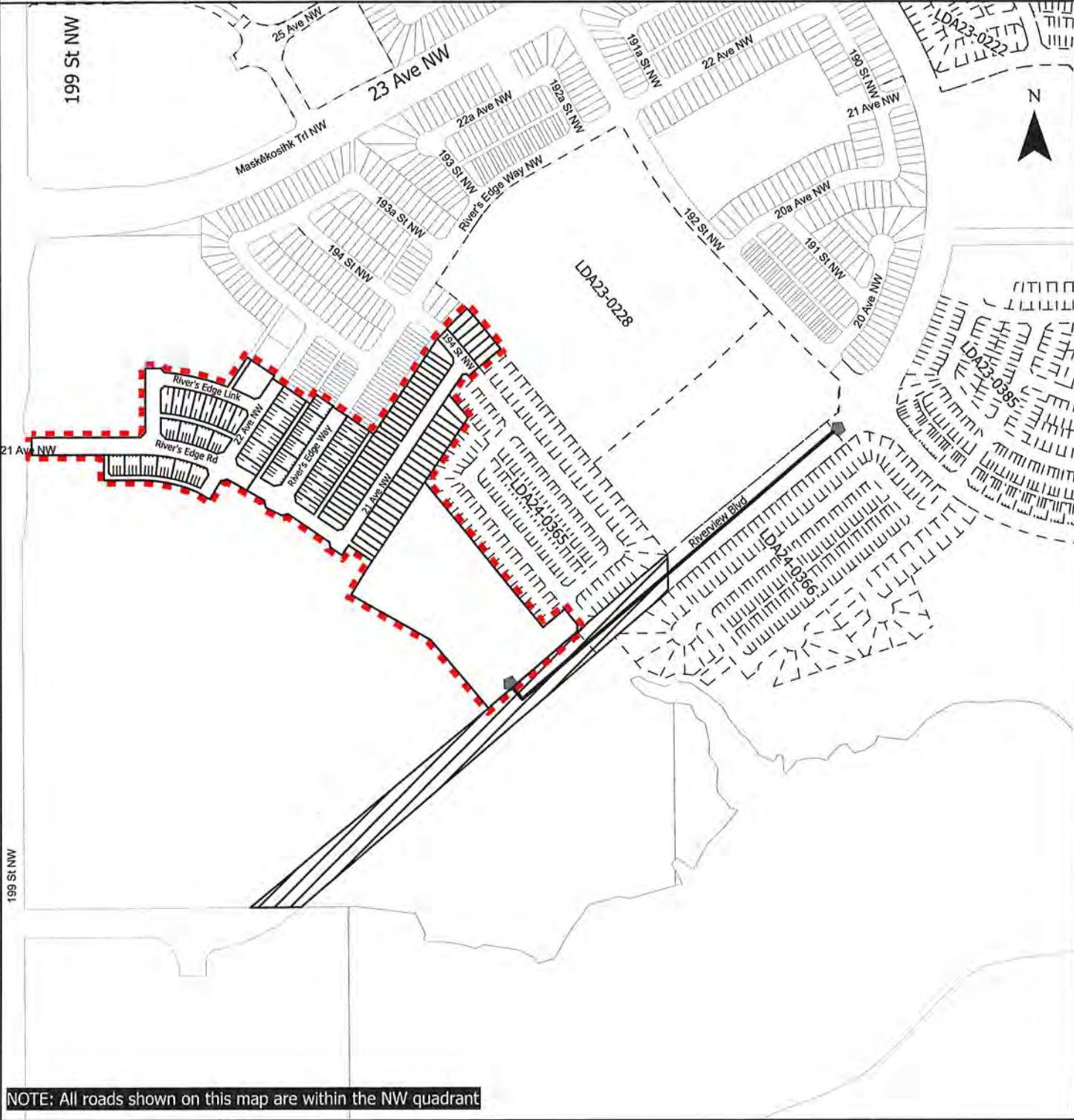


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2025

LDA24-0356

- Limit of proposed subdivision
- Offsite storm sewer
- Dedicate as road right of way





Subdivision Authority

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

March 6, 2025

File No. LDA24-0423

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 188 residential lots, one (1) multi-unit housing lot (MHL), two (2) Municipal Reserve lots, two (2) Environmental Reserve lots and one (1) Public Utility lot, from Lot 1, Block 1, Plan 172 0869, and Lot 2, Block 2 Plan 182 2406 located south of 173 Avenue NE and east of Meridian Street NW; **MARQUIS**

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**I The Subdivision by Plan is APPROVED on March 6, 2025, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as two (2) 0.004 ha lots 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 owner dedicate Municipal Reserve (MR) as 0.17 ha and 0.47 ha lots pursuant to Section 666 of the Municipal Government Act 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 register a Temporary Public Access Easement on Lot 2, Block 8, Plan 232 0575 and Lot 2, Block 2, Plan 182 2406 for a temporary shared use path / pedestrian connection, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate additional road right-of-way and modify property lines to conform to an approved cross-section or to the satisfaction of Subdivision and Development Coordination for the south leg of the local-collector intersection, should they be deemed necessary through the review of the engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;

8. that the approved subdivision LDA25-0007 be registered prior to or concurrent with this application;
9. that LDA24-0060 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Hoggan Engineering & Testing (1980) Ltd geotechnical report (File No. 6384-6), as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the MHL, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner apply for permits to demolish the existing dwellings and structures within Plan 172 0869, Blk 1, Lot 2ER, prior to endorsement of the final plan, 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 (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct 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;

9. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. That the owner construct the local road 5 Street NE and collector road 172 Avenue NE to an approved Complete Streets design and cross-section, including way-finding signage to support tertiary bike routes along both the local and collector roadways to the satisfaction of Subdivision and Development Coordination;
11. that the owner construct temporary 6 m gravel surface roadway connections, 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);
12. that the owner construct a temporary shared use path/pedestrian connection, from the terminus of the 3 m hard-surfaced shared use path within the PUL to 172 Ave NE, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, landscaping and bollards, within the PUL, as shown on the "Conditions of Approval" map, Enclosure I;
14. 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 Geotechnical Report (Geotechnical Investigation; Proposed Subdivision And Slope Stability Analysis; Part Of SW 4-54-23-W4 (Hood Lands); Meridian Street & 173 Avenue; Edmonton, Alberta; Report No: 6384-6; Prepared By: Hoggan Engineering & Testing (1980) Ltd.; Dated July, 2015), with connections to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m hard surface shared use path in the ultimate alignment of Meridian Street NE, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkways and MR site, with connections to adjacent paths, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner pay for installation of "no parking" signage on the local roadways with 8.00 m wide carriageway to support the cross sections and operation of the internal roadways to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
18. that the owner construct appropriate traffic calming measures at all local and collector intersections and alley crossings on 172 Avenue NE, as per Section 3.8.2. of the Complete Streets Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner update the Marquis Pumping and Monitoring Plan at Horsehill Creek, dated June 25, 2019 as per the accepted Marquis Interim Stormwater Plan 2025 Development Area, dated December 20, 2024;

20. that the owner shall be 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 the Subdivision and Development Coordination;
21. 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;
22. 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;
23. 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 in the Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination;
24. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
25. that the owner construct, with Phase 1, underground utilities including watermain, sanitary and storm sewer main extensions, to the satisfaction of EPCOR Water Services Inc. and Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
26. that the owner provide restoration by the means of naturalized landscaping within 1720869 Blk 1 Lot 2ER and buffer that have been disturbed for the removal of the existing dwellings and structures, as well as other construction activities to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner is responsible to provide naturalized landscaping within the MR parcels, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
28. 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;
29. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way and walkway to the satisfaction of City Departments and affected utility agencies; and
30. that the owner construct a 1.8 m noise attenuation fence, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), within residential property lines for all lots backing onto Meridian Street NE. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway, as shown on the "Conditions of Approval" map, Enclosure I.

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

MR for Lot 1, Block 1, Plan 172 0869 was addressed by Deferred Reserve Caveat (DRC 172 067 051) with LDA15-0132. MR in the amount of 0.64 ha is being provided by dedication with this subdivision and will be adjusted for Environmental Reserve dedication. The DRC will be reduced accordingly.

Municipal Reserve for Lot 2, Block 2, Plan 182 2406 was addressed by DRC with LDA16-0607, 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority


BM/mb/Posse #498810283-001

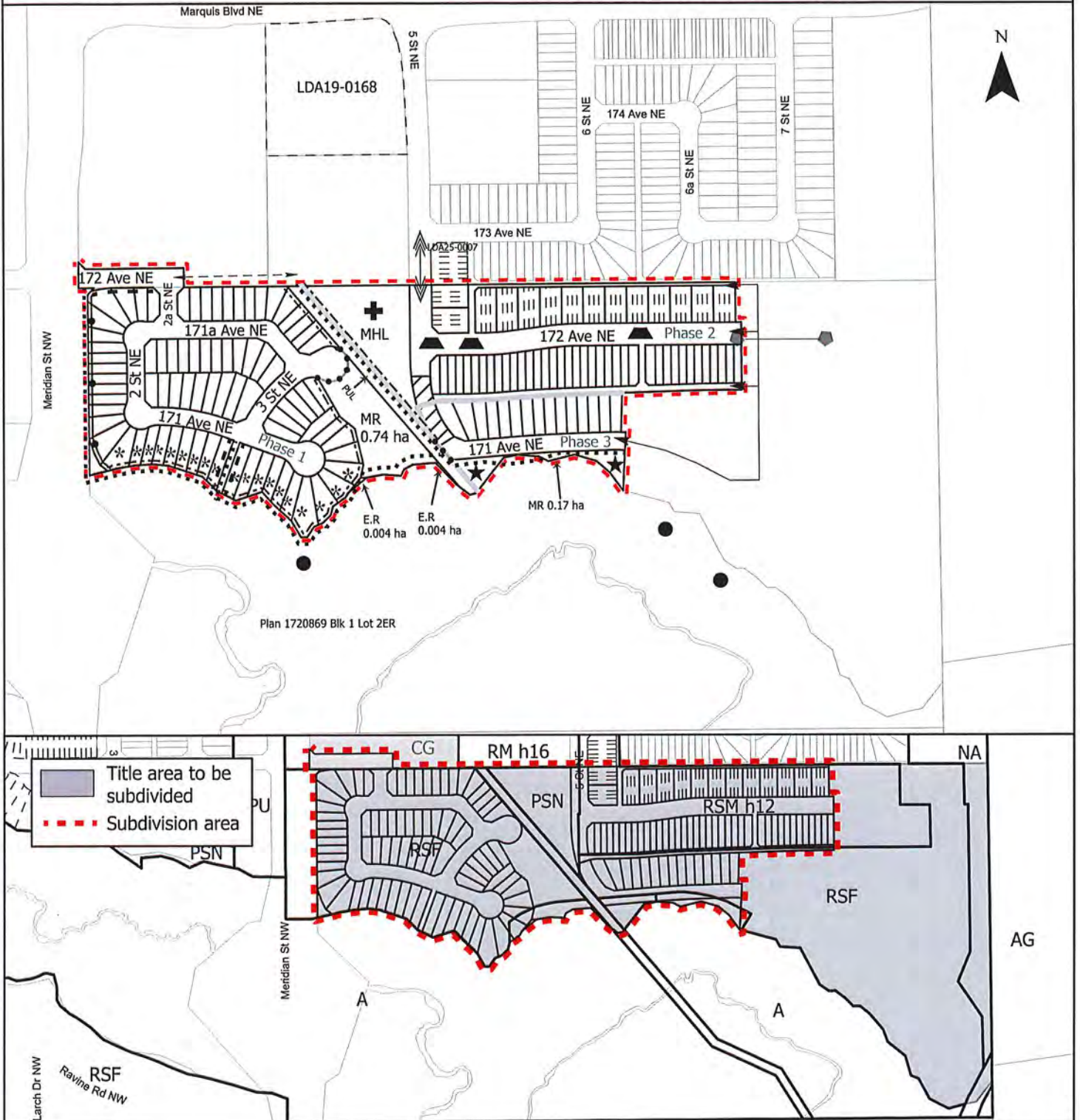
Enclosure



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2025

LDA24-0423

- Limit of proposed subdivision
- Phasing line
- ..... 3 m hard surface shared use path
- Temporary 6 m roadway
- Temporary pedestrian connection and register easement
- 1.2 m uniform fence
- 1.8 m uniform screen fence as per Zoning Bylaw
- Noise attenuation fence
- Bollards
- Storm sewer extension
- Watermain extension
- ▲ Traffic calming measure
- ★ Naturalized Landscaping
- Remove structures and Naturalized landscaping restoration
- \* Restrictive Covenant re: Top of Bank
- ✚ Restrictive Covenant re: Disturbed soil
-  Review intersection through engineering drawings



 Title area to be subdivided  
 Subdivision area



March 6, 2025

File No. LDA24-0441

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 193 residential lots, one (1) Public Utility lot, and one (1) Municipal Reserve lot, from SW 07-52-25-W4M located east of Winterburn Road NW and north of Edgemont Boulevard NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on March 6, 2025, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.797 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.046 ha by a Deferred Reserve Caveat registered proportionately against the proposed and the remnant lots pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that in addition to the standard on-site easements, the owner register off-site easements in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, to allow for the Storm Water Management Facility (SWMF), and watermain and sanitary sewer main extensions to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate, clear and level Lessard Road NW and Winterburn Road 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;



7. that the subdivision boundary be amended to include the dedication of the portion of local roadway south of the proposed MR lot (park site) for the width of the north-south walkway right of way to serve the reverse housing development, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. 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;
9. that the approved subdivision LDA24-0246 be registered prior to or concurrent with this application to provide the logical servicing extensions;
10. 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;
11. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lot flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
12. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following 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 4 m gravel surface emergency access with T-bollards 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). A 'Swept Path Analysis' for fire trucks should be included in the submission of engineering drawings to ensure interim functionality of the temporary/local roadway intersections;
9. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 1, 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 the first two (2) lanes of Lessard Road NW to an arterial roadway standard with Phase 1, from Edgemont Link NW to Winterburn Road NW, including channelization, accesses, intersections, 3 m shared use path on south side, bus stop, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
11. that the owner construct a 7.5 m residential reverse housing alley to an approved Complete Streets design and cross-section, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality. Kael Griswold (kael.griswold@edmonton.ca) of Fire Rescue Services shall be consulted through the engineering drawing review process to confirm emergency access requirements;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the Storm Water Management Facility (SWMF) with Phase 1, with a connection to the adjacent shared use path and sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkways with Phase 1 and Phase 2, with a connection 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;
14. that the owner construct a 1.8 m concrete sidewalk with lighting, within the north-south walkway right of way adjacent to the reverse housing development with Phase 1, with connections to the adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property with Phase 2, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Lessard Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

16. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
17. that the owner construct a watermain extension along Lessard Road NW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner construct an offsite watermain extension east of Edgemont Wynd NW, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
19. that the owner construct the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination;
20. that the owner construct an offsite sanitary sewer main extension, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the engineering drawings include a wildlife crossing or wildlife mitigation measures on Lessard Road NW in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. Detailed requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact [ecologycircs@edmonton.ca](mailto:ecologycircs@edmonton.ca) for more information);
22. 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
23. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, road rights of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SW 7-52-25-W4M in the amount of 0.797 ha is being provided by dedication and 1.046 ha is being provided by a Deferred Reserve Caveat with this subdivision. The DRC will be adjusted to account for the arterial roadway dedication of Lessard Road NW and Winterburn Road NW.

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

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

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

Regards,

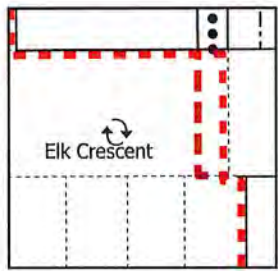
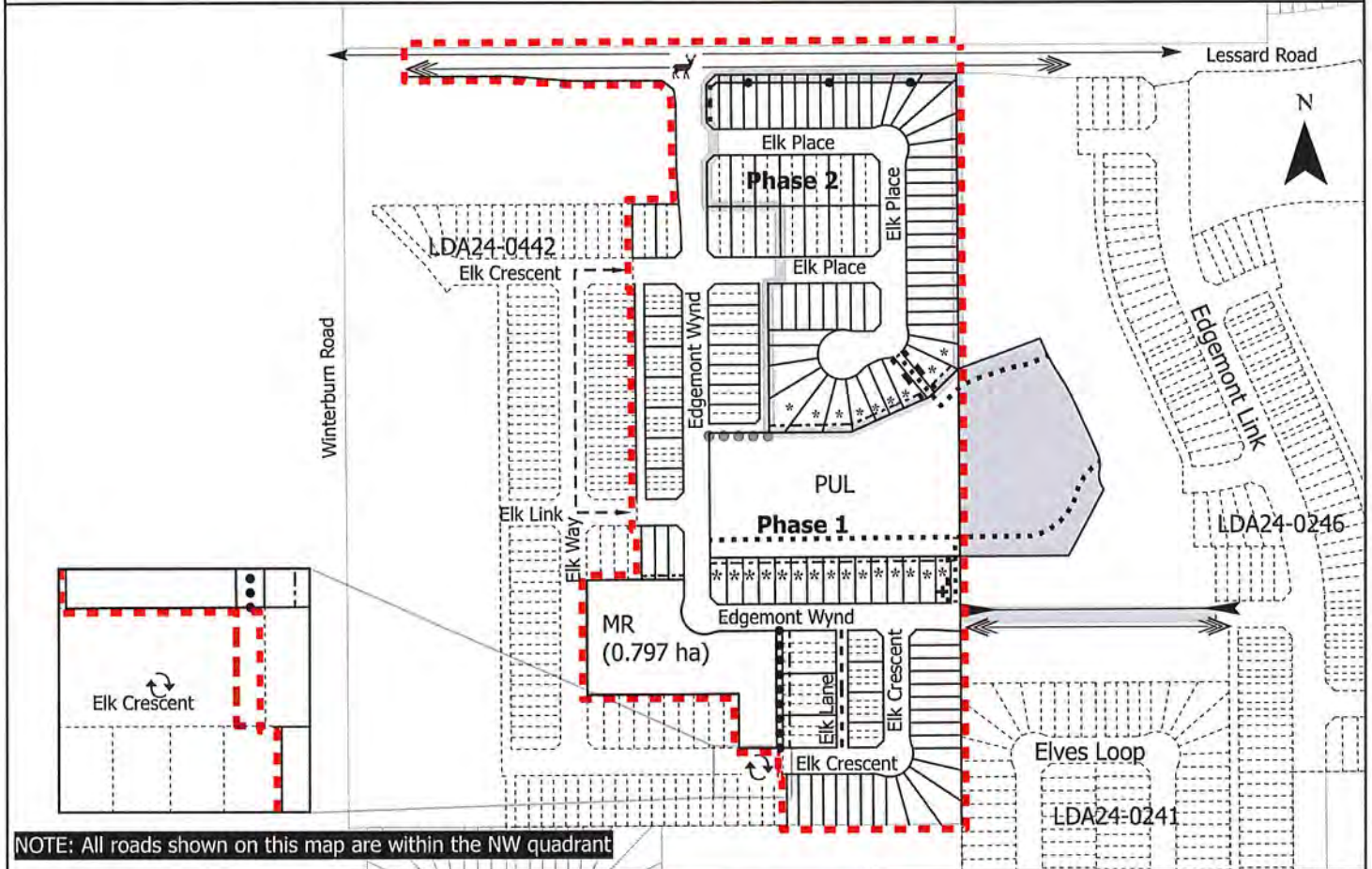


Blair McDowell  
Subdivision Authority

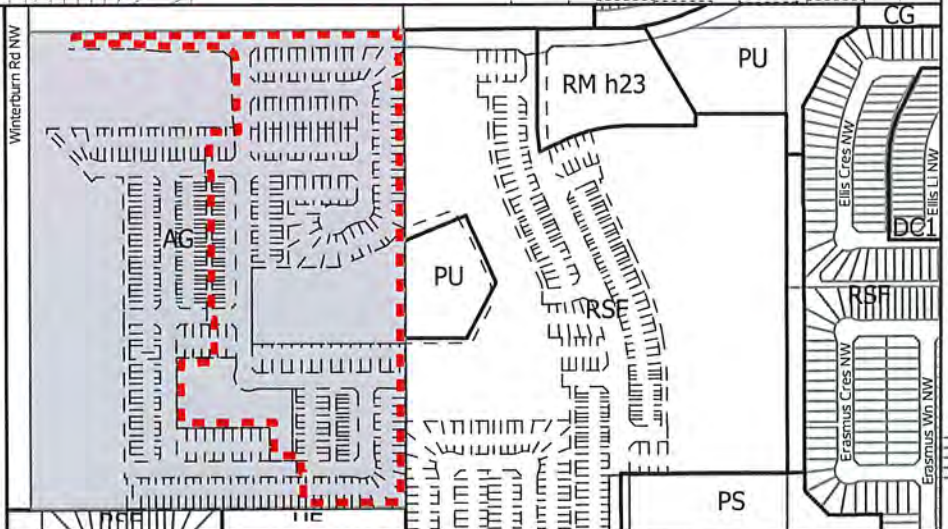
BM/my/Posse #526260777-001

Enclosures

- Limit of proposed subdivision
- Amend subdivision boundary
- ▭ Phasing line
- ▭ Register easement
- - - - 1.8 m uniform screen fence as per Zoning Bylaw
- - - - 1.2 m uniform fence
- Noise attenuation fence
- 1.8m concrete sidewalk
- 3m hard surface shared use path
- ↔ Temporary 4 m emergency access
- ↔ Construct first two lanes to an arterial roadway standard
- - - - Construct 7.5 m reverse housing lane
- Bollards
- ↔ Watermain extension
- ↔ Sanitary sewer extension
- ↻ Temporary 12 m radius turnaround
- \* Restrictive covenant re:Freeboard
- + Restrictive covenant re:disturbed soil
- 🐾 Wildlife mitigation measures



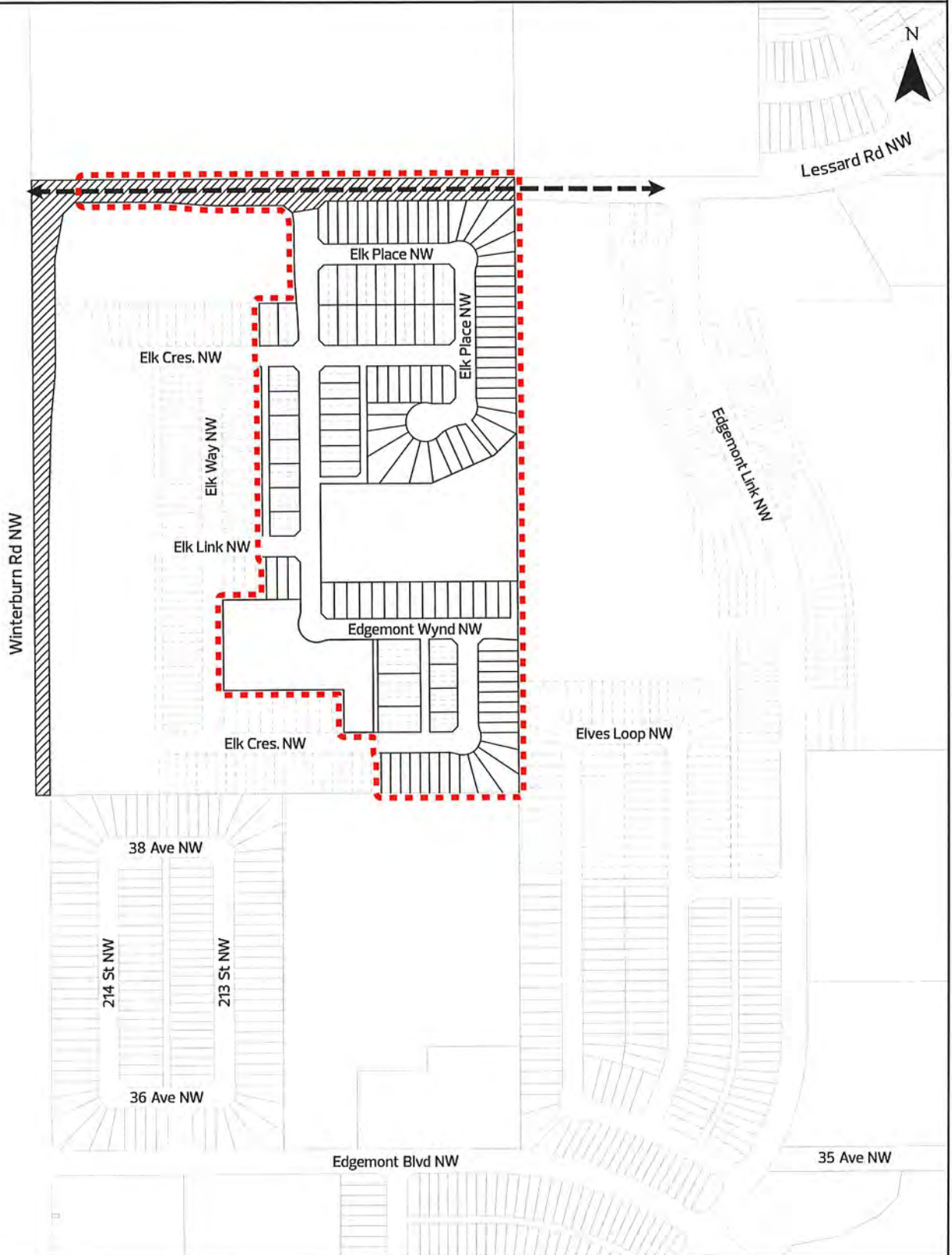
- ▭ Title area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2025 LDA24-0441

- Limit of proposed subdivision
- ↔ Construct first two lanes to an arterial roadway standard
- ▨ Dedicate as road right of way





March 6, 2025

File No. LDA24-0442

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 126 residential lots, from SW 07-52-25-W4M located east of Winterburn Road NW and north of Edgemont Boulevard NW; **EDGEMONT**

---

**I The Subdivision by Plan is APPROVED on March 6, 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 dedicate, clear and level Lessard Road NW and Winterburn Road 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;
4. that the owner provide a 6 m wide opening where the walkway connects to Winterburn Road NW, in accordance with the Complete Streets Design and Construction Standards and to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the subdivision boundary be amended to exclude the dedication of the portion of local roadway south of the proposed MR lot (park site) for the width of the north-south walkway right of way to serve the reverse housing development in LDA24-0441, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
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 LDA24-0441 be registered prior to or concurrent with this application, to provide the logical internal roadway and servicing extensions;
8. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
9. 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 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 12 m radius gravel surface turnaround with bollards or mini-barriers with Phase 1, 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);
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 is 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 Lessard Road NW to an arterial roadway standard from Edgemont Link NW to Winterburn Road NW, including channelization, accesses, intersections, 3 m shared use path on south side, bus stops, lighting, landscaping and any



transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway with Phase 1, 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;
12. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards, within the walkway with Phase 2, with connections to adjacent sidewalks, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct offsite sanitary and storm sewer main extensions within Phase 2 prior to registration of Phase 1, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner provide temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
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 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.

Municipal Reserve (MR) for the SW 7-52-25-W4M was provided by a Deferred Reserve Caveat with LDA24-0441. The DRC will carry forward on 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. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/my/Posse #526380974-001

Enclosures

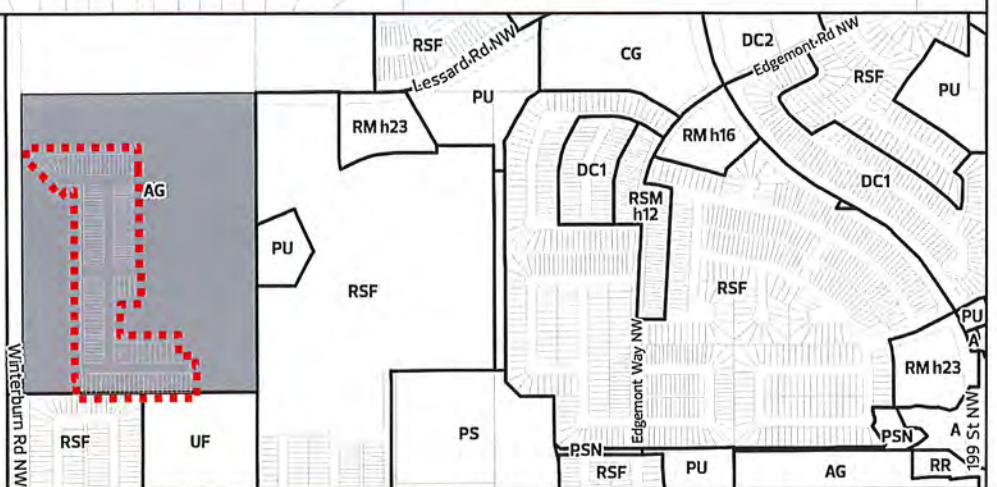
SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2025 LDA24-0442

- - - - Limit of proposed subdivision
- · - · - Amend subdivision boundary
- Phasing line
- - - - 1.2 m uniform fence
- - - - 1.8 m uniform fence as Zoning Bylaw
- · - · - 1.8 m concrete sidewalk
- · - · - 3 m hard surface shared use path
- Dedicate 6 m walkway opening
- Temporary 6 m roadway
- Temporary 12 m radius turnaround
- Major drainage infrastructure
- Restrictive covenant re: Disturbed soil



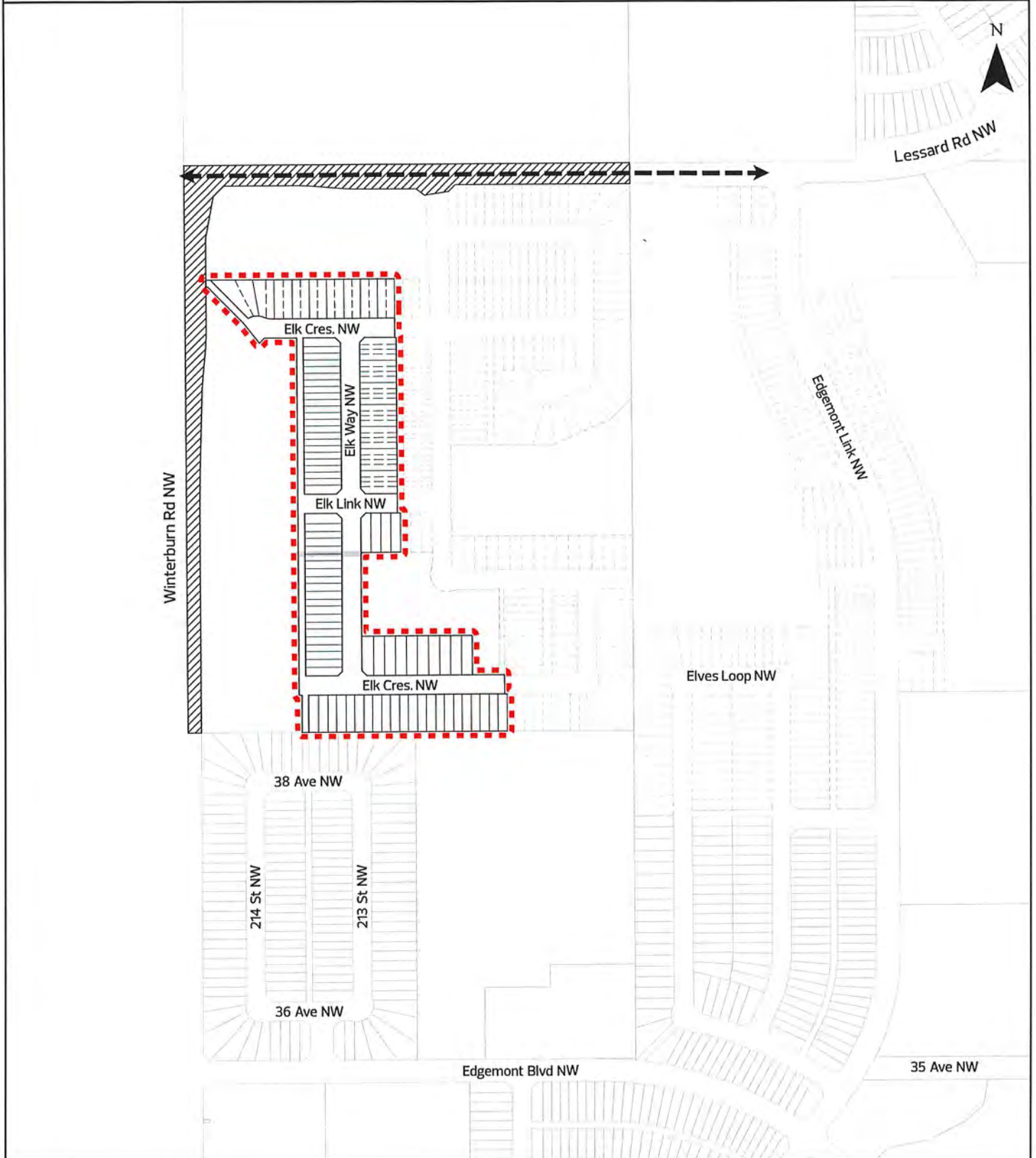
- Title area to be subdivided
- - - - Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2025 LDA24-0442

- Limit of proposed subdivision
- ↔ Construct first two lanes to an arterial roadway standard
- ▨ Dedicate as road right of way





March 6, 2025

File No. LDA24-0478

Arcadis  
300 - 10120 103 Ave NW  
Edmonton AB T5J 3R6

ATTENTION: Connor Pope

RE: Tentative plan of subdivision to create two (2) multi-unit housing lot (MHL), from the SW-19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW;  
**GRANVILLE**

---

**I The Subdivision by Plan is APPROVED on March 6, 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 dedicate, clear and level 215 Street as required for road right of way, from the parcels legally described as Lot R, Block 1, Plan 5822RS and Lot 78MR, Block 40, Plan 1521382 and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and 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;
7. that the owner construct the first two lanes of 215 Street NW to an arterial roadway standard, from south of 62 Avenue NW to 45 Avenue NW, including channelization, accesses, the complete 45 Avenue NW and 215 Street NW intersection, 3 m shared use path along the east side, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct 1.8m noise attenuation fence contained wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
9. that the owner is responsible for the landscape design and construction within the road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Pt. of SW ¼ 19-52-25-4 were previously addressed with LDA14-0374 by registering Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on title.

215 Street arterial roadway dedication may require additional Municipal Reserve removal if required.

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

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

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

Regards,



Blair McDowell  
Subdivision Authority

BM/nz/Posse #517825106-011

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

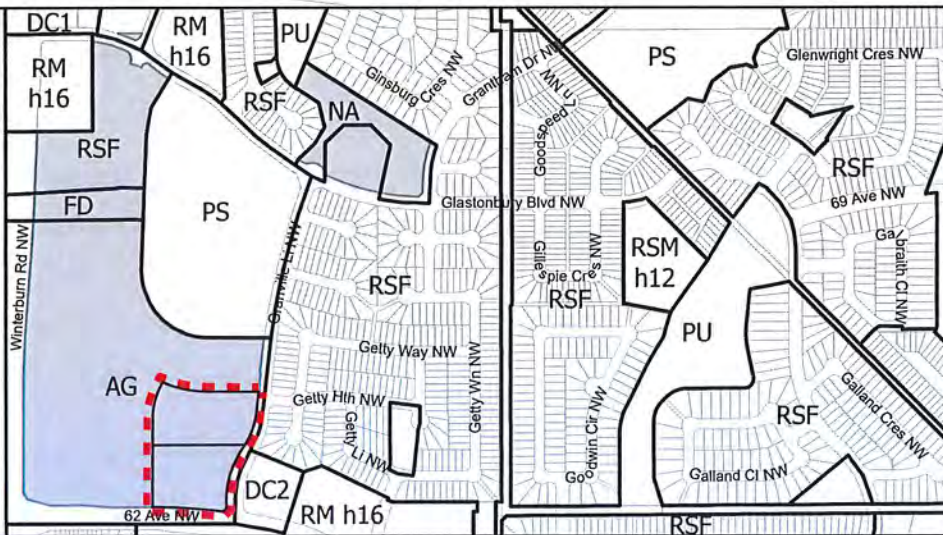
March 6, 2024 LDA24-0478

- Limit of proposed subdivision
- Noise attenuation fence



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

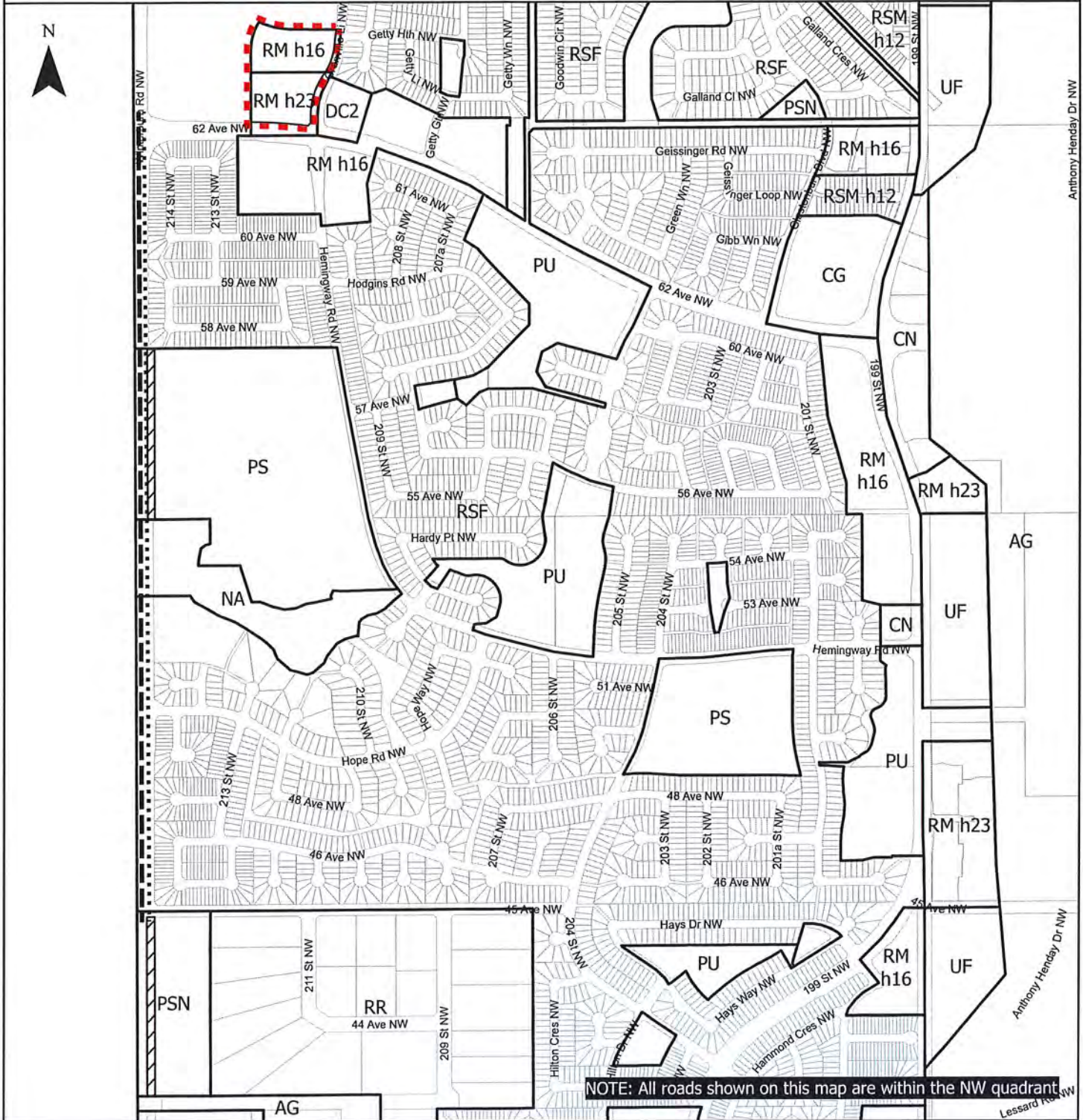
- Title area to be subdivided
- Subdivision area



SUBDIVISION CONDITIONS OF APPROVAL MAP

March 6, 2024 LDA24-0478

- Limit of proposed subdivision
- ▨ Dedicate as road right of way
- ..... 3 m hard surface shared use path
- Construct first two lanes to an arterial roadway standard







Subdivision Authority

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

March 6, 2025

File No. LDA25-0060

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2A, Block 14, Plan 222 1407, located north of 124 Avenue NW and west of 76 Street NW; **ELMWOOD PARK**

---

**The Subdivision by Plan is APPROVED on March 6, 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell  
Subdivision Authority

BM/bj/Posse #563136377-001

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](mailto: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 76 Street NW. Upon redevelopment of proposed Lot 2C, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at [www.edmonton.ca/permits](http://www.edmonton.ca/permits).

#### Building / Site

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

#### Servicing

- 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).
- The existing services (water and sanitary) for the south lot enter the proposed subdivision approximately 4.5 m north of the south property line of existing Lot 2A off of the lane. An existing water service enters the proposed subdivision approximately 4.9 m south of the north property line of existing Lot 2A off of the lane. An existing sanitary service enters the proposed lot approximately 11.9 m north of the south property line of existing Lot 2A. 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](mailto: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](http://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).

# TENTATIVE PLAN

SHOWING SUBDIVISION OF

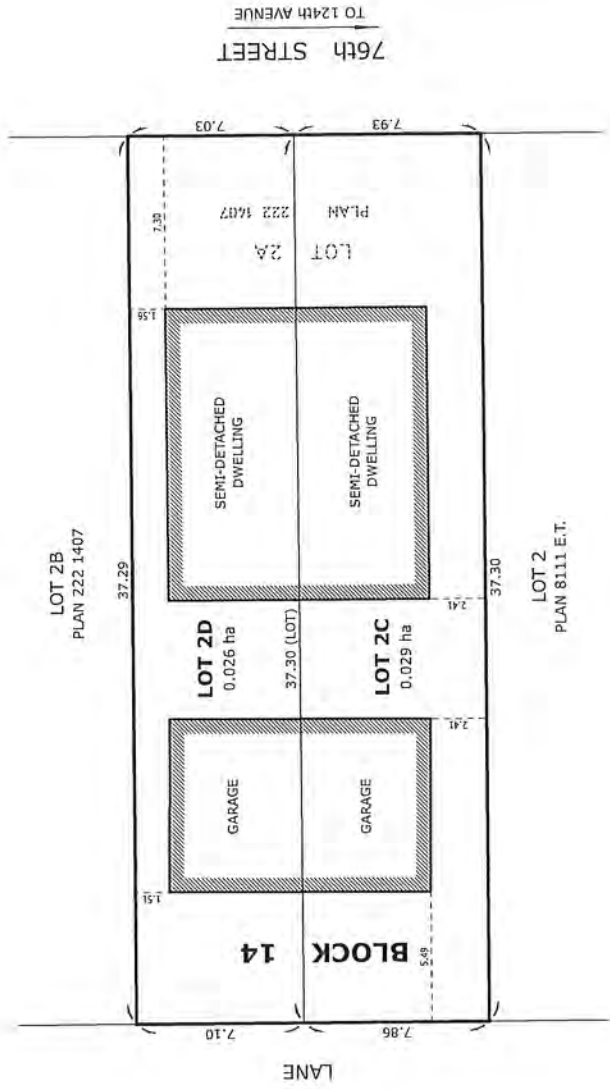
**LOT 2A, BLK.14, PLAN 222 1407**

IN THE

**N.W.1/4 SEC.15, TWP.53, RGE.24, W.4 M.**

**EDMONTON, ALBERTA**

SCALE 1:200 0 5 10m R. W. SIMPSON, A.L.S.



## NOTES:

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



2107 - 87th Avenue N.W. | Edmonton AB, T5P 1L5 | T 780.464.5505 | F 780.464.4450 | hagensurveys.ca  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JAN. 27, 2025	REVISED:	--
DRAWING	250078T	FILE NO.	250078



Subdivision Authority

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

March 6, 2025

File No. LDA25-0061

Hagen Surveys (1982) LTD.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 4A, Block 7, Plan 222 1262, located north of 112 Avenue NW and east of 51 Street NW; **HIGHLANDS**

---

**The Subdivision by Plan is APPROVED on March 6, 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/ep/Posse #563395878-001

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](mailto:citytrees@edmonton.ca). Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

Building / Site

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

Servicing

- The existing services (water and sanitary) enter the proposed subdivision approximately 2.82 m north of the south property line of existing Lot 4A and 3.94 m south of the north property line of existing Lot 4A. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



# TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

**LOT 4A, BLK.7, PLAN 222 1262**

IN

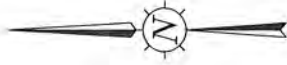
**RIVER LOT 34, EDMONTON SETTLEMENT**

WITHIN

**THEORETICAL TWP.53, RGE.24, W.4 M.**

**EDMONTON ALBERTA**

SCALE 1:200 0 2025 R.W. SIMPSON, A.L.S.



### NOTES:

- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.
- DATE OF SURVEY: JUNE 1, 2023



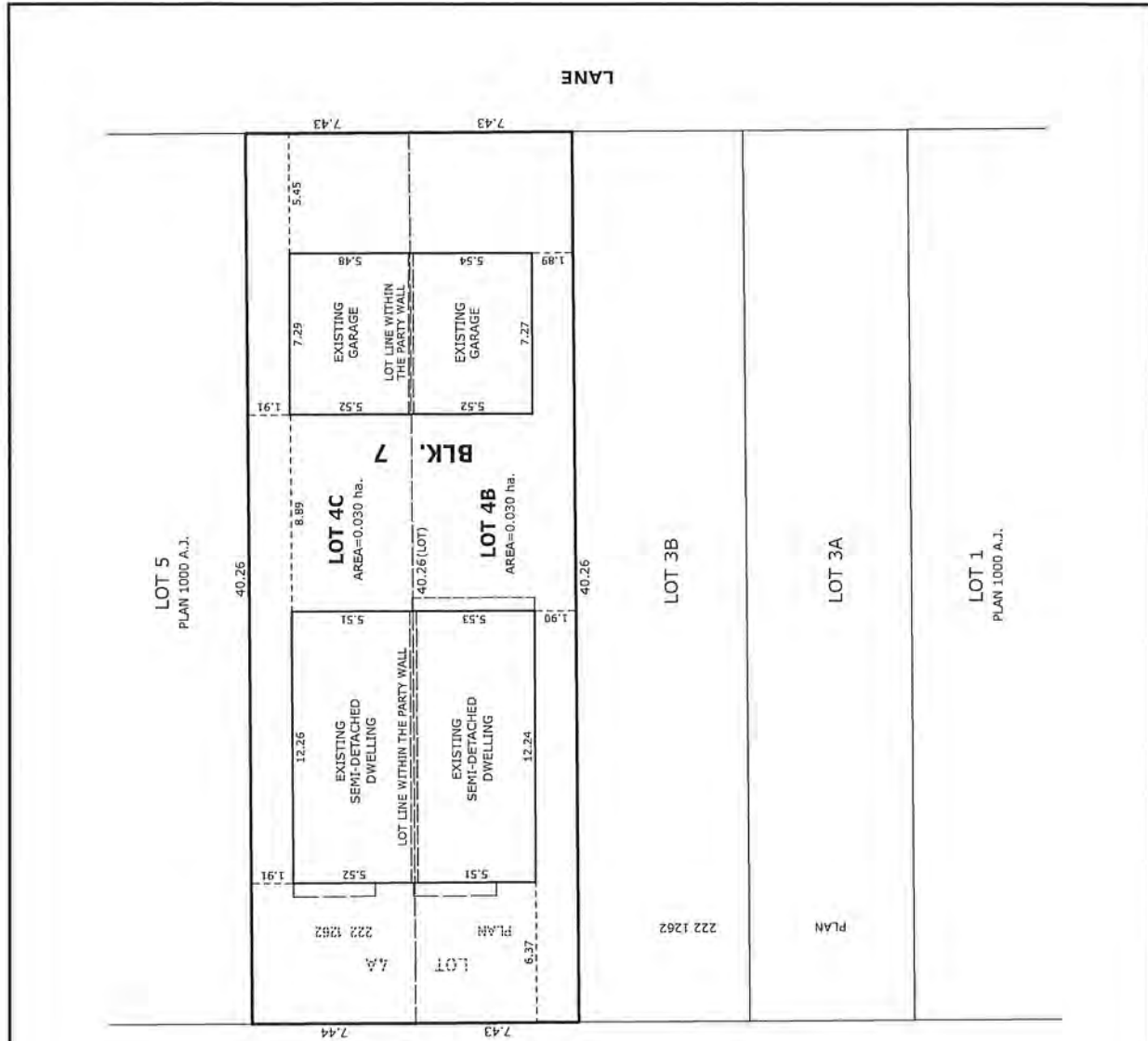
**HAGEN SURVEYS**

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5  
 T 780.464.5505 | F 780.464.4450 | hagensurveys.ca  
 Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	DA	DRAWN BY:	DA
DATE:	JANUARY 27, 2025	REVISED:	-
DRAWING	250079T	FILE NO.	250079



51st STREET TO 112th AVENUE

LANE