

Thursday, January 30, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 04

1. **ADOPTION OF AGENDA**

RECOMMENDATION

That the Subdivision Authority Agenda for the January 30, 2020 meeting be adopted.

2. **ADOPTION OF MINUTES**

RECOMMENDATION

That the Subdivision Authority Minutes for the January 23, 2020 meeting be adopted.

3. **OLD BUSINESS**

4. **NEW BUSINESS**

- |    |                             |                                                                                                                                                                                                                                                                                                                           |
|----|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA19-0417<br>342185438-001 | Tentative plan of subdivision to create 47 single detached residential lots, from part of the SE 23-51-24-W4M, located south of 22 Avenue SW and east of 54 Street SW; <b>WALKER</b>                                                                                                                                      |
| 2. | LDA19-0426<br>340562624-001 | Tentative plan of subdivision to create 39 single detached residential lots, 26 semi-detached residential lots, and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; <b>EDGEMONT</b>                                                          |
| 3. | LDA19-0526<br>346901361-001 | Tentative plan of subdivision to create one single detached residential lot and one block shell parcel from Lot 1, Plan 982 3999, located north of Charlesworth Drive SW and east of 40 Street SW; <b>CHARLESWORTH</b>                                                                                                    |
| 4. | LDA14-0567<br>164239866-001 | REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots, 34 semi-detached residential lots, and 44 row housing lots, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street SW; <b>THE UPLANDS</b>                                           |
| 5. | LDA18-0061<br>273302578-001 | REVISION of conditionally approved tentative plan of subdivision to create four (4) semi-detached residential lots, three (3) row housing lots and one (1) multi-unit housing lot (MHL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; <b>MAGRATH HEIGHTS</b> |
| 6. | LDA18-0588<br>294343213-001 | Tentative plan of subdivision to create ten (10) row housing lots and one (1) multi-unit housing lot (MHL), from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; <b>MAGRATH HEIGHTS</b>                                                                             |

7.	LDA19-0507 343526519-001	Tentative plan to subdivide the north 20 feet from Lot 25, Block 1, Plan 762 1366 to consolidate with adjacent Lot 24, Block 1, Plan 762 1366, located north of 45 Avenue NW and west of 101 Street NW; <b>PAPASCHASE INDUSTRIAL</b>
8.	LDA19-0556 348915072-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 5, Plan 935 KS, located north of 78 Avenue NW and east of Saskatchewan Drive NW; <b>BELGRAVIA</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 30, 2020

File No. LDA19-0417

IBI Group Inc.  
300 - 10830 Jasper Avenue  
Edmonton, AB T5J 2B3

ATTENTION: Gage Sparks

RE: Tentative plan of subdivision to create 47 single detached residential lots, from part of the SE 23-51-24-W4M, located south of 22 Avenue SW and east of 54 Street SW; **WALKER**

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**I The Subdivision by Plan is APPROVED on January 30, 2020, 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 approved subdivision LDA18-0473 be registered prior to or concurrent with this application, for the logical extensions of roadway connections and underground utilities;
4. that LDA19-0458 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. 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 Part of the SE 23-51-24 W4M were previously addressed by Deferred Reserve Caveat (DRC) with LDA14-0553. The DRC will carry forward on 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).

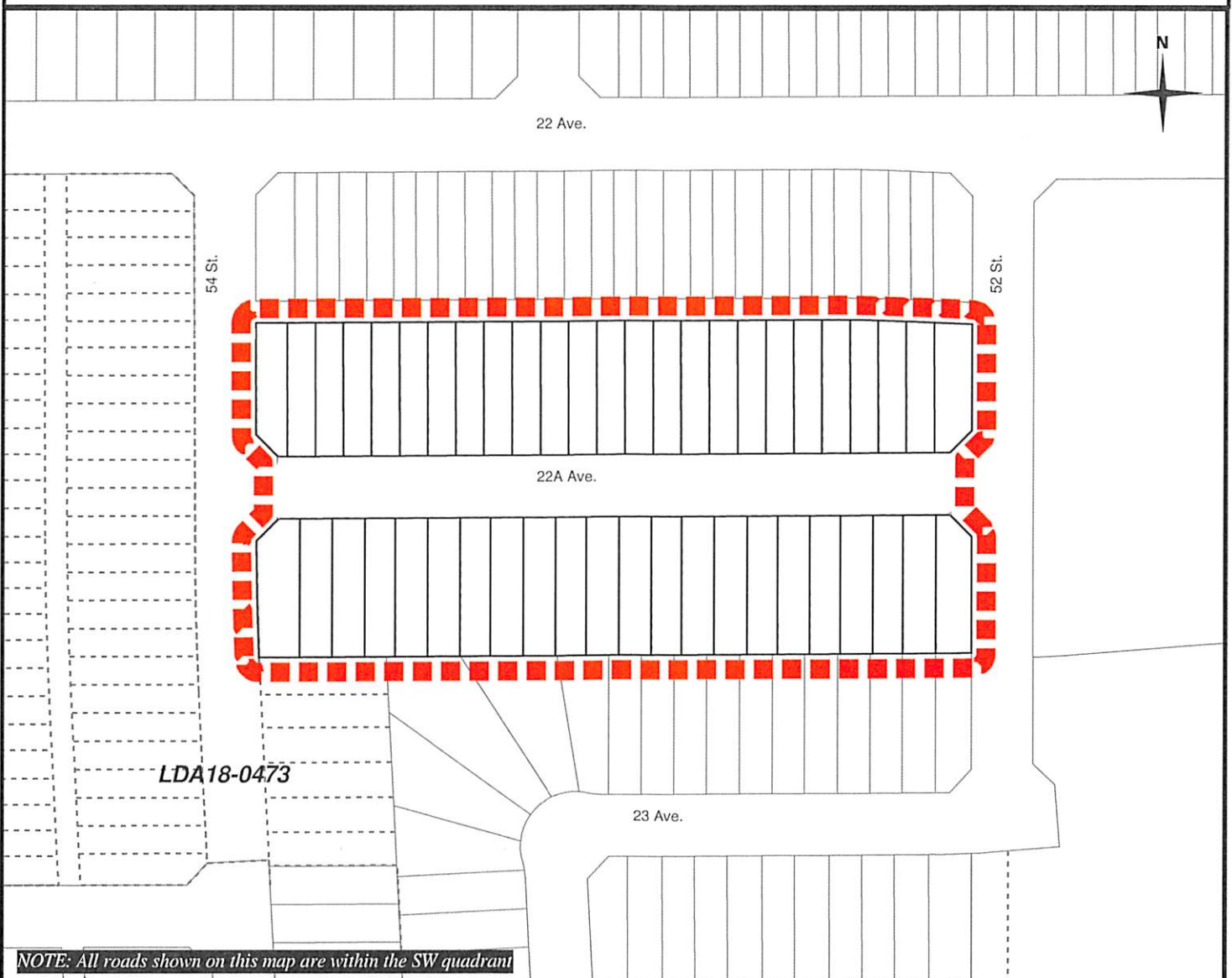
Regards,

Blair McDowell  
Subdivision Authority

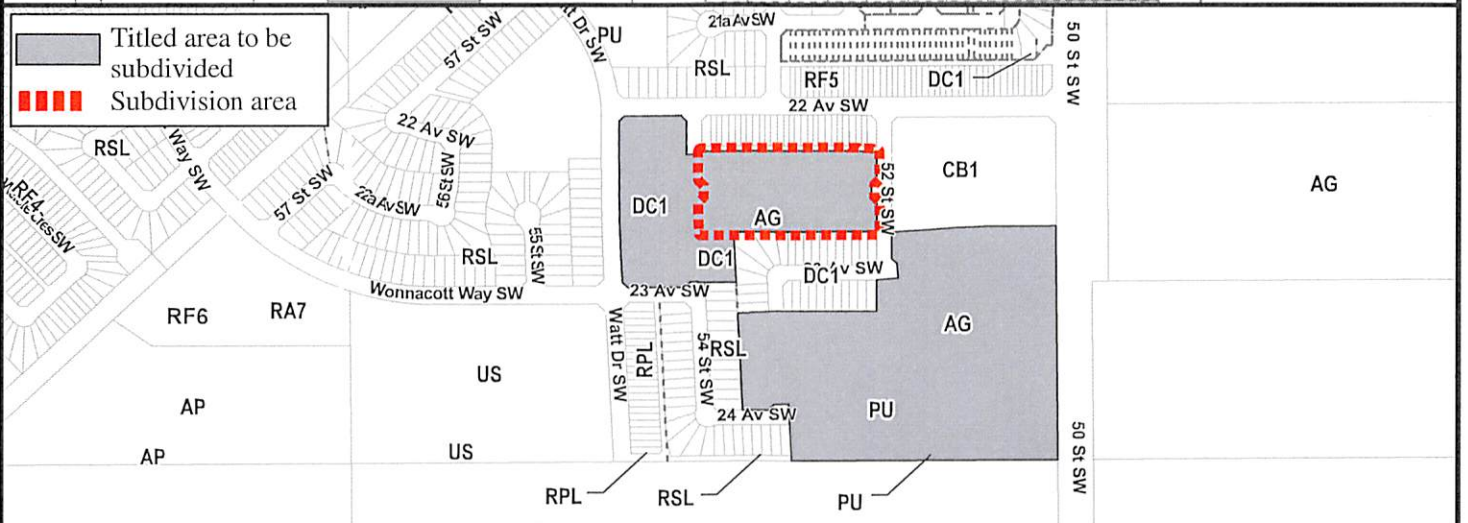
BM/cw/Posse #342185438-001

Enclosure

Limit of proposed subdivision



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





Subdivision Authority

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

January 30, 2020

File No. LDA19-0426

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

ATTENTION: Mike Vivian

RE: Tentative plan of subdivision to create 39 single detached residential lots, 26 semi-detached residential lots, and one (1) Public Utility Lot from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

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**I The Subdivision by Plan is APPROVED on January 30, 2020, 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 approved subdivision LDA18-0555 be registered prior to or concurrent with this application for the logical extension of roadway connections;
4. 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner constructs a 3 m hard surface shared use path with lighting, bollards and landscaping adjacent to the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner designs the ultimate SWMF and constructs the interim facility, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the Public Utility lot and road rights 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 2, Block 1, Plan 182 2720 was addressed by Deferred Reserve Caveat (DRC) with LDA14-0394. 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).

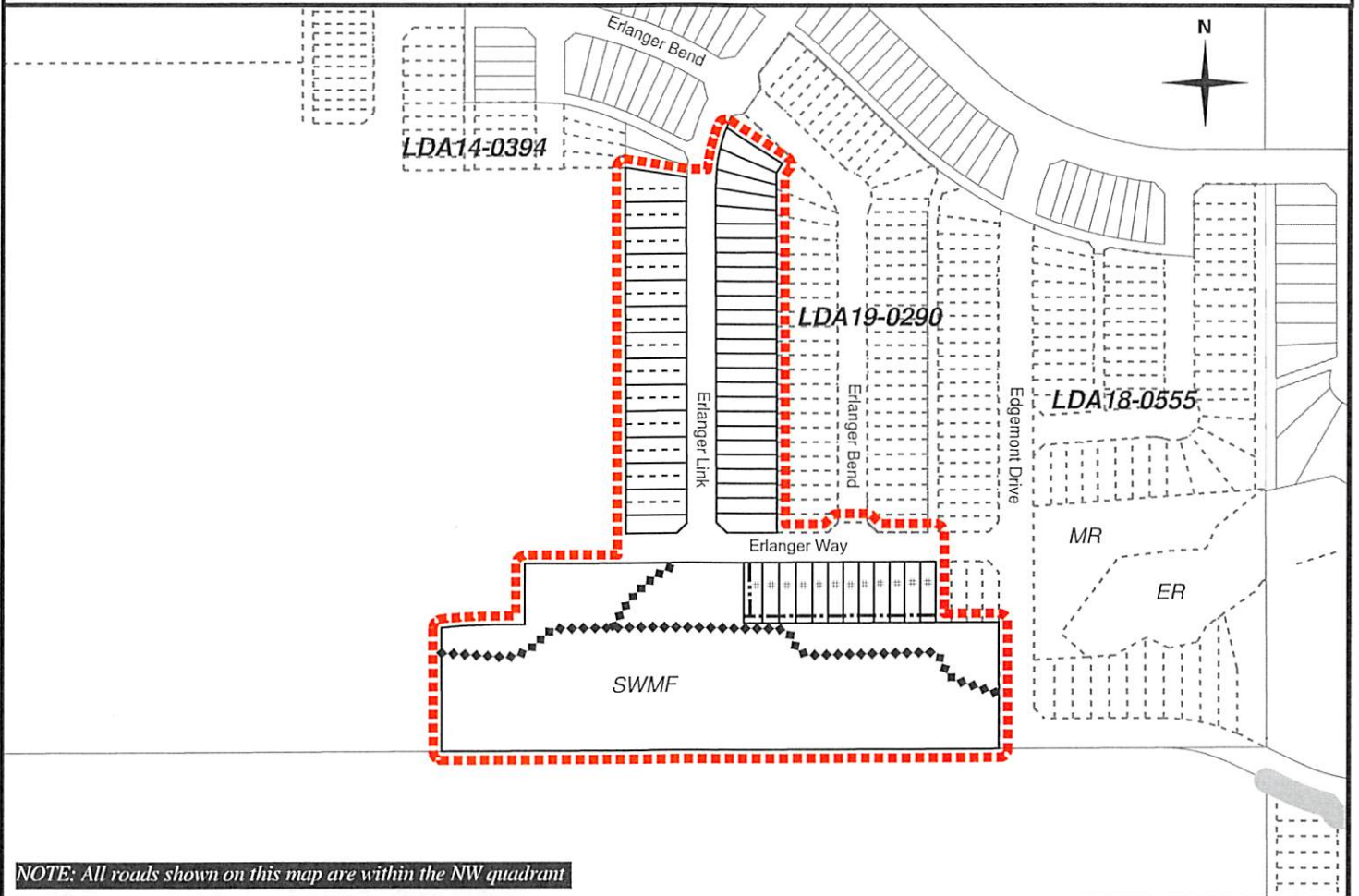
Regards,

Blair McDowell  
Subdivision Authority

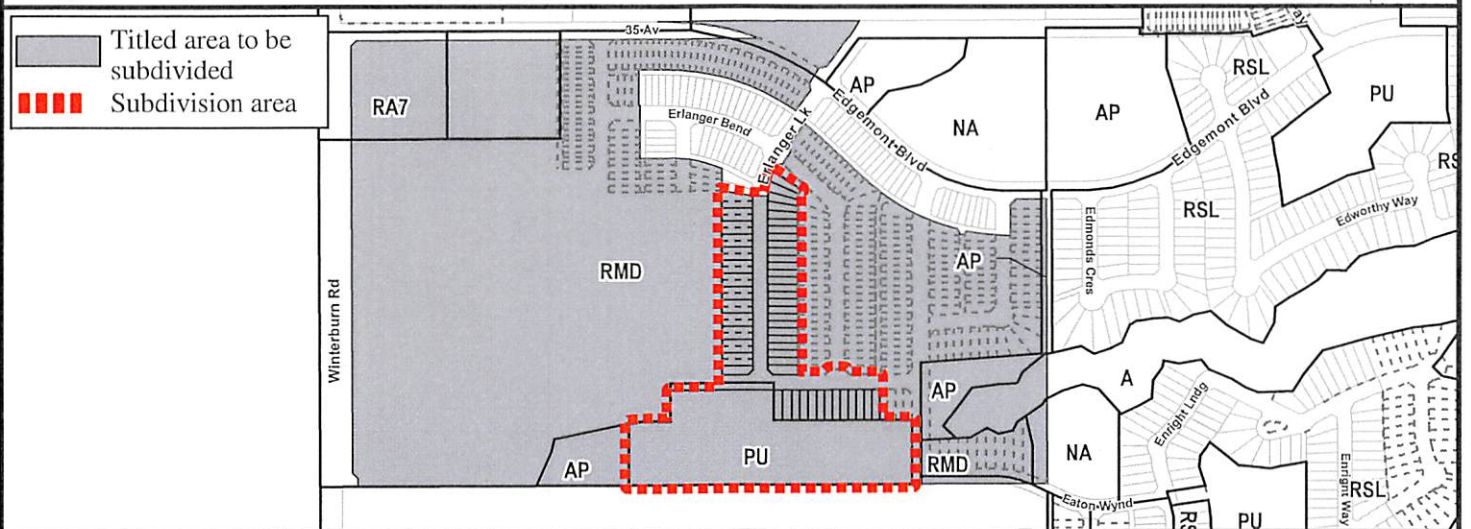
BM/jv/Posse #340562624-001

Enclosure

- Limit of proposed subdivision
- 1.2 m uniform fence
- 1.8 m uniform screen fence
- ◆◆◆ 3 m hard surface shared use path
- ⊞ Restrictive covenant re: Freeboard



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







January 30, 2020

File No. LDA19-0526

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

ATTENTION: Victoria Pham

RE: Tentative plan of subdivision to create one single detached residential lot and one block shell parcel from Lot 1, Plan 982 3999, located north of Charlesworth Drive SW and east of 40 Street SW; **CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on January 30, 2020, 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 additional road rights of way as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual; and

6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
7. that the owner constructs 3a Avenue SW to a local roadway standard, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot 1, Plan 982 3999 was previously addressed by Deferred Reserve Caveat (DRC) with LDA17-0175. The DRC will carry forward on 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/cw/Posse #346901361-001

Enclosure



Stage 26B  
LDA18-0119

Natural Area (MR)  
Stage 25C

Future Stage

LOT 1  
Plan 9823999

Future Natural  
Area (MR)

LOT B  
1.30 ha

Sage 27A


3A Avenue SW

LOT A  
0.04 ha

40 Street SW

Stage 25A  
LDA18-0119

**Legend**

 Dedicate additional road right-of-way and construct local road adjacent to residential lot

Stage 24  
LDA17-0175

Enclosure I

FILE: LDA19-0526  
DATE: January 30, 2020





Subdivision Authority

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

January 30, 2020

File No. LDA14-0567

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

ATTENTION: Reanna Rehman

RE: REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots, 34 semi-detached residential lots, and 44 row housing lots, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street SW; **THE UPLANDS**

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LDA14-0567 was conditionally approved on December 3, 2015. Phase 2A has been registered. This first change request removes 40 single detached lots from Phase 2B, replacing them with 34 semi-detached lots and 44 row housing lots.

**I The Subdivision by Plan is APPROVED on January 30, 2020, 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 disturbed soil restrictive covenant in favour of EPCOR Water Services Inc, against the lots flanking onto the walkways, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner is responsible for the disposal of any sanitary flows generated from the proposed development, at their own cost, until such time that the permanent sanitary sewer system is completed and operational to the satisfaction of Subdivision and Development Coordination;
11. that the owner shall have submitted to and obtained approval of the Engineer for the design of the required Storage Component based on anticipated growth in Riverview prior to reaching 85% of the unit design capacity of the Edgemont Lift Station as determined by cumulative lot registration within the Edgemont neighbourhood and Riverview neighbourhood;
12. that the owner shall construct the Storage Component to the satisfaction of the City prior to reaching 85% of the peak flow design capacity of the Edgemont lift station as determined by monitoring the cumulative flows from the Edgemont neighbourhood and Riverview neighbourhood. Flow monitoring shall occur at sanitary manhole 537A, or an alternative location approved by the Engineer, where the sanitary flows from the Edgemont neighbourhood and Riverview neighbourhood shall meet;
13. that the owners shall, through consultation and collaboration with the City, evaluate the design requirements of the ultimate servicing scenario prior to reaching 85% of an additional 3600 units, whose exact quantity may change as of the date of signing the Agreement, allowed by the Storage Component as determined by lot registration within Riverview;
14. that the owners shall, through consultation and collaboration with the City, evaluate the construction requirements of the ultimate servicing scenario prior to reaching 85% of the peak flow design capacity of the Edgemont lift station, in combination with the Storage Component in Riverview, as determined by monitoring the cumulative flows from the Edgemont neighbourhood and Riverview neighbourhood;

15. that the owner shall ensure that at no time shall the actual flows from the Edgemont neighbourhood and Riverview neighbourhood exceed the capacity of the Edgemont lift station;
16. that the owners shall ensure that at no time shall development within the Edgemont neighbourhood be impeded by the temporary sanitary servicing of the Riverview neighbourhood;
17. That the owner is responsible, at their cost, for the operation and maintenance of the temporary storm servicing system, until such time that the permanent storm servicing is completed and operational to the satisfaction of Subdivision and Development Coordination;
18. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, 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 road rights of way and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve for the SW 5-52-25-W4M was previously addressed. 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/jv/Posse #164239866-001

Enclosure(s)





January 30, 2020

File No. LDA18-0061

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create four (4) semi-detached residential lots, three (3) row housing lots and one (1) multi-unit housing lot (MHL) from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; **MAGRATH HEIGHTS**

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This second change request removes one (1) MHL and its associated phasing. The boundary has also been modified, to align with adjacent subdivision LDA18-0588. LDA18-0061 was initially approved on May 31, 2018, and its first change request was subsequently approved on September 20, 2018, removing residential lots and introducing phasing.

**I The Subdivision by Plan is APPROVED on January 30, 2020, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Larch Lands Subdivision Geotechnical Investigation report (File No. 19-423-46), as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;



2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner submits 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;
4. 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; and
5. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Transportation Planning and Engineering and Parkland Developer Services, as shown on the "Conditions of Approval" map, Enclosure I.

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

Municipal Reserve for Lot 24, Block 10, Plan 162 4358 was addressed by money in place with LDA16-0232.

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 #273302578-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

January 30, 2020

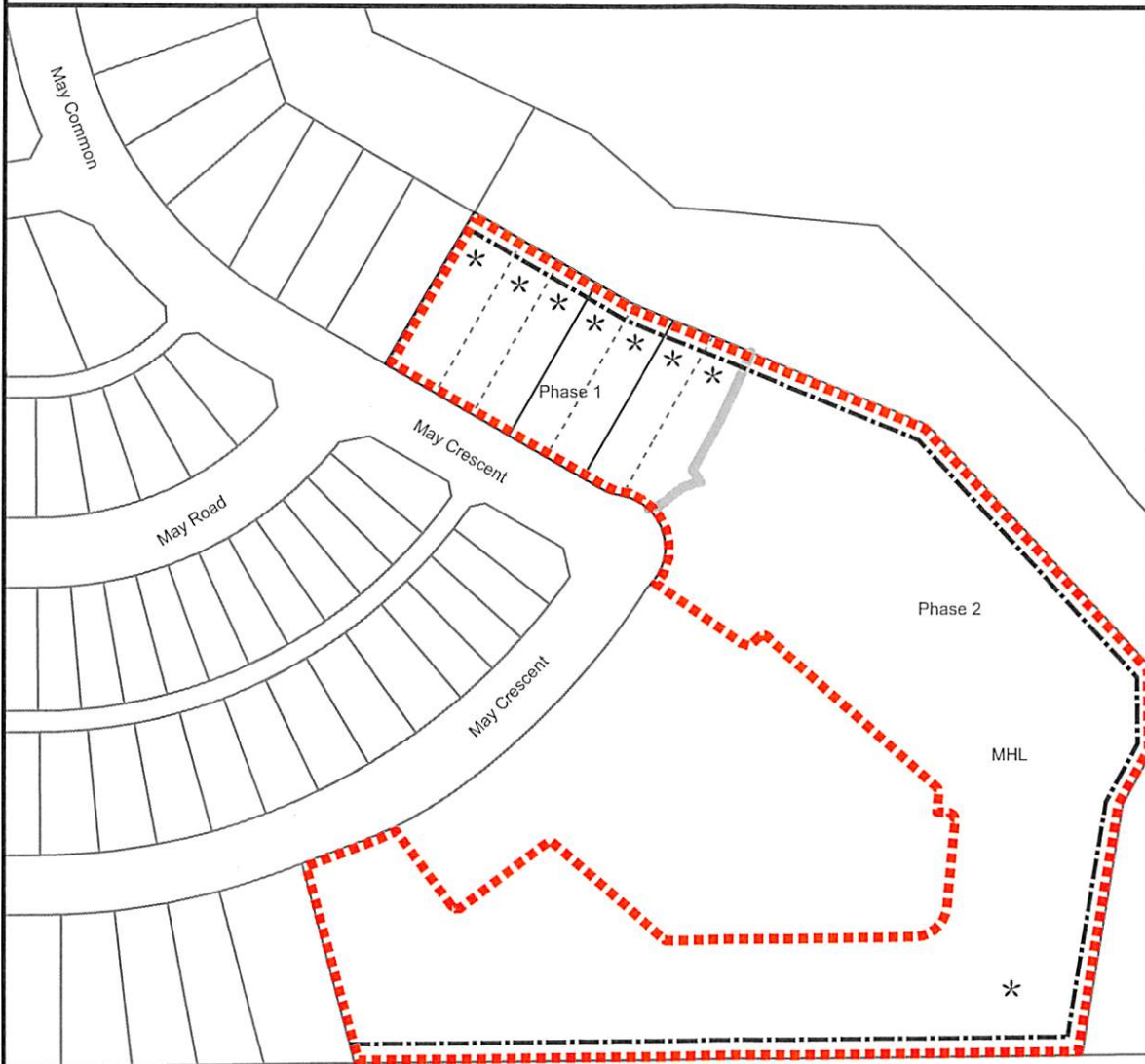
LDA 18-0061

■■■■ Limit of proposed subdivision

✱ Restrictive covenant re: Top of Bank

----- 1.2 m uniform fence

—— Phasing line



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

■ Titled area to be subdivided  
■■■■ Subdivision area





Subdivision Authority

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

January 30, 2020

File No. LDA18-0588

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create ten (10) row housing lots and one (1) multi-unit housing lot (MHL), from Lot 24, Block 10, Plan 162 4358 located east of May Crescent NW and north of Anthony Henday Drive NW; **MAGRATH HEIGHTS**

---

**I The Subdivision by Plan is APPROVED on January 30, 2020, 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 be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

4. 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.

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

Municipal Reserve for Lot 24, Block 10, Plan 162 4358 was addressed by money in place with LDA16-0232.

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 #294343213-001

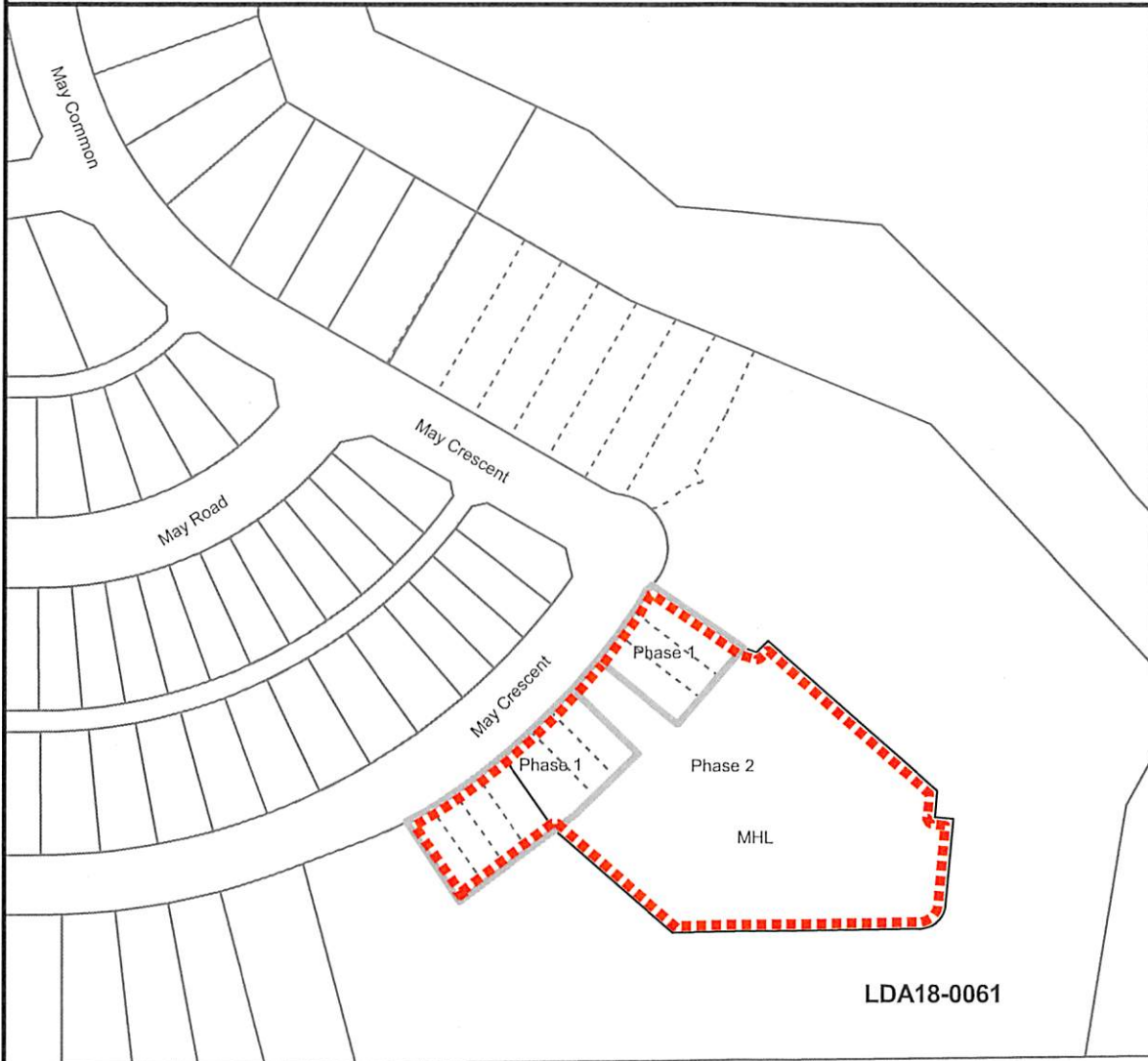
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

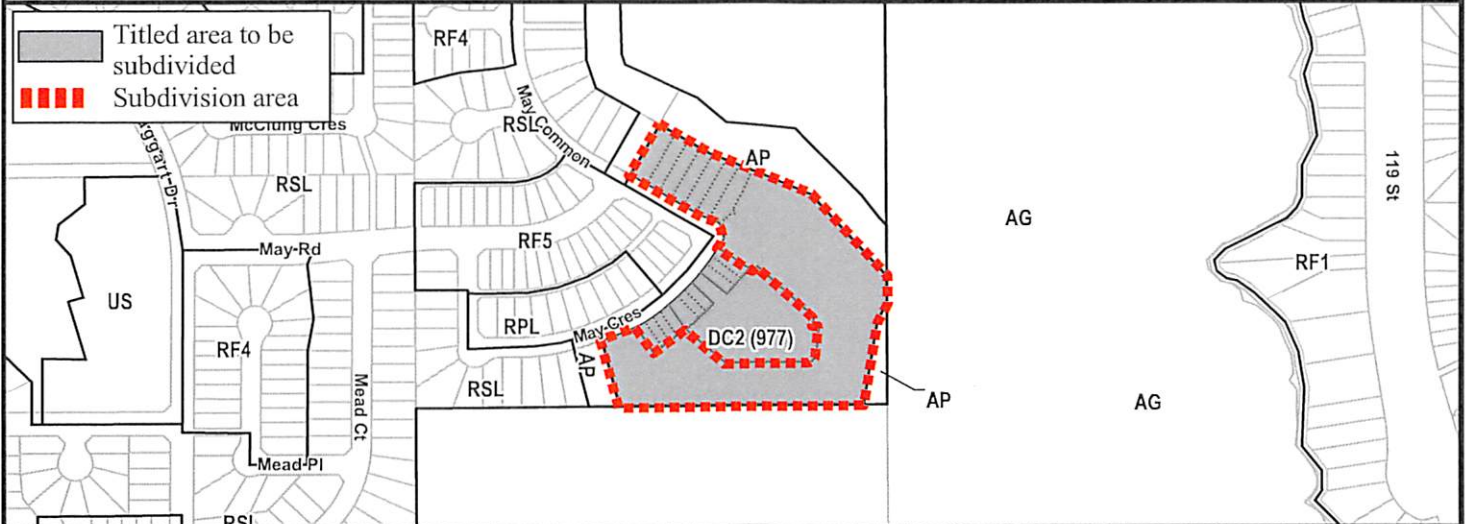
January 30, 2020

LDA 18-0588

- Limit of proposed subdivision
- Phasing line



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





Subdivision Authority

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

January 30, 2020

File No. LDA19-0507

Challenger Geomatics Ltd.  
110 - 2899 Broadmoor Boulevard  
Sherwood Park, AB T8H 1B5

ATTENTION: Robert Cream

RE: Tentative plan to subdivide the north 20 feet from Lot 25, Block 1, Plan 762 1366 to consolidate with adjacent Lot 24, Block 1, Plan 762 1366, located north of 45 Avenue NW and west of 101 Street NW; **PAPASCHASE INDUSTRIAL**

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The Subdivision by Plan is **APPROVED** on January 30, 2020, subject to the following conditions:

1. that the owner submit a detailed lot grading plan and on-site stormwater management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Drainage Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #343526519-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Upon submission of a development permit application the owner/applicant will be required to ensure that the existing accesses meet current City of Edmonton standards and access upgrading may be required.

Building / Site

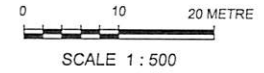
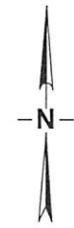
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).
- 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  
 LOTS 24 AND 25, BLOCK 1, PLAN 762 1366  
 WITHIN  
 S.W. 1/4 SEC. 16, TWP. 52. RGE. 24, W. 4 M.  
 CITY OF EDMONTON - ALBERTA



**NOTE:**  
 - Distances are shown in metres and decimals thereof  
 - Area affected by this plan shown bounded thus . . .   
 - Area = 0.449 ha. (1.11 ac.)

- LIST OF ABBREVIATIONS USED ON THIS PLAN**
- ac. . . . . Acres
  - ALS . . . . . Alberta Land Surveyor
  - ha . . . . . hectares
  - M. . . . . Meridian
  - N,S,E,W . . . . . North, South, East, West
  - R/W . . . . . Right of Way
  - RGE. . . . . Range
  - SEC. . . . . Section
  - TWP. . . . . Township
  - . . . . . Existing Approach/Shoulder of Road
  - . . . . . Existing Curb
  - . . . . . Existing Fenceline

Dated at Edmonton, Alberta on  
 October 31, 2019  
  
 ROBERT CREAM, ALS



0	ISSUED ORIGINAL	OCT. 31, 2019
REV.	REMARKS	DATE

**CHALLENGER** www.challengegeomatics.com  
 GEOMATICS LTD. Edmonton | Calgary  
 Whitehorse | Fort McMurray

DWN BY: SD    CHK. BY: RC    DATE: OCT. 31, 2019    FILE: 52619-TENT





Subdivision Authority

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

January 30, 2020

File No. LDA19-0556

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

ATTENTION: Firas Kattan

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 5, Plan 935 KS, located north of 78 Avenue NW and east of Saskatchewan Drive NW;  
**BELGRAVIA**

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The Subdivision by Plan is **APPROVED** on January 30, 2020, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #348915072-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

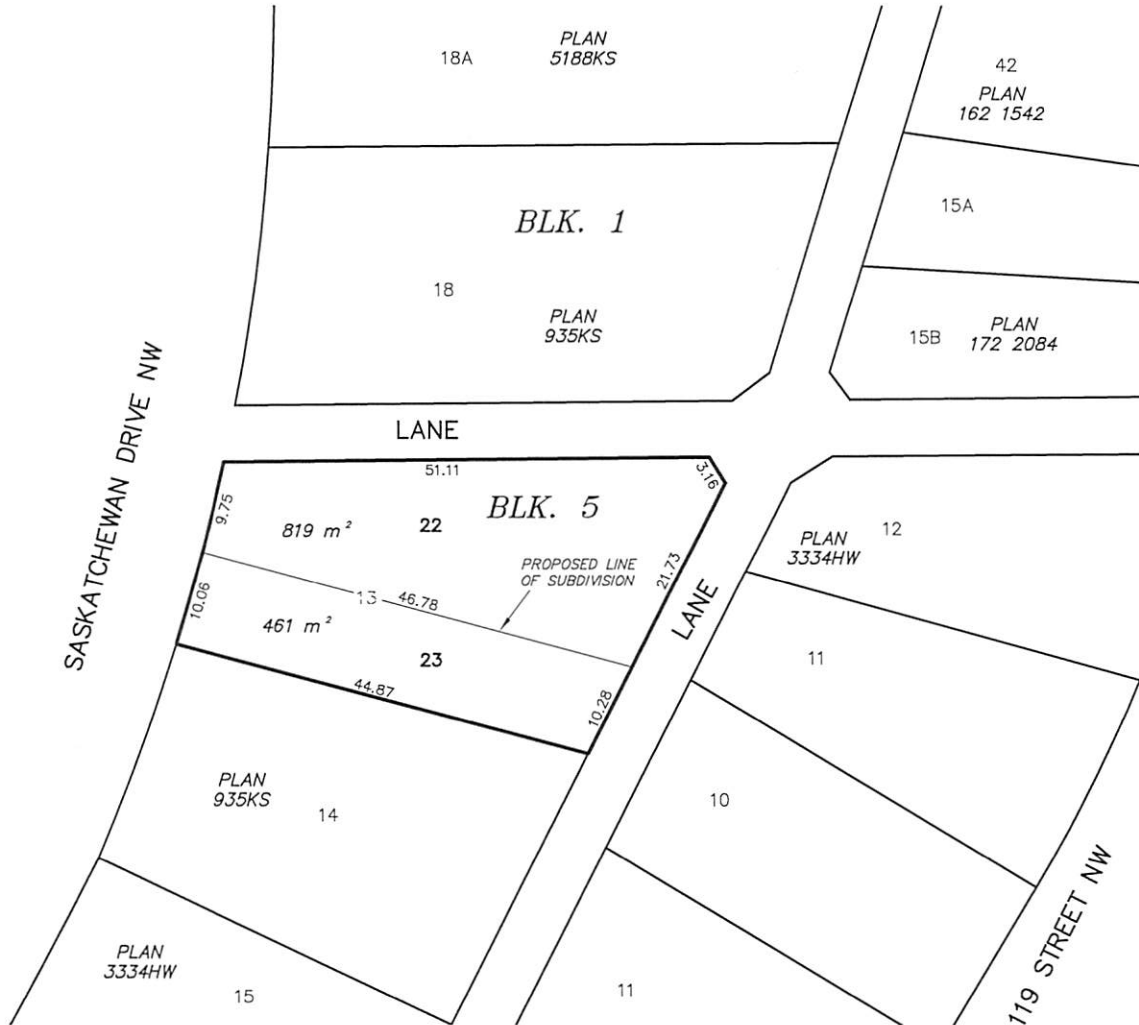
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 22.8 m south of the north property line of existing Lot 13 off of the lane. The existing storm service enters the proposed subdivision approximately 22.5 m east of the west property line of existing Lot 13 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There are existing power poles 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.
- 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).



Stantec Geomatics Ltd.  
10160-112th Street NW  
Edmonton, Alberta, Canada  
T5K 2L6  
Tel. 780-917-7000  
Fax. 780-917-7289  
www.stantec.com

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The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec Geomatics Ltd. without delay.  
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Client

DESIGN INNOVATIONS

TENTATIVE PLAN SHOWING

PROPOSED SUBDIVISION

OF

LOT 13, BLK 5, PLAN 935KS

WITHIN


S.W. 1/4 SEC. 30, TWP. 52, RGE. 24, W.4 MER.

BELGRAVIA

SCALE 1 : 500

NOVEMBER 2019

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.130 Hectares, including 1 residential lot.

Thursday, January 23, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 03

<b>PRESENT</b>	<b>Blair McDowell, Chief Subdivision Officer</b>	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Agenda for the January 23, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
MOVED	Blair McDowell	
	That the Subdivision Authority Minutes for the January 16, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
1.	LDA14-0320 157372635-001	REVISION of conditionally approved tentative plan of subdivision to create 89 single detached residential lots, 38 semi-detached residential lots, and one (1) Environmental Reserve (ER) lot, from the SE 24-53-26-W4M located west of Winterburn Road NW at Hawks Ridge Boulevard; <b>HAWKS RIDGE</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved as Amended.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA19-0070 304925501-001	Tentative plan of subdivision to create 58 single detached residential lots from Lot 4, Block 1, Plan 172 3270 located south of Hiller Road SW and east of Keswick Boulevard SW; <b>KESWICK</b>
MOVED	Blair McDowell	
	That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>4.</b>	<b>NEW BUSINESS</b>	

1.	LDA19-0374 332662945-001	Tentative plan of subdivision to create 185 Single Detached Residential Lots, 2 Semi-Detached Residential Lots, 1 Municipal Reserve Lot, and 1 Future Municipal Reserve Lot from the SE ¼ of Sec. 31, Twp. 51, Rge 23, W.4.M., the NE ¼ of Sec. 30, Twp 51, Rge 23, W.4.M., and Lot 1, Plan 992 1891 - located south of 15 Avenue and east of 24 Street; <b>LAUREL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
2.	LDA19-0409 340849105-001	Tentative plan of subdivision to create one (1) Industrial lot from the SE-20-51-24-W4M located south of 103a Street SW and west of Calgary Trail SW; <b>CASHMAN</b>
MOVED		Blair McDowell  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
3.	LDA19-0410 340550642-001	Tentative plan of subdivision to create 31 single detached residential lots from Lot 1, Block 1, Plan 022 0944, located south of Anthony Henday Drive and east of 50 Street NW; <b>CY BECKER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA19-0430 342178828-001	Tentative plan of subdivision to create 50 single detached residential lots from the SW 21-51-25-W4M located north of King Wynd SW and east of King Landing SW; <b>KESWICK</b>
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA19-0432 342717934-001	Tentative plan of subdivision to create one (1) additional (RA7) "Low Rise Apartment" lot from Lot 200, Block 21, Plan 1723396 - located south of 25 Avenue SW and west of 66 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA19-0450 343423077-001	Tentative plan of subdivision to create a commercial lot from part of the NW ¼ of Sec. 32, Twp. 51, Rge. 23, W.4.M. - located south of Aster Boulevard and east of 17 Street NW; <b>ASTER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
7.	LDA17-0514 262437361-001	REVISION to conditionally approved tentative plan of subdivision to create 64 single detached residential lots and 1 public utility lot from the SE 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; <b>ROSENTHAL</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
8.	LDA17-0643 265735182-001	REVISION of conditionally approved tentative plan of subdivision to create seven (7) single detached residential lots and 35 row housing lots, from Lot 1, Block 1, Plan 022 0944, located south of Anthony Henday Drive NW and east of 50 Street NW; <b>CY BECKER</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved as Amended.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA19-0504 344971201-001	Tentative plan of subdivision to create one (1) additional lot from Lot 4, Block C, Plan 4042 KS, located north of 110 Avenue NW and east of 92 Street NW; <b>MCCAULEY</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA19-0520 314454066-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 27, Block 15, Plan 1389 HW, located south of 80 Avenue NW and east of 89 Street NW; <b>KING EDWARD PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
11.	LDA19-0565 349294352-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 28, Plan 4592 AD, located north of 107 Avenue NW and west of 153 Street NW; <b>HIGH PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
12.	LDA19-0566 349411489-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lots 8 and 9, Block 10, Plan 3737 AI, located north of 81 Avenue NW and west of 91 Street NW; <b>KING EDWARD PARK</b>	
MOVED		Blair McDowell  That the application for subdivision be Approved.	

FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
5.	<b>ADJOURNMENT</b> The meeting adjourned at 10:25 a.m.	