

Thursday, February 25, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 08

### 1. ADOPTION OF AGENDA

#### RECOMMENDATION

That the Subdivision Authority Agenda for the February 25, 2021 meeting be adopted.

### 2. ADOPTION OF MINUTES

#### RECOMMENDATION

That the Subdivision Authority Minutes for the February 18, 2021 meeting be adopted.

### 3. OLD BUSINESS

### 4. NEW BUSINESS

- |    |                             |  |
|----|-----------------------------|--|
| 1. | LDA20-0391<br>370505654-001 | Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 872 0540, and to consolidate Lot 2MR, Block 1, Plan 872 0540 with Lot 1, Block 1, Plan 872 0540, located north of Whitemud Drive NW and west of Highway 216 ; <b>MAPLE RIDGE INDUSTRIAL</b>  |
| 2. | LDA14-0320<br>157372635-001 | REVISION of conditionally approved tentative plan of subdivision to create 260 single detached residential lots, 38 semi-detached residential lots, six (6) Environmental Reserve lots, two (2) Municipal Reserve lots, and nine (9) Public Utility lots from the SE 24-53-26-W4M located west of Winterburn Road NW and south of 131A Avenue NW; <b>HAWKS RIDGE</b> |
| 3. | LDA20-0301<br>374698013-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 10, Plan 5936 HW, located north of 87 Avenue NW and east of Saskatchewan Drive NW; <b>WINDSOR PARK</b>  |
| 4. | LDA20-0390<br>379259585-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 33, Block 11, Plan 3624 HW located north of 109A Avenue NW and west of 138 Street NW; <b>NORTH GLENORA</b>   |
| 5. | LDA20-0418<br>380316670-001 | Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 68, Block 1, Plan 6258 HW, located west of 79 Street NW and north of 97 Avenue NW; <b>HOLYROOD</b>   |
| 6. | LDA20-0437<br>380908911-001 | Tentative plan of subdivision to create one unit for multiple housing and one remnant unit (Unit A) from Lot 1, Block 35, Plan 202 1291, located south of Millbourne Road East NW and east of 76 Street NW; <b>MICHAELS PARK</b>   |

7.	LDA21-0001 382146203-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 18, Plan 2952 HW, located north of 97 Avenue NW and west of 160 Street NW; <b>GLENWOOD</b>
8.	LDA21-0015 383217433-001	Tentative plan of subdivision to facilitate lot line adjustments from Lots 4-10, Block 33, Plan 182 3308 located north of Crawford Drive SW and east of Chivers Loop SW; <b>CHAPPELLE</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

February 25, 2021

File No. LDA20-0391

City of Edmonton (Civic Property Services)  
9803 102A Avenue NW  
Edmonton, AB T5J 3A3

ATTENTION: Harrison Sheremeta

RE: Tentative plan of subdivision to create one (1) Municipal Reserve lot from Lot 1, Block 1, Plan 872 0540, and to consolidate Lot 2MR, Block 1, Plan 872 0540 with Lot 1, Block 1, Plan 872 0540, located north of Whitemud Drive NW and west of Highway 216 ; **MAPLE RIDGE INDUSTRIAL**

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**I The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 2.364 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner register an easement for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; 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 the Drainage Assessments applicable to this subdivision;
2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
3. that the owner submits detailed engineering drawings and technical studies in accordance with the Complete Street Design and City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies; and
4. that the owner is responsible for the landscape design and construction within the Reserve lot, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Block 1, Plan 872 0540 was addressed by the dedication of Lot 2MR, Block 1, Plan 872 0540 with subdivision file # 85-X-0442. The purpose of this application is to facilitate a land swap for cemetery expansion. Therefore, the MR designation must be removed from Lot 2MR,

Block 1, Plan 872 0540 prior to or concurrent with registration of this subdivision, and a new 2.364 ha MR parcel will be dedicated.

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/sm/Posse #370505654-001

Enclosure(s)

Limit of proposed subdivision

Cross lot access easement



MR -  
2.364 ha

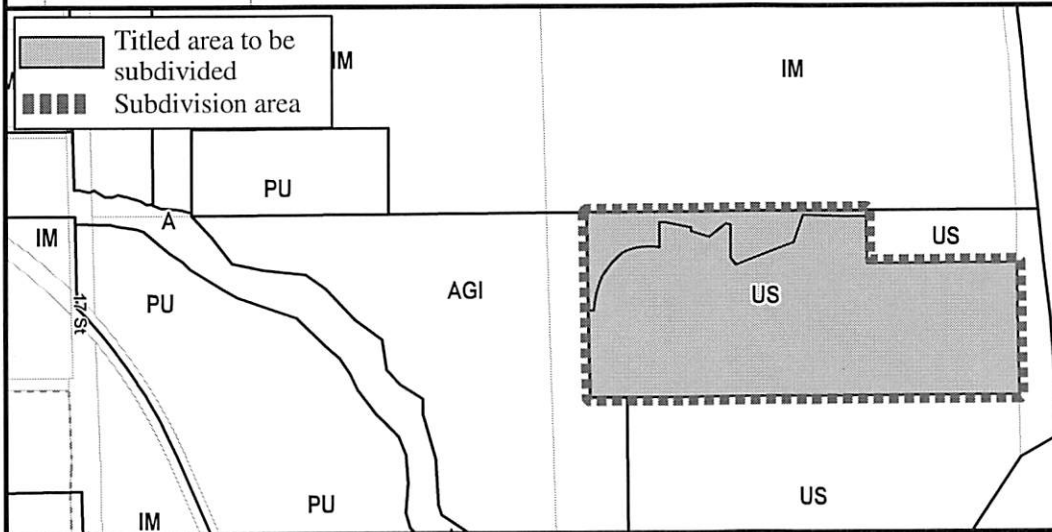
Lot 2MR,  
Block 1,  
Plan 8720540

Lot 1,  
Block 1,  
Plan 8720540

Meridian St. (1 St.)

**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

February 25, 2021

File No. LDA14-0320

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 260 single detached residential lots, 38 semi-detached residential lots, six (6) Environmental Reserve lots, two (2) Municipal Reserve lots, and nine (9) Public Utility lots from the SE 24-53-26-W4M located west of Winterburn Road NW and south of 131A Avenue NW; **HAWKS RIDGE**

The subdivision was initially approved under LDA12-0312 on December 19, 2013. Its first revision, which reconfigured Northern Harrier Lane and an adjacent Public Utility Lot, received approval under LDA14-0320 on October 31, 2014. The second revision removed a temporary walkway connection and received approval under LDA14-0519 on November 5, 2014. Phase 1, comprising 159 single detached residential lots, five (5) Environmental Reserve lots, two (2) Municipal Reserve lots and eight (8) Public Utility Lots, was registered under Plan 152 5742. The third revision relotted a portion of the subdivision and received approval under LDA14-0320 on January 4, 2018. The fourth revision was a rephrasing and received approval under LDA14-0320 on January 23, 2020. Phase 2, comprising 52 single detached residential lots, 38 semi-detached residential lots and one (1) Public Utility Lot, was registered under Plan 202 2754. This fifth change request creates Phase 4.

**I The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 0.33 hectare (ha) lot, with Phase 3, 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 enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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 temporary 6 metre (m) gravel surface roadway connection, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner constructs a 1.5 m concrete sidewalk with lighting and bollards within the walkway, with Phase 4, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. 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
11. that the owner is responsible for the landscape design and construction within the Reserve 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.

ER for the SE 24-53-26-W4M in the amount of 0.33 ha is being dedicated with this subdivision.

Municipal Reserve for the SE 24-53-26-W4M was addressed by dedication with registration of Phase 1 of this subdivision, under Plan 152 5742.

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/kr/Posse #157372635-001

Enclosure

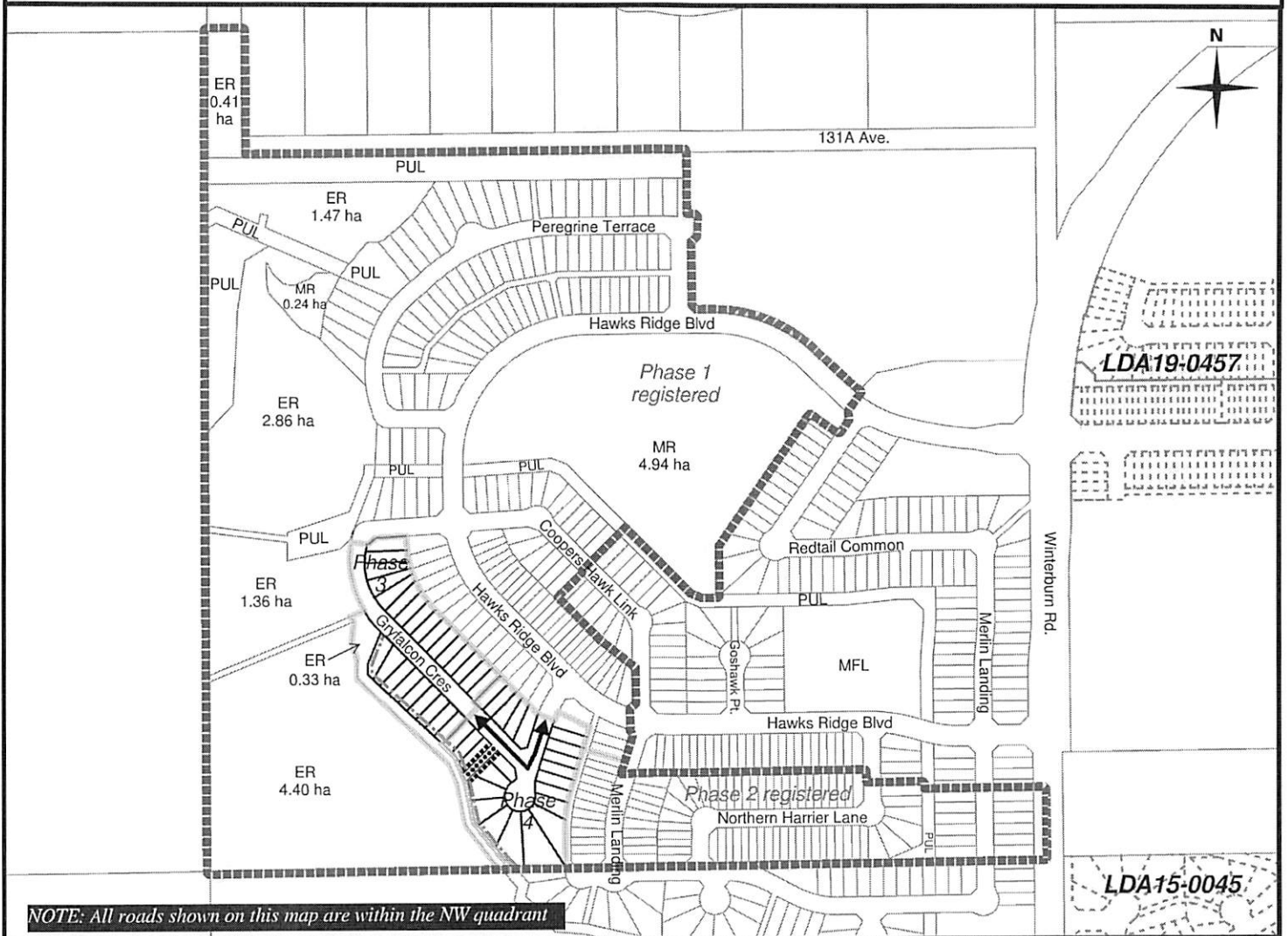


SUBDIVISION CONDITIONS OF APPROVAL MAP

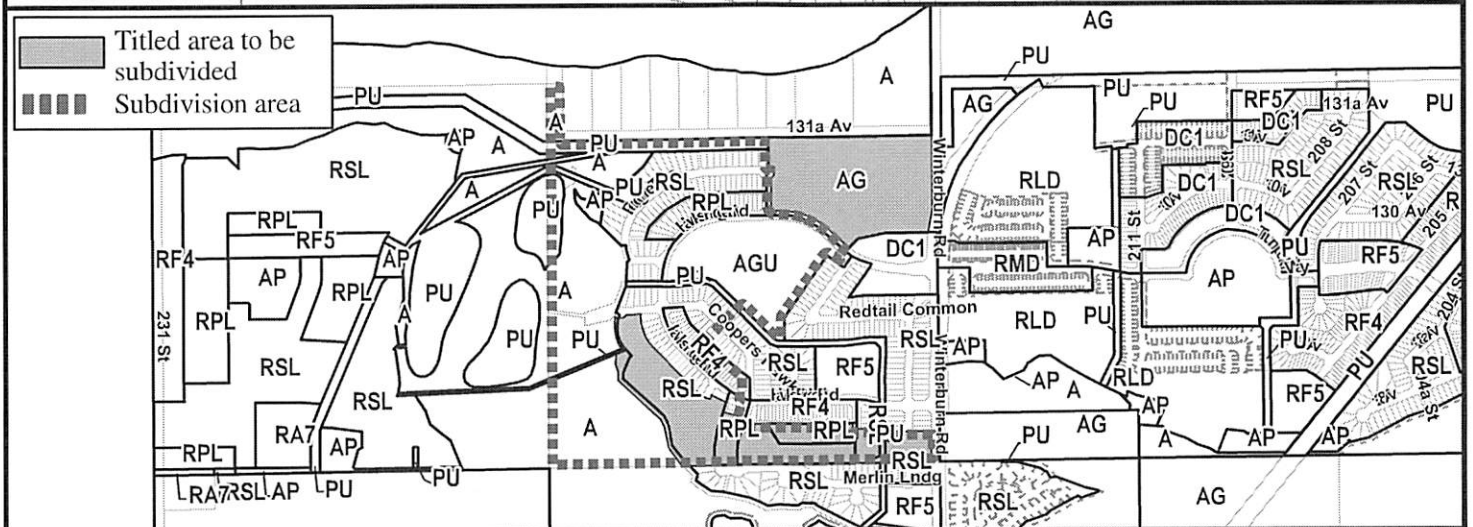
February 25, 2021

LDA14-0320

- ▣▣▣▣ Limit of proposed subdivision
- ▬▬▬▬ Phasing line
- ▣▣▣▣ 1.8 m uniform screen fence as per Zoning Bylaw
- ▬▬▬▬ 1.2 m uniform fence
- ↔ Temporary 6 m roadway
- 1.5 m concrete sidewalk



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

February 25, 2021

File No. LDA20-0301

Michael Brown  
213 Sandarac Drive NW  
Calgary, AB T3K 3W8

ATTENTION: Michael Brown

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 6, Block 10, Plan 5936 HW, located north of 87 Avenue NW and east of Saskatchewan Drive NW;  
**WINDSOR PARK**

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**The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that due to the unknown location of the storm service, the owner's surveyor will be required to provide a drawing of the existing service based on a utility locate of the storm service at the property line, and subsequent to that measurement, the property line shall either be deflected, or the storm service shall be relocated;
2. 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
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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 7 of the 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/tv/Posse #374698013-001

Enclosure(s)

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 - 2021 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.
- There is an existing access to Saskatchewan Drive NW. Upon redevelopment of proposed Lot 6B, the existing residential access to Saskatchewan Drive NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway

Building / Site

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

Servicing

- The 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 13.6 m south of the north property line of existing Lot 6 off of the lane. The existing storm service enters the proposed subdivision at an unknown location off Saskatchewan Drive NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a water main located within a laneway adjacent to the east property line of existing Lot 6. Any party proposing construction involving ground disturbance to a depth exceeding 2.0 m is required to enter into a Facility Proximity Agreement with EPCOR Water, prior to performing the ground disturbance. Please contact [waterlandadmin@epcor.com](mailto:waterlandadmin@epcor.com) with your request or for more information.
- There is a deficiency in on-street fire protection 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).

**SASKATCHEWAN DRIVE**

**Tentative Plan of Subdivision**

**LOT 5  
BLOCK 10  
PLAN 5936 HW**

17.00m

13.911m

**LOT 6b**

**LOT 6a**

**LOT 6  
BLOCK 10  
PLAN 5936 HW**

**All buildings to be demolished**

**GARAGE**

**HOUSE**

**LOT 7  
BLOCK 10  
PLAN 5936 HW**

14.478m

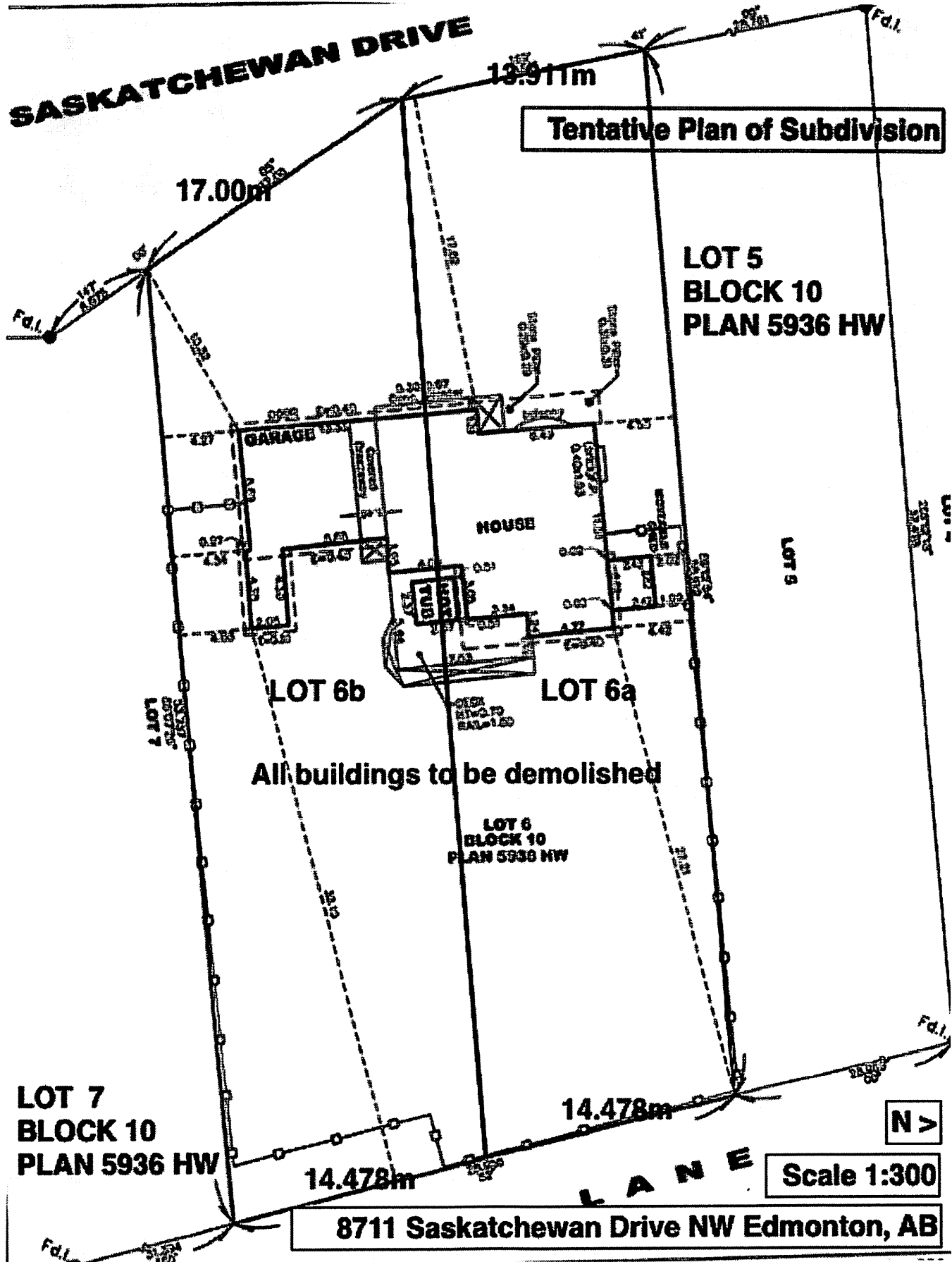
14.478m

**L A N E**

**Scale 1:300**

**8711 Saskatchewan Drive NW Edmonton, AB**

**BAACINC 2020**





Subdivision Authority

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

February 25, 2021

File No. LDA20-0390

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 33, Block 11, Plan 3624 HW located north of 109A Avenue NW and west of 138 Street NW;  
**NORTH GLENORA**

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**The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

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 7 of the 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/kr/Posse #379259585-001

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 - 2021 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 on 138 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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.
- The North Glenora neighbourhood is on the Alley Renewal Program, which is scheduled to begin in spring 2021. Subdivision Planning recommends that the owner/applicant email [BuildingGreatNeighbourhoods@edmonton.ca](mailto:BuildingGreatNeighbourhoods@edmonton.ca) to coordinate any work in the alley right-of-way.

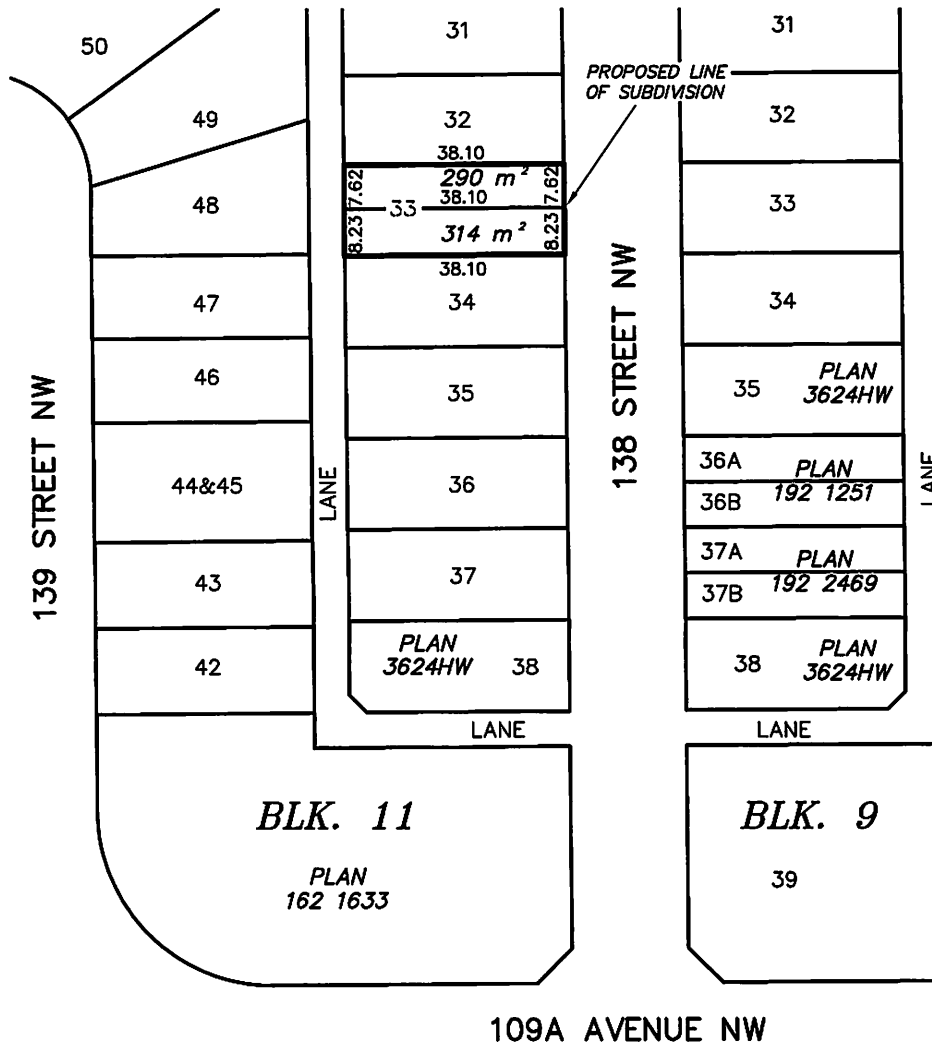
Building / Site

- 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, sanitary, and storm) enter the proposed subdivision approximately 4.7 m south of the north property line of Lot 33 off 138 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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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Client

JLL

TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**

OF  
 LOT 33, BLOCK 11, PLAN 3624HW  
 WITHIN  
 S.W. SEC. 12, TWP. 53, RGE. 25, W.4 MER.

**NORTH GLENORA**

SCALE 1 : 1000

**NOVEMBER 2020**

**NOTES**

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus
- Containing 0.060 Hectares, including 1 residential lot.



Subdivision Authority

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

February 25, 2021

File No. LDA20-0418

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 68, Block 1, Plan 6258 HW, located west of 79 Street NW and north of 97 Avenue NW;  
**HOLYROOD**

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**The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

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 7 of the 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/tv/Posse #380316670-001

Enclosure(s)

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 - 2021 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 on 97 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- 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.
- There is an existing access to 97 Avenue NW. Upon redevelopment of proposed Lot 68B, the existing residential access to 97 Avenue NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.

Building / Site

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

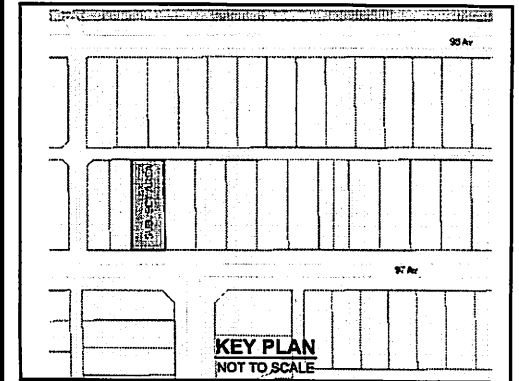
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.4 m east of the west property line of existing Lot 68 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.
- 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).

# VIGA DEVELOPMENTS

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE EDGINGS OF THIS SUBJECT AREA IS R.F.1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.075 ha.

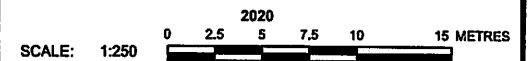


REV. NO.	DATE	ITEM	BY
1	DEC. 4/20	T-PLAN	CN

REVISIONS

## HOLYROOD TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

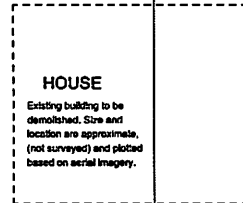
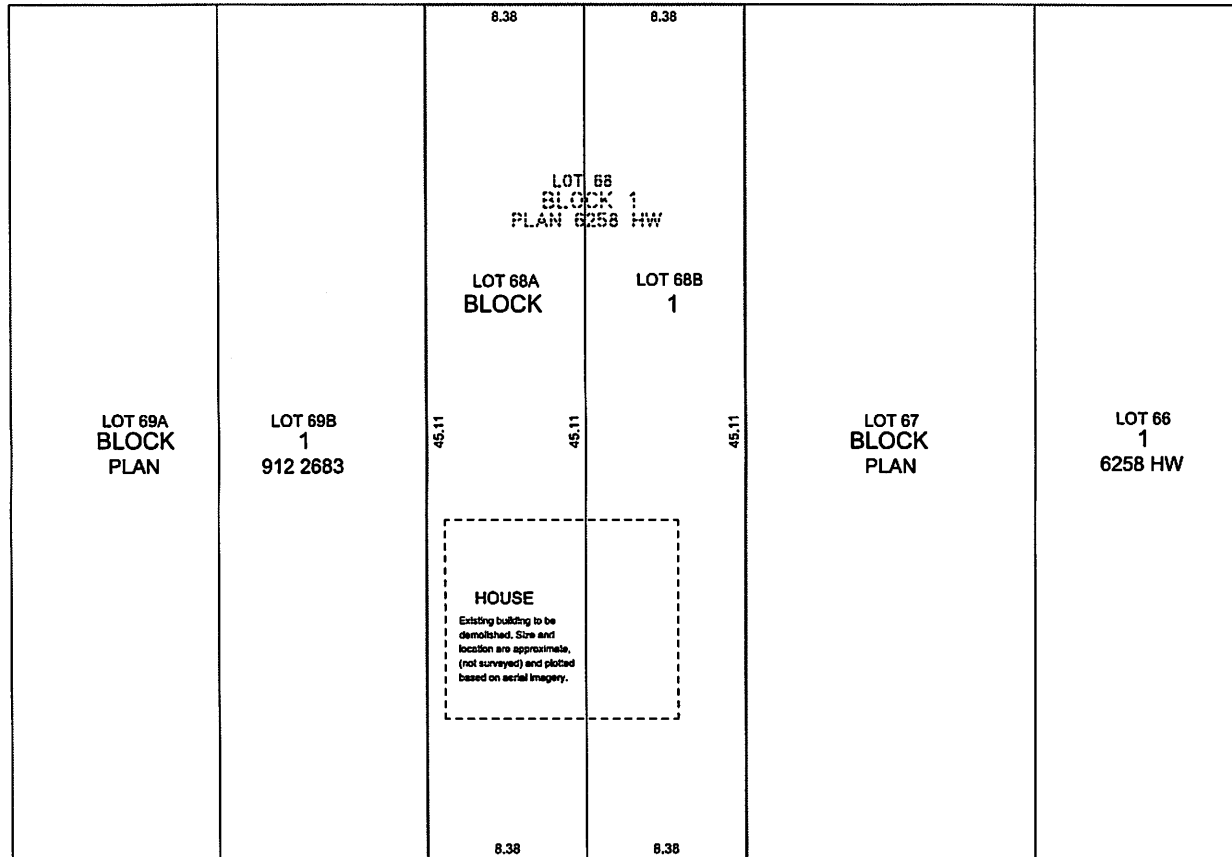
OF  
LOT 68, BLOCK 1, PLAN 6258 HW  
WITHIN THE  
N.E. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.  
**EDMONTON - ALBERTA**



**P** Pals Geomatics  
Phone: (780) 455-3177 Fax: (780) 451-2047  
Email: edmonton@palsgeomatics.com  
10704-176 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 6200189T DRAFTED BY: CN CHECKED BY: SM

LANE



97 AVENUE NW

LANE





Subdivision Authority

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

February 25, 2021

File No. LDA20-0437

Urban Systems  
200-10345 105 Street NW  
Edmonton, AB T5J 1E8

ATTENTION: Bruce Drake

RE: Tentative plan of subdivision to create one unit for multiple housing and one remnant unit (Unit A) from Lot 1, Block 35, Plan 202 1291, located south of Millbourne Road East NW and east of 76 Street NW; **MICHAELS PARK**

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**The Subdivision by Plan is APPROVED by Phased Condominium on February 25, 2021, 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 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 #380908911-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$3,031 - 2021 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Site access has been approved to 76 Street. Specific details of access have been reviewed through a Development Permit for the site (POSSE # 360552468-002).
- The proposed connector sidewalk on 76 Street and the proposed connector sidewalk to tie into the existing shared use path has been advised with the development permit.
- The construction of a 4.0 m X 9.0 m bus stop and amenities pad on Millbourne Road East has been conditioned with the development permit.

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

- Sanitary, stormwater, and water services must enter into the proposed site through an area designated as common property.
- The owner must design and construct onsite stormwater management requirements to accommodate the excess runoff from a 1 in 100 year design rainfall event with an outflow rate of 35 liters per second per hectare to the public storm sewer system.
- 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).
- Permanent Area Contribution (PAC) cost sharing assessments and the Sanitary Sewer Expansion Assessment are already assessed under agreement SA51276.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).







Subdivision Authority

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

February 25, 2021

File No. LDA21-0001

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 18, Plan 2952 HW, located north of 97 Avenue NW and west of 160 Street NW;  
**GLENWOOD**

---

**The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services 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.

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 7 of the 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/tv/Posse #382146203-001

Enclosure(s)

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 - 2021 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.
- There is an existing access to 160 Street NW. Upon redevelopment of proposed Lot 7A, the existing residential access to 160 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development and Zoning Services, 2nd Floor, 10111 - 104 Avenue NW, Edmonton.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.1 m south of the north property line of existing Lot 7 off 160 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).

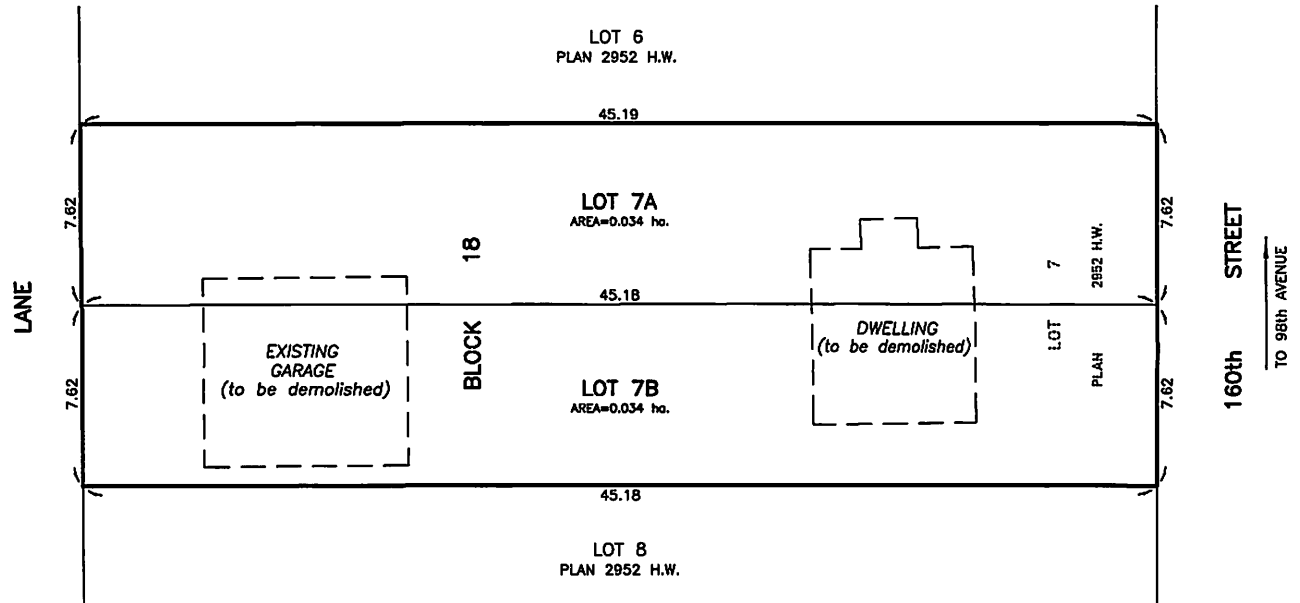
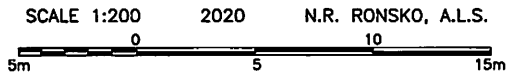
# TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 7, BLOCK 18, PLAN 2952 H.W.

IN THE  
N.E.1/4 SEC.34-52-25-4

EDMONTON ALBERTA

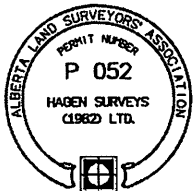


NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS.

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: December 28, 2020

REVISED: -

FILE NO. 20S0708

DWG.NO. 20S0709T



Subdivision Authority

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

February 25, 2021

File No. LDA21-0015

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

ATTENTION: Michelle Sparks

RE: Tentative plan of subdivision to facilitate lot line adjustments from Lots 4-10, Block 33, Plan 182 3308 located north of Crawford Drive SW and east of Chivers Loop SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on February 25, 2021, subject to the following conditions:**

1. that the owner shall submit redline revisions or resubmit engineering drawings for Chappelle Stage 59, subject to the extent of the proposed revisions, to the satisfaction of Subdivision and Development Coordination. The revisions or engineering drawings shall confirm the elimination of cross lot servicing; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

Enclosure I is a map of the subdivision identifying conditions 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).

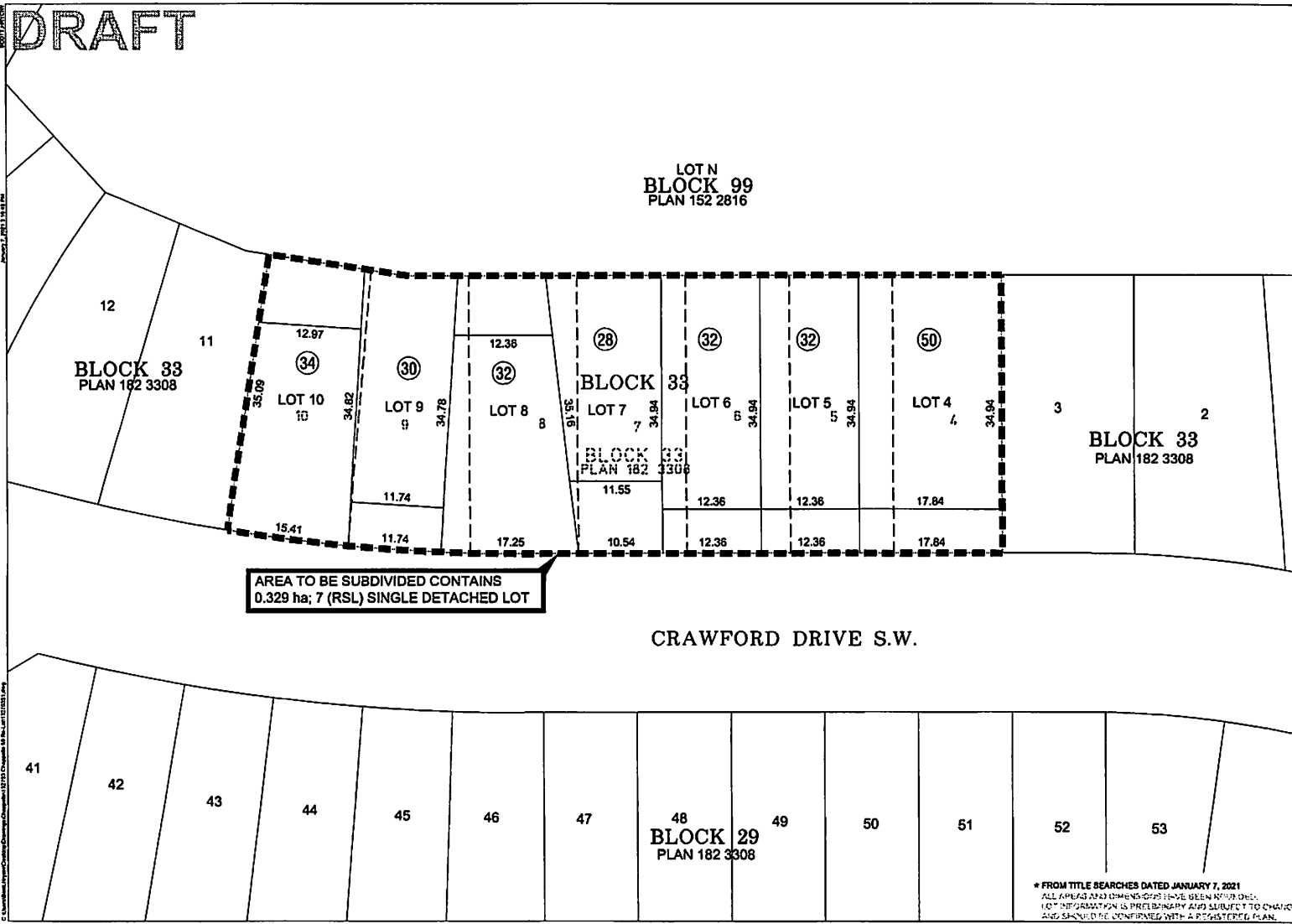
Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #383217433-001

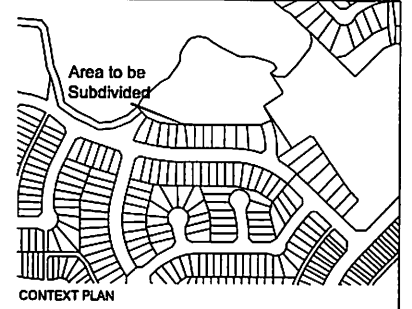
Enclosure

**DRAFT**



**AREA TO BE SUBDIVIDED CONTAINS  
0.329 ha; 7 (RSL) SINGLE DETACHED LOT**

**CRAWFORD DRIVE S.W.**



Land Use Summary		
Gross Hectares*		0.329 ha.
Lot 4, Block 33, Plan 182 3308	0.047 ha.	
Lot 5, Block 33, Plan 182 3308	0.045 ha.	
Lot 6, Block 33, Plan 182 3308	0.045 ha.	
Lot 7, Block 33, Plan 182 3308	0.047 ha.	
Lot 8, Block 33, Plan 182 3308	0.047 ha.	
Lot 9, Block 33, Plan 182 3308	0.048 ha.	
Lot 10, Block 33, Plan 182 3308	0.05 ha.	
Gross Developable Area		0.329 ha.
Proposed Application		0.329 ha.
Residential		0.329 ha.
7 RSL (Residential Small Lot)	0.329 ha.	
Remnant		0 ha.

\* FROM TITLE SEARCHES DATED JANUARY 7, 2021  
ALL AREAS AND DIMENSIONS HAVE BEEN REFERRED TO THE INFORMATION IS PRELIMINARY AND SUBJECT TO CHANGE AND SHOULD BE CONFIRMED WITH A REGISTERED PLAN.

**IBI**  
**IBI GROUP PROFESSIONAL SERVICES (CANADA) INC**  
 300 - 10830 Jasper Avenue  
 Edmonton AB T5J 2B3 Canada  
 tel 780 428 4000 fax 780 426 3256  
 ibigroup.com

**CITY OF EDMONTON**  
 Proposed Subdivision Application  
 Chappelle Stage 59  
 Plan 182 3308 Bk 33 Lots 4 to 10

NO.	DATE	DESCRIPTION	BY	APPROV.
1	JANUARY 11, 2021	DRAWINGS SUBMITTED TO CITY OF EDMONTON	SH	JB

DATE: January 7, 2021  
 DESIGNED BY: SH  
 DRAWN BY: SH  
 CHECKED BY: JB  
 SCALE: 1:500  
 JOB NUMBER: 132703



Thursday, February 18, 2021  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 07

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the February 18, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the February 11, 2021 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA20-0372  
375040925-001

Tentative plan of subdivision to create 82 single detached residential lots, 16 semi-detached residential lots, from Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located east of Chappelle Way SW and south of Cooper Bend SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA16-0053  
179555900-001

REVISION of conditionally approved tentative plan of subdivision to create 145 single detached residential lots and one (1) Public Utility lot from the west half of SE-5-52-25-W4M and SW-5-52-25-W4M, located north of 23 Avenue NW and west of 184 Street NW; **RIVER'S EDGE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA19-0583 348600877-001	REVISION of conditionally approved tentative plan of subdivision to create 42 single detached residential lots from Lot 1, Plan 982 3999 and the SE 25-51-24 W4M, located north of Ellerslie Road and west of 34 Street SW; <b>CHARLESWORTH</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA20-0254 371498410-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 13, Plan 239 HW, located north of 57 Avenue NW and west of 110 Street NW; <b>PLEASANTVIEW</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA20-0370 376002759-001	Tentative plan to subdivide 0.037 hectare (ha), 0.081 ha, and 0.056 ha portions from the SE 5-52-25-W4M and consolidate those portions with the SW 5-52-25-W4M, and to subdivide 0.082 ha, 0.007 ha, and 0.003 ha portions from the SW 5-52-25-W4M and consolidate those portions with the SE 5-52-25-W4M, located east of 99 Street NW and south of Maskêkosihk Trail NW; <b>RIVER'S EDGE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA20-0393 377306577-001	Tentative plan of subdivision to subdivide 0.025 ha and 0.011 ha portions from Lot 200, Block 1, Plan 202 1921 and consolidate those portions with the SW 6-52-25-W4M, and to subdivide 0.006 ha, 0.006 ha and 0.006 portions from the SW 6-52-25-W4M and consolidate those portions with Lot 200, Block 1, Plan 202 1921, located north of Maskêkosihk Trail and east of Winterburn Road NW; <b>THE UPLANDS</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA20-0443 381622930-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 1, Plan 8661 T, located south of 128 Avenue NW and west of 120 Street NW; <b>CALDER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA20-0446 381135803-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 23, Block 42, Plan RN46, located north of 117 Avenue NW and east of 127 Street NW; <b>INGLEWOOD</b>



MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA21-0012 383058754-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 27, Plan 5112 HW, located north of 90 Avenue NW and west of 79 Street NW; <b>HOLYROOD</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
10.	LDA21-0017 383430900-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 351, Block 1, Plan 7540 AH, located north of 112 Avenue NW and east of 102 Street NW; <b>SPRUCE AVENUE</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 10:15 a.m.		