

Thursday, July 16, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 28

1.	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the July 16, 2020 meeting be adopted.	
2.	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the July 9, 2020 meeting be adopted.	
3.	<b>OLD BUSINESS</b>	
4.	<b>NEW BUSINESS</b>	
1.	LDA19-0444 342826477-001	Tentative plan of subdivision to create 91 single detached residential lots and 28 semi-detached residential lots from Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; <b>EDGEMONT</b>
2.	LDA14-0567 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 within Phase 2B, from the SW 5-52-25-W4M located north of 23 Avenue NW and east of 199 Street SW; <b>THE UPLANDS</b>
3.	LDA15-0099 168014476-001	REVISION to conditionally approved tentative plan of subdivision to create 99 single detached residential lots, 40 semi-detached residential lots, one (1) non-credit Municipal Reserve lot, and one (1) multi-unit housing (MHL) lot from Lot B, Plan 2310 TR located south of Mayday Lane SW and west of 91 Street SW; <b>THE ORCHARDS AT ELLERSLIE</b>
4.	LDA19-0104 306023615-001	REVISION of conditionally approved tentative plan of subdivision to create 116 single detached residential lots and 16 row housing lots from the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Road NW; <b>SECORD</b>
5.	LDA20-0049 352931632-001	REVISION of conditionally approved tentative plan of subdivision to subdivide a ±0.82 hectare portion from the west half of the NW 32-51-23 W4M for the purpose of consolidating that portion with adjacent Lot 1, Plan 002 3756, located south of 23 Avenue NW and east of 17 Street NW; <b>ASTER</b>
6.	LDA20-0097 350323984-001	Tentative plan of subdivision to create three (3) additional industrial lots from Lot 1, Block 7, Plan 142 5752, located north of 140 Avenue NW and west of 164 Street NW; <b>MISTATIM INDUSTRIAL</b>

7.	LDA20-0117 357048173-002	Tentative plan of subdivision to create two (2) additional commercial lots from Lot 175, Block 1, Plan 192 2759, located north of 178 Avenue NW and west of 66 Street NW; <b>CRYSTALLINA NERA EAST</b>
8.	LDA20-0141 362011715-001	Tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 6, Plan 152 4429, located south of Andrews Way SW and west of Allan Drive SW; <b>AMBLESIDE</b>
9.	LDA20-0145 362248567-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 6, Plan 7239 AH, located north of 111 Avenue NW and east of 127 Street NW; <b>INGLEWOOD</b>
10.	LDA20-0166 363139919-001	Tentative plan of subdivision to adjust the property boundary between Lots 105 and 106, Block 8, Plan 882 0328, located north of Wolf Ridge Way NW and west of Wolf Ridge Point NW; <b>OLESKIW</b>
11.	LDA20-0167 363793824-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 7, Block 3A, Plan 4278 V, located north of 104 Avenue NW and west of 143 Street NW; <b>GROVENOR</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

July 16, 2019

File No. LDA19-0444

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 91 single detached residential lots and 28 semi-detached residential lots 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 July 16, 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 lot identified be withheld from registration until the flanking roadway is constructed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA14-0394 be registered prior to or concurrent with this application for the logical extension of roadway connections and necessary underground utilities;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and
7. 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 provides access via the first two upgraded lanes of Winterburn Road (215 Street) NW, to the satisfaction of Subdivision and Development Coordination. The engineering drawings must include one of two options:
  - a. that the owner construct the first two lanes of Winterburn Road (215 Street) NW from approximately 400 m north of Edgemont Boulevard (35 Avenue) NW to 62 Avenue NW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Winterburn Road (215 Street) NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination; or
  - b. that the owner construct the first two lanes of Winterburn Road (215 Street) NW from approximately 400 m north of Edgemont Boulevard (35 Avenue) NW to Lessard Road NW, and the first two lanes of Lessard Road NW from Winterburn Road (215 Street) NW to 202 Street NW, to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements, as shown on Enclosure II. Preliminary plans are required to be approved for Lessard Road NW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
8. 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
9. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

Enclosures I and II are maps 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).

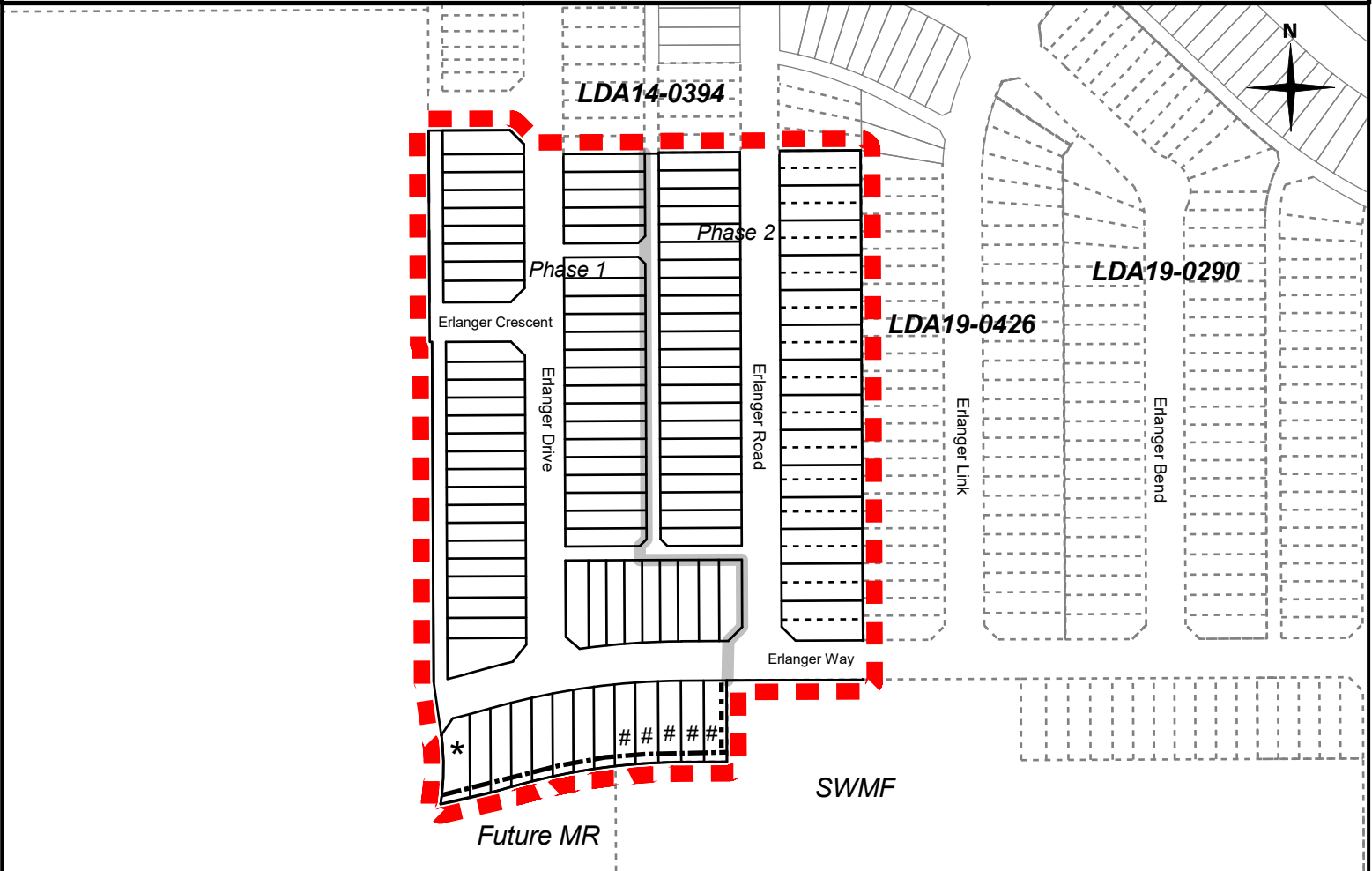
Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #342826477-001

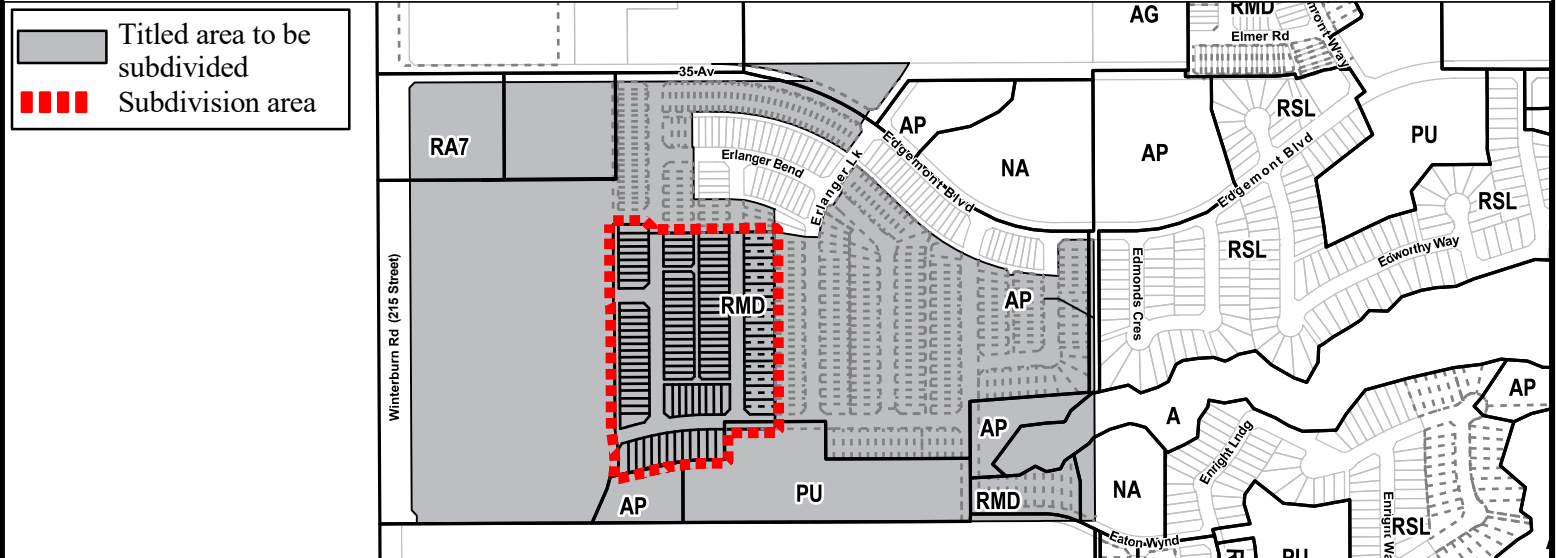
Enclosures

- Limit of proposed subdivision
- 1.8 m uniform screen fence
- 1.2 m uniform fence
- # Restrictive covenant re: Freeboard
- \* Withhold lot from registration



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

- Titled area to be subdivided
- Subdivision area





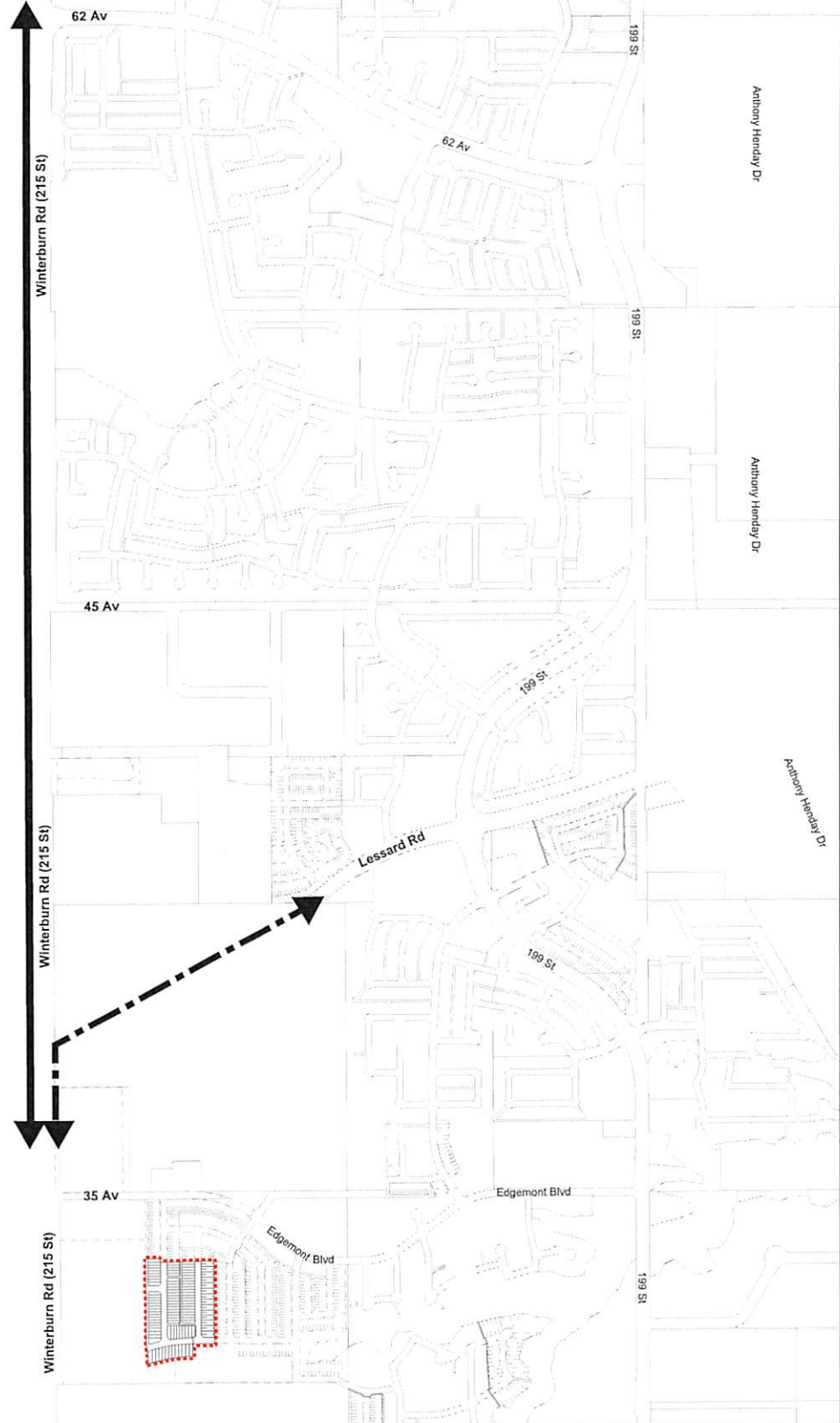
Limit of proposed subdivision



Option A: Construct first two lanes to an arterial roadway standard



Option B: Construct first two lanes to an arterial roadway standard



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

July 16, 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 within Phase 2B, 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. The first change request, approved January 30, 2020, removed 40 single detached lots from Phase 2B, replacing them with 34 semi-detached lots and 44 row housing lots. This change request creates an additional phase.

**I The Subdivision by Plan is APPROVED on July 16, 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 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
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:**

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, 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, 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/mb/Posse #164239866-001

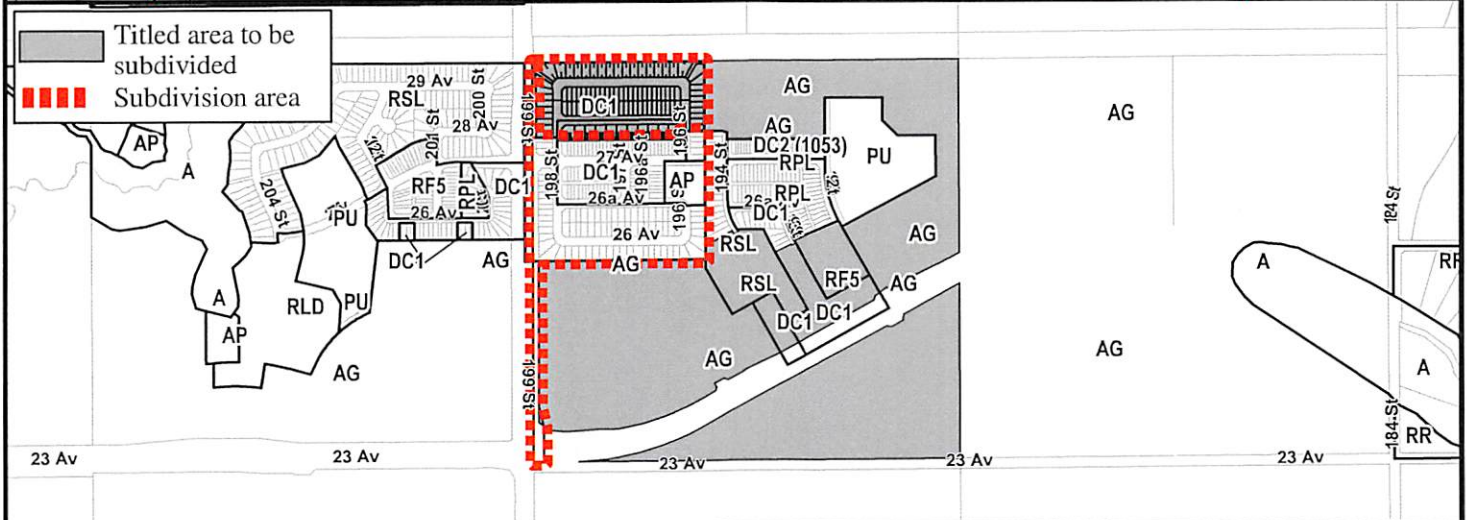
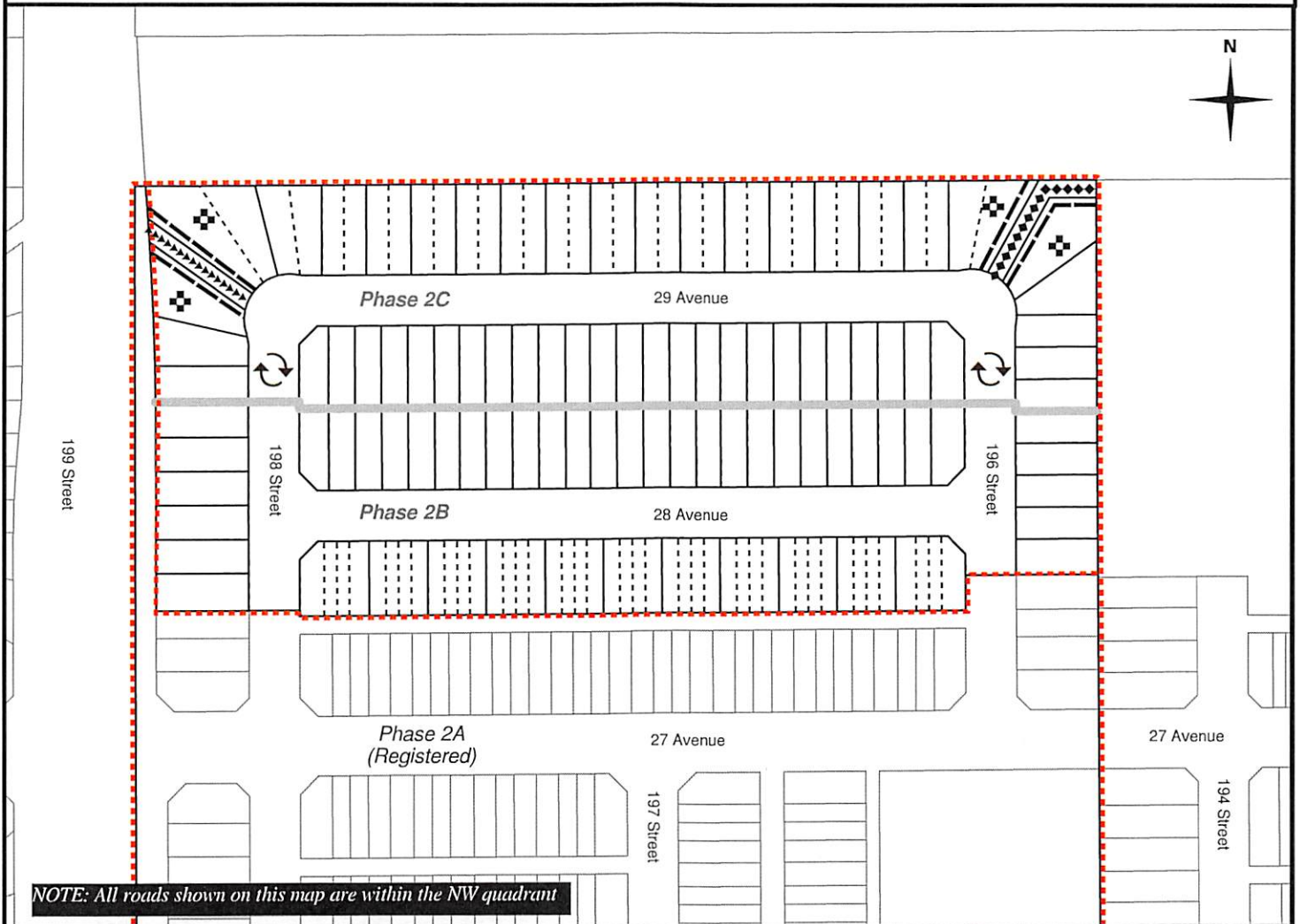
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 16, 2020

LDA14-0567

-  Limit of proposed subdivision
-  Phasing line
-  1.8 m uniform fence
-  1.8 m concrete sidewalk
-  Temporary 12 m radius turnaround
-  Restrictive covenant re: Disturbed Soil
-  3 m hard surface shared use path





July 16, 2020

File No. LDA15-0099

Select Engineering Consultants Ltd.  
100 - 17413 107 Avenue NW  
Edmonton AB, T5S 1E5

ATTENTION: Jeanne Calder

RE: REVISION to conditionally approved tentative plan of subdivision to create 99 single detached residential lots, 40 semi-detached residential lots, one (1) non-credit Municipal Reserve lot, and one (1) multi-unit housing (MHL) lot from Lot B, Plan 2310 TR located south of Mayday Lane SW and west of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

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The original subdivision was approved on July 27, 2017. Phase 1 was registered. This is the second revision to LDA15-0099. This application adds an additional phase and proposes a change in product from semi-detached housing to zero lot line housing by creating 99 single detached residential lots (previously 73 lots) and 40 semi-detached residential lots (previously 66 lots).

**I The Subdivision by Plan is APPROVED on July 16, 2020, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR), in the amount of \$357,125.00 representing 0.689 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the lots identified be withheld from registration for the existing 4 m temporary emergency access (constructed with Phase 1) until the permanent emergency access is constructed and operational, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and

7. 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 engineering drawings include a driveway plan for the side driveways to the flanking road, 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 "Shared Use" signage, lighting, and bollards, within the non-credit MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m concrete emergency access with lighting, and t-bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner remove, level, topsoil, and seed the closed portion of the 91 Street SW government road allowance with Phase 3, to the satisfaction of Subdivision and Development Coordination;
12. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time as the downstream permanent storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
13. that the owner is responsible for the disposal of any stormwater flow generated from the proposed development, at their own cost, until such time that the ultimate Orchards Storm

Outfall and interconnected pipe is completed and operational to the satisfaction of Subdivision and Development Coordination;

14. 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
15. that the owner is responsible for the landscape design and construction within the non-credit 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.

The owner will provide money in place of Municipal Reserve (MR), in the total amount of \$840,294.00, representing 1.62 ha pursuant to Section 666 and Section 667 of the Municipal Government Act.

Municipal Reserve (MR) for Lot B, Plan 2310 TR in the amount of \$483,169.00, representing 0.932 ha, was provided by money in place with Phase 1 of this subdivision.

Municipal Reserve (MR) for Lot B, Plan 2310 TR in the amount of \$357,125.00, representing 0.689 ha, will be provided by money in place with Phases 2 and 3 of this subdivision. Money in place may change dependent upon final plan of survey.

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 #168014476-001












Enclosure(s)

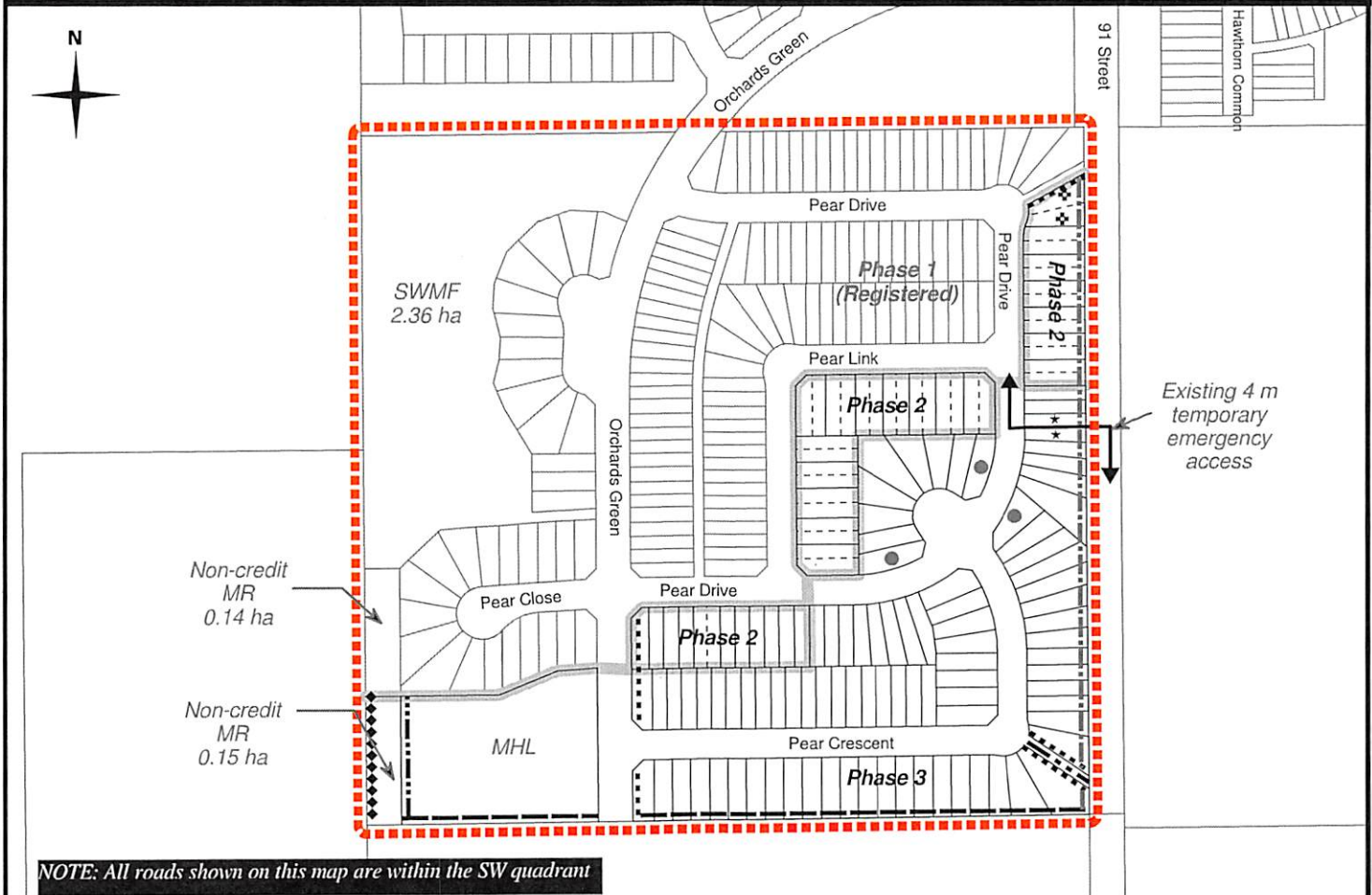


SUBDIVISION CONDITIONS OF APPROVAL MAP

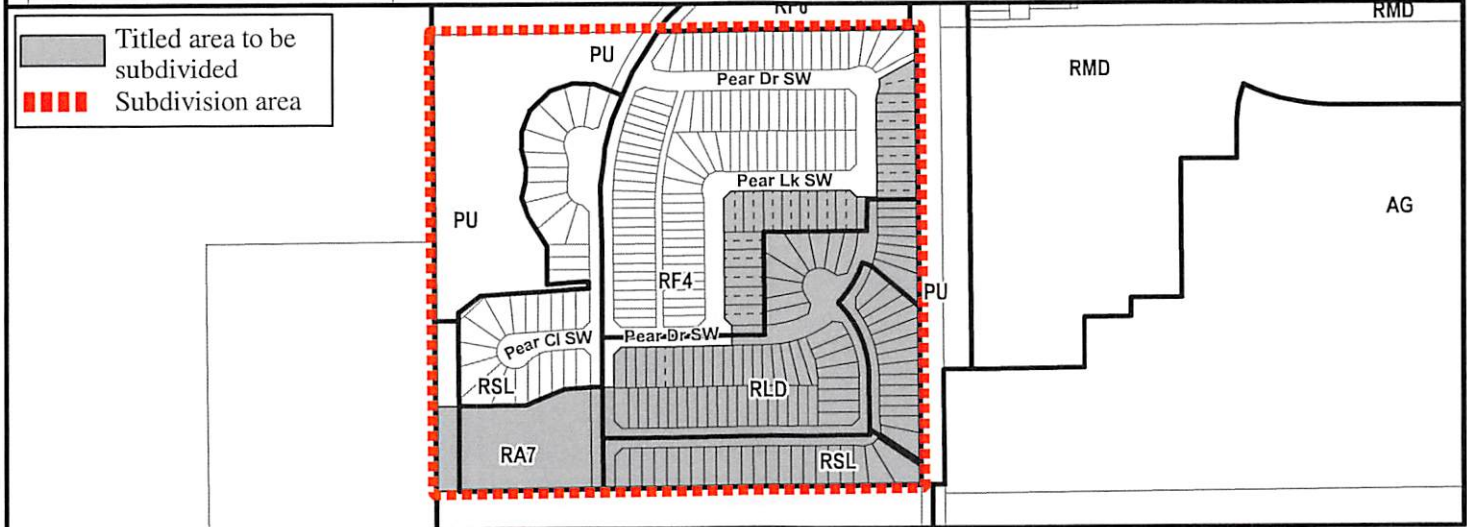
July 16, 2020

LDA15-0099

- |   |  |   |   |
|---|--|---|---|
|  | Limit of proposed subdivision                  |  | 3 m hard surface shared use path        |
|  | Phasing line                                   |  | 3 m concrete emergency access           |
|  | 1.8 m uniform screen fence as per Zoning Bylaw |  | Engineer drawings showing driveway plan |
|  | 1.8 m uniform fence                            |  | Restrictive covenant re: Disturbed Soil |
|  | 1.8 m uniform screen fence                     |  | Withhold lots from registration         |
|  | 1.2 m uniform fence                            |   |   |



**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

July 16, 2020

File No. LDA19-0104

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 116 single detached residential lots and 16 row housing lots from the SW 36-52-26-W4M, located east of 231 Street NW and south of Secord Road NW; **SECORD**

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The application has added an additional phase to the January 16, 2020 approval for a total of 4 phases.

**I The Subdivision by Plan is APPROVED on July 16, 2020, subject to the following conditions:**

1. that the owner provide money in place of Municipal Reserve (MR) in the amount of \$324,558 representing 0.584 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, 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 construct temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
8. That the owner construct temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadways will be required prior to CCC for roads (or when required by Subdivision and Development Coordination).
9. 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;
10. that the owner construct a 2.4 m total noise attenuation fence, contained wholly within private property, in conformance with the City of Edmonton's Roadway Design and Construction Standards Drawing No. 5205, for all lots backing onto or flanking 231 Street NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. 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
12. that the owner is responsible for the landscape design and construction within the 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.

MR the SW 36-52-26-W4M in the amount of \$324,558 representing 0.584 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey. The DRC will be adjusted accordingly and the remaining balance 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/mb/Posse #306023615-001










Enclosure

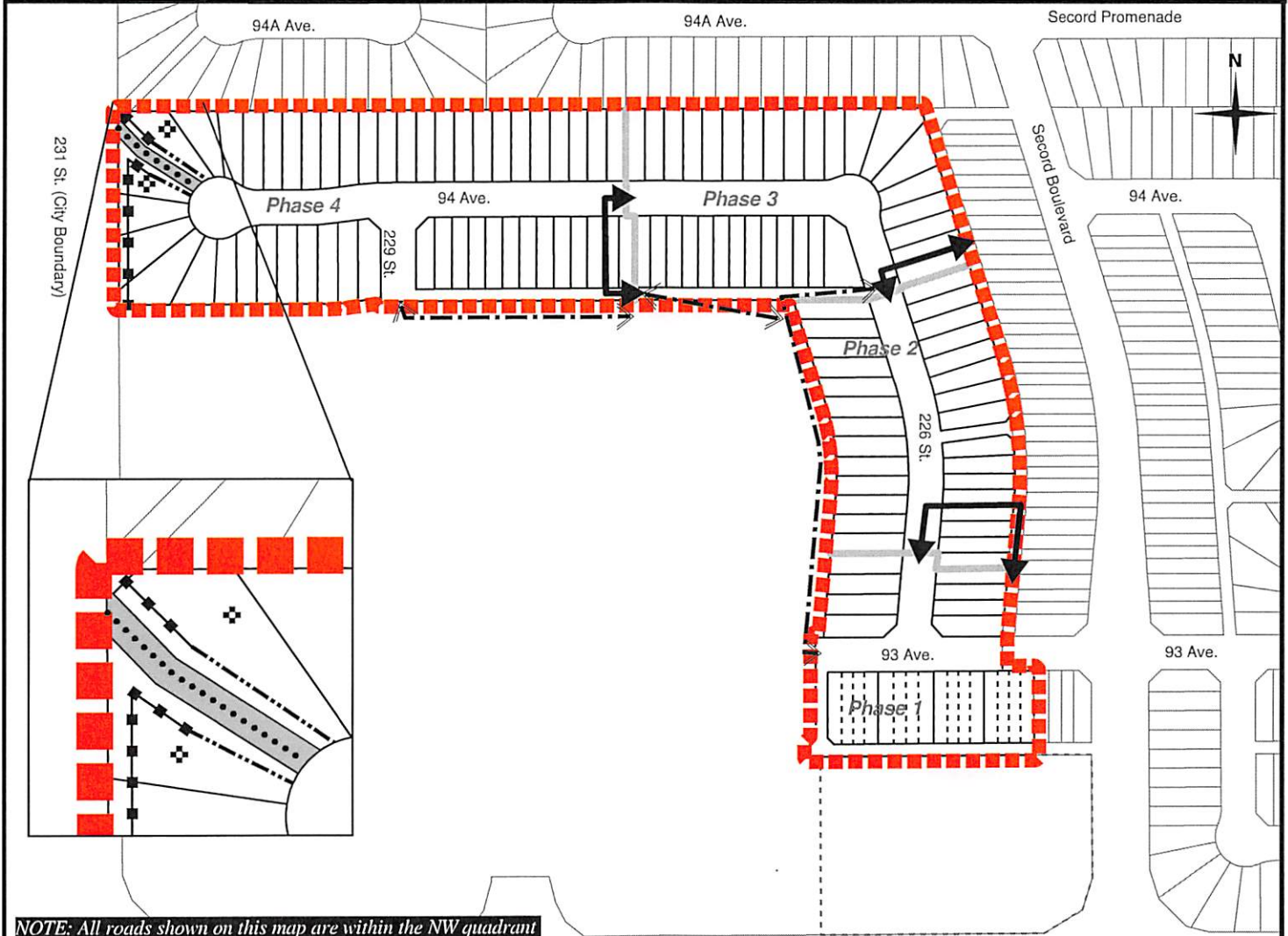


SUBDIVISION CONDITIONS OF APPROVAL MAP

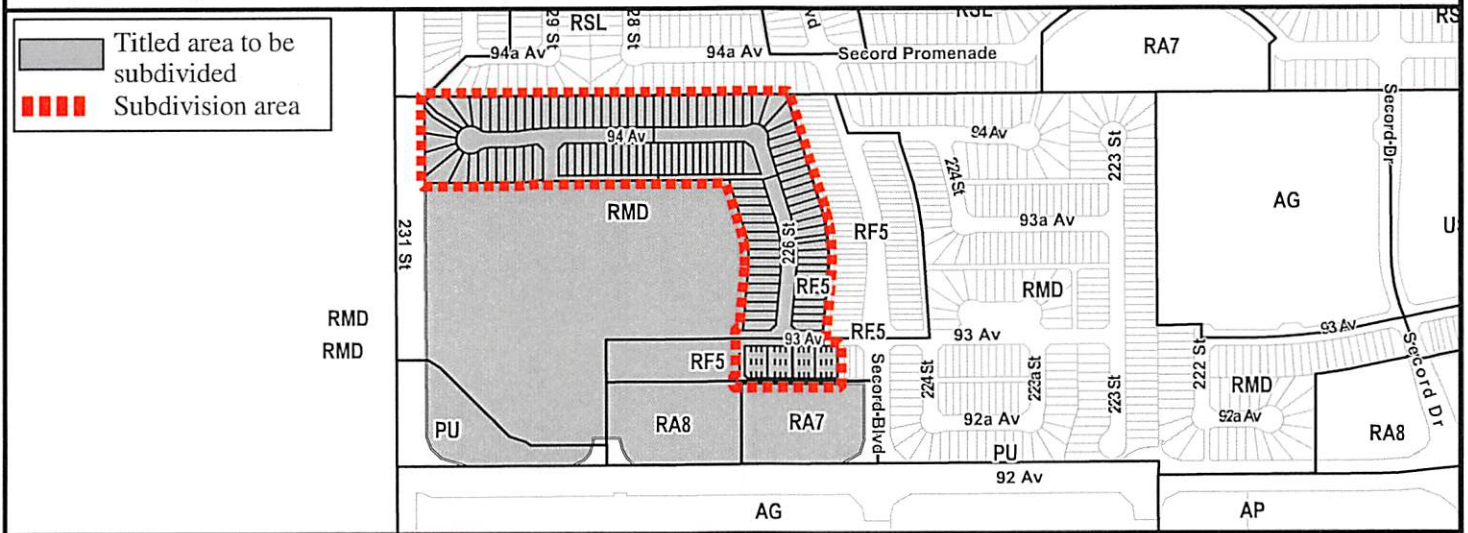
July 16, 2020

LDA19-0104

- |  |                               |  |   |
|--|-------------------------------|--|---|
|  | Limit of proposed subdivision |  | Dedicate as road right of way           |
|  | 1.8 m uniform screen fence    |  | Temporary 6 m roadway                   |
|  | Noise attenuation fence       |  | Restrictive covenant re: Disturbed Soil |
|  | 1.8 m concrete sidewalk       |  | Temporary 4 m roadway                   |
|  | 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

July 16, 2020

File No. LDA20-0049

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

ATTENTION: Shane Gerein

RE: REVISION of conditionally approved tentative plan of subdivision to subdivide a  $\pm 0.82$  hectare portion from the west half of the NW 32-51-23 W4M for the purpose of consolidating that portion with adjacent Lot 1, Plan 002 3756, located south of 23 Avenue NW and east of 17 Street NW; **ASTER**

---

This subdivision was originally approved on April 2, 2020. This first change request defers the Servicing Agreement.

**I The Subdivision by Plan is APPROVED on July 16, 2020, subject to the following conditions:**

1. that the owner enter into a Deferred 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 LDA19-0385 be registered prior to or concurrent with this application for the logical extensions of roadway connections and utilities;
4. that Charter Bylaw 19311 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 That the Deferred Servicing Agreement required in Clause I (1) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, 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 constructs sanitary and storm sewer main extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that a Final Acceptance Certificate (FAC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational, to the satisfaction of Subdivision and Development Coordination.

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

Municipal Reserve has been addressed by Deferred Reserve Caveat (DRC) with SO/00-0037. The DRC will be reduced by 0.505 ha with the prior to or concurrent registration of LDA19-0385. The DRC will carry forward on title to accommodate the dedication of the park that is planned for the remnant parcel.

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).

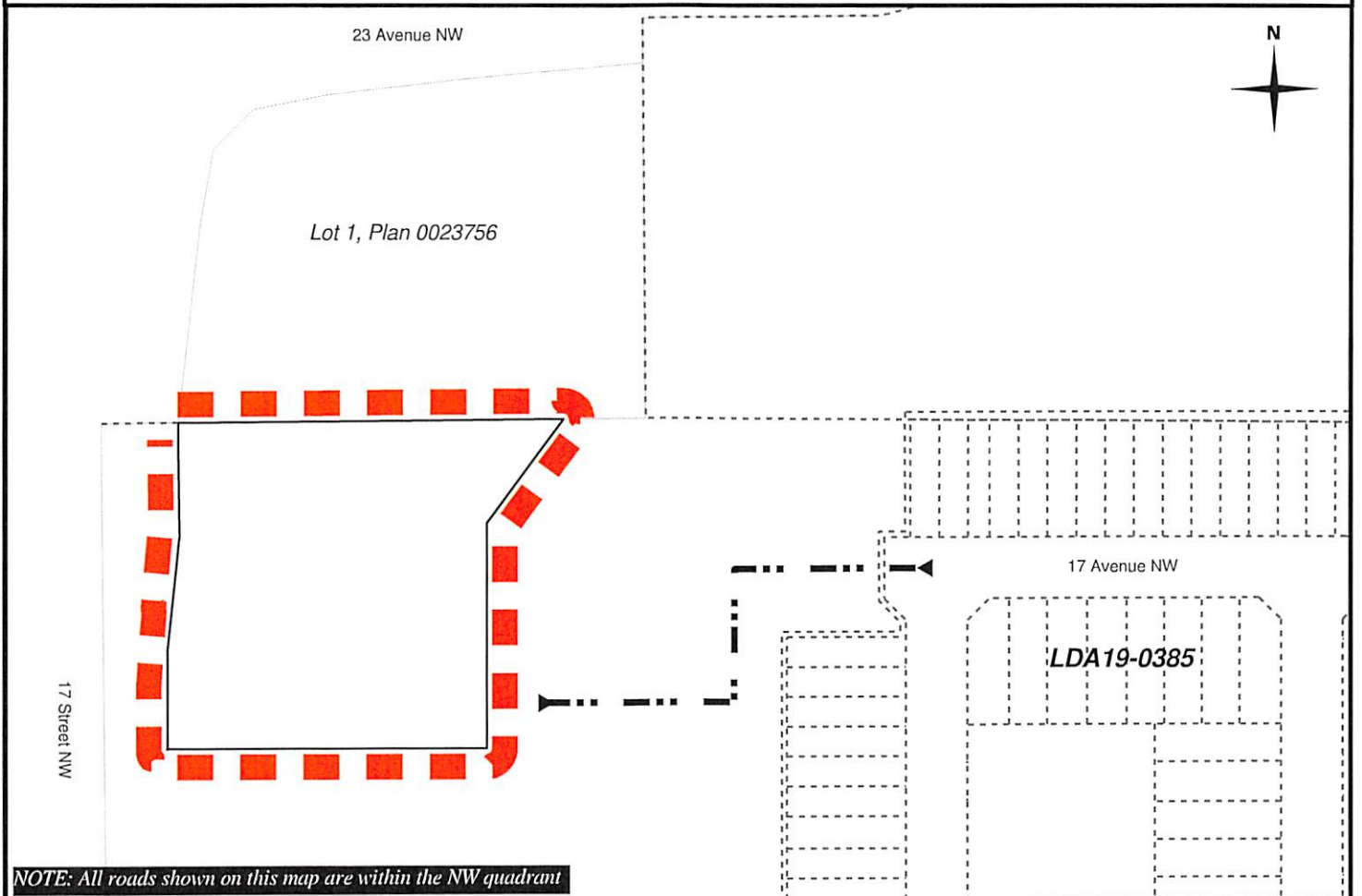
Regards,

Blair McDowell  
Subdivision Authority

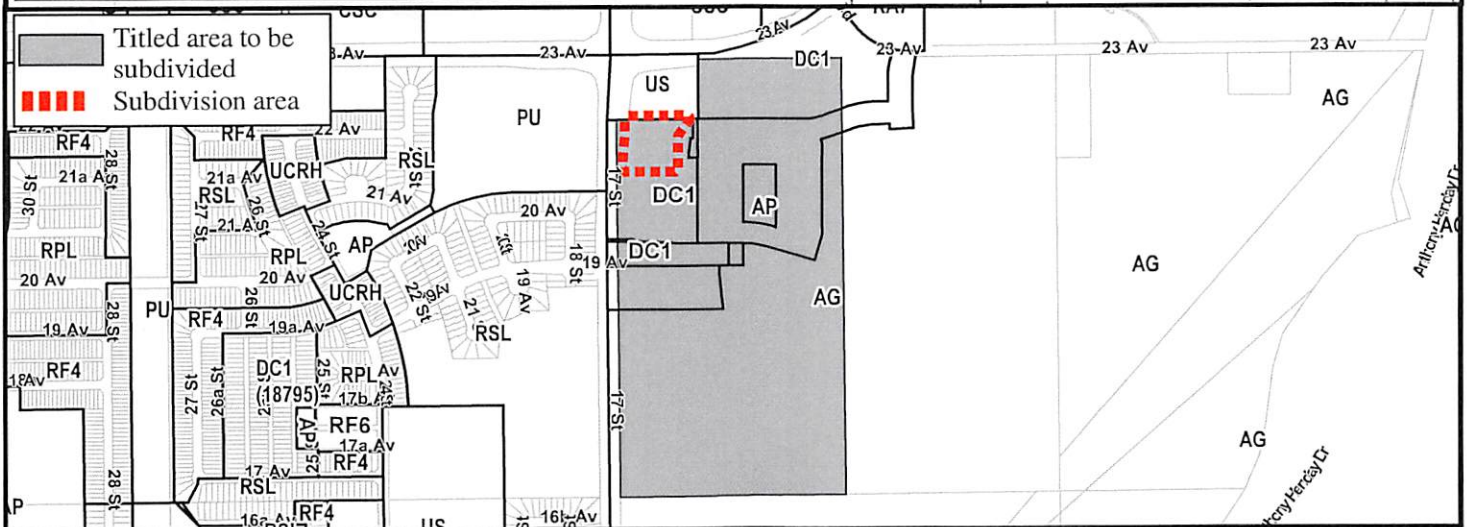
BM/kr/Posse #352931632-001

Enclosure

-  Limit of proposed subdivision
-  Sanitary and storm sewer extensions



**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

July 16, 2020

File No. LDA20-0097

V3 Companies of Canada Ltd.  
130-2899 Broadmoor Boulevard  
Sherwood Park, AB T8H 1B5

ATTENTION: Aman Jhaver

RE: Tentative plan of subdivision to create three (3) additional industrial lots from Lot 1, Block 7, Plan 142 5752, located north of 140 Avenue NW and west of 164 Street NW; **MISTATIM INDUSTRIAL**

---

**I The Subdivision by Plan is APPROVED on July 16, 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 an easement for the existing storm main, in favour of Epcor Drainage Services Inc. as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement; and
5. 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 major conditions of this approval.

Municipal Reserve for Lot 1, Block 7, Plan 142 5752 was addressed by money in place, with LDA13-0371.

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

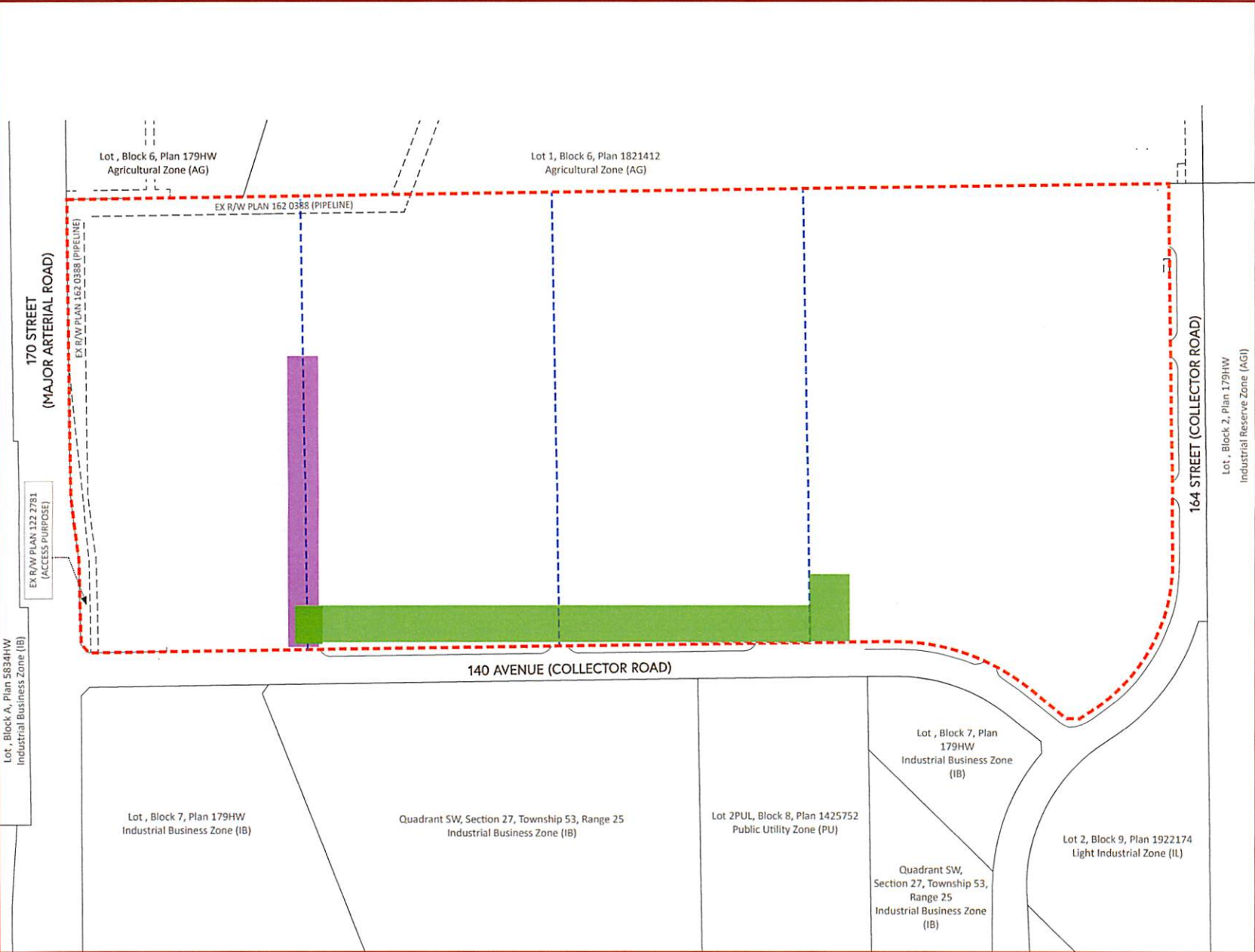
BM/mb/Posse #350323984-001

Enclosure



14010 - 164 Street NW, TSV DC8  
 Lot 1, Block 7, Plan 1425752  
 Existing Land Parcel Area 24.85 Ha

- LEGEND:**
- Existing Site Boundary
  - Lot 1, Block 7, Plan 1425752
  - Proposed Subdivision Boundary
  - Mutual access easement
  - Storm main easement



Lot, Block 6, Plan 179HW  
 Agricultural Zone (AG)

Lot 1, Block 6, Plan 1821412  
 Agricultural Zone (AG)

EX R/W PLAN 162 0388 (PIPELINE)

EX R/W PLAN 162 0388 (PIPELINE)

EX R/W PLAN 122 2781  
 (ACCESS PURPOSE)

170 STREET  
 (MAJOR ARTERIAL ROAD)

164 STREET (COLLECTOR ROAD)

Lot, Block 2, Plan 179HW  
 Industrial Reserve Zone (AGI)

140 AVENUE (COLLECTOR ROAD)

Lot, Block 7, Plan 179HW  
 Industrial Business Zone (IB)

Lot, Block 7, Plan 179HW  
 Industrial Business Zone (IB)

Quadrant SW, Section 27, Township 53, Range 25  
 Industrial Business Zone (IB)

Lot 2PUL, Block 8, Plan 1425752  
 Public Utility Zone (PU)

Quadrant SW,  
 Section 27, Township 53,  
 Range 25  
 Industrial Business Zone  
 (IB)

Lot 2, Block 9, Plan 1922174  
 Light Industrial Zone (IL)

Lot, Block 7, Plan 179HW  
 Industrial Business Zone (IB)





Subdivision Authority

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

July 16, 2020

File No. LDA20-0117

Invistec Consulting Ltd.  
400 - 10235 101 Street NW  
Edmonton, AB T5J 3G1

ATTENTION: Fabio Coppola

RE: Tentative plan of subdivision to create two (2) additional commercial lots from Lot 175, Block 1, Plan 192 2759, located north of 178 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA EAST**

---

**I The Subdivision by Plan is APPROVED on July 16, 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 an easement for public access, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be a party to the easement;
4. that the owner register an easement for the watermain connection, 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 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 constructs a watermain extension, to the satisfaction of EPCOR Water Services Inc., 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 175, Block 1, Plan 192 2759 was addressed by dedication and registration of a Deferred Reserve Caveat (DRC) to Lot 3, Block 1, Plan 172 0306 with LDA16-0553.

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

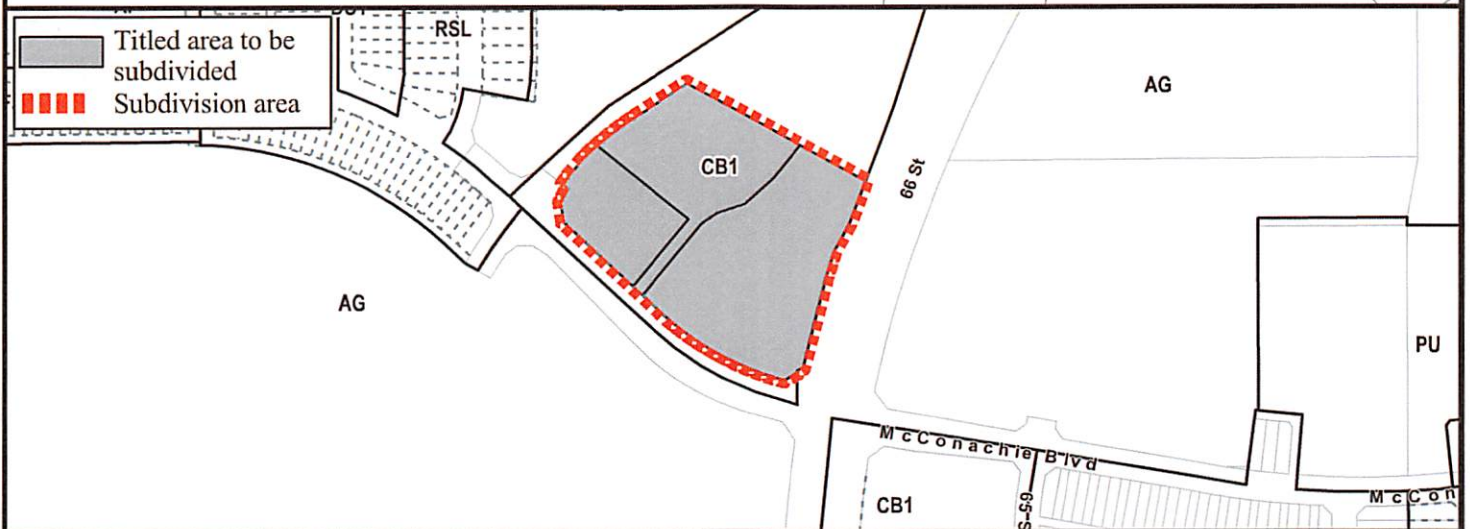
BM/kr/Posse #357048173-002

Enclosure

- Limit of proposed subdivision
- ←- - - -> Construct watermain connection and register easement
- ← Register public access easement



**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

July 16, 2020

File No. LDA20-0141

Satt Engineering Ltd.  
207 - 3132 Parsons Road NW  
Edmonton, AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional commercial lot from Lot 1, Block 6, Plan 152 4429, located south of Andrews Way SW and west of Allan Drive SW; **AMBLESIDE**

---

**The Subdivision by Plan is APPROVED on July 16, 2020, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc., EPCOR Drainage Services and Subdivision & Development Coordination for the provision of separate services (water, storm and sanitary) to the proposed lots. Cross lot sanitary and storm sewer servicing must be eliminated;
2. that the owner register an easement for overland drainage to the satisfaction of Subdivision & Development Coordination; 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #362011715-001

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 (\$2127.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

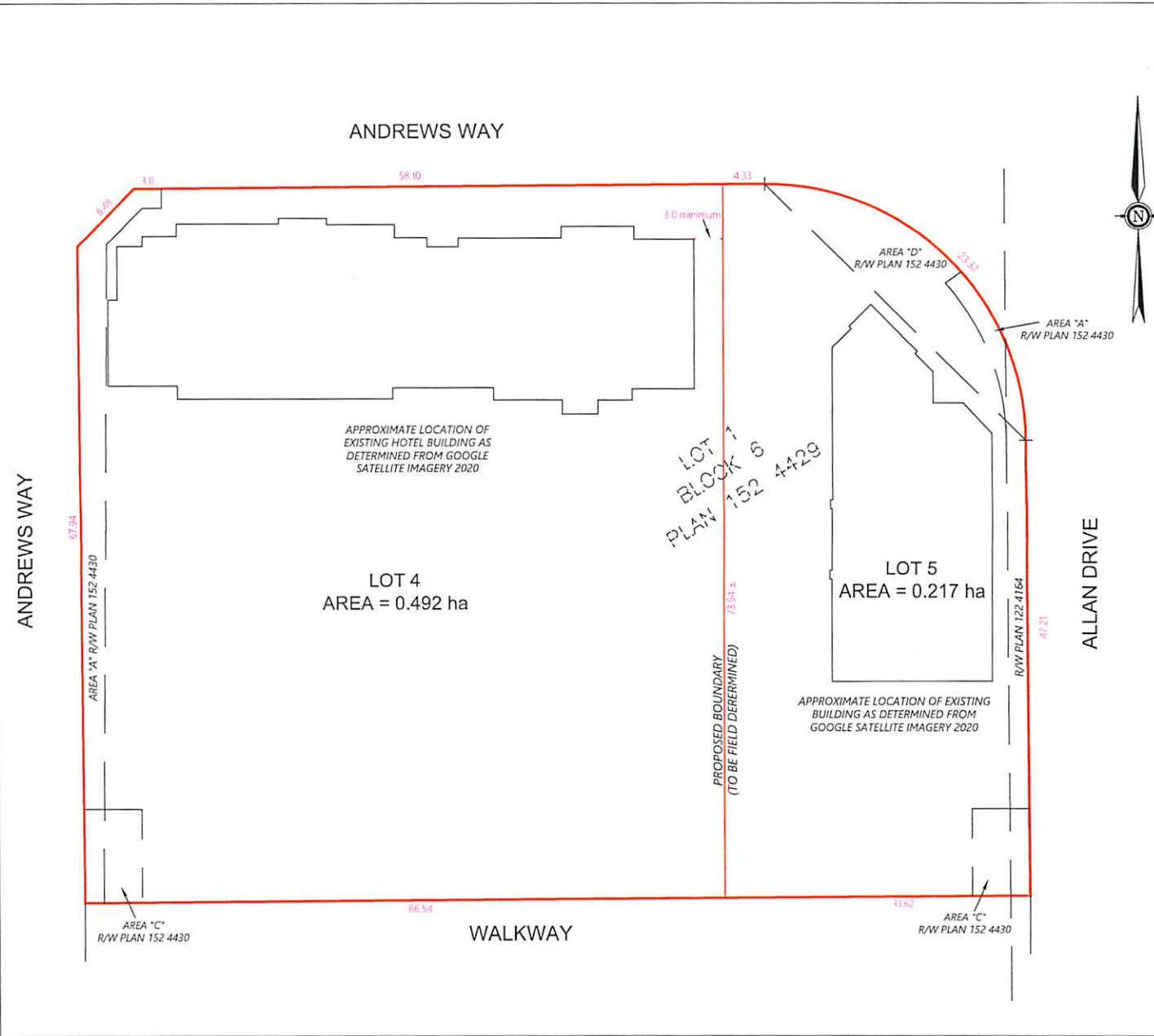
- A Development Permit (POSSE# 239973689-001) was issued for this site with a deficiency in the required number of parking stalls and loading stalls. The Subdivision Planning transportation review team recommends that a private agreement be entered into for shared parking and loading, between the proposed lots
- The Subdivision Planning transportation review team recommends that a private easement be registered on the Certificates of Title of the proposed lots, for the mutual benefit of the existing drive aisles and access locations.
- Site access is existing. Any modifications to the existing accesses requires the review and approval of Subdivision & Development Coordination.

Building / Site

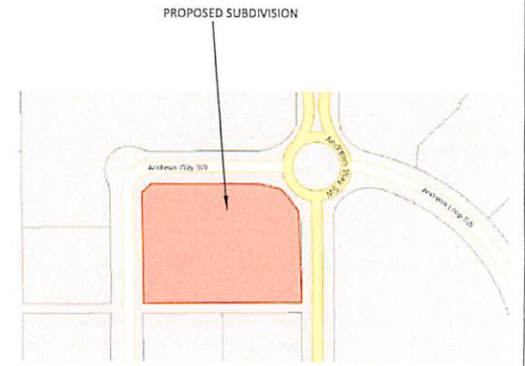
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The 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 44.7 m east of the west property line of Lot 1 off Allan Drive SW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- Due to the size and configuration of the proposed lots, on-street fire protection is limited to portions of this site directly fronting Andrews Way SW and Allan Drive SW. Additional/alternate methods of supplementing or meeting on-site fire protection requirements must be addressed at the Development Permit stage to the satisfaction of City of Edmonton Fire Rescue Services.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



**TENTATIVE PLAN**  
 SHOWING PROPOSED SUBDIVISION OF  
 LOT 1 BLOCK 6, PLAN 152 4429  
 WITHIN  
 (S.E. 1/4 SEC. 27 - TWP. 51 - RGE. 25 - W. 4th MER.)  
 AMBLESIDE  
 EDMONTON, ALBERTA  
 SCALE: 1:400



**Note:**

1. DISTANCES ARE IN METRES AND DECIMALS THEREOF
2. PROPOSED SUBDIVISION OUTLINED THUS AND CONTAINS 0.709 ha

**Satt Associates Inc.**  
*Always Striving For Excellence.*  
 #206 - 3132 Parsons Road NW, Edmonton, AB, T6N 1L6  
 (587) 315 6887

Job # : SA20 - 664	Drawn by: AA	Checked by: FS
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Subdivision Authority

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

July 16, 2020

File No. LDA20-0145

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 8, Block 6, Plan 7239 AH, located north of 111 Avenue NW and east of 127 Street NW;  
**INGLEWOOD**

---

**The Subdivision by Plan is APPROVED on July 16, 2020, 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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/td/Posse #362248567-001

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

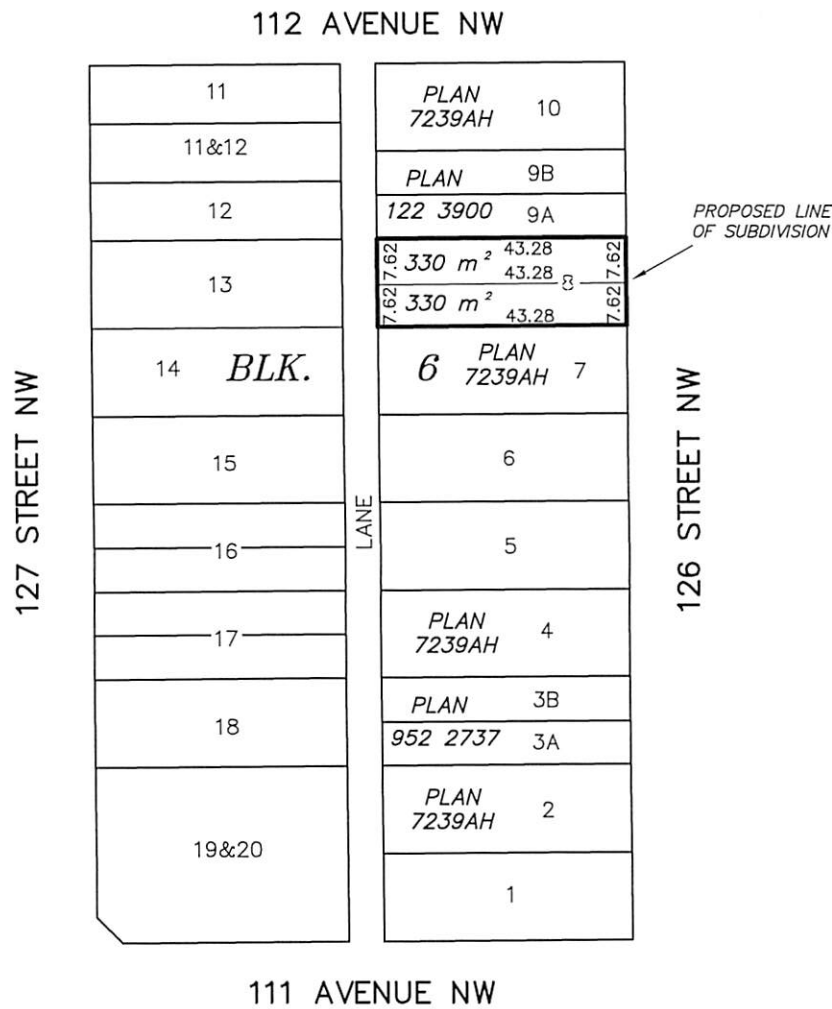
- There are existing boulevard trees adjacent to the site on 126 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 1.67 m south of the north property line of Lot 8 off of the lane west of 126 Street. 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).



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

Copyright Reserved

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.  
 The Copyrights to all designs and drawings are the property of Stantec Geomatics Ltd. Reproduction or use for any purpose other than that authorized by Stantec Geomatics Ltd. is forbidden.

Client

**BROOKLINE HOMES**

TENTATIVE PLAN SHOWING  
**PROPOSED SUBDIVISION**

OF  
 LOT 8, BLOCK 6, PLAN 7239AH  
 WITHIN  
 S.W. 1/4 SEC. 7, TWP. 53, RGE. 24, W.4 MER.

**INGLEWOOD**

SCALE 1 : 1000  
**MAY 2020**

NOTES

- All distances are expressed in metres and decimals thereof.
- Area referred to bounded thus  Containing 0.066 Hectares, including 1 residential lot.



Subdivision Authority

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

July 16, 2019

File No. LDA20-0166

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to adjust the property boundary between Lots 105 and 106, Block 8, Plan 882 0328, located north of Wolf Ridge Way NW and west of Wolf Ridge Point NW; **OLESKIW**

---

**The Subdivision by Plan is APPROVED on July 16, 2019, 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.

The Subdivision Authority received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #363139919-001

Enclosures

Please be advised of the following:

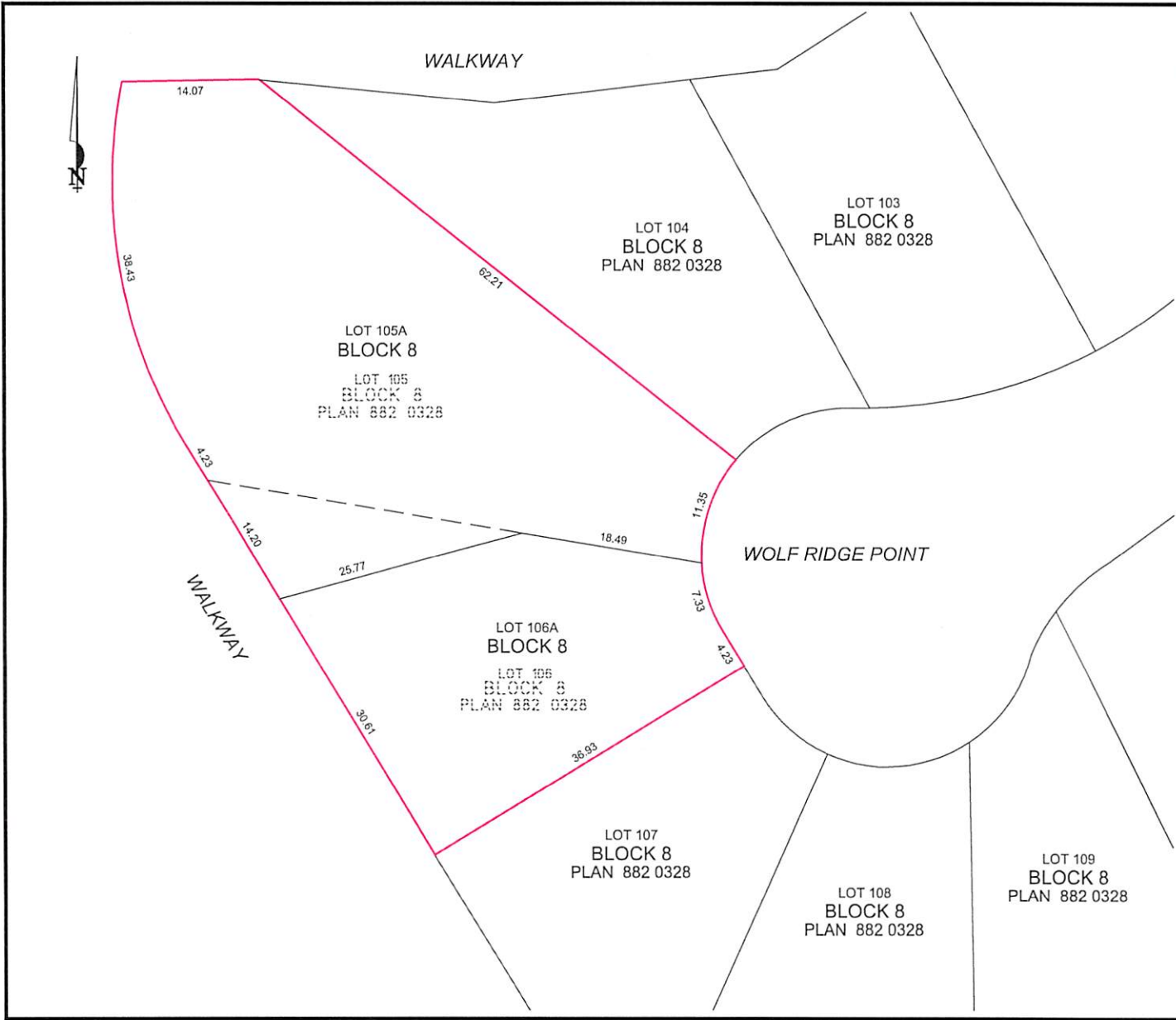
Next Steps for Subdivision Approval

- 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.

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.





DAVID DYKSTRA

- 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 ZONING OF THIS SUBJECT AREA IS R1.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
  - AND CONTAINS: 0.285 ha.



REV. NO.	DATE	ITEM	BY
1	MAY 25/ 20	T-PLAN	CN

REVISIONS

**OLESKIW**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION (LOT LINE ADJUSTMENT)**  
OF  
LOTS 105 AND 106, BLOCK 8, PLAN 882 0328  
WITHIN THE  
S.E. 1/4 SEC. 22 - TWP. 52 - RGE. 25 - W. 4TH MER.  
**EDMONTON - ALBERTA**



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

FILE NO. 62000062 DRAFTED BY: CN CHECKED BY: SM



Subdivision Authority

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

July 16, 2020

File No. LDA20-0167

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 3A, Plan 4278 V, located north of 104 Avenue NW and west of 143 Street NW; **GROVENOR**

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**The Subdivision by Plan is APPROVED on July 16, 2020, 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 #363793824-001  
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

- There are existing boulevard trees adjacent to the site on 143 Street 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.

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 6.7 m north of the south property line of Lot 7 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 is an existing power pole that will interfere with access to the proposed Lot 7A. Subdivision Planning highly recommends that the applicant/owner initiate the relocation of the power pole/guy wire with EPCOR Distribution & Transmission as soon as possible as this pole will inhibit alley access to the site and will result in a delay with the issuance of the Development Permit. Contact Ron Hewitt (780-412-3128) of EPCOR Distribution & Transmission for more information.
- 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 3A, PLAN 4278 V.

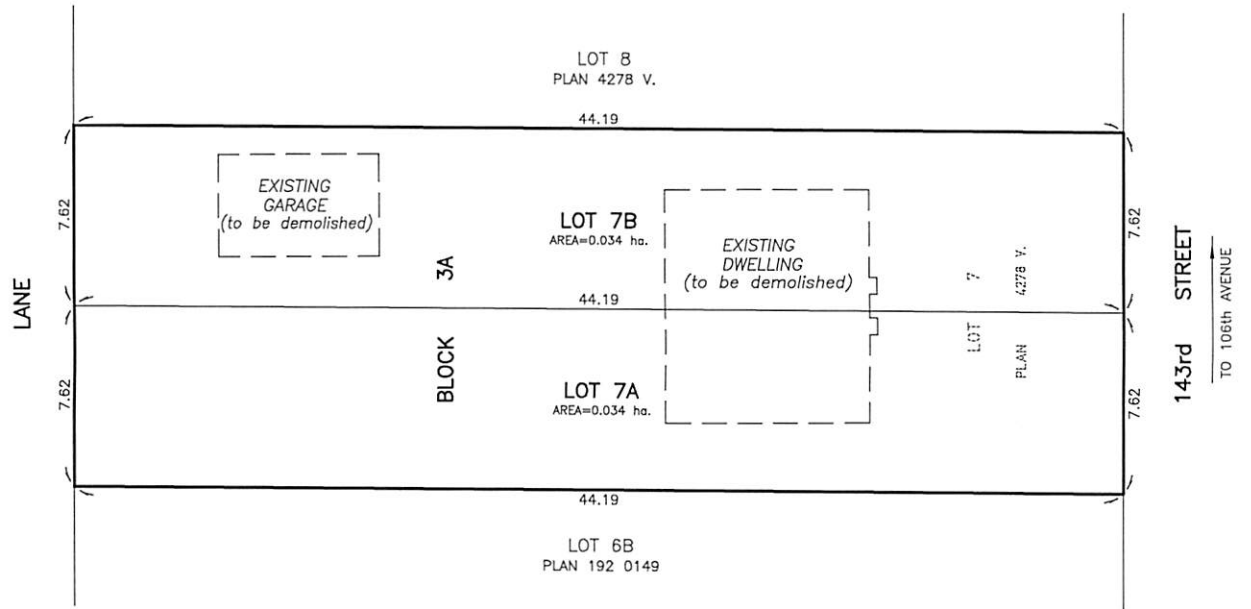
IN THE  
S.E.1/4 SEC.2-53-25-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.  
5m 0 5 10 15m



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: MAY 27, 2020  
REVISED: -

FILE NO. 20S0222

DWG.NO. 20S0222T

Thursday, July 9, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 27

<b>PRESENT</b>	Blair McDowell, Chief Subdivision Officer	
<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
MOVED	Blair McDowell  That the Subdivision Authority Agenda for the July 9, 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 July 2, 2020 meeting be adopted.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA20-0087 351831076-001	Tentative plan of subdivision to create 139 single detached residential lots from the NW 32-51-23 W4M located east of 17 Street NW and south of Aster Boulevard NW; <b>ASTER</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
2.	LDA20-0156 362804417-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 8, Block 32, Plan 5229 AD, located north of 93 Avenue NW and west of 152 Street NW; <b>SHERWOOD</b>
MOVED	Blair McDowell  That the application for subdivision be Approved.	
FOR THE MOTION	Blair McDowell	<b>CARRIED</b>

3.	LDA20-0165 363438969-001	Tentative plan of subdivision to create one (1) additional single detached residential lot, from Lot 33, Block 14A, Plan 2109 HW, located north of 110a Avenue NW and east of 116 Street NW; <b>QUEEN MARY 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 10:20 a.m.		