

Thursday, March 20, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 11

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the March 20, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 13, 2025 meeting be adopted.

3. OLD BUSINESS

4. OTHER BUSINESS

Review of Subdivision Authority Directive

- Subdivision Design Guideline

5. NEW BUSINESS

1.	LDA24-0510 535438002-001	Tentative plan of subdivision to create 48 residential lots, two (2) Environmental Reserve lots, and one (1) Public Utility lot, from Lot 1, Block 2, Plan 072 9520, and Lot 1A, Plan 4291 RS located south of 137 Avenue NW and east of 199 Street NW; STARLING
2.	LDA24-0523 548854456-001	Tentative plan of subdivision to create 52 residential lots, from Lot 3, Block 1, Plan 0224568, and the NE and SE- 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; ROSENTHAL
3.	LDA25-0065 564110889-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 40, Block 31, Plan 3756 HW, located north of 107A Street NW and west of 106 Street NW; PLEASANTVIEW
4.	LDA25-0091 569280835-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 8, Block 24, Plan 290 AB, located south of 131 Avenue NW and west of 123A Street NW; CALDER
5.	LDA25-0094 569599727-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8, Plan 4658 HW, located south of 108 Avenue NW and west of 155 Street NW; HIGH PARK



Subdivision Authority

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

Item - Review of Subdivision Authority Directive

Title - Subdivision Design Guidelines

Effective Date - February 21, 2008

Purpose of Directive - the purpose of the subdivision design guidelines were to improve the quality and livability of new neighbourhood design by minimizing and/or improving on-street parking, improving traffic movement and the delivery of municipal services in residential subdivisions.

Review of Directive - in order to satisfy the MGA requirements (Section 638.2) Urban Planning and Economy is determining which policies are considered in any of the work that we do, with regard to decisions, recommendations or comments related to planning and development.

Outcome - the Department has determined that the Subdivision Design Guidelines are no longer a policy that the Subdivision Authority considers in its decisions, and have been supplanted by more detailed and relevant criteria, such as the Complete Streets Design and Construction Standards.

Legal Advice - the Subdivision Authority has contacted the Legal Services Branch and have been advised that “if these policies were passed/created by the SA then a motion of the SA would suffice to remove them.”

Action - Motion to Rescind the Subdivision Authority Directive (Subdivision Design Guidelines)

Enclosures - Directive and accompanying Interpretation



SUBDIVISION AUTHORITY DIRECTIVE

	Subdivision Authority Bylaw No. 11135	<i>EFFECTIVE DATE</i>	February 21, 2008
<i>TITLE</i>	SUBDIVISION DESIGN GUIDELINES		

PURPOSE: The purpose of the subdivision design guidelines is to improve the quality and liveability of new neighbourhood design by minimizing and/or improving on-street parking, improving traffic movement and the delivery of municipal services in residential subdivisions.

HISTORY: The Subdivision Design Guidelines implement the recommendations of the Compact Lot Action Plan approved by Executive Committee on October 11, 2006. On May 1, 2007, the Compact Lot Action Plan was received by Council; and Bylaw 14444, which implements the Compact Lot Action Plan through amendments to the City of Edmonton Zoning Bylaw 12800, was approved.

APPLICATION:

The Subdivision Authority shall have regard to the following guidelines in the design of a residential subdivision:

1. a) The maximum length of a cul-de-sac in a residential subdivision shall be 120 m.
b) Notwithstanding 1 (a), in exceptional circumstances, the Senior Subdivision Officer may allow a longer cul-de-sac, in which case an emergency access is required to be provided.
2. The minimum radius for the road right-of-way portion of a cul-de-sac bulb in a residential subdivision shall be 15 m and the minimum radius of the carriageway portion of a cul-de-sac bulb in a residential subdivision shall be 11 m.
3. The minimum site width for lots fronting onto a cul-de-sac in a residential subdivision shall be 10.4 m.
4. For all residential lots in a subdivision plan having a site width of less than 10.4 m, a minimum of 80% of the lots shall have a minimum depth of 33 m.

5. Where lanes (alleys) provide access to lots within a residential subdivision, the lanes shall be accessible to a local or collector road at a distance no greater than 120 m.
6. On a neighbourhood-wide basis, the proportion of lot frontage of lots zoned for ground-oriented residential subdivisions fronting onto and having direct access to collector roads shall be no more than 30% of the total length of frontage available along the collector roadways.
7. Where front yards are less than 4.5 m in residential subdivisions, a landscaped boulevard strip between the curb and the walkway of the road cross section at the front of the lot as per the City of Edmonton Design and Construction Standards is required.

Approved by the Subdivision Authority at its meeting of February 21, 2008.

A handwritten signature in black ink, appearing to read "P. Arendt". The signature is written in a cursive, flowing style.

Phillip Arendt
Subdivision Authority

Interpretation: Subdivision Authority Directive: Subdivision Design Guidelines

Application: along with Bylaw 14444, text amendments to the Edmonton Zoning Bylaw 12800, the Subdivision Design Guidelines, in part, implement the Compact Lot Action Plan as approved by Council May 1, 2007

There have been a number of questions on interpretation of the Subdivision Design Guidelines, particularly regarding cul-de-sac length, width of lots fronting cul-de-sacs, and the limitation of front-access residential development along collector roadways.

The following is a guide to interpretation of the Guidelines. Please refer to the actual clauses within the Subdivision Design Guidelines themselves, along with these interpretive notes.

Applicability: Subdivision Design Guidelines and Edmonton Zoning Bylaw 12800 regulations.

If the Subdivision Design Guidelines are more restrictive than the Zoning Bylaw regulations (or vice versa), which standard applies?

The more restrictive requirement of either the Subdivision Design Guidelines or the Zoning Bylaw regulations applies. The Subdivision Design Guidelines are situational; if a situation for a lot is not addressed by the Subdivision Design Guidelines, then the Zoning Bylaw regulation will apply.

1. **Clause (1)(a):** cul-de-sac maximum length is 120 m. (1)(b) allows for exceptions, “in exceptional circumstances”.

Interpretation: the 120 m distance is to be measured within the road-right-of-way, and for practical purposes, is measured to the centre of the cul-de-sac bulb. “Exceptional circumstances” includes, “land-locked” remnant land pockets, as well as situations where a second access cannot be granted due to access restrictions to collector roadways due to Transportation Plan requirements.

3. **Clause 3:** minimum 10.4 m Site Width for lots fronting onto a cul-de-sac in a residential subdivision.

Interpretation: all lots on a terminal roadway (no second access) must at least meet the minimum (RSL) Residential Small Lot width. RPL lots and (RF4) Semi-detached Housing lots have narrower minimum widths, so they will have to exceed their zone minimums.

Site Width in the Zoning Bylaw of “pie-shaped” or other non-regular lots is measured “at a distance from the Front Lot Line equal to the minimum required

Front Yard for the Zone” [6.1(66)]. There is an exception: in the RSL Zone [115.4(2)] Site Width is measured 9 m from the front property line.

5. Clause 5: “...lanes shall be accessible to a local or collector road at a distance no greater than 120 m”.

Interpretation: this does not mean that a lane “block” cannot exceed 120 m; rather a lane could be as long as 240 m, but in this case it would require a second access, i.e. accessible to an internal or collector road located a maximum of 120 m away from any point of the lane.

6. Clause 6: maximum of 30% of the proportion of lot frontage of a collector roadway may be fronted by direct-access ground-oriented residential lots along collector roadways on a neighbourhood-wide basis.

Interpretation: this limits particularly the number of (RSL) Residential Small Lot and front-accessed (RF4) Semi-detached Housing lots along collector roadways in a neighbourhood structure plan. Rather than limit to 30% the proportion of the length of a collector roadway having front-accessed lots within each subdivision, the 30% limitation is to be applied to the roadway length within a neighbourhood, through the neighbourhood structure plan and its shadow plans. In terms of low density residential housing located along collector roadways, (RPL) Residential Planned Lot and rear-accessed (RF4) Semi-detached Housing therefore will predominate in neighbourhood structure plans and subsequent subdivisions, and enough room must be allocated to provide for lanes to be developed behind collector roadways in most cases.



Subdivision Authority

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

March 20, 2025

File No. LDA24-0510

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

ATTENTION: Chris Davis

RE: Tentative plan of subdivision to create 48 residential lots, two (2) Environmental Reserve lots, and one (1) Public Utility lot, from Lot 1, Block 2, Plan 072 9520, and Lot 1A, Plan 4291 RS located south of 137 Avenue NW and east of 199 Street NW; **STARLING**

I The Subdivision by Plan is APPROVED on March 20, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as one 0.139 ha lot and one 1.194 ha lot pursuant to Section 664(1.1)(a and b) 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 enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 1, Block 2, Plan 072 9520 and Lot 1, Block 1, Plan 032 5348 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
6. that concurrent with registration of the plan of survey, the City of Edmonton shall register against Lot 1, Block 2, Plan 072 9520 and Lot 1, Block 1, Plan 032 5348 a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;
7. 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;

8. that the approved subdivision LDA23-0386 be registered prior to or concurrent with this application, to provide the logical roadway extension from Starling Drive NW;
9. that Bylaw 21081 and 21082 to amend the Trumpeter Area Structure Plan and Starling Neighborhood Structure Plan shall be approved prior to the endorsement of the plan of survey;
10. that Bylaw 21108 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
11. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the geotechnical report, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkways with underground utilities, as shown on the "Conditions of Approval" map, Enclosure I; and
14. 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 conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;

8. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a 3 m asphalt shared use path within the Top of Bank setback area including "Shared Use" signage and landscaping. The trail location, design and construction shall be in accordance with the approved HOGGAN ENGINEERING & TESTING (1980) LTD. geotechnical report (File No. 6234-44), with connections to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a 'Swept Path Analysis' with the engineering drawings submissions to ensure the functionality of the temporary emergency access, shown on the "Conditions of Approval" map, Enclosure I, for the heaviest responding fire apparatus. Further review of the SUP alignment will be conducted with the submission of red line drawings for LDA23-0386 and detailed drawing for this stage;
11. that the owner provide naturalization landscaping within the TOB and walkway ROW, once the temporary emergency access route is no longer required, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto or flanking the Transportation Utility Corridor, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct all fences wholly on privately-owned land and the Reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
16. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

III The Deferred Servicing Agreement required in Clause I (3) requires 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 the Drainage Assessments applicable to this subdivision;
2. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
3. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
4. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
5. that the owner construct Big Lake arterial between 199 Street NW and 137 Avenue NW to an urban arterial roadway standard, including channelization, accesses, intersection/roundabout, 3 m shared use path on both sides, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II; and
6. that the owner upgrade 137 Avenue NW to an urban standard, including active modes connection on both sides, from the west edge of Starling Drive NW; Stage 1 to the Big Lake arterial roadway, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II.

IV The Deferred Arterial Dedication Agreement required in Clause I (4) shall contain, among other things, the following conditions:

1. that the owner dedicate, clear and level the Big Lake arterial as required for road right of way, from the parcels legally described as Lot A, Plan 1456 RS And Lot R, Plan 1456 RS, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II.

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

Municipal Reserve for Lot 1, Block 2, Plan 072 9520 was addressed by DRC with LDA23-0386.

Municipal Reserve for the Lot 1A, Plan 4291RS was addressed by a 1.479 ha DRC with LDA22-0363. The DRC will be used to dedicate a portion of the school/park site and Environmental Reserve through LDA23-0386, and will be exhausted.

Municipal Reserve for Plan 1456RS Lot R was addressed by land dedication through subdivision file 68-E-54. Municipal Reserve designation may require removal by Bylaw for the arterial roadway dedication.

Municipal Reserve for Lot A, Plan 1456RS Lot A was addressed by land dedication through subdivision file 68-E-54.

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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell
Subdivision Authority

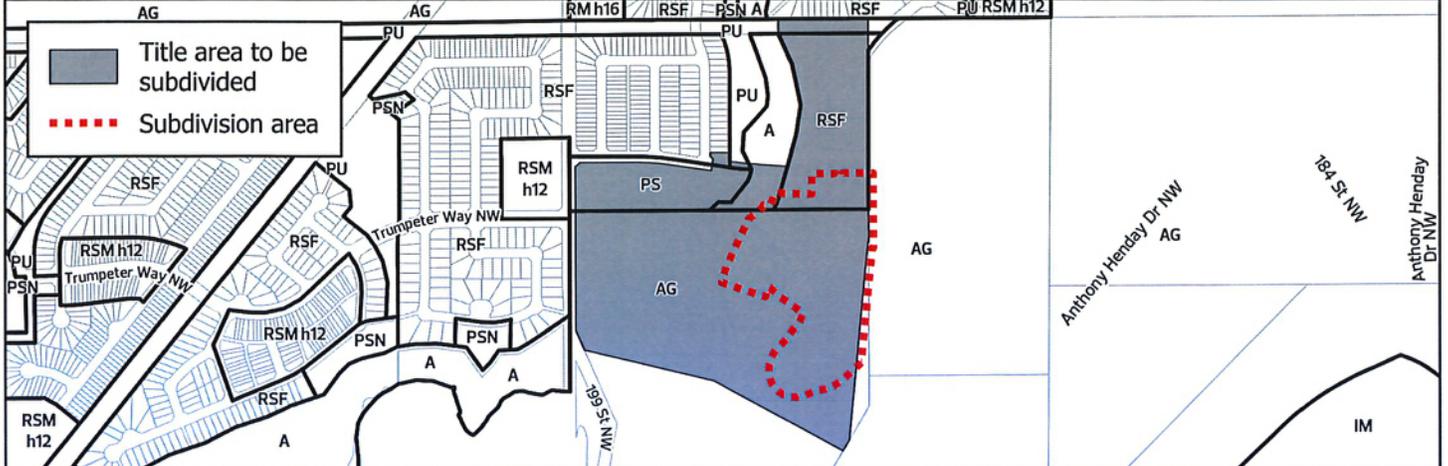
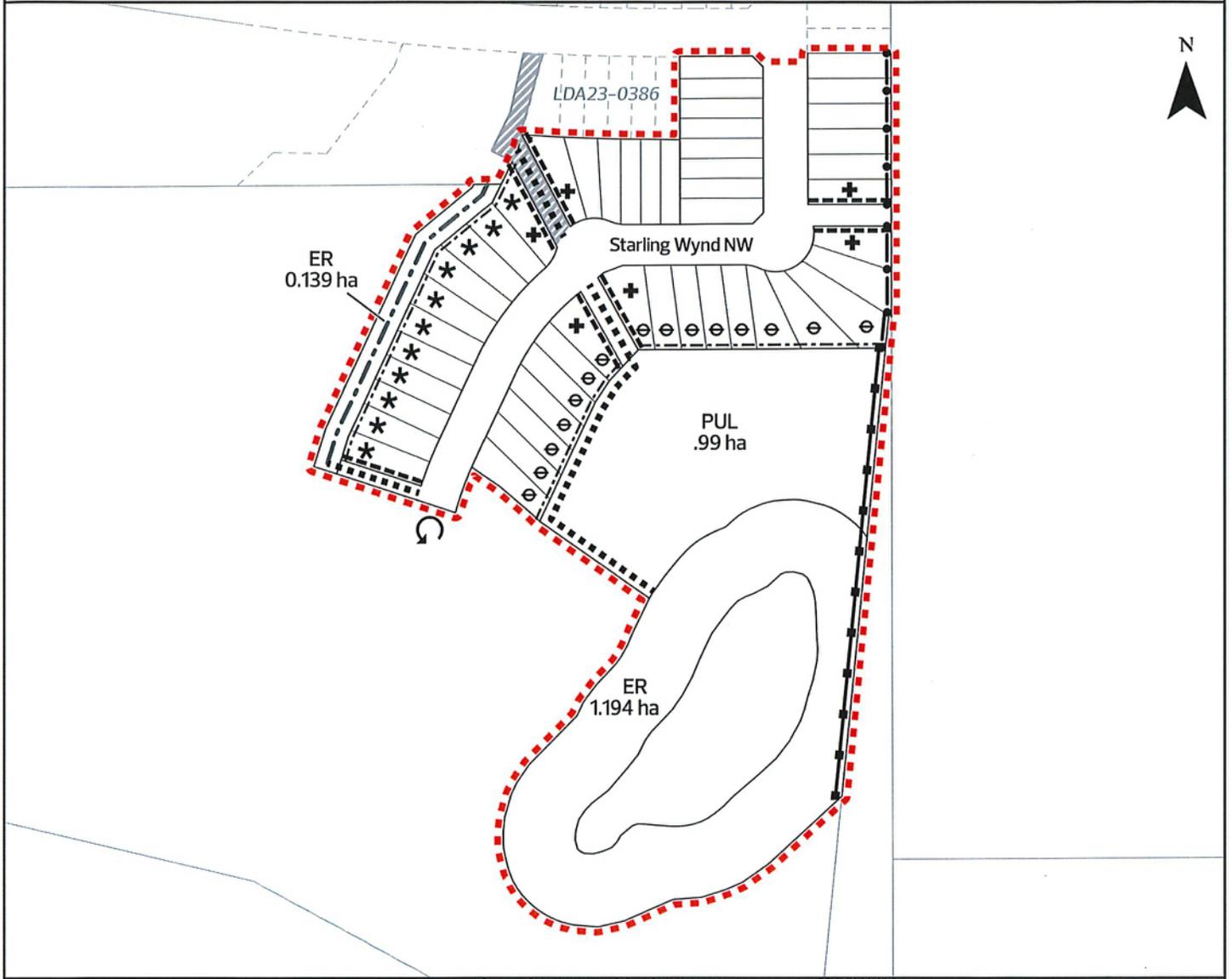
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Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

March 20, 2025 LDA24-0510

- Limit of proposed subdivision
- 1.2 m uniform fence
- 1.8 m uniform fence as per Zoning Bylaw
- Post and rail fence
- Berm and noise attenuation fence
- 3 m hard surface shared use path
- 3 m asphalt shared use path
- Temporary emergency access; Naturalization landscaping
- Temporary 12 m radius turnaround
- * Restrictive covenant re: Top of Bank
- + Restrictive covenant re: Disturbed soil
- Restrictive covenant re: Freeboard

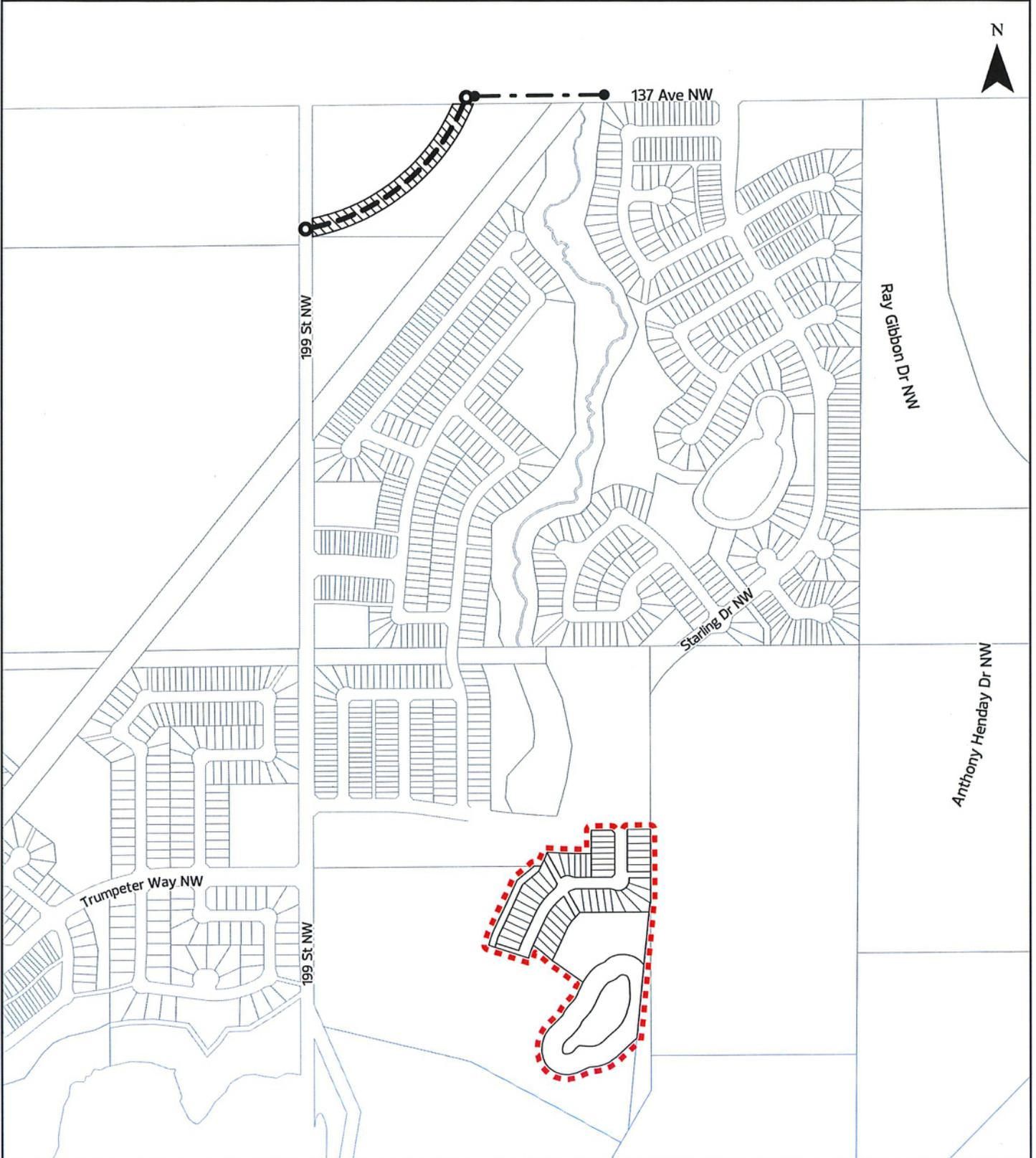


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 20, 2025

LDA24-0510

-  Construct to an arterial roadway standard
-  Upgrade to an urban standard
-  Dedicate as road right of way





Subdivision Authority

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

March 20, 2025

File No. LDA24-0523

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

ATTENTION: Holly Mikkelsen

RE: Tentative plan of subdivision to create 52 residential lots, from Lot 3, Block 1, Plan 0224568, and the NE and SE- 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; **ROSENTHAL**

I The Subdivision by Plan is APPROVED on March 20, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner register temporary public access easement for a 4 m temporary emergency access roadway as shown on the "Conditions of Approval" map, Enclosure I;
4. that the subdivision boundary be amended to exclude the complete intersection on the north side of local-local roadway as shown on the "Conditions of Approval" map, Enclosure I;
5. that the approved subdivision LDA24-0463 be registered prior to or concurrent with this application to provide the logical roadway extension;
6. that Bylaw 21094 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
8. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the walkway, with connection to adjacent path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct all fences wholly on privately-owned land, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the road right 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.

Municipal Reserve (MR) for Lot 3, Block 1, Plan 022 4568 were previously addressed with LDA18-0022 by registering 1.605 ha Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on title.

MR for Pt. SE ¼ 25-52-26-4 were previously addressed with LDA11-0026 by dedicating a parcel.

MR for Pt. NE ¼ 25-52-26-4 were previously addressed with LDA19-0256 by dedicating part of the Rosenthal District Park.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/nz/Posse #548854456-001

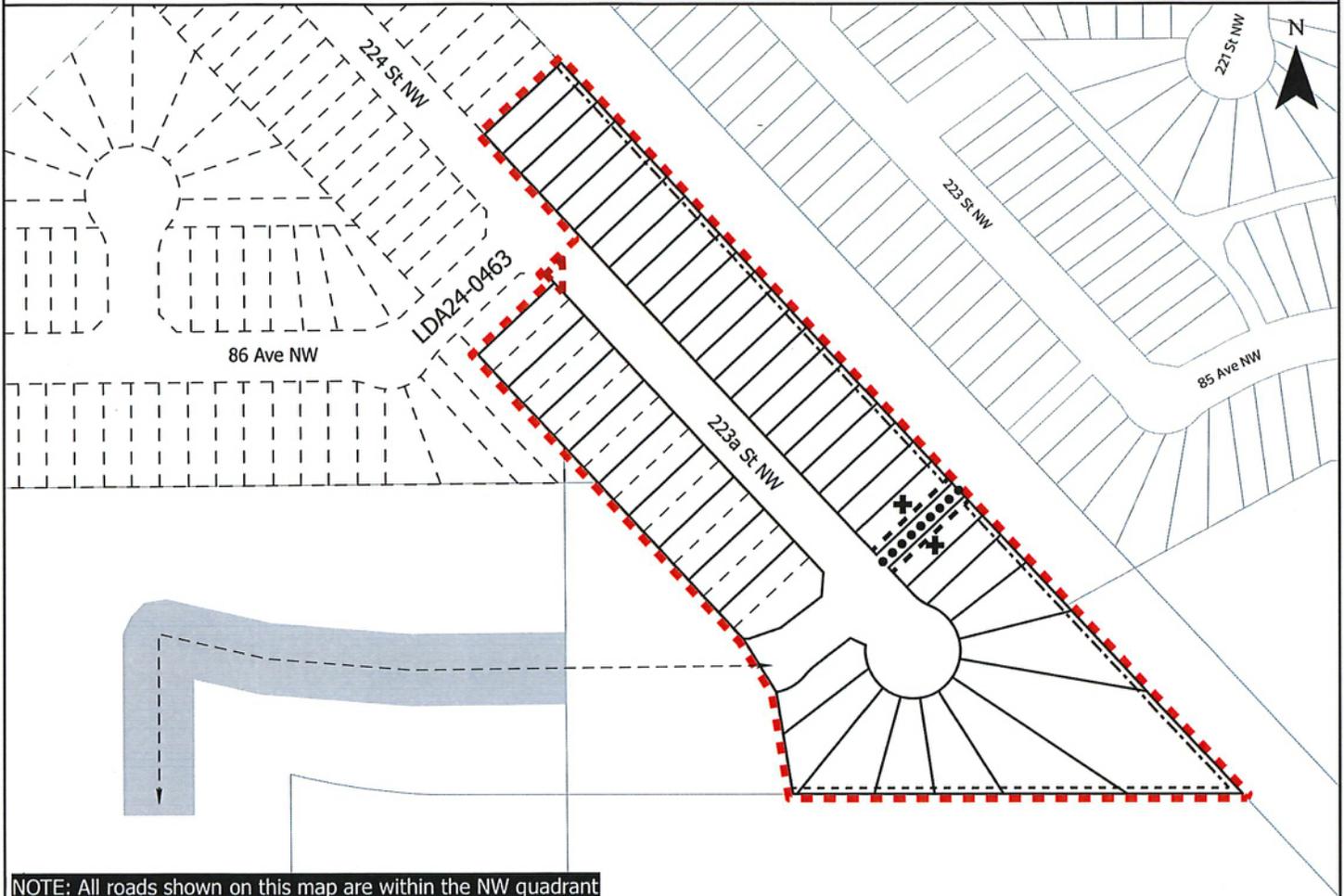
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

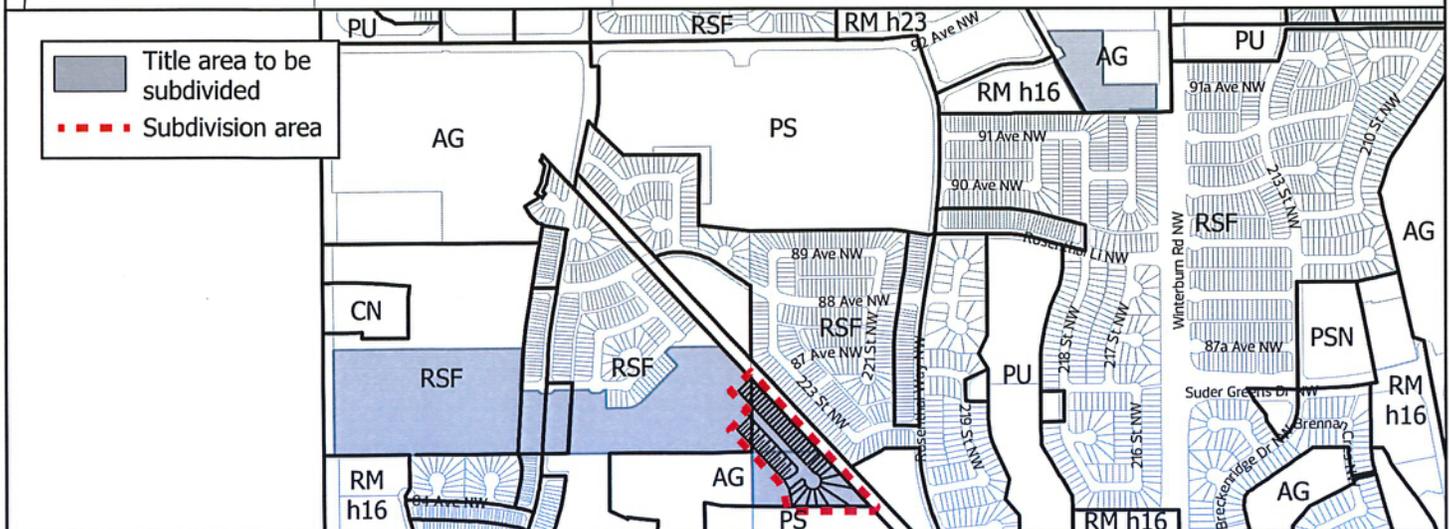
March 20, 2025

LDA24-0523

- Limit of proposed subdivision
- Amend sbdivision boundary
- Register easement
- ⊕ Restrictive Covenant re: Disturbed soil
- 1.8m Concrete sidewalk
- ←→ Temporary 4 m Emergency Access
- 1.2 m Uniform fence
- 1.8m Uniform fence
- - - 1.8m Uniform screen fence as per Zoning bylaw



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





Subdivision Authority

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

March 20, 2025

File No. LDA25-0065

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 40, Block 31, Plan 3756 HW, located north of 107A Street NW and west of 106 Street NW; **PLEASANTVIEW**

The Subdivision by Plan is APPROVED on March 20, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/bj/Posse #564110889-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) of the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 4.01 m west of the east property line of existing Lot 40 off 107A 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 and fire flows 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).

GREENTECH PRO HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE 'PLAN OF SURVEY'.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.052 hp



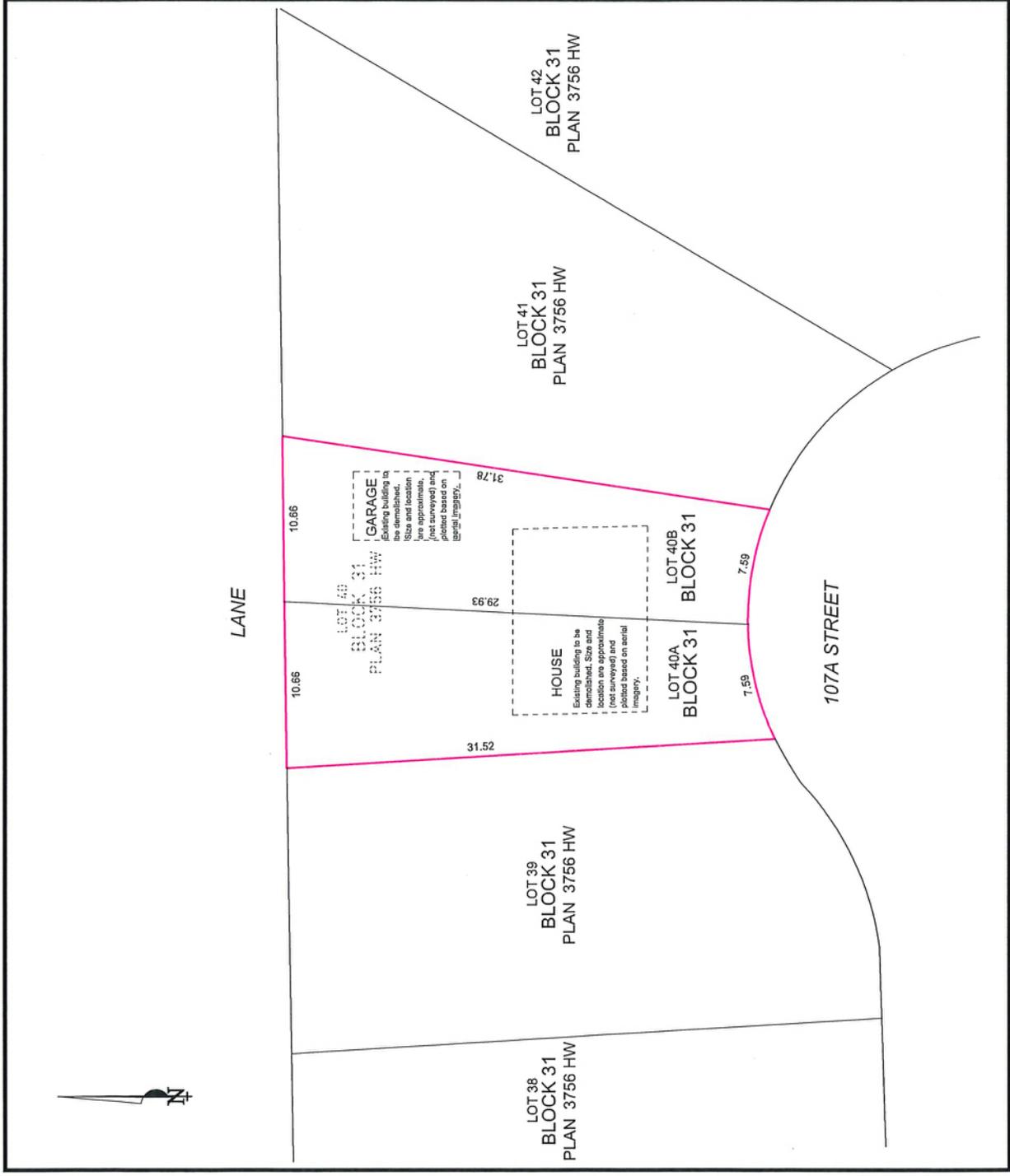
REV. NO.	DATE	ITEM	BY
2	MAR 11/25	LOT NUMBERS	CN
1	JAN 2025	ORIGINAL PLAN COMPLETED	CN

PLEASANTVIEW TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 40, BLOCK 31, PLAN 3756 HW
WITHIN THE
N.W. 1/4 SEC. 17 - TWP. 52 - RGE. 24 - W. *4H MER.
EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2025

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2647
Email: edmonton@palsgeomatics.com
10764-174 Street NW, Edmonton, Alberta T5S 1J7
CN
FILE NO. 624085007 DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

March 20, 2025

File No. LDA25-0091

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 8, Block 24, Plan 290 AB, located south of 131 Avenue NW and west of 123A Street NW; **CALDER**

The Subdivision by Plan is APPROVED on March 20, 2025, subject to the following condition:

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

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

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

Please be advised that the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/bj/Posse #569280835-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.
- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.

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 proposed Lot 8B approximately 5.4m south of the north property line of existing Lot 8 off of the lane. The existing storm service enters proposed Lot 8B approximately 4.5m south of the north property line of existing Lot 8 off 123A 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or

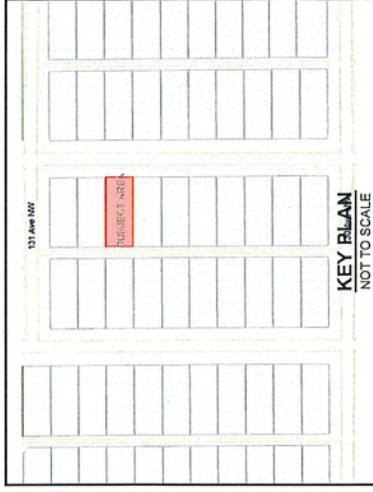
less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

AUSTIN PODLOSKY

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE BEING LOCATED BY THE CENTERLINE OF THE CURVE.
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- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.052 ha



REV. NO.	DATE	ITEM	BY
1	FEB 1925	ORIGINAL PLAN COMPLETED	CN

CALDER
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

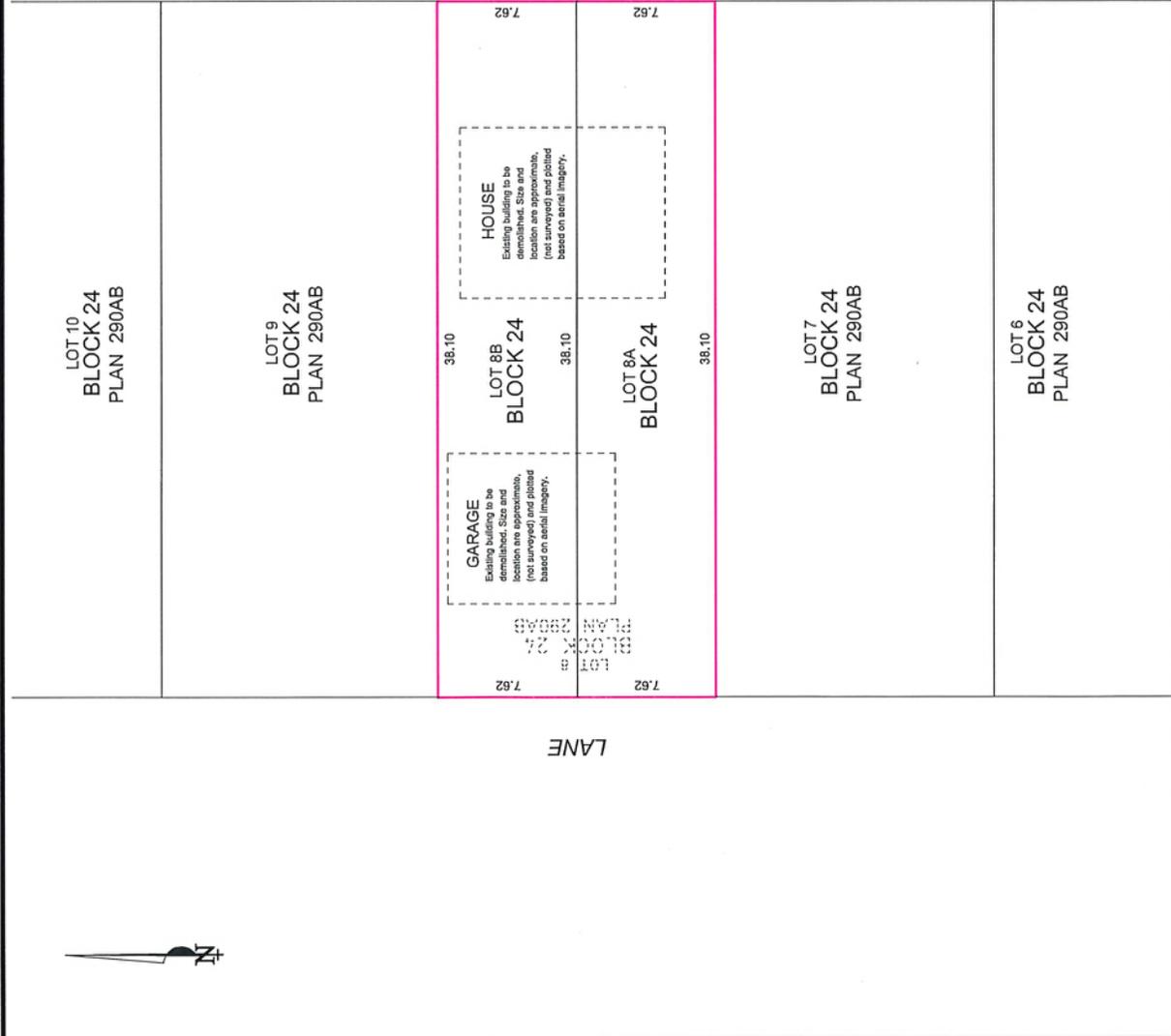
OF
LOT 8, BLOCK 24, PLAN 290AB
WITHIN THE
S.W. 1/4 SEC. 19 - TWP. 53 - RGE. 24 - W. 4TH MER.

EDMONTON - ALBERTA



J Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2647
Email: calder@palsgeomatics.com
10794-176 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6250055007 DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

March 20, 2025

File No. LDA25-0094

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8, Plan 4658 HW, located south of 108 Avenue NW and west of 155 Street NW; **HIGH PARK**

The Subdivision by Plan is APPROVED on March 20, 2025, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot;
2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
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 the Subdivision Authority will not endorse the plan of subdivision or other instrument until the appeal period as prescribed by the Municipal Government Act has lapsed. An appeal may be lodged in accordance to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/bj/Posse #569599727-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley as per the General Regulations (Section 6.1) in the 2.10 RS - Small Scale Residential Zone of Zoning Bylaw 20001.
- There is an existing driveway to 155 Street NW. Upon redevelopment of proposed Lot 6B, the existing residential access to 155 Street NW along with the concrete header must be removed. The owner will be required to obtain a Permit to remove the access, available from Development & Zoning Services, 2nd Floor, 10111 – 104 Avenue. Apply online at www.edmonton.ca/permits.

Building / Site

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

Servicing

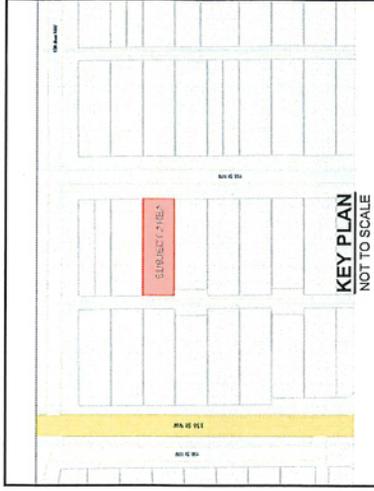
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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 proposed Lot 6A approximately 10.70m north of the south property line of existing Lot 6 off 155 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).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

KLAIR CUSTOM HOMES LTD.

NOTES:

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REV. NO.	DATE	ITEM	BY
1	FEB 1925	ORIGINAL PLAN COMPLETED	CN

REVISIONS

HIGH PARK
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 6, BLOCK 8, PLAN 4658 HW
WITHIN THE

N.W. 1/4 SEC. 2 - TWP. 53 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

SCALE: 1:250
0 2.5 5 7.5 10 15 METRES
2025



Phone: (780) 465-3177 Fax: (780) 461-2047
Email: edmonton@palsgeomatics.com
11794-179 Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6250651007 DRAFTED BY: CN CHECKED BY: DS

LOT 4A
BLOCK 8
PLAN 142 0555

LOT 5
BLOCK 8
PLAN 4658 HW

LOT 6A
BLOCK 8
PLAN 4658 HW

LOT 6B
BLOCK 8
PLAN 4658 HW

LOT 7
BLOCK 8
PLAN 71 KS

LOT 18
BLOCK 8
PLAN 3424 NY

HOUSE
Existing building to be demolished. Size and location are approximate. (not surveyed) and plotted based on aerial imagery.

GARAGE
Existing building to be demolished. Size and location are approximate. (not surveyed) and plotted based on aerial imagery.

155 STREET

LANE



Thursday, March 13, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 10

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the March 13, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA24-0444
508401632-001

Tentative plan of subdivision to create 98 residential lots, from Lot 201, Block A, Plan 222 0182, located east of Winterburn Road NW and north of Maskêkosihk Trail NW; **THE UPLANDS**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA24-0516
517825106-013

Tentative plan of subdivision to create 121 residential lots from the SW 19-52-25-W4M located north of 62 Avenue NW and east of Winterburn Road NW; **GRANVILLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

3.	LDA24-0520 542356071-001	Tentative plan of subdivision to create 103 residential lots from Lot 3, Block 1, Plan 0224568, located south of 92 Avenue NW and east of 231 Street NW; ROSENTHAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA24-0490 546438581-001	Tentative plan of subdivision to create 127 bare land condominium units and 10 bare land parking stalls from Lot 70, Block 24, Plan 222 2309, located south of Anthony Henday Drive and east of 46 Street; CY BECKER
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
5.	LDA25-0068 564795540-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 2, Block 4, Plan 142 1874, located north of Eby Road SW and east of 101 Street NW; ELLERSLIE INDUSTRIAL
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
6.	LDA25-0030 557965497-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 51, Block 13, Plan 4116 HW, located east of 120 Street NW and north of 83 Avenue NW; WINDSOR PARK
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
7.	LDA25-0055 562778193-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 16, Block 2, Plan 5972 KS, located north of 66 Avenue NW and west of 128 Street NW; GRANDVIEW HEIGHTS
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
8.	LDA25-0058 562417287-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 22 & Lot 23, Block 24, Plan 823 AI, located east of 59 Street NW and north of 119 Avenue NW; MONTROSE
MOVED		Blair McDowell That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
9.	LDA25-0059 560378255-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 21, Block 3, Plan 2831 HW, located south of 79 Avenue NW and east of 119 Street NW; BELGRAVIA	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
10.	LDA25-0064 563024438-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 37, Block 8, Plan 6773 MC, located south of 39A Avenue NW and east of Aspen Drive West NW; ASPEN GARDENS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		