

Thursday, May 01, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED	Blair McDowell That the Subdivision Authority Agenda for the May 01, 2025 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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2. ADOPTION OF MINUTES

MOVED	Blair McDowell That the Subdivision Authority Minutes for the April 24, 2025 meeting be adopted.
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FOR THE MOTION	Blair McDowell	CARRIED
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3. OLD BUSINESS

4. NEW BUSINESS

1.	LDA25-0062 550662029-001	Tentative plan of subdivision to create 163 residential lots and one (1) Public Utility lot, from the SW 15-51-24-W4M located north of 41 Avenue SW and east of 91 Street SW; THE ORCHARDS AT ELLERSLIE
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MOVED	Blair McDowell That the application for subdivision be Approved as Amended.
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FOR THE MOTION	Blair McDowell	CARRIED
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2.	LDA25-0128 577119765-001	Tentative plan of subdivision to create two (2) commercial strata lots and two (2) pylon sign strata lots from Lot 26, Block 1, Plan 242 2507 located north of Ellerslie Road SW and west of Parsons Road SW; ELLERSLIE INDUSTRIAL
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MOVED	Blair McDowell That the application for subdivision be Approved.
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FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0110 571799826-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 23, Plan RN76, located east of 88 Street NW and south of 122 Avenue NW; EASTWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0135 578503718-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 19, Block 50, Plan 3769 HW, located south of 93 Avenue NW and east of 152 Street NW; SHERWOOD	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT		
	The meeting adjourned at 10:10 a.m.		



Subdivision Authority

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

May 1, 2025

File No. LDA25-0062

Scheffer Andrew Ltd.
310 - 4803 87 St NW
Edmonton AB T6E 0V3

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 163 residential lots and one (1) Public Utility lot, from a portion of roadway to be closed and the SW 15-51-24-W4M, located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

I The Subdivision by Plan is APPROVED on May 1, 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 property lines of the residential lots and PUL, flanking Orchards Wynd in Phase 2, be modified should it be deemed necessary through the review of engineering drawings and submission of a design for the roundabout at the intersection of 91 Street SW and Orchards Wynd, 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 LDA24-0347 be registered prior to or concurrent with this application;
6. that Bylaw 21171 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
7. that LDA25-0133 to close 91 Street SW shall be approved prior to the endorsement of Phase 2 of the plan of survey;

8. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (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 remove the road structure of the existing 91 Street SW roadway and remediate the road closure area determined under LDA25-0133 with Phase 2. All costs associated with closure of the roadway to public access, including the removal of the road structure, re-grading of the land, landscaping and any utility relocation / modification deemed necessary as a result of the closure, will be the responsibility of the owner. Details and timing relative to this requirement should be reviewed holistically with FRS, in consideration of an alternate route through the AltaLink corridor, as the existing roadway functions as a temporary emergency access route.
9. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit for the proposed residential lots as shown on the "Conditions of Approval" map, Enclosure I, until such time that the adjacent permanent roadway Orchards Wynd SW is constructed with future subdivisions, to the satisfaction of Subdivision and Development Coordination;

10. that the owner pay for installation of “yield” signage on the local roadways to support the cross sections(s) and operation of the internal roadways, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
11. that the owner install a temporary gate/barrier with signage with Phase 1, for the south terminus of the PUL, as shown on the "Conditions of Approval" map, Enclosure I. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings in collaboration with Infrastructure Maintenance and FRS;
12. 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. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
13. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, with Phase 1 to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
14. that the owner construct Orchards Wynd SW to an approved Complete Streets design and cross-section, including a 3 m shared use path on the north side and transition of carriageway happening outside of the intersection, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
15. that the engineering drawings include ultimate grading plans for the portion of Orchards Wynd located within Phase 2, to the satisfaction of Subdivision and Development Coordination;
16. that the owner constructs a 3 m hard surface shared use path with “Shared Use” signage, lighting, landscaping and bollards, within the PUL, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
17. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway, with a connection to the adjacent shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the “Conditions of Approval” map, Enclosure I;
18. that the owner maintains the interim pumping system from the SWMF 17B to service the proposed subdivision as per the accepted Orchards Storm Basin 17B - Interim Pumping Memo - R1 (LDA24-0347), dated December 4, 2024, to the satisfaction of Subdivision and Development Coordination;
19. that a Final Acceptance Certificate (FAC) for the interim SWMF 17B and the storm sewers that drain into the interim SWMF 17B will not be issued until such time that the downstream permanent storm sewer systems are completed and operational, to the satisfaction of Subdivision and Development Coordination;

20. 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
21. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for the SW 15-51-24-W4M was addressed by DRC with SUB/06-0082 by registering a 3.089 ha Deferred Reserve Caveat (DRC) on title. The DRC will be adjusted for the addition of the road closure area and dedication of the PUL. The DRC will carry forward on title.

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

Please be advised that an appeal may be lodged in accordance with 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,

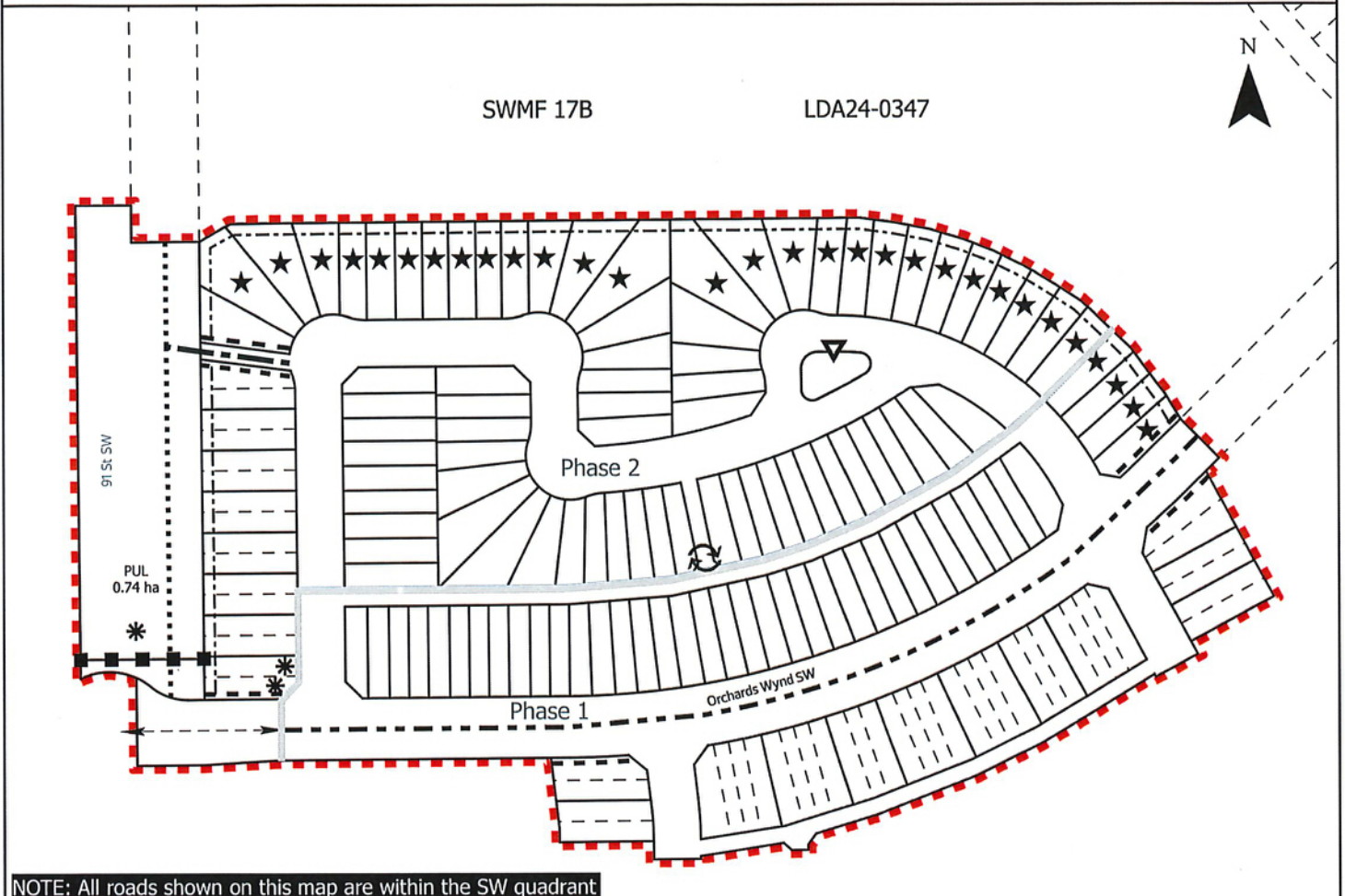


Blair McDowell
Subdivision Authority

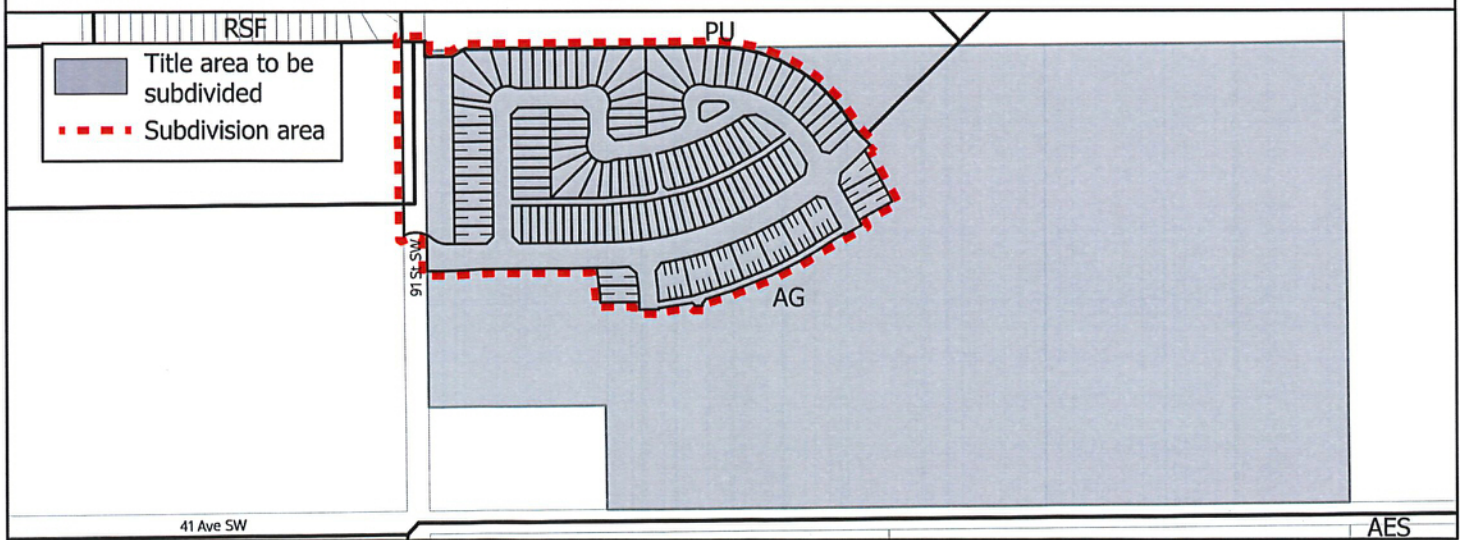
BM/mb/Posse #550662029-001

Enclosure

- - - Limit of proposed subdivision
- Phasing line
- 1.2 m Uniform fence
- 1.8 m Uniform fence as per Zoning Bylaw
- Temporary gate/barrier
- 3 m Hard surface shared use path
- 1.8 m concrete sidewalk
- Temporary 4 m emergency access
- Construct Orchards Wynd
- Temporary 12 m radius turnaround selection
- Yield sign
- Restrictive Covenant re: Freeboard
- Modify property lines if necessary. No transfer of residential lots.



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





Subdivision Authority

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

May 1, 2025

File No. LDA25-0128

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create two (2) commercial strata lots and two (2) pylon sign strata lots from Lot 26, Block 1, Plan 242 2507 located north of Ellerslie Road SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

The Subdivision by Strata is APPROVED on May 1, 2025, subject to the following conditions:

1. that the owner shall provide an Easement, Covenants and Restrictions Agreement, which shall include, but is not limited to, easements for shared utilities such as water, sewer and power, to the satisfaction of the City of Edmonton Law Branch, EPCOR Water Services Inc., and EPCOR Drainage Services; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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 with 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/jm/Posse #577119765-001

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 (i.e. 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 (\$6580.00 - 2025 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.

Servicing

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



Subdivision Authority

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

May 1, 2025

File No. LDA25-0110

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 23, Plan RN76, located east of 88 Street NW and south of 122 Avenue NW; **EASTWOOD**

The Subdivision by Plan is APPROVED on May 1, 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/mm/Posse #571799826-001

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.
- There is an existing access to 88 Street NW. Upon redevelopment of proposed Lot 6A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

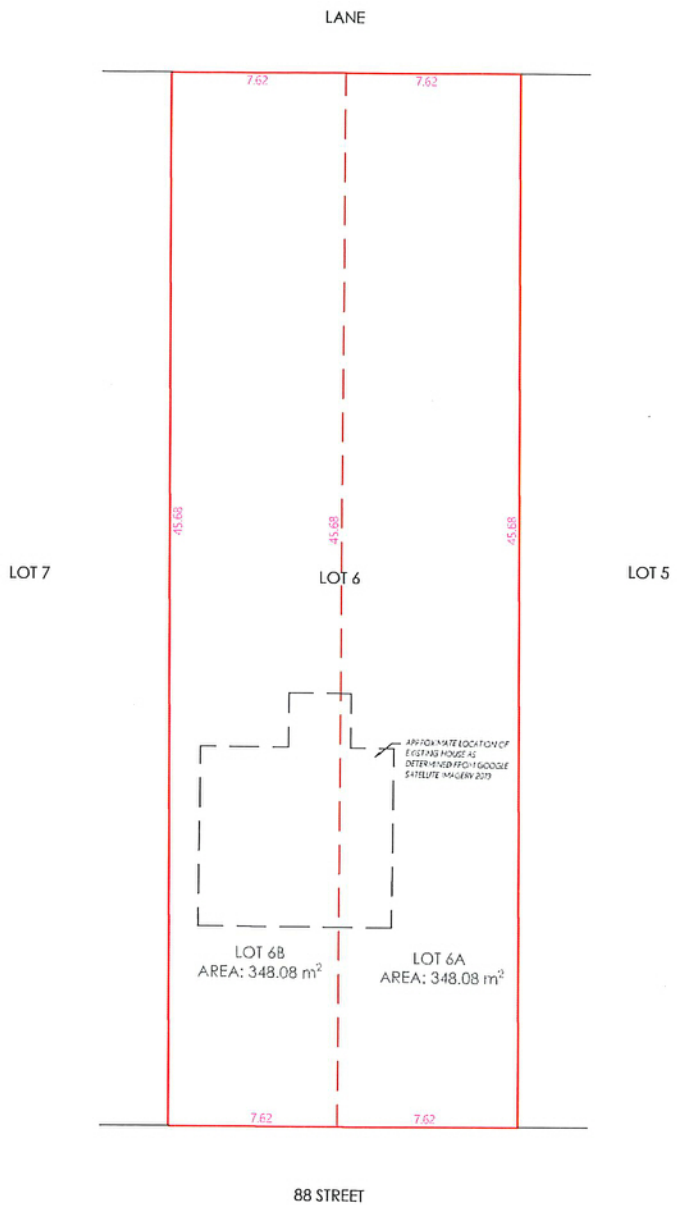
Building / Site

- 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 4.11 m south of the north property line of Lot 6 off the lane east of 88 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).



- Note:**
1. DISTANCES ARE IN METERS AND DECIMALS THEREOF
 2. PROPOSED SUBDIVISION OUTLINED THUS

Legal Description: LOT: 6 BLOCK: 23 PLAN: RN76	Zone: RS	Scale: 1:250	Job #: SA25-1904
Municipal Address: 12125 88 STREET NW, EDMONTON, AB	 Satt Associates Inc. <i>Always Striving For Excellence</i> #206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6 (587) 315-6887 landsurvey@satteng.com www.satteng.com		
Owner (s) / Builder: TECH VIEW HOMES LTD.			
TENTATIVE PLAN			



Subdivision Authority

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

May 1, 2025

File No. LDA25-0135

Satt Engineering Ltd.
206 - 3132 Parsons Rd NW
Edmonton AB T6N 1L6

ATTENTION: Floyd Stochinski

RE: Tentative plan of subdivision to create one (1) additional residential lot, from Lot 19, Block 50, Plan 3769 HW, located south of 93 Avenue NW and east of 152 Street NW; **SHERWOOD**

The Subdivision by Plan is APPROVED on May 1, 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 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/jm/Posse #578503718-001

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 access to 152 Street NW. Upon redevelopment of proposed Lot 19A, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

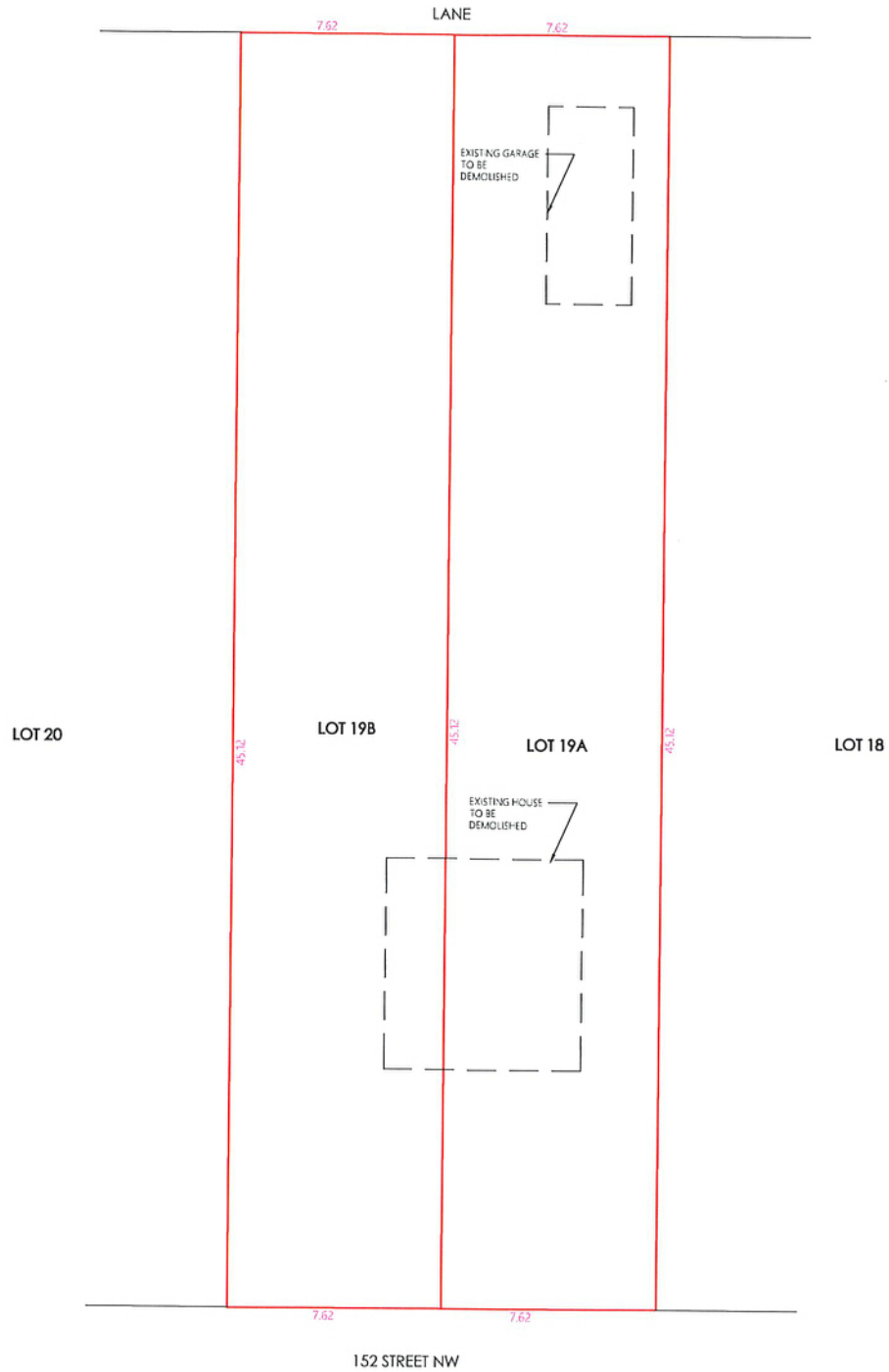
Building / Site

- 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 2.37 m south of the north property line of Lot 19 off 152 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).
- 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).



Legal Description: LOT: 19 BLOCK: 50 PLAN: 3769HW
Sherwood

Municipal Address: 9235 152 STREET NW, EDMONTON, AB

Owner (s) / Builder: ROCKVIEW HOMES

TENTATIVE PLAN

Zone: RS

Scale 1:200

Job # SA24-1845



#206, 3132 Parsons Road NW, Edmonton, AB, T6N 1L6
(587) 315-6887 | landsurvey@sattengg.com | www.sattengg.com