

Thursday, August 17, 2023

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 33

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the August 17, 2023 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the August 10, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA22-0508 445797318-001	Tentative plan of subdivision to create 197 single detached residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve lots, and two (2) Public Utility lots from the SW 19-53-25-W4M located Yellowhead Trail NW and east of Winterburn Road NW; <b>TRUMPETER</b>
2.	LDA15-0362 176996663-001	REVISION of conditionally approved tentative plan of subdivision to create to create 308 single detached residential lots, 30 semi-detached lots, 2 Municipal Reserve lots, 1 future MR lot, and 1 Public Utility Lot in three phases, from the SE 10-54-24-4 and SW 10-54-24-4, located north of 178 Avenue NW and west of 66 Street NW; <b>CRYSTALLINA NERA</b>
3.	LDA22-0339 410757673-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) other lot, two (2) Environmental Reserve (ER) lots, and one (1) future Municipal Reserve (MR) lot from Block C, Plan 2887 AQ, Lot 4, Block C, Plan 132 0859, and Lot 11, Block 16, Plan 122 0171, located north of 167 Avenue NW and west of 66 NW; <b>SCHONSEE</b>
4.	LDA23-0172 475099814-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 5, Plan 644 KS, located south of 75 Avenue NW and west of 77 Street NW; <b>AVONMORE</b>
5.	LDA23-0192 476394512-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 3, Plan 2128 MC, located north of 83 Avenue NW and east of 134 Street NW; <b>LAURIER HEIGHTS</b>
6.	LDA23-0197 476675352-001	Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 8, Plan 132 AA, and the north half of Lot 5, Block 8, Plan 650 AI, located north of 129 Avenue NW and west of 117 Street NW; <b>CALDER</b>

7.	LDA23-0198 477372224-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 1, Plan 9559 KS, located south of 76 Avenue NW and west of 83 Street NW; <b>AVONMORE</b>
8.	LDA23-0201 476967670-001	Tentative plan of subdivision to create one (1) additional multi-family lot from Condo Plan 842 0896, located south of 26 Avenue NW and west of 30 Street NW; <b>BISSET</b>
9.	LDA23-0207 477865930-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 53, Block 12, Plan 4116 HW, located south of 87 Avenue NW and east of Saskatchewan Drive NW; <b>WINDSOR PARK</b>
10.	LDA23-0209 478064229-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 19, Plan 3067 HW, located south of 104 Avenue NW and west of 160 Street NW; <b>BRITANNIA YOUNGSTOWN</b>
11.	LDA23-0210 478209191-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 1A, Plan 642 KS, located south of 109 Avenue NW and west of 156 Street NW; <b>MAYFIELD</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

August 17, 2023

File No. LDA22-0508

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 197 single detached residential lots, four (4) Municipal Reserve lots, two (2) Environmental Reserve lots, and two (2) Public Utility lots from the SW 19-53-25-W4M located Yellowhead Trail NW and east of Winterburn Road NW; **TRUMPETER**

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**I The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 3.19 ha and 0.84 ha lots pursuant to Section 664(1.1) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.85 ha, 0.60 ha, 0.32 ha, and 0.26 ha lots pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner provide money in place of Municipal Reserve (MR) in the total amount of \$416,250.00 representing 0.749 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
4. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
5. 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;
6. that a Technical Memorandum for Big Lake Area is approved to the satisfaction and Development Coordination and Planning Coordination prior to endorsement of this subdivision;
7. that the owner dedicate additional road right-of-way and modify the property lines of the residential lots backing onto or flanking the alley (Phase 2), should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that Phases 1, 2, 3, 4, and 5 may be registered in non-sequential order at the discretion of the Subdivision Authority, having regard to the prior or concurrent registration of other phases

contained within this approval, and approved subdivisions outside of this approval, that are deemed necessary to provide connections to underground utilities and roadways. Phase 4 shall be registered subsequent to, or concurrent with, Phase 1 and/or Phase 3, at the discretion of the Subdivision Authority;

9. that the approved subdivisions LDA20-0014 and LDA21-0507 be registered prior to or concurrent with this application, to provide logical roadway extensions, Winterburn Road dedication, and utility connections;
10. 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
11. 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 (4) 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 to the satisfaction of the City Departments and affected utility agencies;
8. that the owner constructs storm and sanitary sewers with Phase 3 or 4, whichever is constructed first, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
10. that the owner construct a 3 m shared use path in the ultimate alignment of Winterburn Road NW, from Trumpeter Way NW to Hawks Ridge Boulevard SW, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include grading plans for Winterburn Road NW, to the satisfaction of Development Engineering and Drawing Review;
12. that the owner construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the local roadways will be reviewed and finalized through the engineering drawing review and approval process;
13. that the owner construct the alleys in Phase 2 to a residential standard in accordance with the Complete Streets Design and Construction Standard. A 'Swept Path Analysis' for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersections and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards with Phases 1 and 3, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
15. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
16. that the owner pay for the installation of a pedestrian overhead flasher/signal, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing and type of signals installation will be at the direction of Transportation Operations. If signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of signals at that time to fulfill this obligation;
17. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II, that may include modifications to the existing guardrail. Specific details will be reviewed and finalized through the engineering drawing review and approval process;
18. that the owner construct a 3 m hard-surface shared use path, within the north/south PUL greenway, including "Shared Use" signage, lighting, and bollards, as shown on the "Conditions of Approval" map, Enclosure I;

19. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct a 3 m asphalt surface shared use path with "Shared Use" signage, within the top of bank setback, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
21. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
22. that the owner construct 1.8 m concrete sidewalks with lighting and bollards within the walkways, with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
23. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Winterburn Road NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
24. 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
25. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lots, road right of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

ER in the amount of 3.19 ha and 0.84 ha, and MR in the amount of 0.85 ha, 0.60 ha, 0.32 ha, and 0.26 ha is being dedicated with this subdivision, for the SW 19-53-25-W4M. The \$416,250.00 balance of MR, representing 0.749 ha will be provided as money in place with this subdivision. Money in place may change dependent upon final plan of survey. Subsequent to dedication and money in place of MR the existing DRC for the SW 19-53-25-W4M will be discharged in full.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #445797318-001

Enclosure(s)

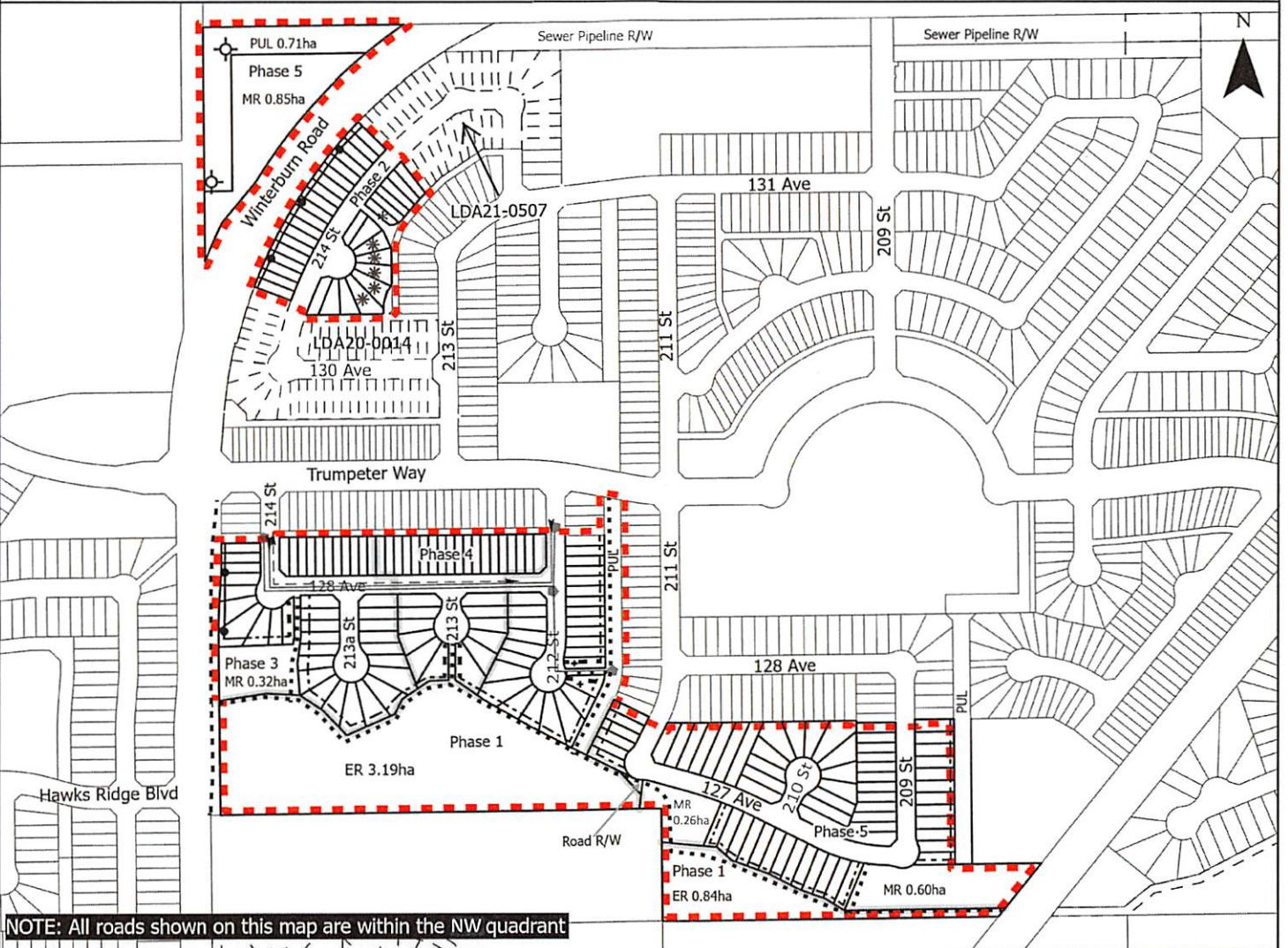


SUBDIVISION CONDITIONS OF APPROVAL MAP

August 17, 2023

LDA22-0508

- - - Limit of proposed subdivision
- Phasing Line
- Storm sewer extension
- Sanitary sewer extension
- Noise Attenuation Fence
- ⊕ Abandoned well site
- 1.8m Uniform Screen Fence
- 1.2 m Uniform Screen Fence
- 1.8m Uniform Fence - Zoning bylaw
- 1.8m Concrete Sidewalk
- 3m Hard Surface Shared Use Path
- Temporary Emergency Access
- \* Dedicate road right of way/  
Modify property line  
(if deemed necessary)
- + Restrictive Covenant re:disturbed soil



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





SUBDIVISION CONDITIONS OF APPROVAL MAP

August 17 2023

LDA22-0508

- Limit of proposed subdivision
- ☆ Pedestrian flasher/signal
- ▬ Zebra Marked Crosswalk
- ⬮ Traffic Signal





August 17, 2023

File No. LDA15-0362

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

ATTENTION: Blaydon Dibben

RE: REVISION of conditionally approved tentative plan of subdivision to create to create 308 single detached residential lots, 30 semi-detached lots, 2 Municipal Reserve lots, 1 future MR lot, and 1 Public Utility Lot in three phases, from the SE 10-54-24-4 and SW 10-54-24-4, located north of 178 Avenue NW and west of 66 Street NW; **CRYSTALLINA NERA**

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The application was originally approved on September 8, 2016. The original subdivision included 244 single detached residential lots and 58 semi-detached residential lots for a total of 302 lots. The first change request, dated December 3, 2020, removed all of the semi-detached residential lots and added 86 single detached residential lots. That revision also removed the curve in the collector roadway east of the school/park site, thereby creating a rectangular parcel. The second change request, dated May 12, 2022, added 4 single detached lots for a total of 334 single detached residential lots. The third change request, dated February 9, 2023, created an additional phase within Phase 2. This 4th change request increases the residential lot count by 5 lots. Revisions are within Phase 3, replacing 26 single detached with 30 semi-detached lots north of 181 Avenue NW, and adds 1 single detached lot south of 181 Avenue NW. Phase 1 has already been registered.

**I The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 3.29 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Anthony Henday Drive, as shown on the "Conditions of Approval" map, Enclosure I; and

6. 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 all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the local roadways will be reviewed and finalized through the engineering drawing review and approval process;
8. The owner construct the second two lanes of 66 Street NW to an arterial roadway standard, with Phase 3, from 167 Avenue NW to tie into the existing 4 lane section south of 178 Avenue NW, to an approved Concept Plan, including channelization, accesses, intersections, turn bays, bus stop & amenities pads, shared use paths, sidewalks, lighting, landscaping, paint line marking modifications, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure II;
9. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the MR lot and future MR lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. That the owner construct a 3 m hard-surface shared use path with lighting and bollards, within the east/west walkway, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
11. that the owner construct 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;
12. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence or combination thereof, contained wholly within private property, in conformance with the submitted noise study, for all lots backing onto the Transportation Utility Corridor (TUC), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. That the owner provides full site servicing for the 3.29 ha MR Ito including 3-phase power, water, sanitary, and storm services, to the satisfaction of all affected Departments and Agencies;
14. 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
15. that the owner is responsible for the landscape design and construction within the Reserve lots, 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. Enclosure II identifies off-site conditions of this approval.

Municipal Reserve for the SE 10-54-24-W4M and the SW 10-54-24-W4M was addressed by a Deferred Reserve Caveat with LDA08-0144. The DRC will be discharged to dedicate a portion of the school/park site and the pocket park with this subdivision. Due to over dedication of the school/park site within the titled area, the City will acquire 0.33 ha of future Municipal Reserve parcel.

Municipal Reserve for Lot 3, Block 1, Plan 172 0306 was addressed by a Deferred Reserve Caveat with LDA16-0553. The DRC will carry forward on the remainder of the title.

Ministerial Consent is required for the portion of the berm located within the Transportation Utility Corridor and the application is made by the owner.

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/jm/Posse #176996663-001

Enclosures

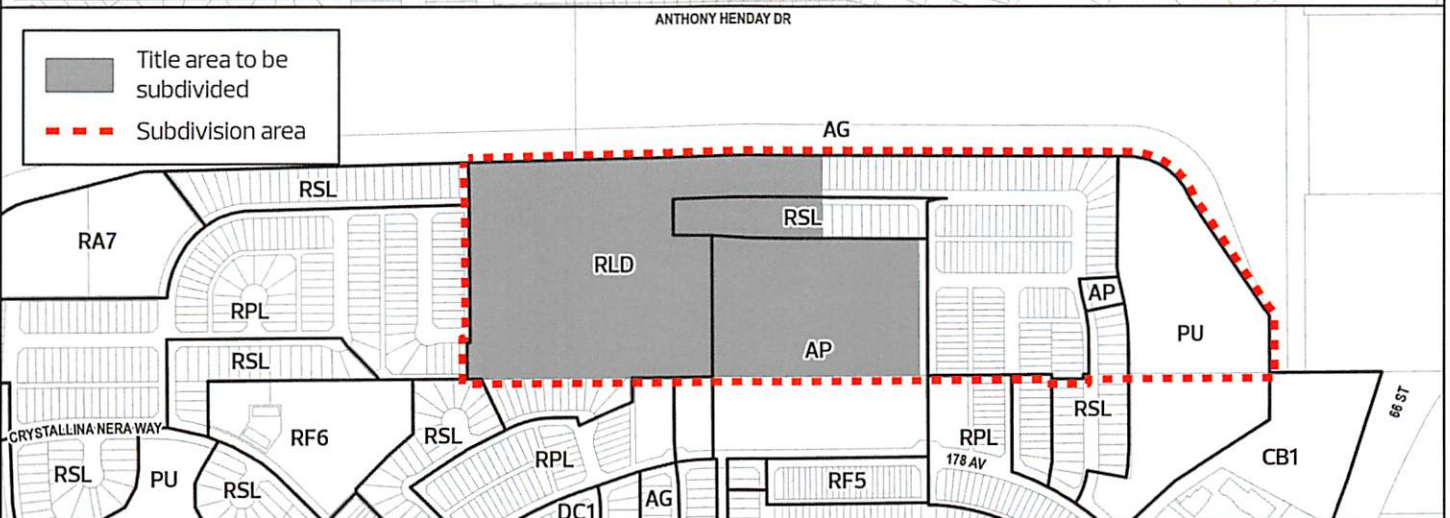
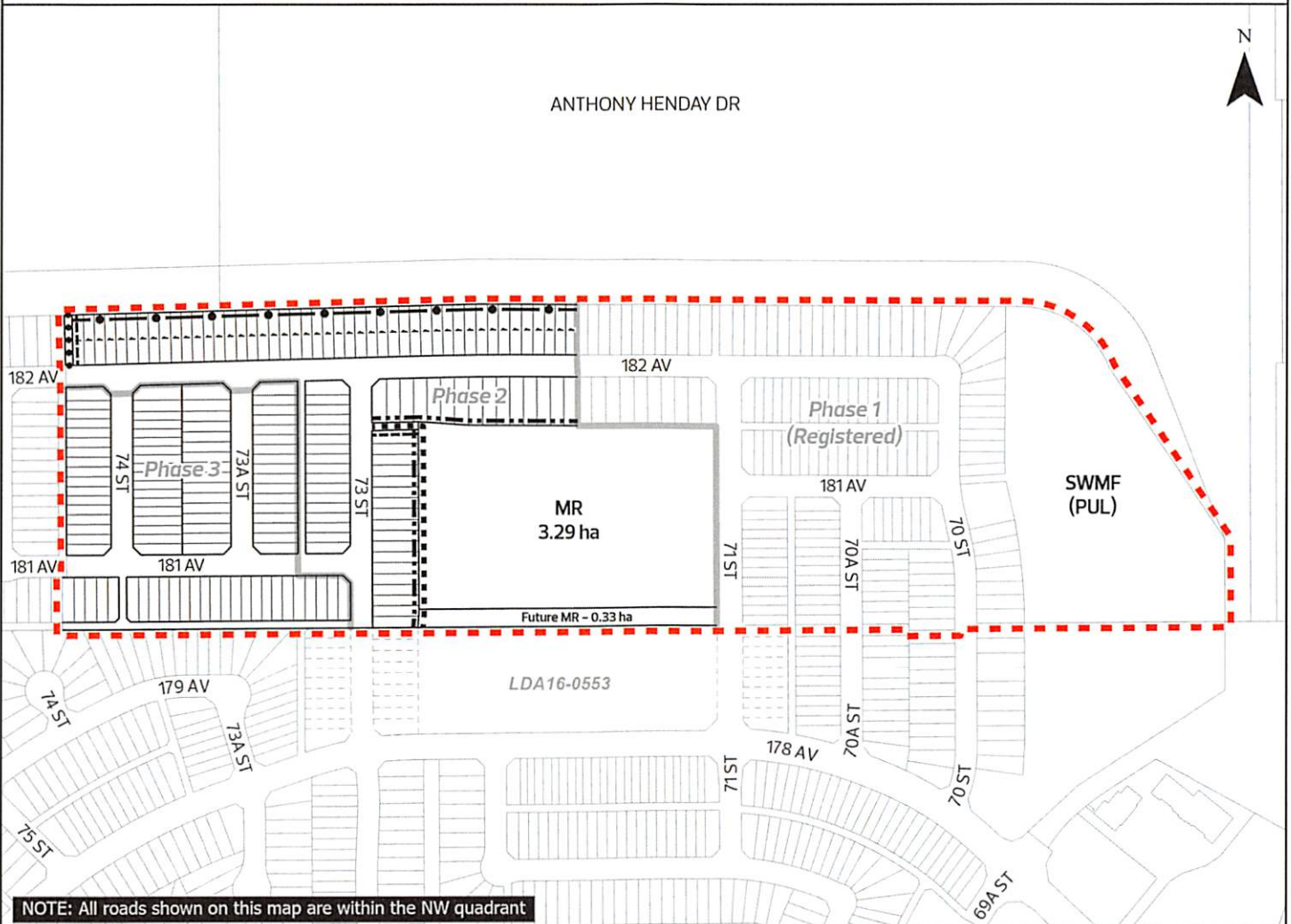


SUBDIVISION CONDITIONS OF APPROVAL MAP

August 17, 2023

LDA15-0362

- Limit of proposed subdivision
- Phasing Line
- 1.8 m uniform screen fence
- 1.8 m uniform fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- Restrictive covenant re: Berm and fence



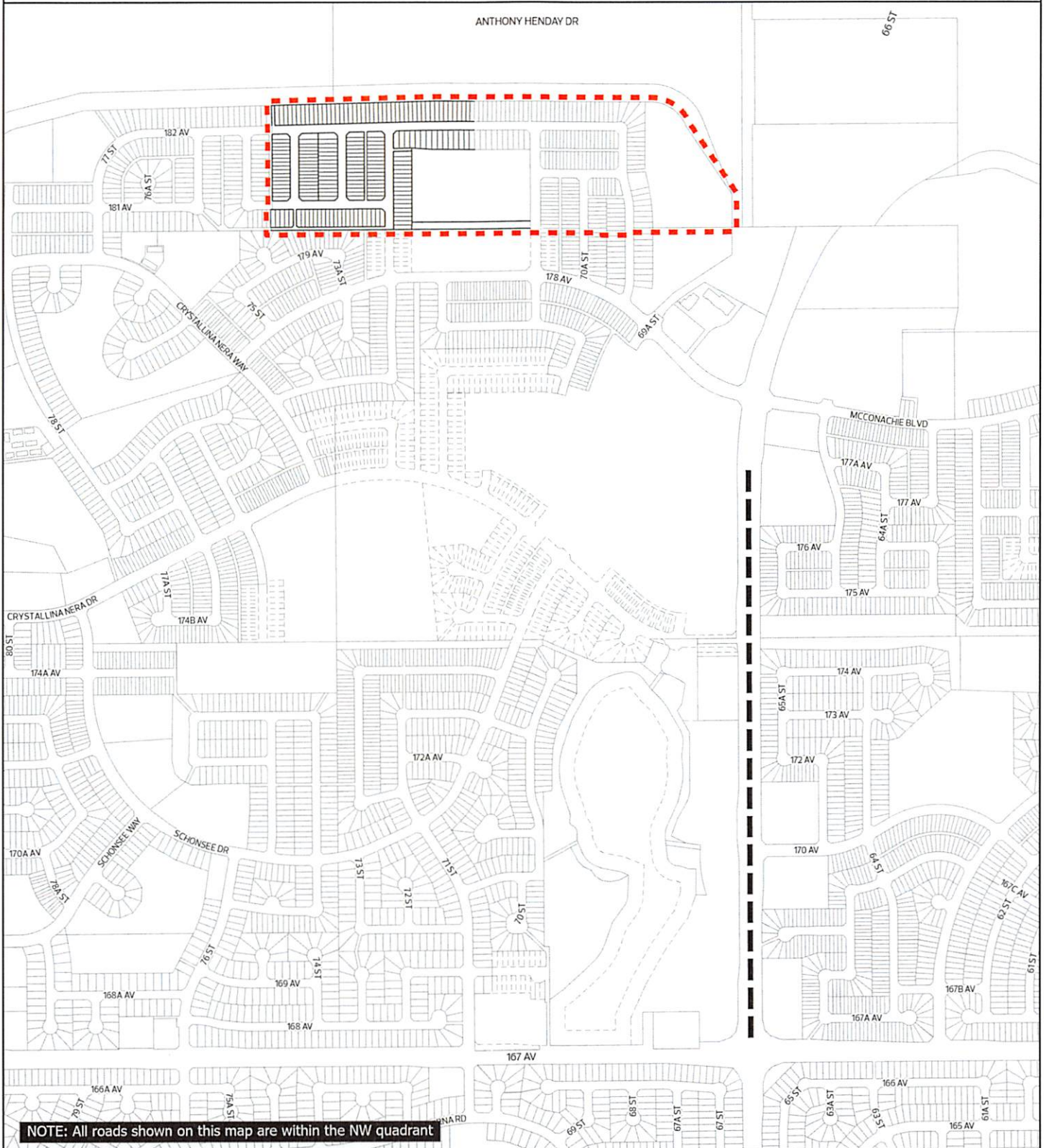


SUBDIVISION CONDITIONS OF APPROVAL MAP

August 17, 2023

LDA15-0362

- Limit of proposed subdivision
- Construct four 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

August 17, 2023

File No. LDA22-0339

City of Edmonton  
Real Estate Branch  
10th Floor, 10111 104 Avenue NW  
Edmonton, AB T5J 0J4

ATTENTION: Sean Conway

RE: REVISION of conditionally approved tentative plan of subdivision to create one (1) other lot, two (2) Environmental Reserve (ER) lots, and one (1) future Municipal Reserve (MR) lot from Block C, Plan 2887 AQ, Lot 4, Block C, Plan 132 0859, and Lot 11, Block 16, Plan 122 0171, located north of 167 Avenue NW and west of 66 NW; **SCHONSEE**

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This subdivision was originally approved on September 22, 2022. The first change request was approved on February 23, 2023. This second change request proposes to update the non-credit MR lot to Future MR. The Future MR lot will be transferred internally to Open Space. The cross lot access easement has been removed. Drainage Assessment and Arterial Roadway Assessment conditions contained within Section II have been updated to apply only to the portion of Crystallina Nera Drive being dedicated with this subdivision. The remaining assessments will be captured within a deferred servicing agreement with this subdivision.

**I The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as 5.50 ha and 6.86 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed Lot 1, a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
5. that the owner register a utility easement in favour of EPCOR Drainage Services Inc., for the existing storm sewer infrastructure, as shown on the "Conditions of Approval" map, Enclosure I;

6. that the owner dedicate road right-of-way for Crystallina Nera Drive NW to the satisfaction of Subdivision and Development Coordination, from Lot 4, Blk C, Plan 132 0859, Lot 11, Block 16, Plan 122 0171, and Block C, Plan 2887 AQ, as shown on Enclosure I;
7. that the owner dedicate road right-of-way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, for the 167 Avenue NW and 66 Street NW roundabout, as shown on Enclosure I;
8. that subject to Condition I(7) above , the owner clear and level 167 Avenue and 66 Street as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination; and
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 the portion of Crystallina Drive NW being dedicated as Road Right of Way with this subdivision; and
4. that the owner pay the Arterial Roadway Assessments applicable to the portion of Crystallina Drive NW being dedicated as Road Right of Way with this subdivision.

**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 the Drainage Assessments associated with proposed Lot 1; and
2. that the owner pay the Arterial Roadway Assessments associated with proposed Lot 1.

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

ER for Block C, Plan 2887 AQ in the amount of 5.50 ha and 6.86 ha is being dedicated with this subdivision.

Municipal Reserve (MR) for Block C, Plan 2887 AQ was previously addressed with LDA08-0136 through land dedication. The proposed ER lots were deducted from the Gross Area of the titled area during MR calculations for LDA08-0136. The 0.13 ha Future MR lot will be transferred internally to Parks.

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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, 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,

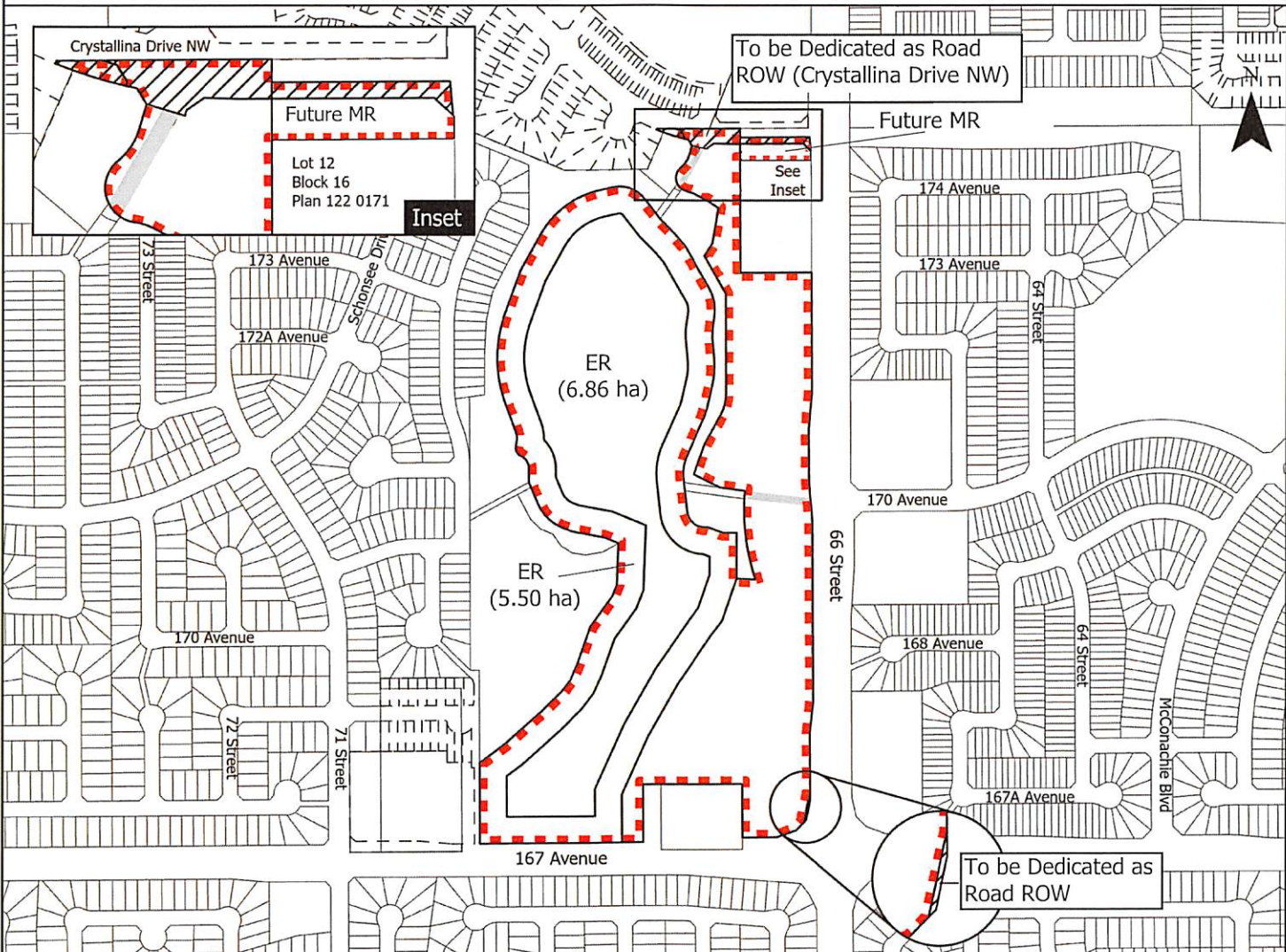
Blair McDowell  
Subdivision Authority

BM/cp/Posse #410757673-001

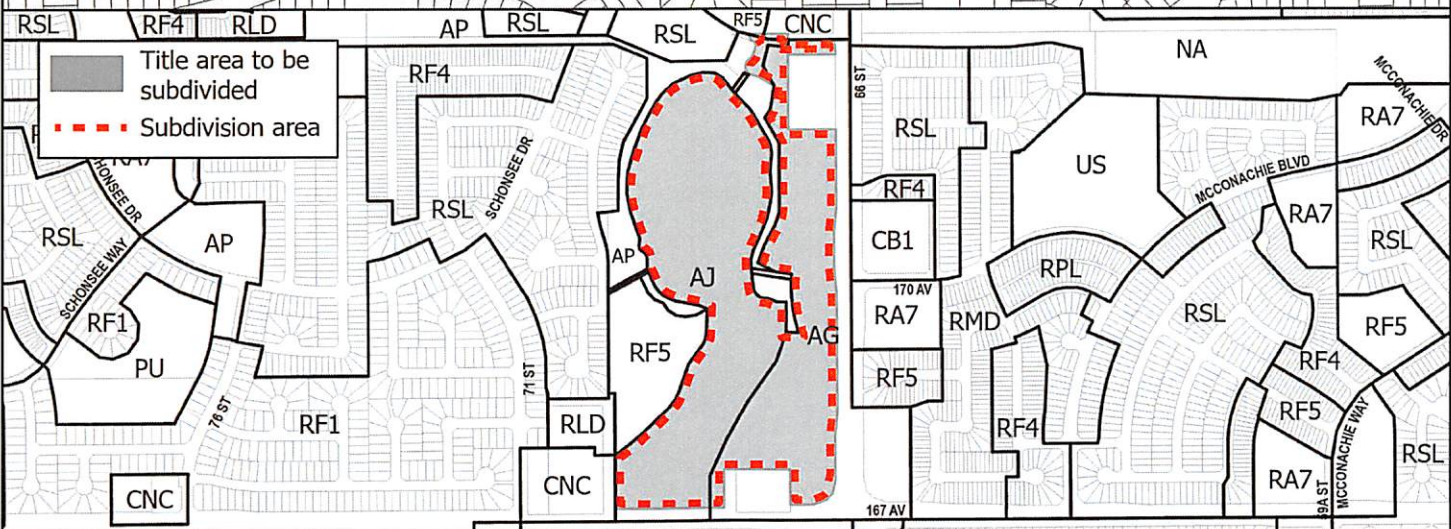
Enclosure



-  Limit of Proposed Subdivision
-  Dedicate as Road ROW
-  Register Drainage 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

August 17, 2023

File No. LDA23-0172

Ivo Nedev Surveying Ltd.  
18811 - 96 Avenue NW  
Edmonton, AB T5T 5L2

ATTENTION: Nauman Waheed

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 19, Block 5, Plan 644 KS, located south of 75 Avenue NW and west of 77 Street NW; **AVONMORE**

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**The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (storm) to the proposed southern lot;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. 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/ms/Posse #475099814-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 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 77 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 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.

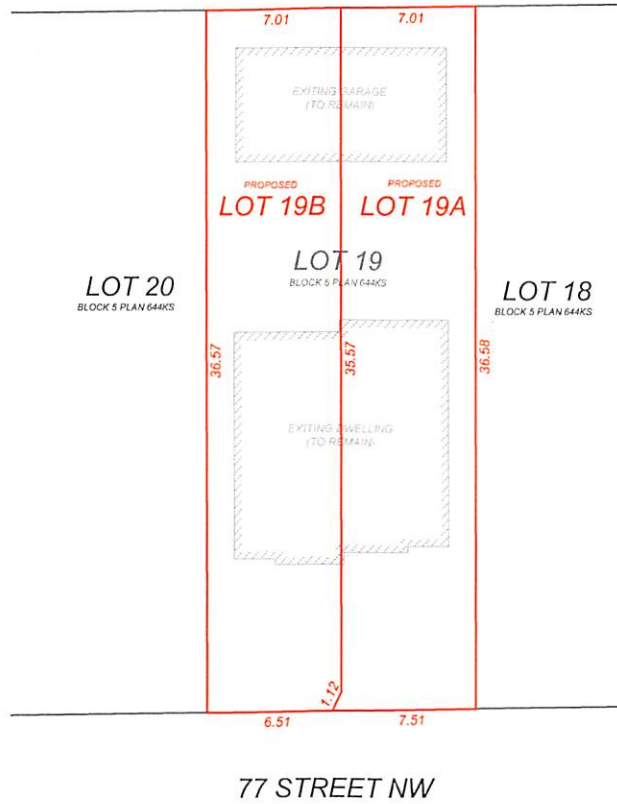
Servicing

- 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 4.79 m south of the north and 4.0m north of the south property line of Lot 19 off of the lane. The existing storm service enters the proposed subdivision approximately 7.01 m south of the north property line of Lot 19 off 77 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).



SCALE: 1 : 300

LANE



**GENERAL NOTES**

1. This plan is subject to the approval of the local approving authority.
2. All dimensions and elevations are in meters and decimals thereof.
3. All dimensions shown must be confirmed by the contractor prior to excavation.
4. All areas and dimensions are subject to confirmation by a legal property survey.

**REVISION HISTORY**

1. Issued for Approval	June 8, 2023
2. Re-issued for Approval	August 7, 2023

LEGAL DESCRIPTION: Lot 19 Block 5 Plan 644KS  
 MUNICIPAL ADDRESS: 7332 - 77 Street NW, Edmonton, AB  
 NEIGHBORHOOD: Avonmore

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

REV: 2 PROJECT: 2021127



18811 - 96 Avenue NW, Edmonton, AB. T5T 5L2  
 www.ivosurveys.ca  
 Ph: (780) 666-2511  
 Fax: (780) 666-2359

© 2023



Subdivision Authority

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

August 17, 2023

File No. LDA23-0192

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 13, Block 3, Plan 2128 MC, located north of 83 Avenue NW and east of 134 Street NW; **LAURIER HEIGHTS**

---

**The Subdivision by Plan is APPROVED on August 17, 2023, 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](http://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 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/ms/Posse #476394512-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to 134 Street NW. Upon redevelopment of proposed Lot 13B, the existing residential access to 134 Street NW must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://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

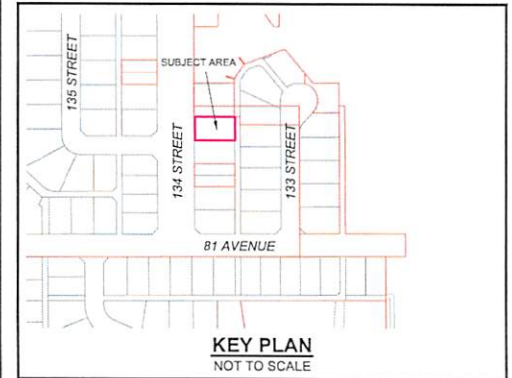
- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), 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, sanitary, and storm) enter the proposed subdivision approximately 13.72 m north of the south property line of Lot 13 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).



## BIRKHOLZ 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'.
- THE ZONING OF THIS SUBJECT AREA IS R/F1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: \_\_\_\_\_
- AND CONTAINS: 0.111 ha.



REV. NO.	DATE	ITEM	BY
0	JUNE 23/2023	ORIGINAL PLAN COMPLETED	JF

### REVISIONS

## LAURIER HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

OF

LOT 13, BLOCK 3, PLAN 2128 MC

WITHIN THE

S.E. 1/4 SEC. 25 - TWP. 52 - RGE. 25 - W. 4TH MER.

## EDMONTON - ALBERTA

2023  
SCALE: 1:1000

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

FILE NO.	023014300T	DRAFTED BY:	JF	CHECKED BY:	DS
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Subdivision Authority

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

August 17, 2023

File No. LDA23-0197

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create two (2) bare land condominium units from Lot 1, Block 8, Plan 132 AA, and the north half of Lot 5, Block 8, Plan 650 AI, located north of 129 Avenue NW and west of 117 Street NW; **CALDER**

---

**The Subdivision by Bare Land Condominium is APPROVED on August 17, 2023, subject to the following conditions:**

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

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

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #476675352-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

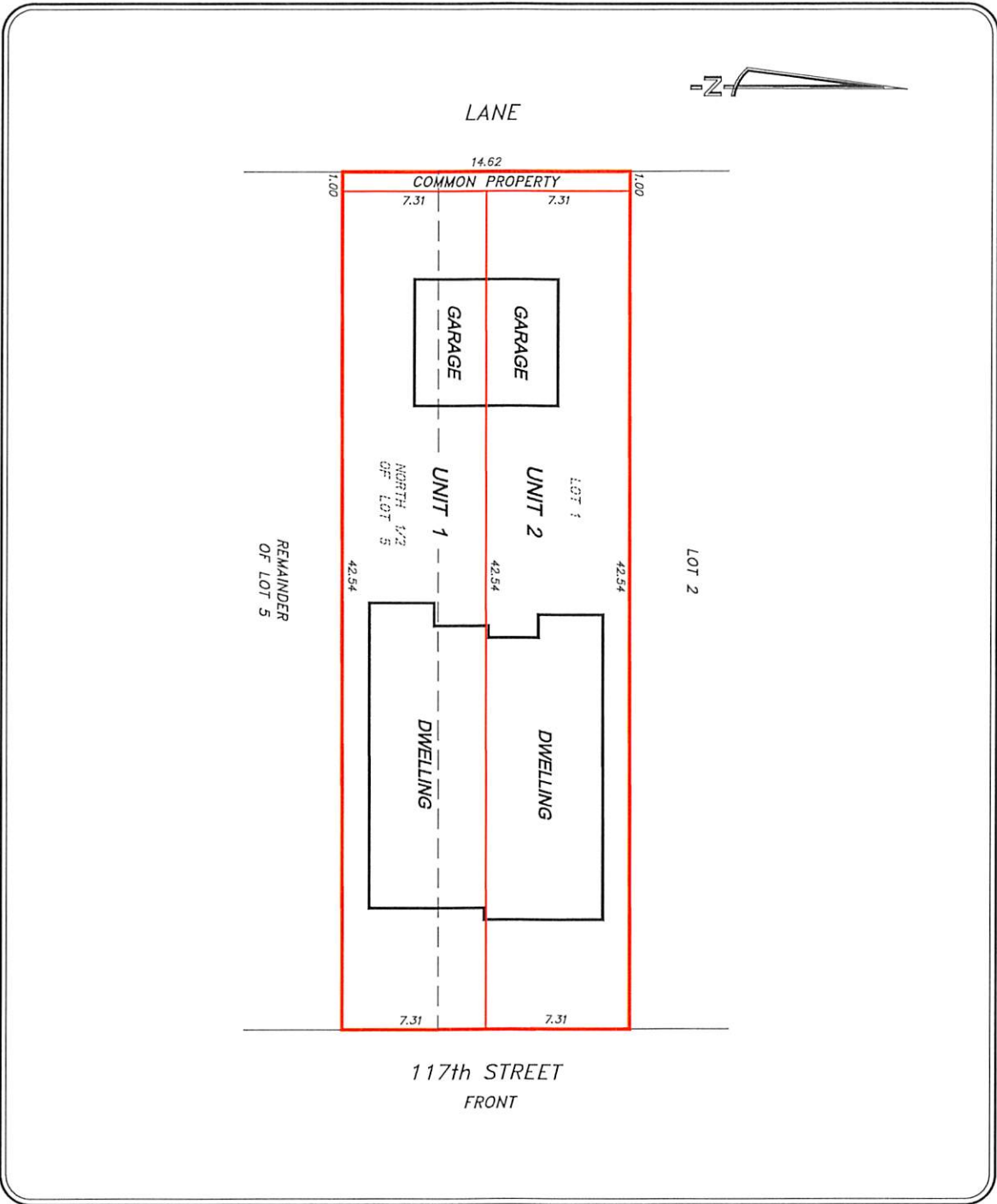
Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit application(s). For further information regarding development and building permits please contact 311 for more information.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.





**TENTATIVE PLAN**

LOT: 1 (PLAN 132 AA) & NORTH 1/2 OF LOT 5 (PLAN 650 AI) BLOCK: 8

BUILDER/OWNER: TECH VIEW HOMES LTD. SUB.: CALDER

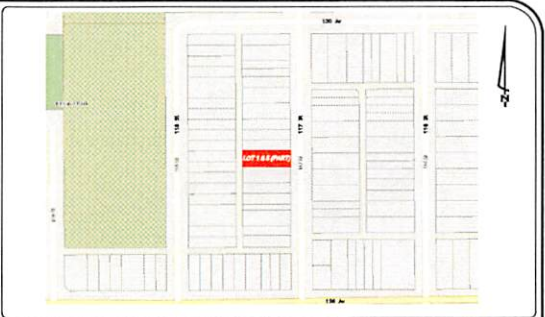
ADDRESS: 12940-117 STREET ZONING: RF2

CONTACT: info@albertageo.com EDMONTON

CERTIFICATE OF TITLE AREA 0.064 ha

AREA IN PARCEL(S) BEING CREATED 0.064 ha

NUMBER OF PARCEL CREATED 2



**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.

**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THUS ..... ●

**Alberta Geomatics Inc.**

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@telus.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



Subdivision Authority

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

August 17, 2023

File No. LDA23-0198

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

ATTENTION: Samuel McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 9, Block 1, Plan 9559 KS, located south of 76 Avenue NW and west of 83 Street NW; **AVONMORE**

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**The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable drainage assessments, pursuant to Section 655 of the Municipal Government Act (contact [development.coordination@edmonton.ca](mailto:development.coordination@edmonton.ca));
2. 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 western lot; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #477372224-001

Enclosure(s)

Please be advised of the following:

#### Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 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 76 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- 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 in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

#### Building / Site

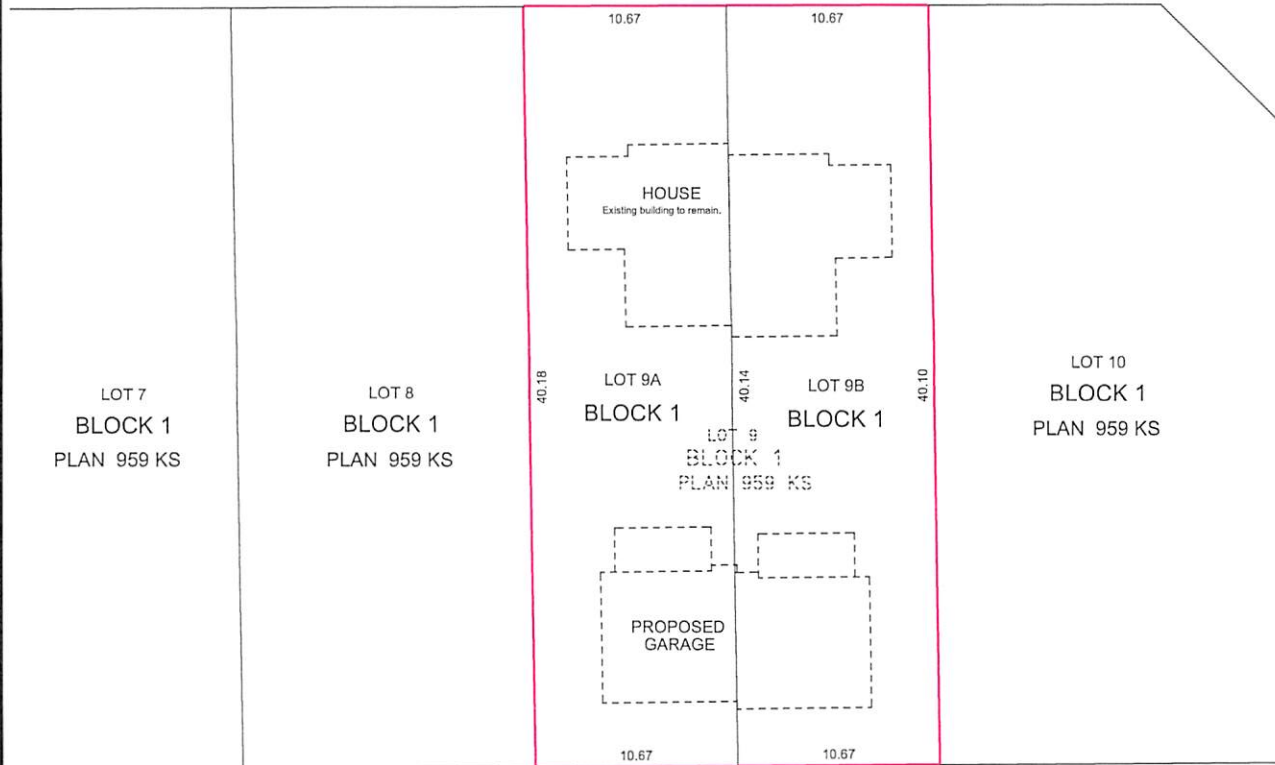
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

#### 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 7.22 m west of the east property line of Lot 9 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).
- 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).



76 AVENUE



LANE

83 STREET

### ROSECROFT CUSTOM 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'.
- THE ZONING OF THIS SUBJECT AREA IS RFS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.086 ha.



REV. NO.	DATE	ITEM	BY
1	JULY 4/23	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

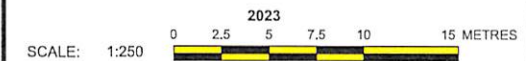
## AVONMORE

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF LOT 9, BLOCK 1, PLAN 959 KS

WITHIN THE N.W. 1/4 SEC. 22 - TWP. 52 - RGE. 24 - 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.	621001477	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

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

August 17, 2023

File No. LDA23-0201

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

ATTENTION: Ben De Jong

RE: Tentative plan of subdivision to create one (1) additional multi-family lot from Condo Plan 842 0896, located south of 26 Avenue NW and west of 30 Street NW; **BISSET**

---

**The Subdivision by Plan is APPROVED on August 17, 2023, 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) to the proposed Lot 53 and separate services (sanitary and storm) to the Remainder of Condo Plan 842 0896;
2. that the owner register a public access easement as shown on the “Conditions of Approval” map, Enclosure II. The City shall be a party to the easement; and
3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 7 of the Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #476967670-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

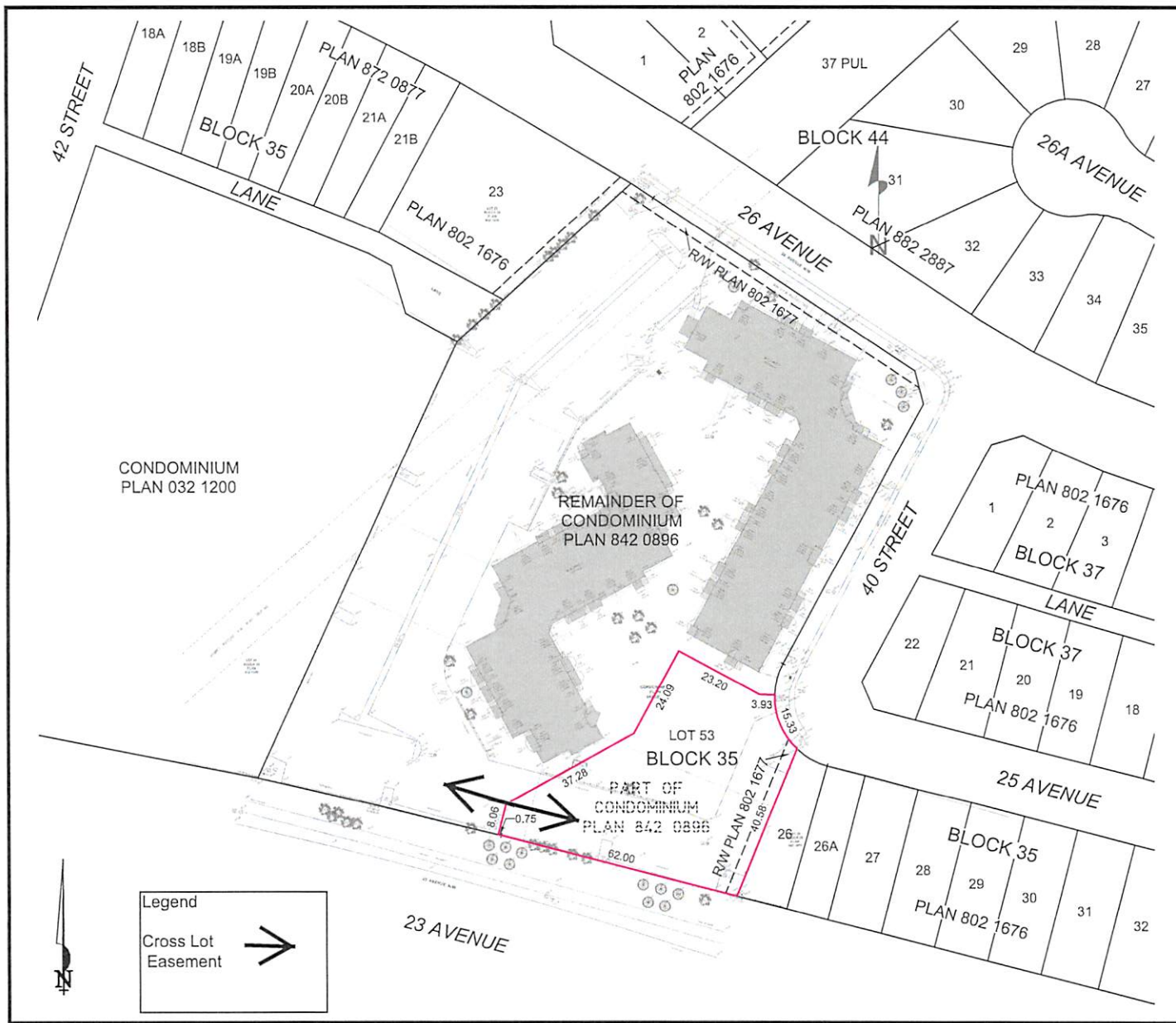
- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released 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.

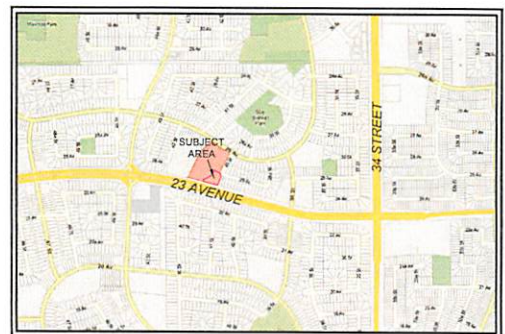
Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water, sanitary, and storm) enter the proposed subdivision approximately 85.95 m south of the north property line of Condo Plan 8420896 off 40 Street. An additional existing storm service enters the proposed subdivision approximately 6.68 m west of the east property line of Condo Plan 8420896 off 40 Street. An additional water service enters the proposed subdivision 33.89m east of the west property line of Condo Plan 8420896 off 26 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



### KNG CONSTRUCTION

- 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 R47.
  - PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0,263 ha.



**KEY PLAN**  
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
0	JUNE 29, 2023	ORIGINAL PLAN COMPLETED	JH

**REVISIONS**

**RIDGEWOOD**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**  
OF PART OF  
CONDOMINIUM PLAN 842 0896  
WITHIN THE  
S.E. 1/4 SEC. 1 - TWP. 52 - RGE. 24 - W. 4th MER.  
**EDMONTON - ALBERTA**

2023

SCALE: 1:1000

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

FILE NO.	123018000T	DRAFTED BY:	JH	CHECKED BY:	JB
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**Legend**

Cross Lot Easement







Subdivision Authority

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

August 17, 2023

File No. LDA23-0207

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 53, Block 12, Plan 4116 HW, located south of 87 Avenue NW and east of Saskatchewan Drive NW; **WINDSOR PARK**

---

**The Subdivision by Plan is APPROVED on August 17, 2023, subject to the following conditions:**

1. that the owner apply for a permit to demolish the existing dwelling prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at [www.edmonton.ca/permits](http://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 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/ms/Posse #477865930-001

Enclosure(s)

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing access to the service road on the east side of Saskatchewan Drive NW. Upon redevelopment of proposed Lot 53, the existing residential access to the service road must be removed. The owner/applicant will be required to obtain a Permit to remove the access, available from Development Services. Apply online at [www.edmonton.ca/permits](http://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 12.9 m south of the north property line of Lot 53 off of the lane. The existing storm service enters the proposed subdivision approximately 13.6 m south of the north property line of Lot 53 off Saskatchewan Drive. 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 may interfere with access to the proposed Lot 53B. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information ([ces@epcor.com](mailto:ces@epcor.com)).
- 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 53, BLK.12, PLAN 4116 H.W.**

IN

**RIVER LOT 3, EDMONTON SETTLEMENT  
THEO. TWP.52, RGE.24, W.4 M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2023 N.R. RONSKO, A.L.S.  




**NOTES:**

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



**HAGEN  
SURVEYS**

8929 - 20th Street N.W. | Edmonton AB, T6P 1K8 | T 780.464.5506 | F 780.464.4450 | hagensurveys.com  
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	JULY 5, 2023	REVISED:	--
DRAWING	23S0361T	FILE NO.	2350361



Subdivision Authority

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

August 17, 2023

File No. LDA23-0209

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 7, Block 19, Plan 3067 HW, located south of 104 Avenue NW and west of 160 Street NW;  
**BRITANNIA YOUNGSTOWN**

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**The Subdivision by Plan is APPROVED on August 17, 2023, 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 southern lot; 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/ms/Posse #478064229-001

Enclosure(s)



Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$700.00 - 2023 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

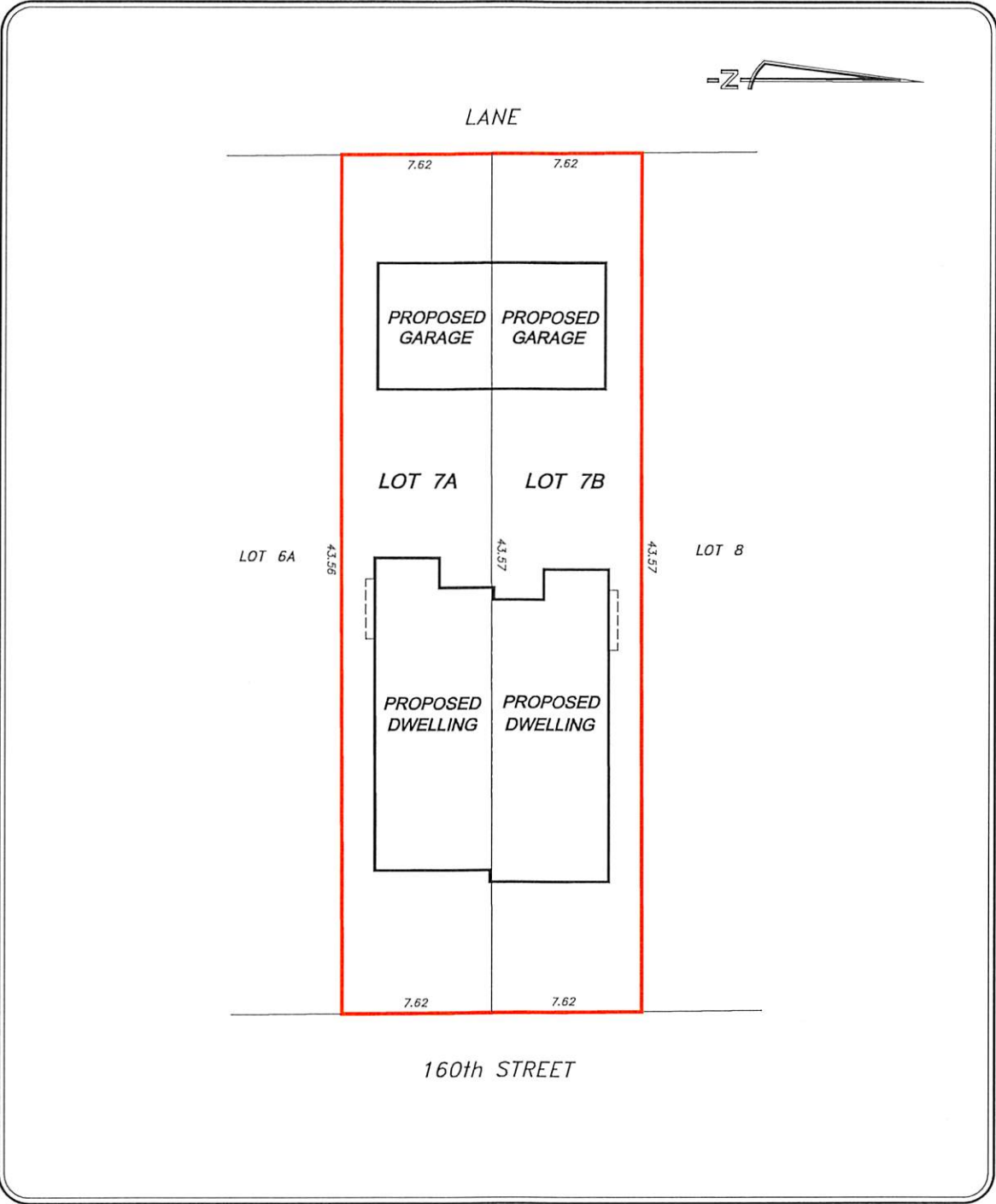
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 0.58 m south of the north property line of Lot 7 off 160 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.
- 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).

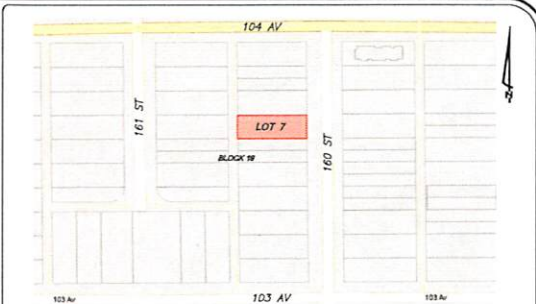


**TENTATIVE PLAN**

LOT: 7      BLOCK: 19      PLAN: 3067 HW  
 BUILDER/OWNER: TECH VIEW HOMES LTD.      SUB.: BRITANNIA YOUNGSTOWN  
 ADDRESS: 10332-160 STREET      ZONING: RF4  
 CONTACT: techviewhomes@telus.net      EDMONTON

CERTIFICATE OF TITLE AREA	0.066
AREA IN PARCEL(S) BEING CREATED	0.066
NUMBER OF PARCEL CREATED	2

**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS OR OMISSIONS REPRESENTED BY THIS PLAN.  
**LEGEND:**  
 LEGAL SURVEY IRON POSTS FOUND SHOWN THIS ..... ●



**Alberta Geomatics Inc.**  
 6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@telus.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024



Subdivision Authority

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

August 17, 2023

File No. LDA23-0210

Alberta Geomatics Inc.  
6908 Roper Road NW  
Edmonton, AB T6B 3H9

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 8, Block 1A, Plan 642 KS, located south of 109 Avenue NW and west of 156 Street NW; **MAYFIELD**

---

**The Subdivision by Plan is APPROVED on August 17, 2023, 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](http://www.edmonton.ca/permits); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #478209191-001

Enclosure(s)

Please be advised of the following:

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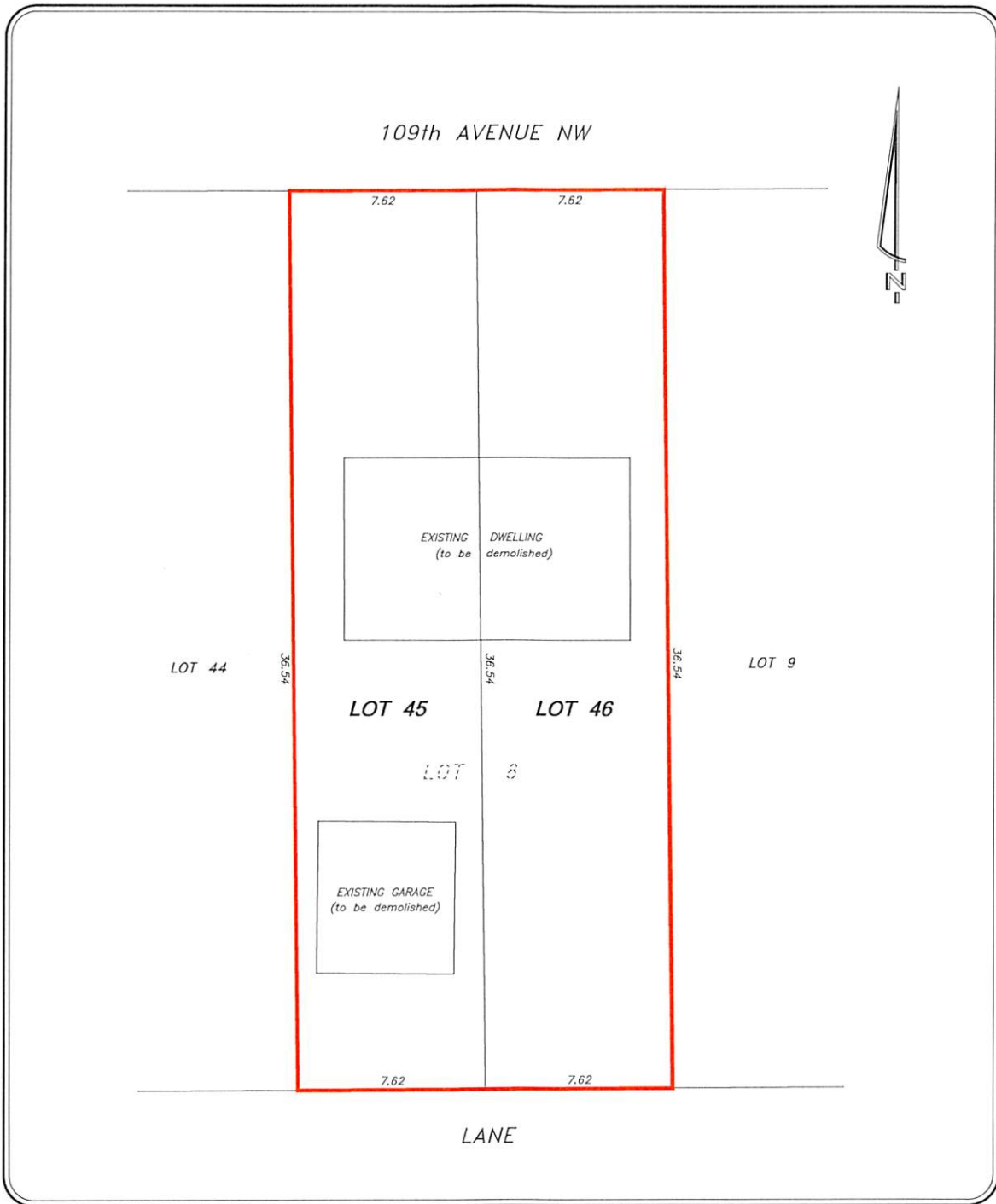
Building / Site

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Servicing

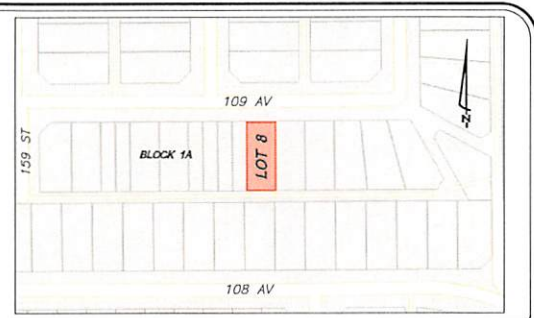
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- The existing services (water and sanitary) enter the proposed subdivision approximately 7.3 m west of the east property line of Lot 8 off 109 Avenue. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).





**TENTATIVE PLAN**

LOT: 8	BLOCK: 1A	PLAN: 642 KS
BUILDER/OWNER: TECH VIEW HOMES LTD.	SUB.: MAYFIELD	
ADDRESS: 15725-109 AVENUE NW	ZONING: RF1	
CONTACT: tech4152@telus.net	EDMONTON	
CERTIFICATE OF TITLE AREA	0.056 ha	
AREA IN PARCEL(S) BEING CREATED	0.056 ha	
NUMBER OF PARCEL CREATED	2	



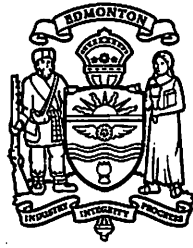
**NOTES:**  
 ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF  
 ALL DISTANCES ON CURVED BOUNDARIES ARE ARC DISTANCES  
 ALL DISTANCES AND AREAS ARE APPROXIMATE AND HAVE TO BE VERIFIED BY LEGAL SURVEY  
 THIS INFORMATION IS PRELIMINARY ONLY AND IS SUBJECT TO APPROVAL BY LOCAL AUTHORITY  
 ALBERTA GEOMATICS INC. IS NOT LIABLE FOR ANY COSTS INCURRED DUE TO ERRORS  
 OR OMISSIONS REPRESENTED BY THIS PLAN.

**Alberta Geomatics Inc.**

6908 ROPER ROAD NW  
 EDMONTON ALBERTA T6B 3H9  
 email: abgeo@telus.net  
 or: info@albertageo.com  
 website: www.albertageo.com  
 PH: (780) 437-8033  
 FAX: (780) 437-8024

FILE: E24554	SCALE 1:200	DRAWN BY: M.G.	CHECKED BY: P.S.	DATE: 2023-07-13
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Thursday, August 10, 2023  
10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 32

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED	Blair McDowell  That the Subdivision Authority Agenda for the August 10, 2023 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**2. ADOPTION OF MINUTES**

MOVED	Blair McDowell  That the Subdivision Authority Minutes for the August 3, 2023 meeting be adopted.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.	LDA19-0289 310322131-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot and facilitate a lot line adjustment from Lots 1, 2, 3 and 4, Block 48, Plan I25, located south of 76 Avenue NW and east of 106 Street NW; <b>QUEEN ALEXANDRA</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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2.	LDA22-0473 443914800-001	REVISION of conditionally approved tentative plan of subdivision to create 125 single detached residential lots, 20 semi-detached residential lots, 24 row housing lots, one (1) Municipal Reserve lot, one (1) Environmental Reserve (ER) lot, and one (1) Public Utility lot, from the NE-13-53-26-W4M and NW-13-53-26-W4M located north of 122 Avenue NW and east of 231 Street NW; <b>KINGLET GARDENS</b>
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MOVED	Blair McDowell  That the application for subdivision be Approved.
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FOR THE MOTION	Blair McDowell	<b>CARRIED</b>
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3.	LDA23-0109 458545962-001	REVISION of conditionally approved tentative plan of subdivision to create 69 single detached residential lots, from Lot B, Block 1, Plan 232 1598 located south of Keswick Boulevard SW and west of 182 Street SW; <b>KESWICK</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 10:05 a.m.		