

Thursday, April 03, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 13

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 03, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the March 27, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA24-0467
530916482-001

Tentative plan of subdivision to create one (1) commercial lot from Lot 4, Plan 1365 MC, located north of 128 Avenue NW and east of 163 Street SW;
MISTATIM INDUSTRIAL

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0029
541738833-001

Tentative plan of subdivision to create 235 residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 200, Block A, Plan 232 2155, Lot A, Plan 2500 MC, and Lot 201, Block 1, Plan 242 2260 located south of Maskêkosihk Trail NW and east of Winterburn Road NW;
STILLWATER

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0069 557514332-001	Tentative plan of subdivision to create 39 residential lots, from the NE 14-51-24-W4M and the NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW; MATTSON	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0074 549467187-001	Tentative plan of subdivision to create 106 residential lots and one (1) other lot from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and west of Meridian Street NW; MARQUIS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA22-0496 547177860--002	REVISION of conditionally approved tentative plan of subdivision to create three (3) Industrial lots and one (1) Public Utility lot, from Lot 1, Block 6, Plan 182 1412 and Lot 1, Block 1, Plan 232 1934, located north of 137 Avenue NW and east of 170 Street NW; ANTHONY HENDAY MISTATIM	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
6.	LDA25-0104 572429206-001	Tentative plan of subdivision to create 89 bare land condominium units from Unit A, Plan 242 1012, located south of Secord Promenade NW and west of Secord Drive NW; SECORD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
7.	LDA25-0089 567233955-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 46, Block 12, Plan 6773 MC, south of Aspen Drive West and west of 121 Street; ASPEN GARDENS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:15 a.m.		



Subdivision Authority

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

April 3, 2025

File No. LDA24-0467

Reimer Group
2900-201 Portage Ave
Winnipeg MB R3B 3K6

ATTENTION: Abigail Wainikka

RE: Tentative plan of subdivision to create one (1) commercial lot from Lot 4, Plan 1365 MC, located north of 128 Avenue NW and east of 163 Street SW; **MISTATIM INDUSTRIAL**

I The Subdivision by Plan is APPROVED on April 3, 2025, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the amount \$716,095.00 representing 0.552 ha, pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner dedicate additional road rights of way to accommodate the existing roadway and the existing drainage swale/ditch as shown on the "Conditions of Approval" map, Enclosure I; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

4. that the owner pay the Fire hall Offsite Levy applicable to this subdivision; and
5. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 4, Plan 1365 MC representing 0.552 ha are due and will be provided as money in place.

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 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

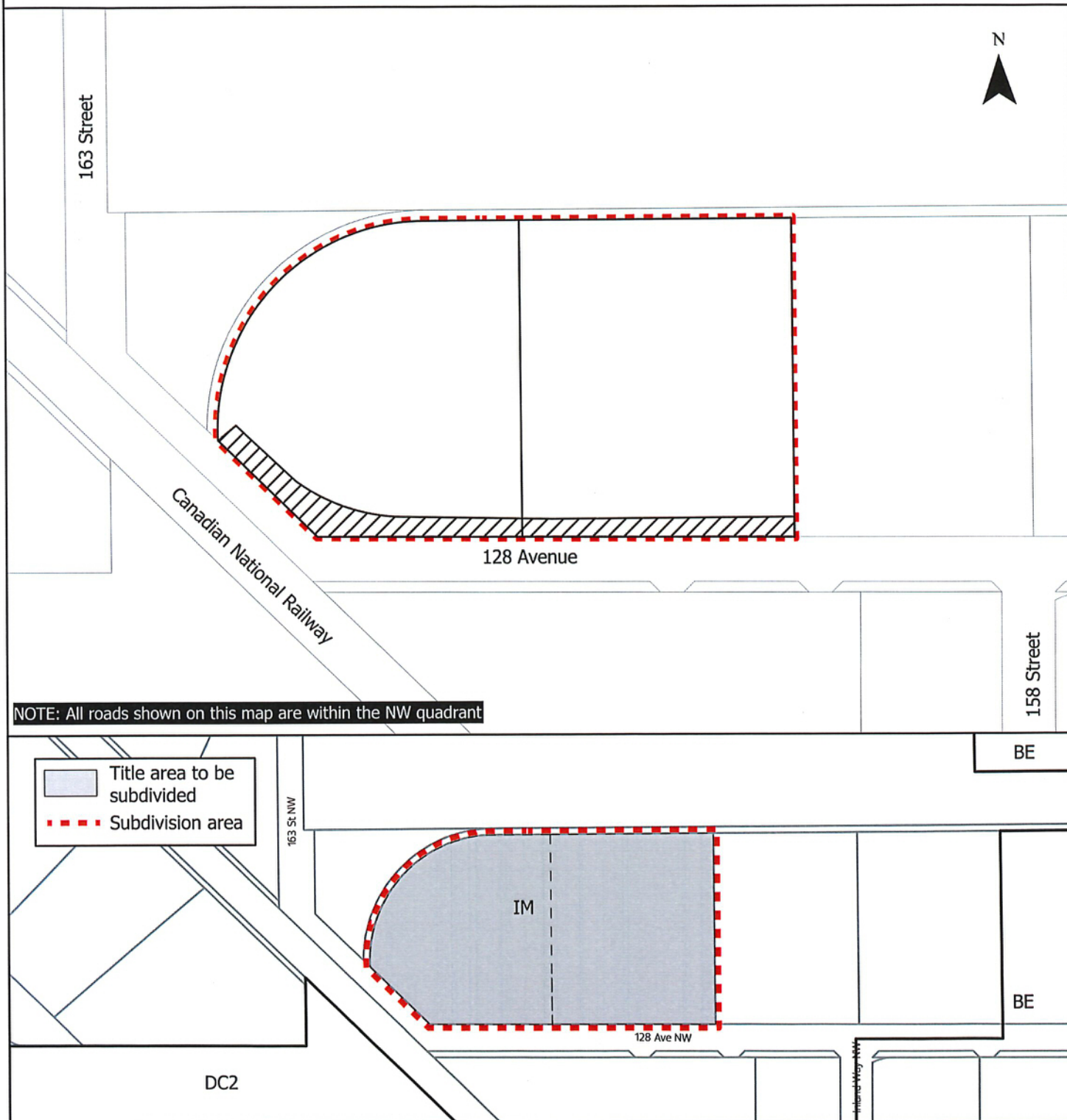
BM/nz/Posse #530916482-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 3, 2025 LDA24-0467

- Limit of proposed subdivision
- Dedicate as road right of way





Subdivision Authority

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

April 3, 2025

File No. LDA25-0029

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

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create 235 residential lots, one (1) Municipal Reserve lot, and one (1) Public Utility lot, from Lot 200, Block A, Plan 232 2155, Lot A, Plan 2500 MC, and Lot 201, Block 1, Plan 242 2260 located south of Maskêkosihk Trail NW and east of Winterburn Road NW;
STILLWATER

I The Subdivision by Plan is APPROVED on April 3, 2024, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.51 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 dedicate additional road right-of-way and modify residential property lines, in accordance with the Complete Streets Design & Construction Standards, or to the satisfaction of Subdivision and Development Coordination, should it be necessary through the review of detailed engineering drawings, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the property lines along Maskêkosihk Trail NW be modified to ensure the berm and noise attenuation fence is located within private property, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner dedicate a minimum 4 m wide road right-of-way for the purpose of a walkway right-of-way within the Storm Water Management Facility (SWMF) for the reverse housing development, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
7. 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;

8. that the approved subdivisions LDA25-0028 be registered concurrent with Phase I of this application;
9. that Charter Bylaw 21154 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
10. that the owner register a Berm and Fence restrictive covenant in favour of the City of Edmonton against the lots backing onto and flanking Maskêkosihk Trail NW, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing or fronting onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; and,
12. 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 submit 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 for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct the first two lanes of Maskêkosihk Trail NW to an arterial roadway standard, from west of Stillwater Boulevard NW to Winterburn Road NW, including channelization, accesses, intersections at 212 Street NW and 215 Street NW, 3 m shared use path on both sides, bus stops, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner construct a 9.5 m residential reverse housing alley in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2043), as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for fire trucks must be included in the submission of engineering drawings to ensure functionality of the intersection at 212 Street NW / 19A Avenue NW and the north/south reverse housing alley;
10. that the owner pay for installation of "no parking" signage on the collector roadways and in the reverse housing alley where necessary for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct the alley at the north west corner of the subdivision to a residential standard in accordance with the Complete Streets Design and Construction Standard, as shown on the "Conditions of Approval" map, Enclosure I. A 'Swept Path Analysis' for waste management vehicles must be included in the submission of engineering drawings to ensure functionality of the alley/alley intersection and to confirm right-of-way requirements, to the satisfaction of Subdivision and Development Coordination;
12. that the owner construct a 3 m hard-surface shared use path with lighting and bollards as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner construct a temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a temporary 6 m wide gravel surface roadway connection, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on the property line and a 1.8 m noise attenuation fence, wholly within private property lines for all lots backing onto or flanking Maskêkosihk Trail NW as shown on the "Conditions of Approval" map, Enclosure I .
16. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
17. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
18. that the owner constructs necessary storm sewers along the offsite permanent roadways (Maskêkosihk Trail NW), to the satisfaction of Subdivision and Development Coordination;
19. 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,
20. that the owner is responsible for the landscape design and construction within the Public Utility lot, the Reserve lot, and road rights of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 200, Block A, Plan 232 2155 was addressed by DRC with LDA22-0555. The DRC will carry forward on the remainder of the title.

MR for Lot A, Plan 2500 MC was addressed by a DRC with LDA24-0487. The DRC will be reduced for the dedication of the pocket park and will be transferred to Lot 200, Block A, Plan 232 2155.

MR for Lot 201, Block 1, Plan 242 2260 was addressed by DRC with LDA22-0555.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/tn/Posse #541738833-001

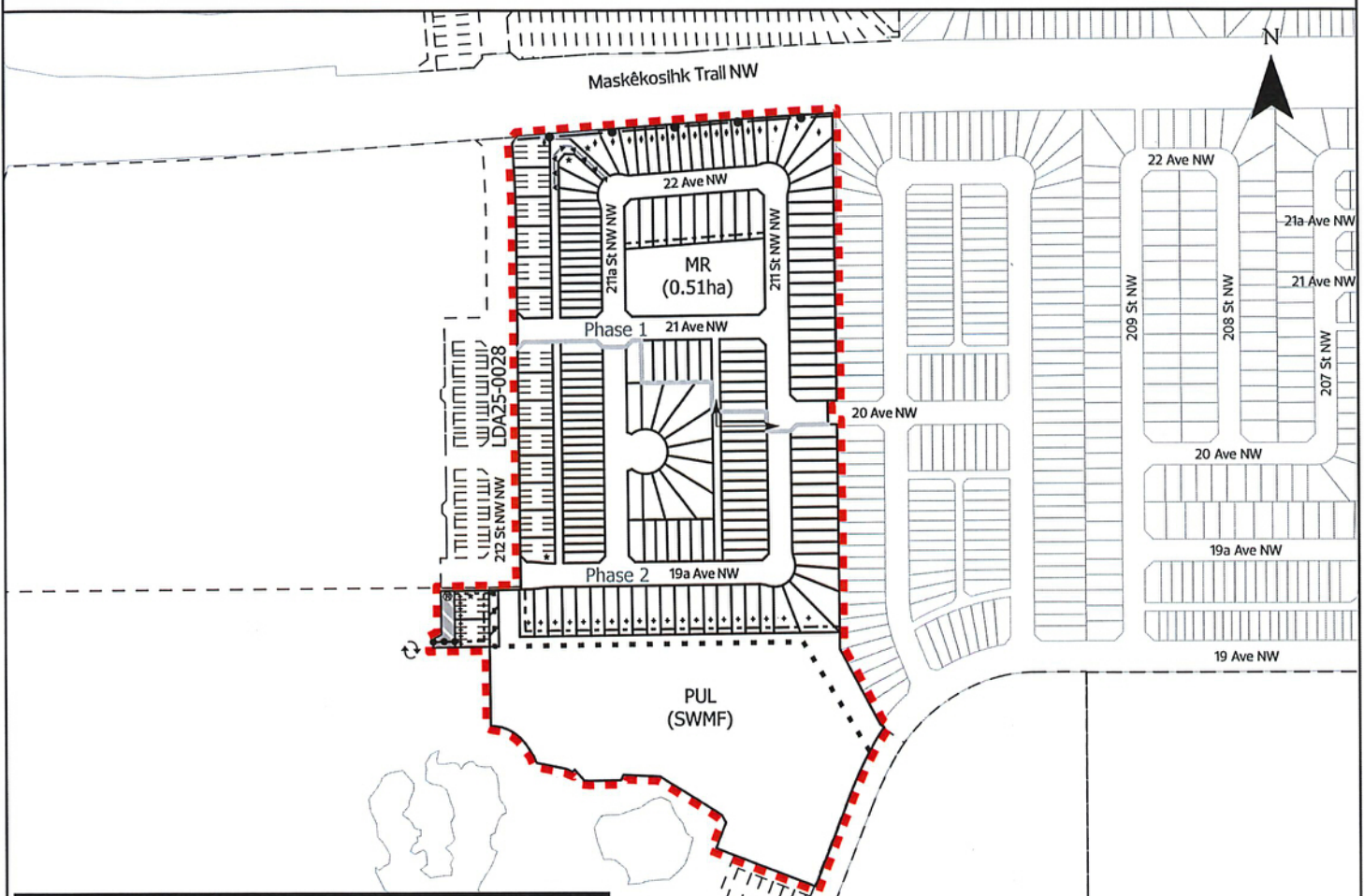
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

April 3, 2025

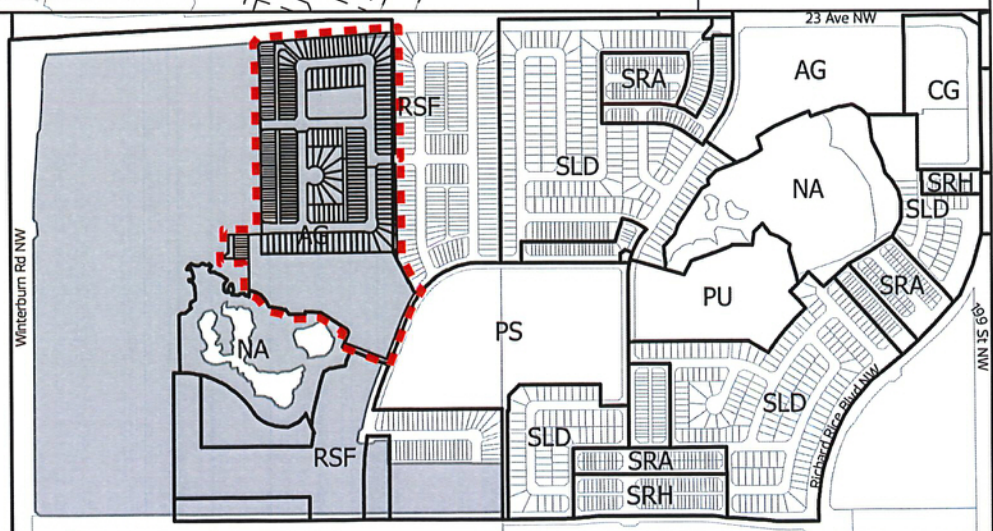
LDA25-0029

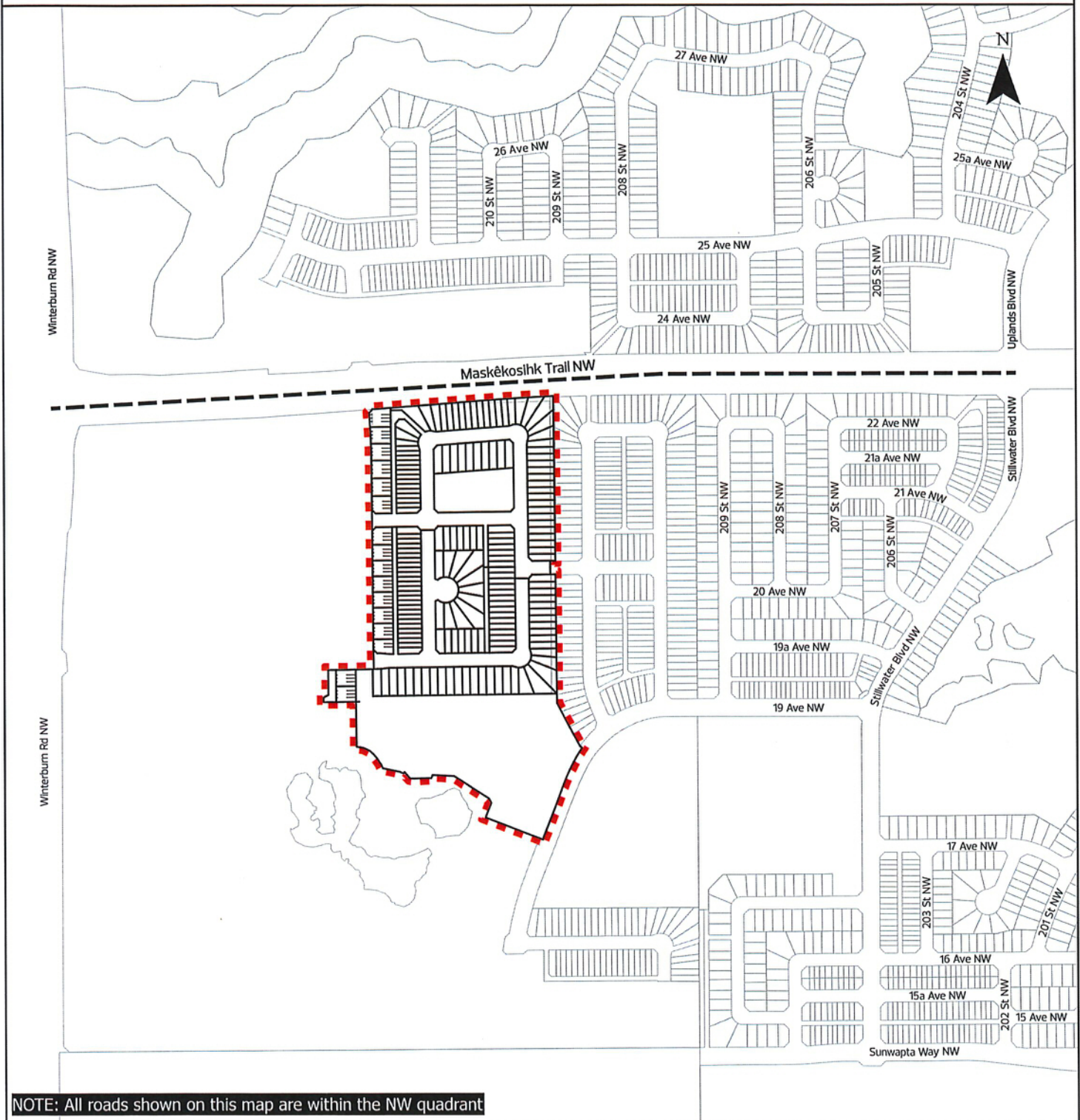
- | | | |
|-------------------------------------|---|---|
| ■ ■ ■ Limit of proposed subdivision | ----- 1.2 m Uniform fence | Ⓡ "No Parking" Signage |
| — Phasing Line | ----- 1.8 m Uniform fence as per Zoning Bylaw | ⤵ Temporary 12 m radius turnaround |
| ■ ■ ■ 3 m Shared use path | —●— Berm and noise attenuation fence | ▨ 9.5 m Residential reverse housing alley |
| ↔ Temporary 6 m roadway | ★ Modify property lines, if required | ▨ Modify property lines |
| ▲▲▲ Residential standard alley | ⊕ Restrictive Covenant re: Freeboard | ▨ Dedicate as road right of way |
| ●●● Bollards | ◆ Restrictive Covenant re: Berm and fence | |



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

- | | |
|-------|-----------------------------|
| ▨ | Title area to be subdivided |
| ■ ■ ■ | Subdivision area |







Subdivision Authority

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

April 3, 2025

File No. LDA25-0069

Select Engineering Consultants Ltd.
17413 107 Ave NW
Edmonton AB T5S 1E5

ATTENTION: Justin Jurincic

RE: Tentative plan of subdivision to create 39 residential lots, from the NE 14-51-24-W4M and the NW 14-51-24-W4M located south of 25 Avenue SW and east of Mattson Drive SW; **MATTSON**

I The Subdivision by Plan is APPROVED on April 3, 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 approved subdivision LDA24-0494 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay 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 construct all roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that grading plans for 25 Avenue SW must be included in the submission of engineering drawings;
10. 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;
11. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. 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;
13. that the owner is responsible for the landscape design and construction within the road right(s) of way and walkway to the satisfaction of City Departments and affected utility agencies; and
14. that the owner construct a 1.8 m noise attenuation fence, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), within residential property lines for all lots backing onto 25 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. At the walkway opening, the noise attenuation fence must wrap to the limit of the rear setback of the lots adjacent to the walkway.

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

MR for the NE and NW 14-51-24-W4M was addressed by a DRC (242 285 335) with LDA23-0376. The DRC will be exhausted by the dedication of the Walker District Park site through LDA24-0231.

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

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

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

Regards,



Blair McDowell
Subdivision Authority

BM/mb/Posse #557514332-001

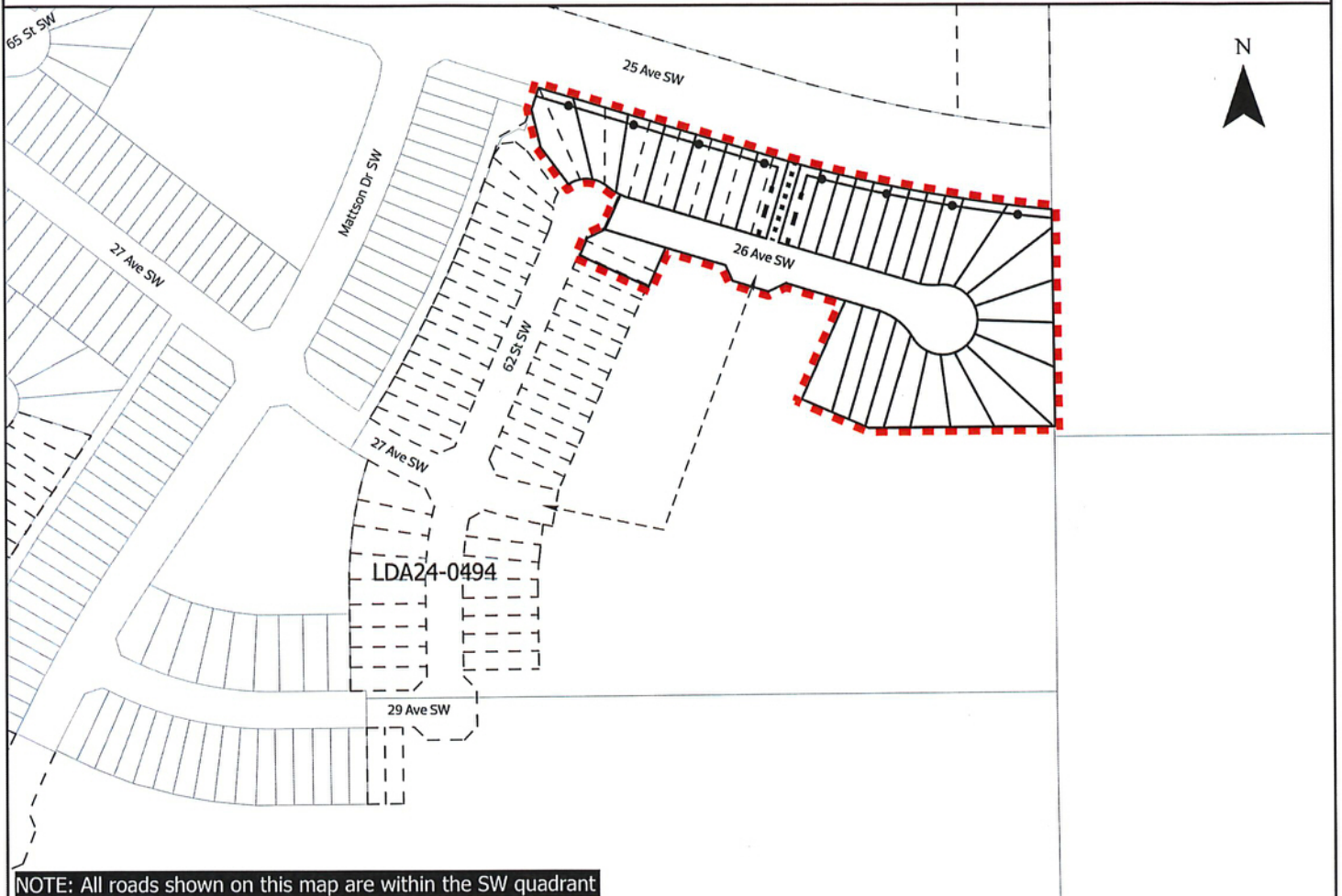
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

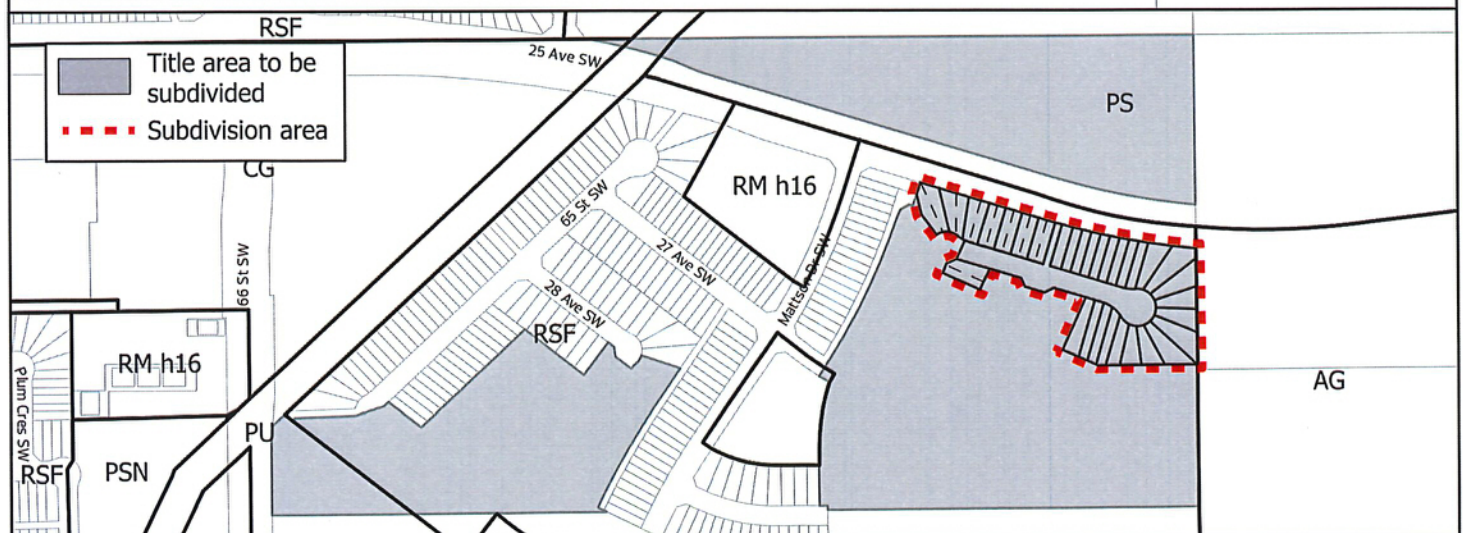
April 3, 2025

LDA25-0069

- ■ ■ Limit of proposed subdivision
- - - 1.8 m Uniform screen fence as per Zoning Bylaw
- Noise Attenuation Fence
- 3m Hard surface shared use path
- ← - - - Temporary 4m Emergency Access



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

April 3, 2025

File No. LDA25-0074

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

ATTENTION: Rod Heinrichs

RE: Tentative plan of subdivision to create 106 residential lots and one (1) other lot from Lot 1, Block 1, Plan 182 2466 located north of 167 Avenue NW and west of Meridian Street NW; **MARQUIS**

I The Subdivision by Plan is APPROVED on April 3, 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 approved subdivisions LDA23-0039 and LDA23-0045 be registered prior to or concurrent with this application; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner pay 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 construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner construct a temporary 4 metre (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;
10. that the owner construct the first two (2) lanes of Meridian Street to an arterial roadway standard including channelization, accesses, intersections, wildlife crossing, 3 m shared use path, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct the first two (2) lanes of Horse Hill Drive NW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner design and construct the proposed railway crossing to consider Grade Crossing Standards (GCS) for minimum sightline requirements, crossing warning system warrants, and required traffic control devices for at grade railway crossings, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct a 3 m hard surface shared use path within 177 Avenue NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner pay for the installation of "no parking" signage on 177 Avenue NW for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner is responsible for the disposal of any stormwater flow generated from the subdivision on a temporary basis, at their own cost, until such time as the storm outfall is constructed and operational to the satisfaction of Subdivision and Development Coordination;
16. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that an acceptable interim storm servicing system is established and operational to the satisfaction of Subdivision and Development Coordination;

17. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time that a trigger for the construction of the stormwater outfall to the North Saskatchewan River is determined, through consultation and collaboration with the City;
18. that a Final Acceptance Certificate (FAC) for storm sewers will not be issued until such time that the downstream permanent storm sewer systems, as identified in the Neighbourhood Design Report, are completed and operational, to the satisfaction of Subdivision and Development Coordination;
19. 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;
20. that the owner construct a berm centered on property line and 1.8 m noise attenuation fence (the total noise barrier height must be 2.5 m), or combination thereof, contained wholly within private property, in conformance with the submitted Noise Study, for all lots backing onto the Railway Corridor, 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 road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Reserves for Lot 1, Block 1, Plan 182 2466 were addressed by registration of a Deferred Reserve Caveat (DRC no. 182 223 419) with LDA16-0606. The DRC will carry forward on the remainder of the title.

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

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

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

Regards,

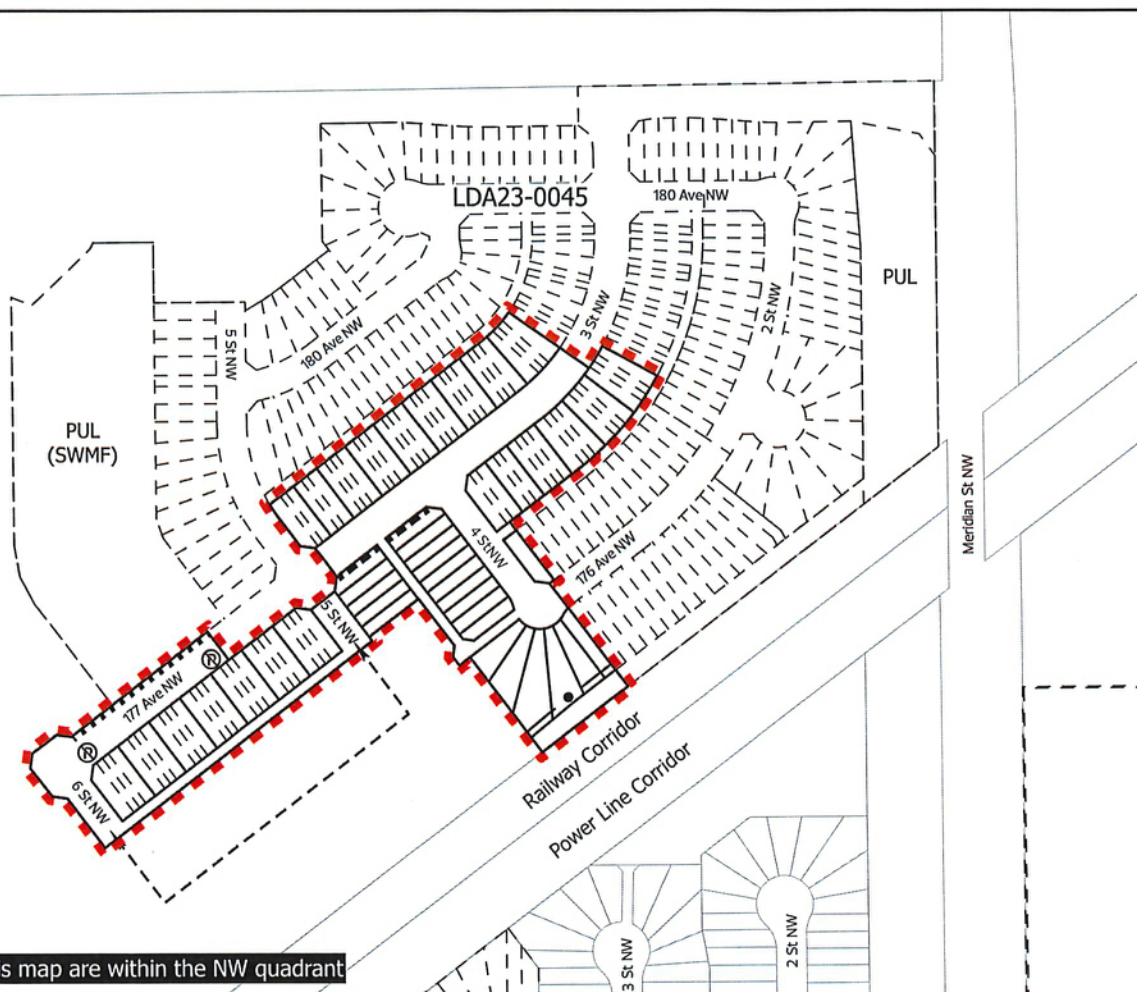


Blair McDowell
Subdivision Authority

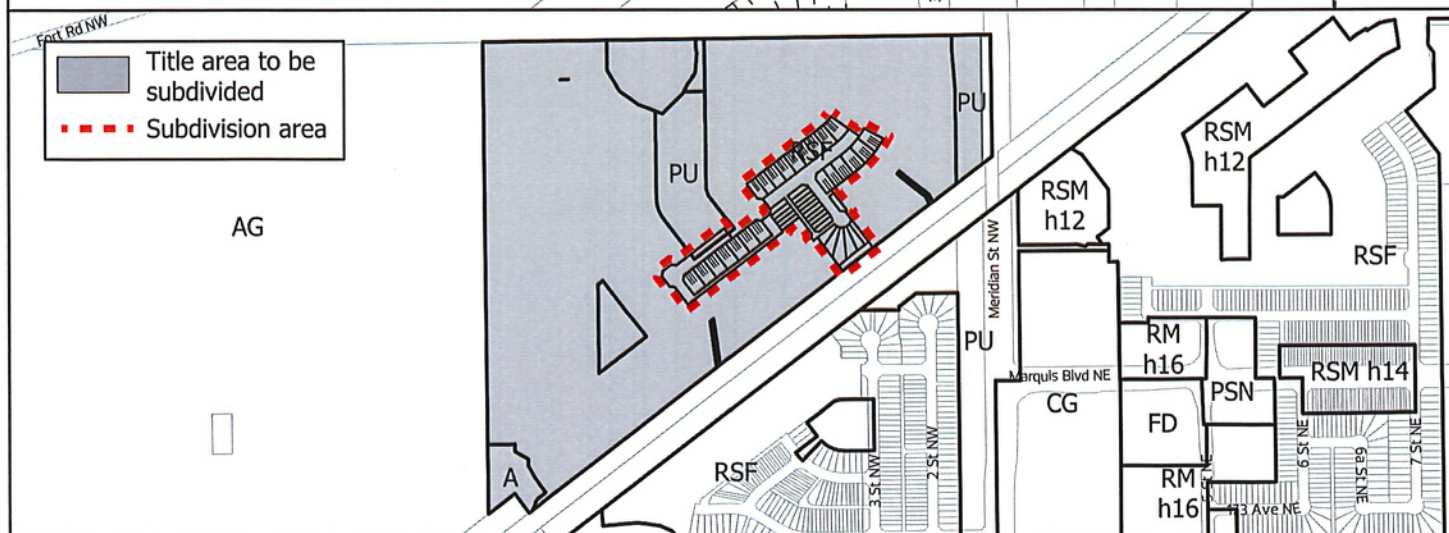
BM/mb/Posse #549467187-001

Enclosures

- N



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

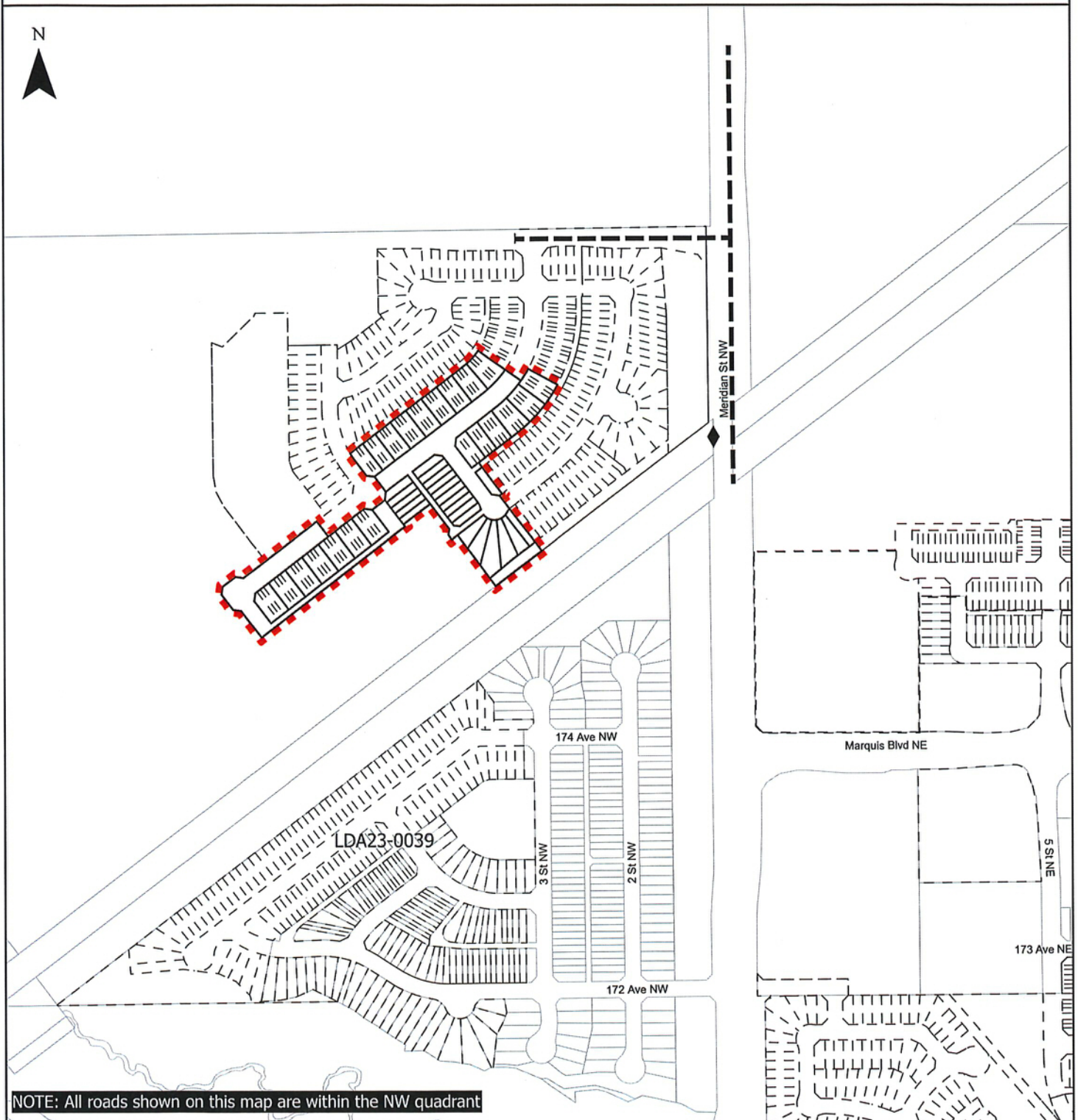


SUBDIVISION CONDITIONS OF APPROVAL MAP

April 3, 2025

LDA25-0074

- ■ ■ Limit of proposed subdivision
- — — Construct first two lanes to an arterial roadway standard
- ◆ Construct railway crossing





Subdivision Authority

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

April 3, 2025

File No. LDA22-0496

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

ATTENTION: Georgina Campos

RE: REVISION of conditionally approved tentative plan of subdivision to create three (3) Industrial lots and one (1) Public Utility lot, from Lot 1, Block 6, Plan 182 1412 and Lot 1, Block 1, Plan 232 1934, located north of 137 Avenue NW and east of 170 Street NW; **ANTHONY HENDAY**
MISTATIM

The subdivision was initially approved on January 5, 2023. This Change Request retains the original road layout, but increases the Industrial lot count by two.

I The Subdivision by Plan is APPROVED on April 3, 2025, subject to the following conditions:

1. that the owner provide money in place of Municipal Reserve (MR) in the total amount of \$1,275,259.60 representing 3.44 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
4. that the owner register a 11.5 m wide public access easement, for the purpose of providing access to Lots C and D, Block 4, Plan 2904 NY, as shown on the "Conditions of Approval" map, Enclosure I. The City shall be party to the easement;
5. that the owner register a cross lot easement to provide access to Block 6, Plan 179 HW; 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 a boundary assessment for municipal improvements constructed by others within 164 Street NW road right-of-way from which this development benefits (Anthony Henday Mistatim Stage 17; Servicing Agreement I-304);
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 145 Avenue NW and 164 Street NW to an approved Complete Streets design and cross-section, as shown on Enclosure I. Construction will include the removal of the existing turnarounds located at the current terminus of 164 Street and 145 Avenue;
8. that the owner pay for the installation of traffic signals at the intersection of 145 Avenue NW and 156 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner design and constructs the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; and
11. that the owner is responsible for the landscape design and construction within the Public Utility lot and road right of way 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 Lot 1, Block 6, Plan 182 1412 in the amount of \$1,275,259.60 representing 3.44 ha, is being provided by money in place with this subdivision. Money in place may change depending upon the final plan of survey.

Ministerial consent is required for all construction within the Transportation Utility Corridor (TUC). The application for Ministerial Consent is to be 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 with Section 678 of the Municipal Government Act with the Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,



Blair McDowell
Subdivision Authority

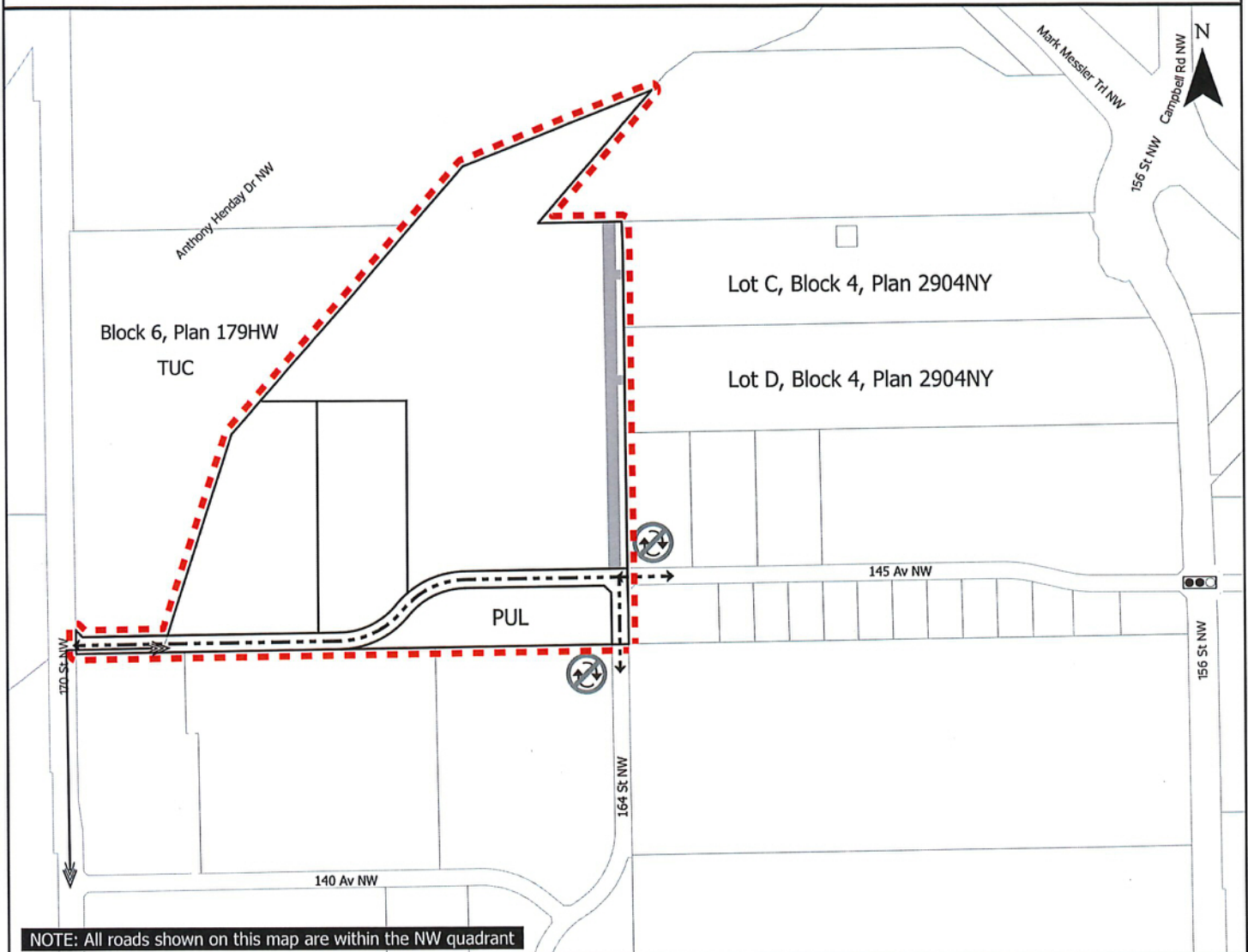
BM/tv/Posse #547177860--002

Enclosure

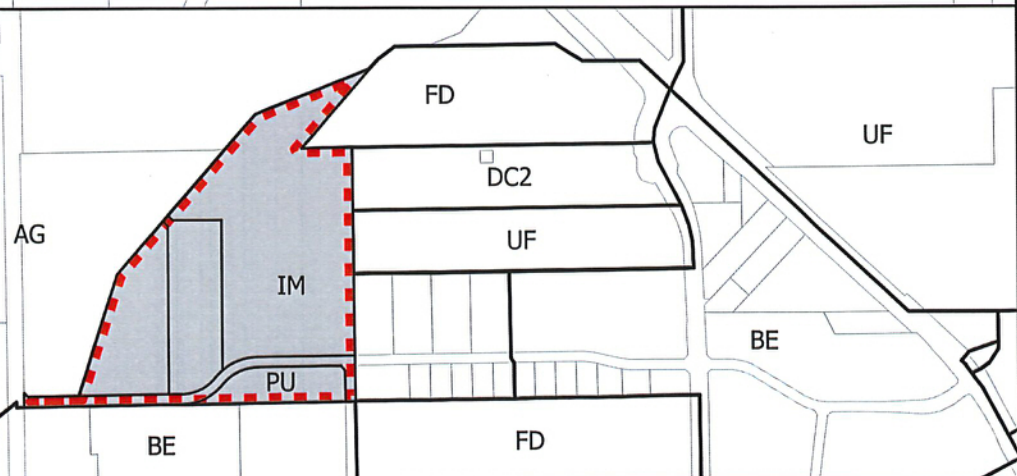
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 3, 2025 LDA22-0496

- Limit of proposed subdivision
- Construct 145 Avenue NW & 164 Street NW to a complete streets design and cross-section
- Register public access easement
- Watermain extension
- Remove existing turnarounds
- Traffic Signal



- Title area to be subdivided
- Subdivision area





Subdivision Authority

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

April 3, 2025

File No. LDA25-0104

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

ATTENTION: Brad Machon

RE: Tentative plan of subdivision to create 89 bare land condominium units from Unit A, Plan 242 1012, located south of Secord Promenade NW and west of Secord Drive NW; **SECORD**

The Subdivision by Bare Land Condominium is APPROVED on April 3, 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 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 #572429206-001

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 (\$64 970.00 - 2025 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 applications. For further information regarding development and building permits please contact 311.

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.

[illegible]



Subdivision Authority

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

April 3, 2025

File No. LDA25-0089

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create one (1) additional residential lot from Lot 46, Block 12, Plan 6773 MC, south of Aspen Drive West and west of 121 Street; **ASPEN GARDENS**

The Subdivision by Plan is APPROVED on April 3, 2025, subject to the following conditions:

1. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits;
2. that the final plan of survey shall conform to the attached revised tentative plan; 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 #567233955-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 5.4 m east of the west property line of Lot 46 off the lane south of Aspen Drive West NW. The existing storm service enters the proposed subdivision approximately 10.0 m east of the west property line of Lot 26 off Aspen Drive West NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 46B. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway. Subdivision Planning 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 or 780-412-3128).

- 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).

POETRY HOMES

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS 0.059 ha



KEY PLAN
NOT TO SCALE

REV. NO.	DATE	ITEM	BY
2	MAR 2025	LOT DEFLECTION	CN
1	FEB 6/25	ORIGINAL PLAN COMPLETED	CN

REVISIONS

ASPEN GARDENS

TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 46, BLOCK 12, PLAN 6773 MC
WITHIN THE

N.E. 1/4 SEC. 12 - TWP. 52 - RGE. 25 - W. 4TH MER.

EDMONTON - ALBERTA

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

Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-174 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 624003200T DRAFTED BY: CN CHECKED BY: DS

