

Thursday, February 06, 2025
10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 05

1.	ADOPTION OF AGENDA	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the February 06, 2025 meeting be adopted.	
2.	ADOPTION OF MINUTES	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the January 30, 2025 meeting be adopted.	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA24-0345 525833429-001	Tentative plan of subdivision to create 126 residential lots and one (1) Municipal Reserve lot, from Lot 1, Block A, Plan 232 0512 located south of 19 Avenue NW and east of Aster Drive NW; ASTER
2.	LDA24-0388 529106909-001	Tentative plan of subdivision to create 60 residential lots from Lots 3 and 4, Plan 707 RS and Lot 5, Block 1, Plan 102 6141 located south of 5 Avenue SW and east of 30 Street SW; ALCES
3.	LDA24-0413 528041124-001	Tentative plan of subdivision to create 175 residential lots and two (2) multi-unit housing lots (MHL), from Lots 1, 2 and 4, Plan 1659 TR and the NW 2-51-24-W4M located north of Ellerslie Road SW and west of 17 Street SW; ALCES
4.	LDA24-0487 541680864-001	Tentative plan of subdivision to create one (1) other lot, from Lot 200, Block A, Plan 232 2155 and Lot A, Plan 2500MC, located south of Maskêkosihk Trail NW (23 Avenue NW) and east of Winterburn Street NW (215 Street NW); STILLWATER
5.	LDA25-0004 554265255-001	Tentative plan of subdivision to create two (2) additional residential lots from Lot 36, Block 1, Plan 624 NY, located west of Westbrook Dr NW at Fairway Drive NW; WESTBROOK ESTATES
5.	OTHER BUSINESS	



Subdivision Authority

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

February 6, 2025

File No. LDA24-0345

Qualico Communities
3203 93 St NW
Edmonton AB T6N 0B2

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create 126 residential lots and one (1) Municipal Reserve lot, from Lot 1, Block A, Plan 232 0512 located south of 19 Avenue NW and east of Aster Drive NW;
ASTER

I The Subdivision by Plan is APPROVED on February 6, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) (Greenway) as a 0.02 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 provide MR in the amount of 2.164 ha by a Deferred Reserve Caveat registered against the Lot 1, Blk 1, Plan 1520036, pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the owner dedicate, clear and level 17 Street NW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots flanking the Top of Bank, as per the applicable development restrictions shown by the Slope Stability Study (Proposed Meadows Neighbourhood Five; East of 23 Avenue & 17 Street NW; Edmonton, Alberta) (File No.3179-236) from JR Paine and the Slope Stability Review (Mill Creek; Aster Stage 13; Part Of 605 – 23 Avenue NW; Edmonton, Alberta) (File No. 3179 - 320) from JR Paine, as shown on the "Conditions of Approval" map, Enclosure I;

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

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

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
7. that the owner 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;
8. that the owner construct the second two (2) lanes of 17 Street to an arterial roadway standard, to an approved concept plan, including 3 m shared use path on the east side from Aster Boulevard NW to the TUC, channelization, lighting, accesses, transitional improvements, intersections, landscaping and paint line marking modifications, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct the local roadways with the back to back curves, between 17 Avenue and 9 Street, to meet turning movement requirements and underground utility spacing offsets, as per the City of Edmonton Design & Construction Standards (Roadways, Drainage and Water), to the satisfaction of Subdivision and Development Coordination, Fire Rescue Services and Epcor.
10. that the owner construct a 3 m asphalt shared use path within the Top of Bank setback area including "Shared Use" signage and landscaping. The trail location, design and construction shall be in accordance with the Slope Stability Study (Proposed Meadows Neighbourhood Five; East of 23 Avenue & 17 Street NW; Edmonton, Alberta) (File No.3179-236) from JR Paine and the Slope Stability Review (Mill Creek; Aster Stage 13; Part Of 605 – 23 Avenue NW; Edmonton, Alberta) (File No. 3179 - 320) from JR Paine, with connections to the adjacent shared use path, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the engineering drawings include a wildlife crossing on 18 Avenue in accordance with the City of Edmonton's Wildlife Passage Engineering Design Guidelines, to the satisfaction of Subdivision and Development Coordination, as shown on "Conditions of Approval" map, Enclosure I. Wildlife crossing requirements will be reviewed through the submission of Engineering Drawing to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca for more information);
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 provide enhanced naturalization landscaping, at 200 trees/ha, within the ER parcel, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I; and
14. that the owner is responsible for the landscape design and construction within the Reserve lot (ER), road right of way, and greenway (MR) to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Block A, Plan 232 0512 was addressed by Deferred Reserve Caveat (DRC) in the amount of 10.478 ha with LDA21-0606. The DRC will be used to dedicate a portion of the greenway through this subdivision application. The remaining DRC will dedicate the school/park site through LDA23-0023 and the DRC will be adjusted for the ER dedication (Mill Creek Ravine) and the dedication of the remaining greenway through LDA23-0329; the DRC will be exhausted.

MR for Lot 1, Blk 1, Plan 152 0036 in the amount of 2.164 ha is being provided by a DRC with this subdivision. The DRC will be reduced for the 17 Street NW arterial roadway dedication. The amount will be determined upon final plan of survey.

Subdivision and Development Coordination recommends that the standard practice to provide a 1 m berm and a 1.8 m noise attenuation fence be provided for the low density residential development backing onto the TUC within this subdivision.

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 #525833429-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2025

LDA24-0345

- ■ ■ ■ Limit of proposed subdivision
- 1.2 m uniform fence
- 1.8 m uniform screen fence
- 3 m hard surface shared use path
- 🦌 Wildlife crossing
- ★ Enhanced Landscaping
- * Restrictive Covenant re: Top of Bank

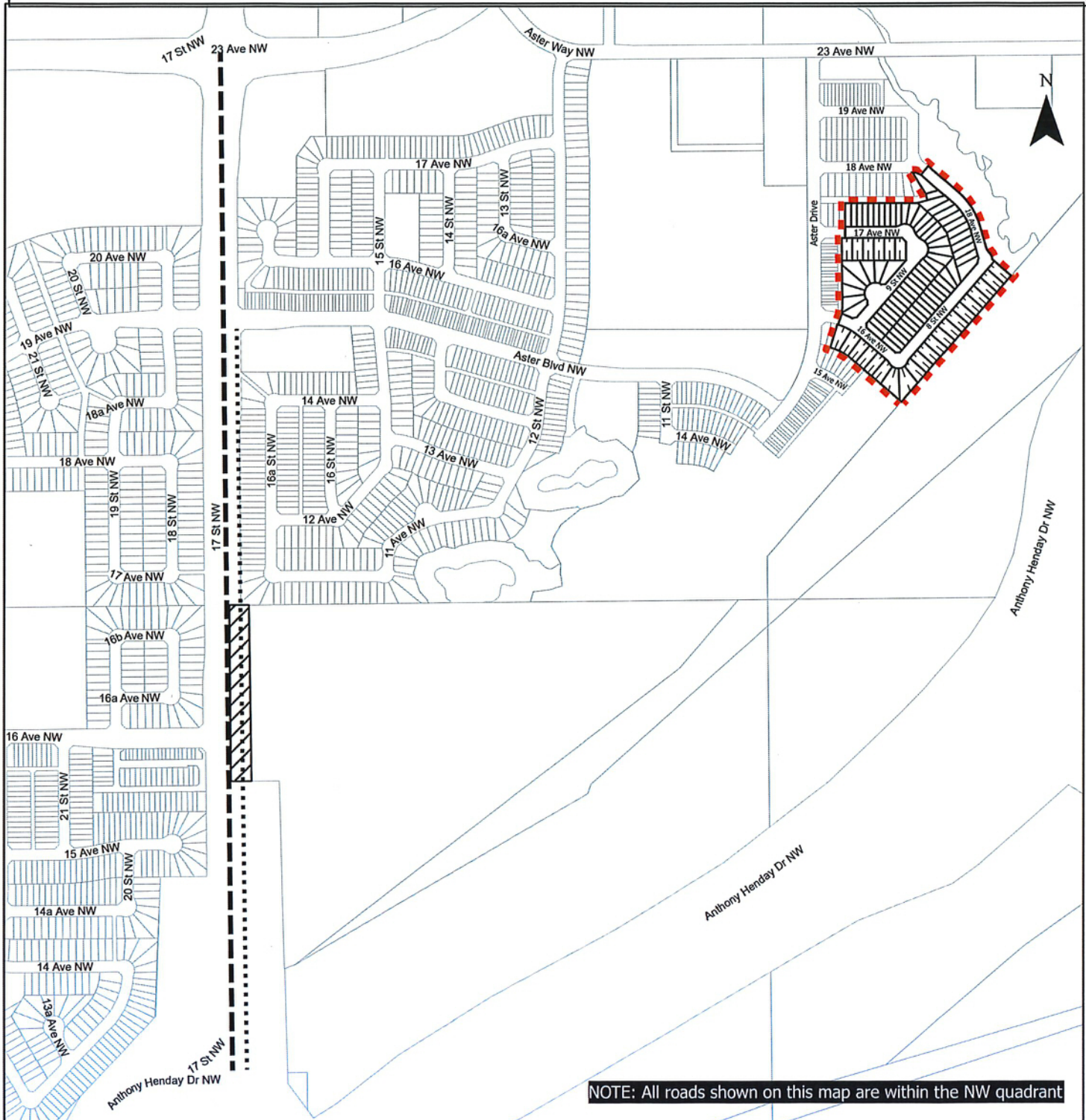


SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2025

LDA24-0345

- ■ ■ ■ Limit of proposed subdivision
- 3 m hard surface shared use path
- — — Construct two lanes to an arterial roadway standard
- ▨ Dedicate as road right of way





Subdivision Authority

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

February 6, 2025

File No. LDA24-0388

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 60 residential lots from Lots 3 and 4, Plan 707 RS and Lot 5, Block 1, Plan 102 6141 located south of 5 Avenue SW and east of 30 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on February 6, 2025, subject to the following conditions:

1. that the owner dedicate Municipal Reserve (MR) as a 0.33 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 provide Municipal Reserve (MR) in the amount of 3.3 ha by a Deferred Reserve Caveat registered against Lot 5 Plan 1659TR pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. 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;
5. that the approved subdivision LDA24-0055 and LDA24-0389 be registered prior to or concurrent with this application for internal road construction and necessary offsite underground utilities;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;

2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and that Complete Streets design and cross-section details to construct alley and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner shall pay for the installation of a rectangular rapid flashing beacon at the priority pedestrian crosswalk on 34 Street SW, in the interim, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner construct a 3 m hard surface shared use path with "Shared Use" signage, lighting, and bollard and naturalized landscaping, within the greenway, 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 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;
13. 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
14. that the owner is responsible for the landscape design and construction within the Reserve lot, and walkway, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 3, Plan 707 RS was previously addressed with LDA22-0137 by registering a deferred reserve caveat (DRC 232 318 358) on title. The DRC will be transferred to Lot 5, 1659 TR through LDA24-0388 to assemble the school site.

MR for Lot 4, Plan 707 RS was previously addressed with LDA09-0245 by registering a deferred reserve caveat (DRC 102 392 505) on title. The DRC will be transferred to Lot 5, 1659 TR through LDA24-0388 to assemble the school site.

MR for Lot 5, Block 1, Plan 102 6141 was previously addressed with LDA09-0245 by registering a deferred reserve caveat on Lot 4, Plan 707RS.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/mb/Posse #529106909-001

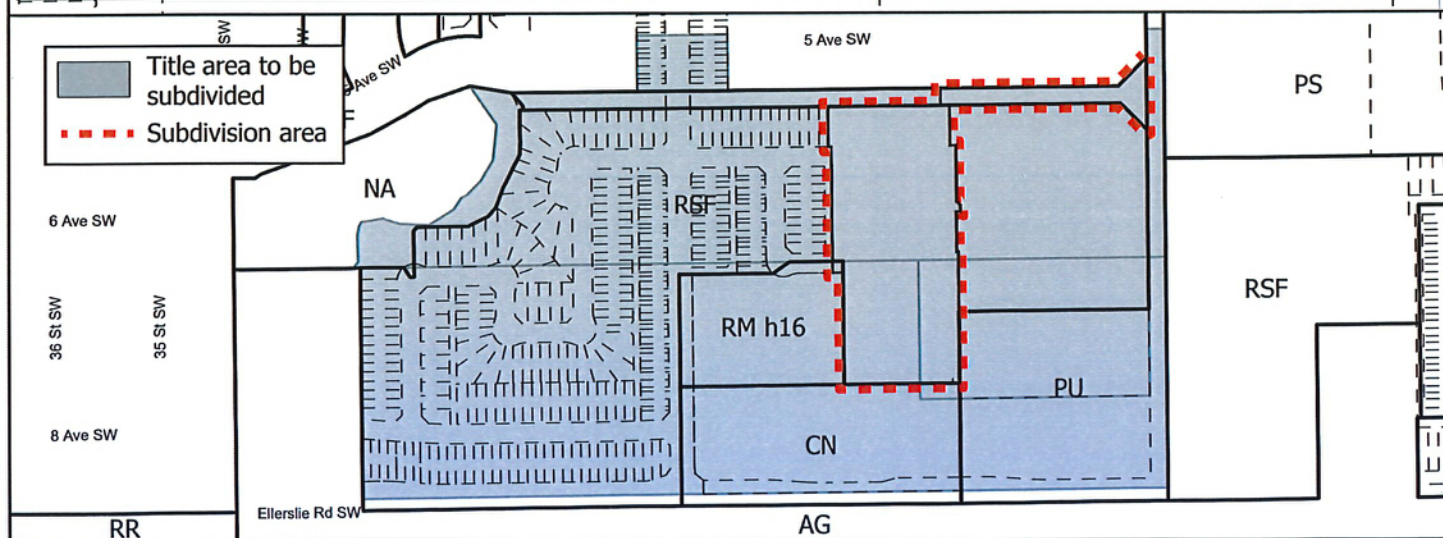
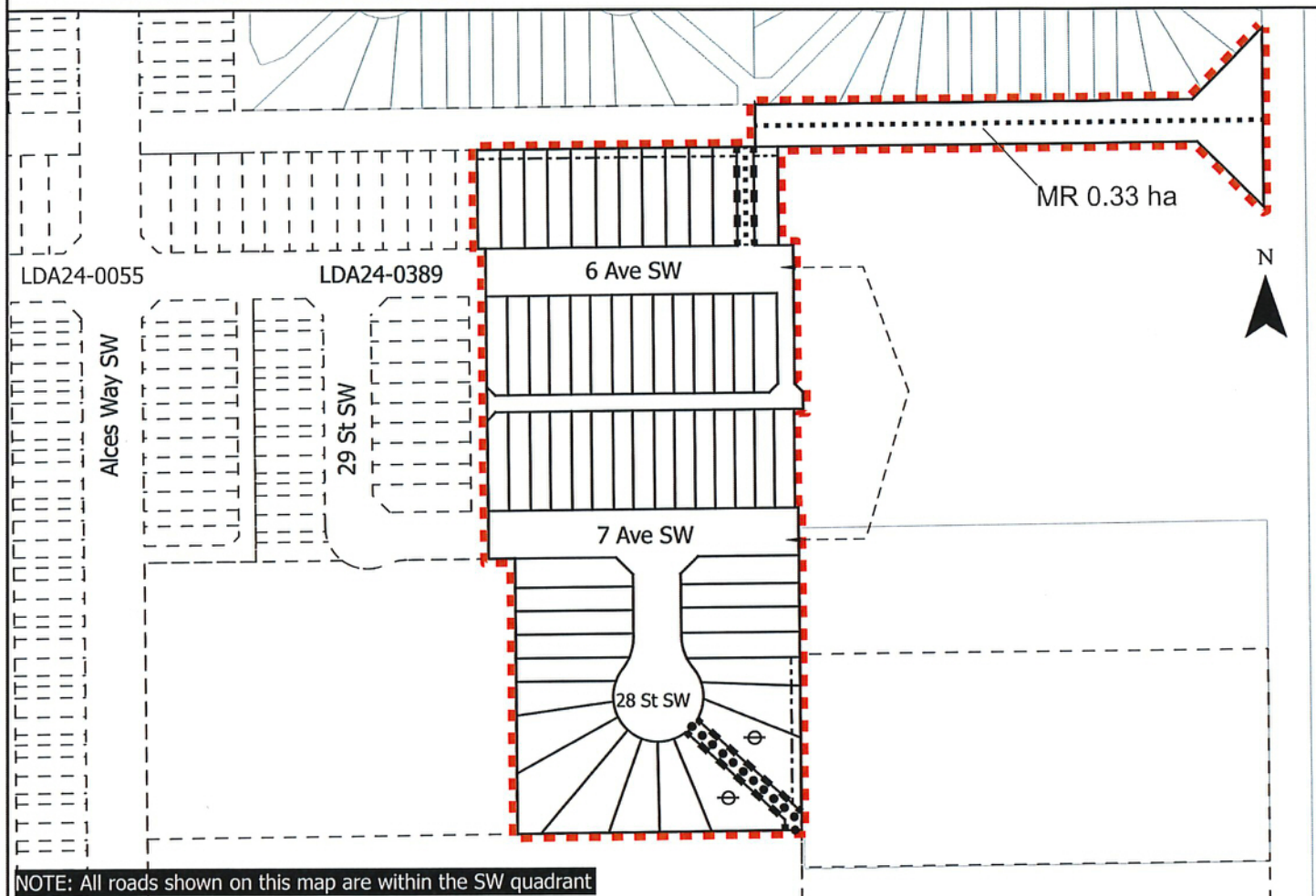
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2025

LDA24-0388

- ■ ■ ■ Limit of proposed subdivision
- 1.2 m uniform fence
- - - - 1.8 m uniform fence as per Zoning Bylaw
- ● ● ● 1.8 m concrete sidewalk
- 3 m hard surface shared use path
- ← - - - -> Temporary 4 m emergency access
- ⊕ Restrictive covenant re: disturbed soil





Subdivision Authority

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

February 6, 2025

File No. LDA24-0413

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

ATTENTION: Kyle Miller

RE: Tentative plan of subdivision to create 175 residential lots and two (2) multi-unit housing lots (MHL), from Lots 1, 2 and 4, Plan 1659 TR and the NW 2-51-24-W4M located north of Ellerslie Road SW and west of 17 Street SW; **ALCES**

I The Subdivision by Plan is APPROVED on February 6, 2025, subject to the following conditions:

1. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
3. that the owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the approved subdivision LDA23-0370 be registered prior to or concurrent with this application for arterial road construction and necessary offsite underground utilities;
5. that the owner register a Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I;
7. that the owner register a Berm and Fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Ellerslie Road SW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner dedicate, clear and level 34 Street SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;

9. that the owner dedicate, clear and level Ellerslie Road SW as required for road right of way, and said dedication shall conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the property lines of the residential lots, backing onto the north/south alley in Phase 1, be modified and additional road right-of-way be dedicated, should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis to construct the alley crossing to the satisfaction of Subdivision and Development Coordination and Integrated Infrastructure Services; 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 (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 that Complete Streets design and cross-section details to construct alley and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct a 3 m hard surface shared use path with lighting and bollards, within the walkway, with a connection to the adjacent gravel path and sidewalk, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct a temporary 6 m gravel surface roadway connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

10. that the owner construct the first two lanes of 34 Street SW from south of Charlesworth Drive SW (Alces Dr SW) to Ellerslie Road SW, including channelization, accesses, intersections, 3 m shared use path along the west side of 34 Street SW, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct the first two lanes of Ellerslie Road SW from east of Charlesworth Way SW to 23 Street SW, including channelization, accesses, intersections, 3 m shared use path along the north side of Ellerslie Road SW, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner pay for the installation of a rectangular rapid flashing beacon at the priority pedestrian crosswalk on 34 Street SW, in the interim, as shown on the "Conditions of Approval" map, Enclosure II;
13. that the owner construct necessary storm sewers along the offsite permanent roadways to be constructed, to provide access to the subdivision extension, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner pay for the installation of "no parking" signage on the collector roadways for emergency vehicle access to the satisfaction of Subdivision and Development Coordination and Fire Rescue, as shown on the "Conditions of Approval" map, Enclosure I;
15. 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 II;
16. 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;
17. that a Noise Study be provided to confirm the noise attenuation required adjacent to the Transportation Utility Corridor (TUC), in accordance with the City of Edmonton's Urban Traffic Noise Policy C506A. At minimum the owner construct a 1 m berm centered on property line in accordance with the Complete Streets Design and Construction Standards (Drawing No. 2000) and a 1.8 m noise attenuation fence contained wholly within private property, in accordance with the Complete Streets Design and Construction Standards (Drawing No. 5205), for all lots backing onto Ellerslie Road SW and the TUC, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the road right of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Lot 2, and Lot 4, Plan 1659 TR were previously addressed with the subdivision of the SE 30-51-23-W4M (File No. 72-E-245) by registering a 1.24 ha DRC on each title (3.72 ha total). The DRC was adjusted with LDA23-0370 with the balance of 1.659 ha carried forward on the remainder of Lot 2, and Lot 4, Plan 1659TR. With this subdivision the DRC will be adjusted to account for the 0.38 ha arterial roadway dedication. The remaining balance of 1.621 ha of MR will carry forward on the remainder of Lot 2, and Lot 4, Plan 1659TR.

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 #528041124-001

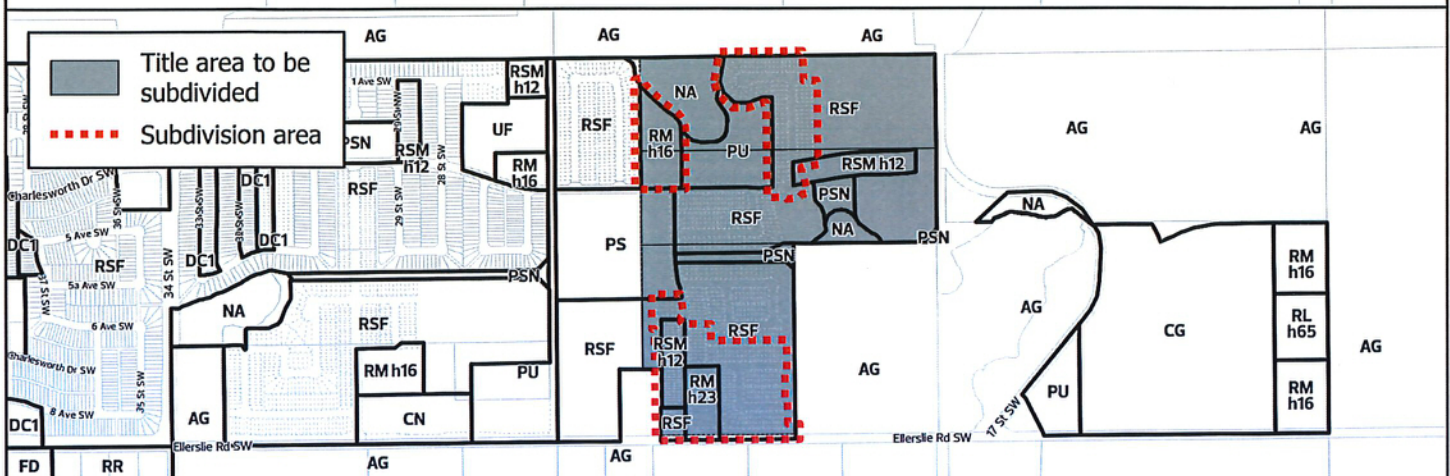
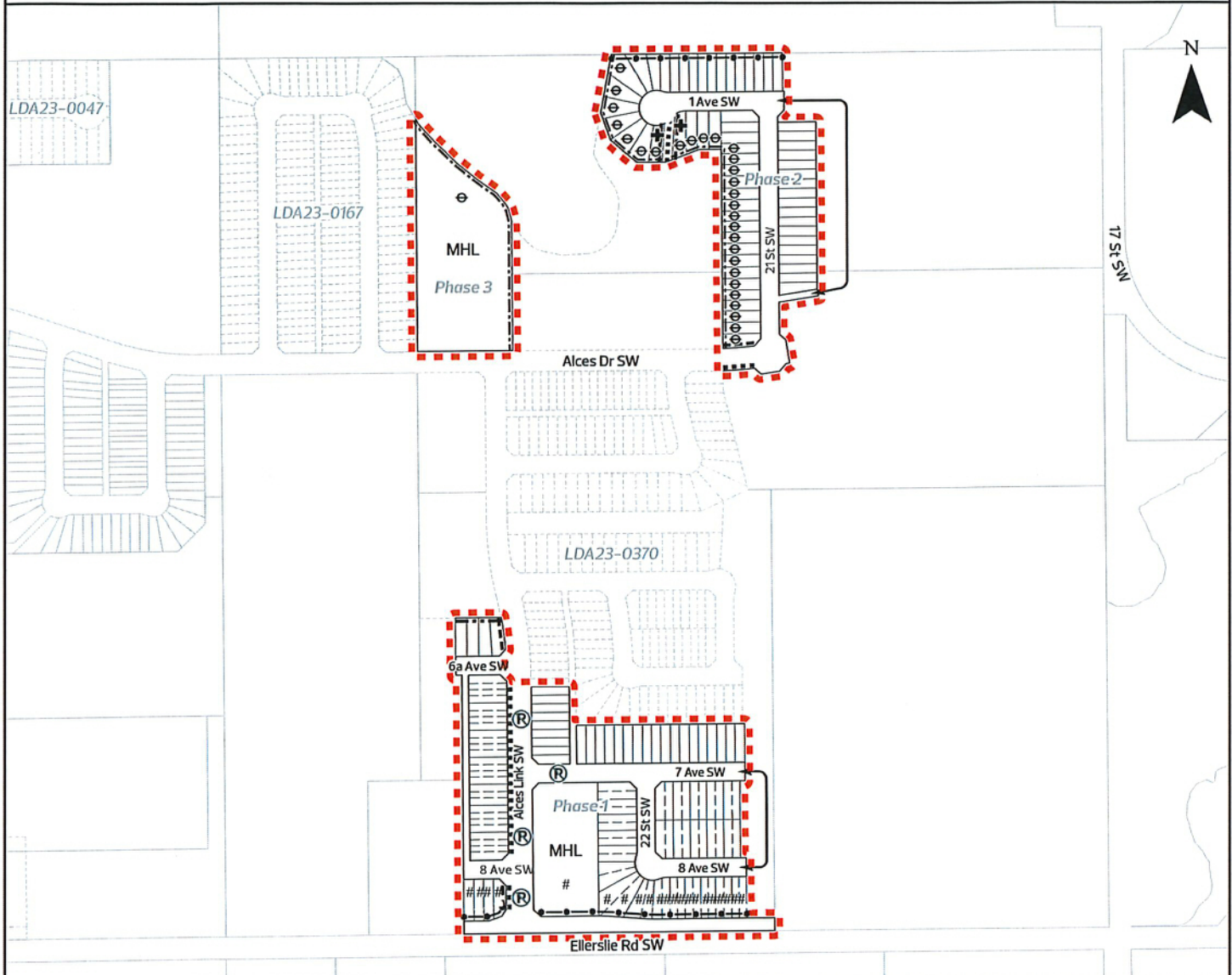
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2025

LDA24-0413

- | | | |
|--|--|---|
| ■ ■ ■ ■ Limit of proposed subdivision | —●—● Berm and noise attenuation fence | # Restrictive covenant re: Berm and fence |
| --- 1.2 m uniform screen fence | 3 m hard surface shared use path | + Restrictive covenant re: Disturbed soil |
| --- 1.8 m uniform screen fence | ←→ Temporary 6 m wide gravel road | ⊖ Restrictive covenant re: Freeboard |
| --- 1.8 m uniform screen fence as per Zoning Bylaw | Ⓡ No parking signage | |



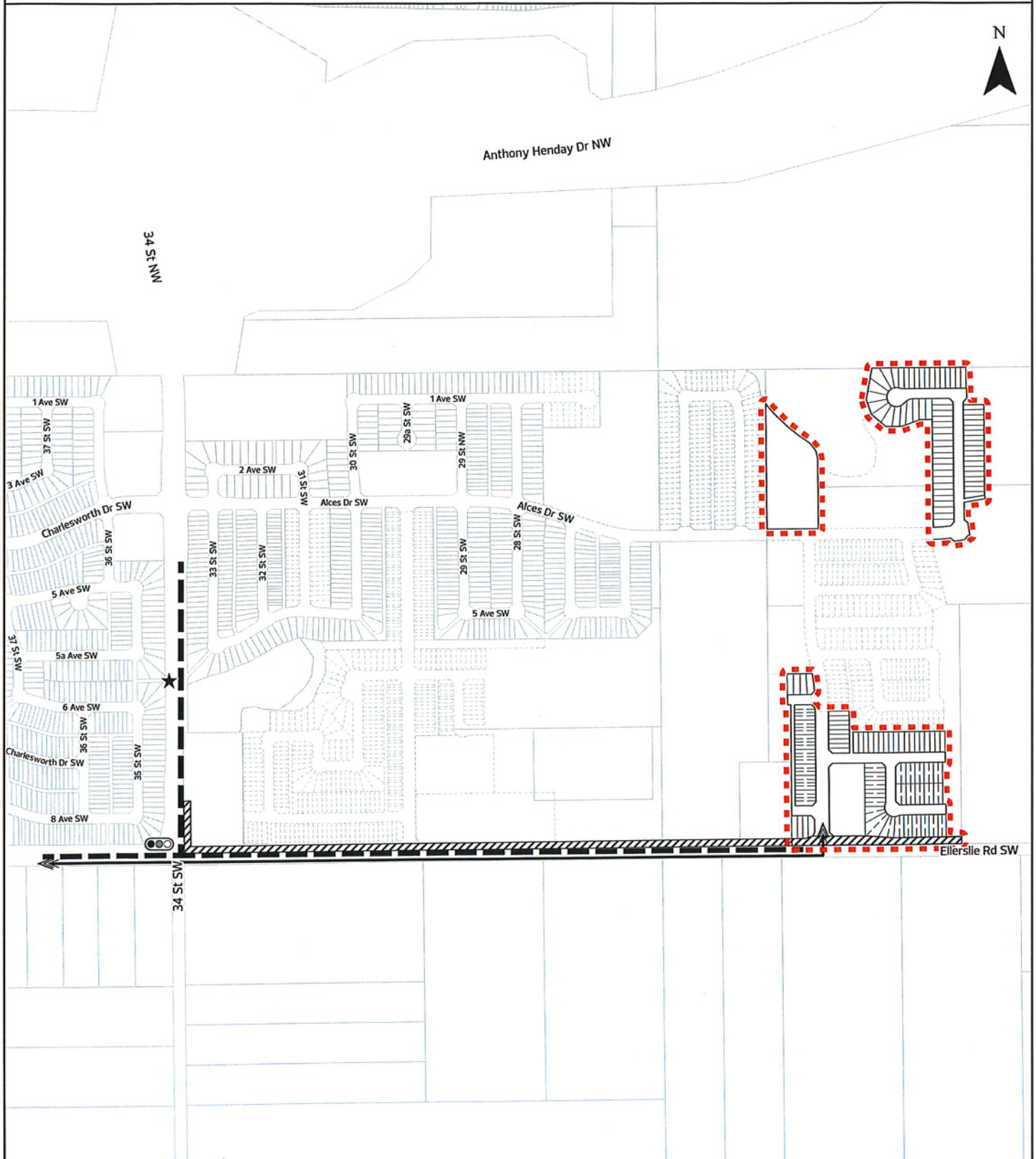
SUBDIVISION CONDITIONS OF APPROVAL MAP

February 6, 2025

LDA24-0413

- ■ ■ ■ Limit of proposed subdivision
- ■ ■ Construct first two lanes to an arterial roadway standard
- ▨ Dedicate as arterial road right of way

- ↔ Watermain extension
- ⦿ Traffic signal
- ★ Rapid flashing beacon





Subdivision Authority

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

February 6, 2025

File No. LDA24-0487

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

ATTENTION: Christine Lee

RE: Tentative plan of subdivision to create one (1) other lot, from Lot 200, Block A, Plan 232 2155 and Lot A, Plan 2500MC, located south of Maskêkosihk Trail NW (23 Avenue NW) and east of Winterburn Street NW (215 Street NW); **STILLWATER**

I The Subdivision by Plan is APPROVED on February 6, 2025, subject to the following conditions:

1. that the owner provide Municipal Reserve (MR) in the amount of 0.801 ha by a Deferred Reserve Caveat registered against the Lot A, Plan 2500MC pursuant to Section 669 of the Municipal Government Act;
2. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
3. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed lot a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
4. 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

II That the Deferred Servicing Agreement required in Clause I (2) requires that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner pay 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;
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; and
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision.

Enclosure I is a map 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 must be adjusted for the Winterburn Road arterial roadway dedication completed with LDA22-0555. The DRC will carry forward on the remainder of the title.

MR for Lot A, Plan 2500MC in the amount of 0.801 ha is being provided by a DRC with this subdivision.

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/my/Posse #541680864-001

Enclosure



Subdivision Authority

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

February 6, 2025

File No. LDA25-0004

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create two (2) additional residential lots from Lot 36, Block 1, Plan 624 NY, located west of Westbrook Dr NW at Fairway Drive NW; **WESTBROOK ESTATES**

The Subdivision by Plan is APPROVED on February 6, 2025, 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;
2. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the LWL Engineering Geotechnical Consulting Ltd. geotechnical report (File No. 302), as shown on the "Conditions of Approval" map, Enclosure I; 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 received comments from adjacent landowners and community members. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation and the comments from adjacent landowners, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #554265255-001

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 (\$1,460.00 - 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.
- There is an existing driveway to Westbrook Drive NW. Upon redevelopment of proposed Lot 36A and Lot 36C, the owner/applicant will be required to ensure that the existing residential accesses meet current City of Edmonton standards. Access upgrading may be required should the access be retained.
- There is an existing streetlight pole in the Westbrook Drive NW road right-of-way, as shown on the Enclosure. Site access must maintain a minimum clearance in accordance with City Standards, from the closest edge of the streetlight pole to the closest edge of the proposed driveway.

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 20.12 m north of the south property line of Lot 36 off Westbrook Drive 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).
- 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).

Geotechnical

- All "Top of Bank" development restrictions and geotechnical recommendations must be followed, and all weeping tile flows and roof leaders must be directed to the storm service unless the geotechnical report recommends other alternatives.
- Failure to comply with the development restrictions within the Top of Bank Restrictive Covenant could either hasten or increase the severity of slope instability, which would impact the site usability and the property value of the subject property.
- A rear yard, interior side yard or flanking side yard, on a site zoned residential, that is partially or wholly contained within the North Saskatchewan River Valley and Ravine System Protection Overlay, must be primarily landscaped with pervious landscaping materials and must not contain a total area of impervious materials greater than 12.0 square metres per yard.

LEGEND

- * Restrictive covenant re: Top of Bank

WILLIAM ROSSER

NOTES:

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- ALL INFORMATION SHOWN ON THIS PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
- THE ZONING OF THIS SUBJECT AREA IS R1.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS: 0.160 ha



REV. NO.	DATE	ITEM	BY
2	DEC. 1924	LOT SPLIT	CN
1	APRIL 623	ORIGINAL PLAN COMPLETED	CN

REV. NO.	DATE	ITEM	BY
1	APRIL 623	ORIGINAL PLAN COMPLETED	CN

WESTBROOK ESTATES
TENTATIVE PLAN SHOWING PROPOSED
SUBDIVISION

OF
LOT 36, BLOCK 1, PLAN 624 NY
WITHIN THE

N.W. 1/4 SEC. 1 - TWP. 52 - RGE. 25 - W. 4TH MER.
EDMONTON - ALBERTA

SCALE: 1:400
0 4 8 12 16 24 METRES
2023



Phone: (780) 455-3177 Fax: (780) 451-2647
Email: edmonton@palsgeomatics.com
10704-17th Street NW, Edmonton, Alberta T5S 1J7

FILE NO. 6230056007 DRAFTED BY: CN CHECKED BY: DS

Thursday, January 30, 2025

10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 04

PRESENT		Blair McDowell, Chief Subdivision Officer	
1.	ADOPTION OF AGENDA		
MOVED		Blair McDowell That the Subdivision Authority Agenda for the January 30, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	ADOPTION OF MINUTES		
MOVED		Blair McDowell That the Subdivision Authority Minutes for the January 23, 2025 meeting be adopted.	
FOR THE MOTION		Blair McDowell	CARRIED
3.	OLD BUSINESS		
4.	NEW BUSINESS		
1.	LDA24-0412 531398537-001	Tentative plan of subdivision to create 121 residential lots and one (1) commercial lot, from Lot 2, Block 2, Plan 182 2406 located north of Marquis Boulevard NE and east of Meridian Street NW; MARQUIS	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
2.	LDA24-0454 535612932-001	Tentative plan of subdivision to create 84 residential lots and one (1) Public Utility lot, from, Lot C, Block 1, Plan 022 5811, the NE 14-51-24-W4M and the NW 14-51-24-W4M located south of 25 Avenue SW and east of 66 Street SW; MATTSON	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED

3.	LDA24-0505 548766431-001	Tentative plan of subdivision to create one (1) multi-unit housing unit and one (1) remnant unit from Lot 54, Block 14, Plan 242 0597 located north of 28 Avenue SW and west of 170 Street SW; KESWICK	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA24-0363 530517765-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 2, Block 9, Plan 6045 HW, located north of 63 of Avenue NW and east of 97 Street NW; HAZELDEAN	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	LDA24-0513 550444619-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 26, Block 1, Plan 5070 HW, located north of 96 Avenue NW and east of 85 Street NW; HOLYROOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		