

Thursday, July 17, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 28

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 17, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the July 10, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

LDA25-0076  
526405295-001

Tentative plan of subdivision to create five (5) multi-unit housing lots, two (2) Municipal Reserve lots, and one (1) non-credit Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 and Lot 200PUL, BLock 10, Plan 232 0471, located west of the LRT corridor and north of Blatchford Road NW; **BLATCHFORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

**4. NEW BUSINESS**

1. LDA24-0435  
517825106-004

REVISION of conditionally approved tentative plan of subdivision to create 46 residential lots, from the SW-19-52-25-W4M and Lot 78MR, Block 40, Plan 152 1382 located south of Whitemud Drive NW and east of 215 Street NW; **GRANVILLE**

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
2.	LDA25-0249 602615972-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1A, Block 18, Plan 5566 MC, north of Argyll Road NW and south of 70 Avenue NW; <b>AVONMORE</b>	
MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
3.	LDA25-0260 607686292-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 60, Plan 2061 HW, located west of 75 Street NW and north of 79 Avenue NW; <b>KING EDWARD PARK</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 10:10 a.m.		



Subdivision Authority

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

July 17, 2025

File No. LDA25-0076

WSP

Suite 1200 - 10909 Jasper Ave  
Edmonton AB T5J 3L9

ATTENTION: Tanya MacNeil

RE: Tentative plan of subdivision to create five (5) multi-unit housing lots, two (2) Municipal Reserve lots, and one (1) non-credit Municipal Reserve lot, and one (1) Public Utility lot, from Lot 2, Block 6A, Plan 922 0135 and Lot 200PUL, Block 10, Plan 232 0471, located west of the LRT corridor and north of Blatchford Road NW; **BLATCHFORD**

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**I The Subdivision by Plan is APPROVED on July 17, 2025, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.15 ha and 0.19 ha lots, pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate non-credit MR as a 0.04 ha lot, as shown on the "Conditions of Approval" map, Enclosure I;
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; 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 (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 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;
4. 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;
5. that the owner construct Bravo Boulevard NW as an "Active Street," to an approved design and cross-section, in accordance with the Complete Streets design and Construction Standards, including the construction of 2.2 m concrete sidewalks on both sides, to the satisfaction of Subdivision and Development Coordination and Transit Planning;
6. that the owner construct 119 Avenue NW as a "Quiet Street," to an approved design and cross-section, in accordance with the Complete Streets design and Construction Standards, including the construction of 1.8 m concrete sidewalks on both sides, to the satisfaction of Subdivision and Development Coordination;
7. that the owner construct the residential reverse housing alleys to an approved Complete Streets design and cross-section. The alleys will serve as a permanent secondary emergency access route and must be designed to accommodate the weight and movement of fire trucks, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;
8. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
9. that the owner remove the existing temporary 3 m gravel maintenance access on the northwest corner of the existing stormwater management facility (SWMF), 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 Public Utility Lot (PUL), the Promenade, and east-west linear MR lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner construct a 1.8 m concrete sidewalk with lighting and bollards within the east-west reverse housing alley, the walkway, and the non-credit MR lot, 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 appropriate traffic calming measures at the shared use path crossing on Bravo Boulevard NW, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure I. Traffic calming measures may include but are not limited to vertical deflection, horizontal deflection, obstruction, and other supporting infrastructure that may include signage. Details relative to this requirement will be reviewed with the submission of detailed engineering drawings;
13. that the owner pay for the installation of "no parking" signage on the reverse housing alleys and 119 Avenue NW (where required) 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;
14. that the owner design and construct the south ultimate SWMF, including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the SWMF, to the satisfaction of Subdivision and Development Coordination;
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; and
17. that the owner is responsible for the landscape design and construction within the MR lots, non-credit MR lot, PUL, walkway, and 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.

MR for Lot 2, Block 6A, Plan 922 0135 was addressed by registration of a Deferred Reserve Caveat (DRC) with LDA21-0382. The DRC is reduced by the dedication of two MR lots, in the amounts of 0.19 ha and 0.15 ha, and carries forward on the remainder of the title.

Non-credit MR for Lot 2, Block 6A, Plan 922 0135 is being provided by dedication with this subdivision, in the amount of 0.04 ha.

MR for Lot 200PUL, Block 10, Plan 232 0471 was previously addressed with LDA14-0522.

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/kr/Posse #526405295-001

Enclosure



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- The site plan illustrates the proposed development layout. Key features include:
- Lot 1 (Top Left):** A large lot with a hatched area labeled "SWMF" (Shaded Wetland Management Facility) and a "Promenade (road ROW)" along its western boundary.
  - Lot 2 (Top Right):** A lot with a "Promenade (road ROW)" along its eastern boundary and a "Walkway" along its southern boundary.
  - Lot 3 (Middle Left):** A lot with a "Promenade (road ROW)" along its eastern boundary and a "Walkway" along its southern boundary.
  - Lot 4 (Middle Right):** A lot with a "Promenade (road ROW)" along its eastern boundary and a "Walkway" along its southern boundary.
  - Lot 5 (Bottom Left):** A lot with a "Promenade (road ROW)" along its eastern boundary and a "Walkway" along its southern boundary.
  - Lot 6 (Bottom Right):** A lot with a "Promenade (road ROW)" along its eastern boundary and a "Walkway" along its southern boundary.
  - Setbacks:** Various setback lines are indicated, including "MR (0.19)", "MR (0.15)", "MR (0.04)", "MR (0.04)", "MR (0.04)", and "MR (0.04)".
  - Surrounding Infrastructure:** The plan shows "Existing LRT" (Light Rail Transit) tracks, "Blanchford Rd NW", "Bravo Blvd NW", "Cedric Mah Rd NW", "Alpha Blvd NW", and "Observer Ln NW".
  - Orientation:** A north arrow is located in the top right corner, pointing towards the top of the page.

This map shows the area around 123rd Avenue NW and Yellowhead Trail NW. The map includes a legend in the top left corner:

- Title area to be subdivided (shaded gray)
- Subdivision area (dashed red line)

The map displays various zoning districts, including PS, RS, CG, BE, FD, PU, RM h16, UI, DC, UF, and IM. The subdivision area is located in the central part of the map, near the intersection of 123rd Avenue NW and Yellowhead Trail NW. The title area to be subdivided is shaded gray and is located near the intersection of 123rd Avenue NW and Yellowhead Trail NW.





Subdivision Authority

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

July 17, 2025

File No. LDA24-0435

Arcadis  
300 -10120 103 Ave NW  
Edmonton AB T5J 3R6

ATTENTION: Connor Pope

RE: REVISION of conditionally approved tentative plan of subdivision to create 46 residential lots, from the SW-19-52-25-W4M and Lot 78MR, Block 40, Plan 152 1382 located south of Whitemud Drive NW and east of 215 Street NW; **GRANVILLE**

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The subdivision was initially approved on January 9, 2025. This Change Request re-lots the row housing in the northeast corner of the subdivision, resulting in two additional lots.

**I The Subdivision by Plan is APPROVED on July 17, 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 dedicate, clear and level 215 Street NW (Winterburn Road NW) as required for road right of way, from the parcel legally described as Lot 78MR, Block 40, Plan 152 1382 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;
4. that the owner register a Berm and Fence restrictive covenant in favour of the City of Edmonton against the lots backing onto or flanking 215 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that a plan of consolidation for all remnant portions of the SW-19-52-25-4 be registered prior to or concurrent with this application; 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 (1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits redline revisions or re-submits detailed engineering drawings and technical studies subject to the extent of the proposed revisions, and in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
7. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner construct the first two (2) lanes of 215 Street NW to an arterial roadway standard, from south of 62 Avenue NW to south of Hope Road NW, including channelization, accesses, the complete intersection of Hope Road NW and 215 Street NW, shared use path along the east side from Hope Road to the existing terminus at the 62 Avenue NW intersection, lighting, landscaping and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
10. 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;
11. that the owner construct bollards 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 contained wholly within private property, for all lots backing onto or flanking 215 Street NW, 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 road rights of way, and walkways 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.

Municipal Reserve (MR) for Pt. of SW ¼ 19-52-25-4 were previously addressed with LDA14-0374 by registering Deferred Reserve Caveat (DRC) on title. The DRC will carry forward on the title.

215 Street arterial roadway dedication may require additional Municipal Reserve removal if required.

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/nz/Posse #517825106-004

Enclosures



## SUBDIVISION CONDITIONS OF APPROVAL MAP

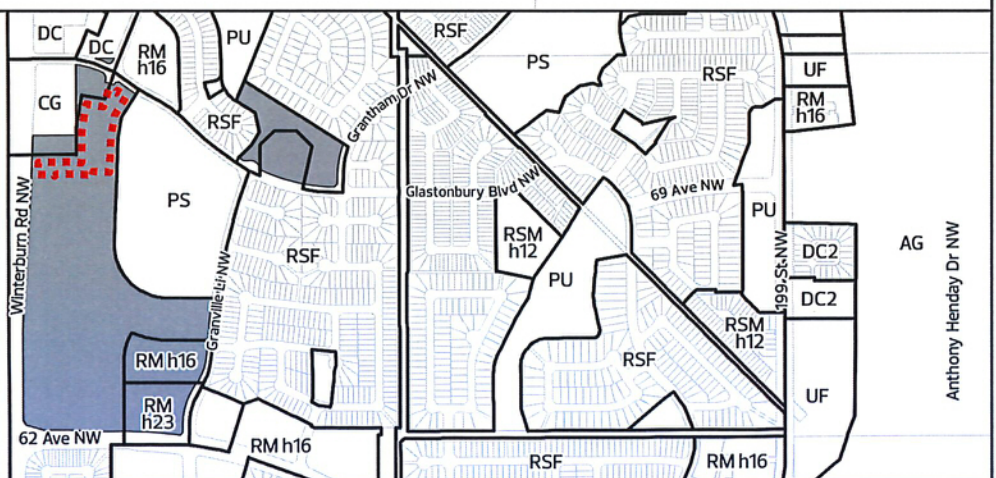
July 17, 2025

LDA24-0435

- Limit of proposed subdivision
- 1.8 m uniform fence
- - - 1.8 m uniform screen fence as per Zoning Bylaw
- Berm and noise attenuation fence
- 3 m hard surface shared use path
- Bollards
- ⤿ Temporary 12 m radius turnaround
- ◀ Restrictive covenant re: Berm and fence



- Title area to be subdivided
- Subdivision area

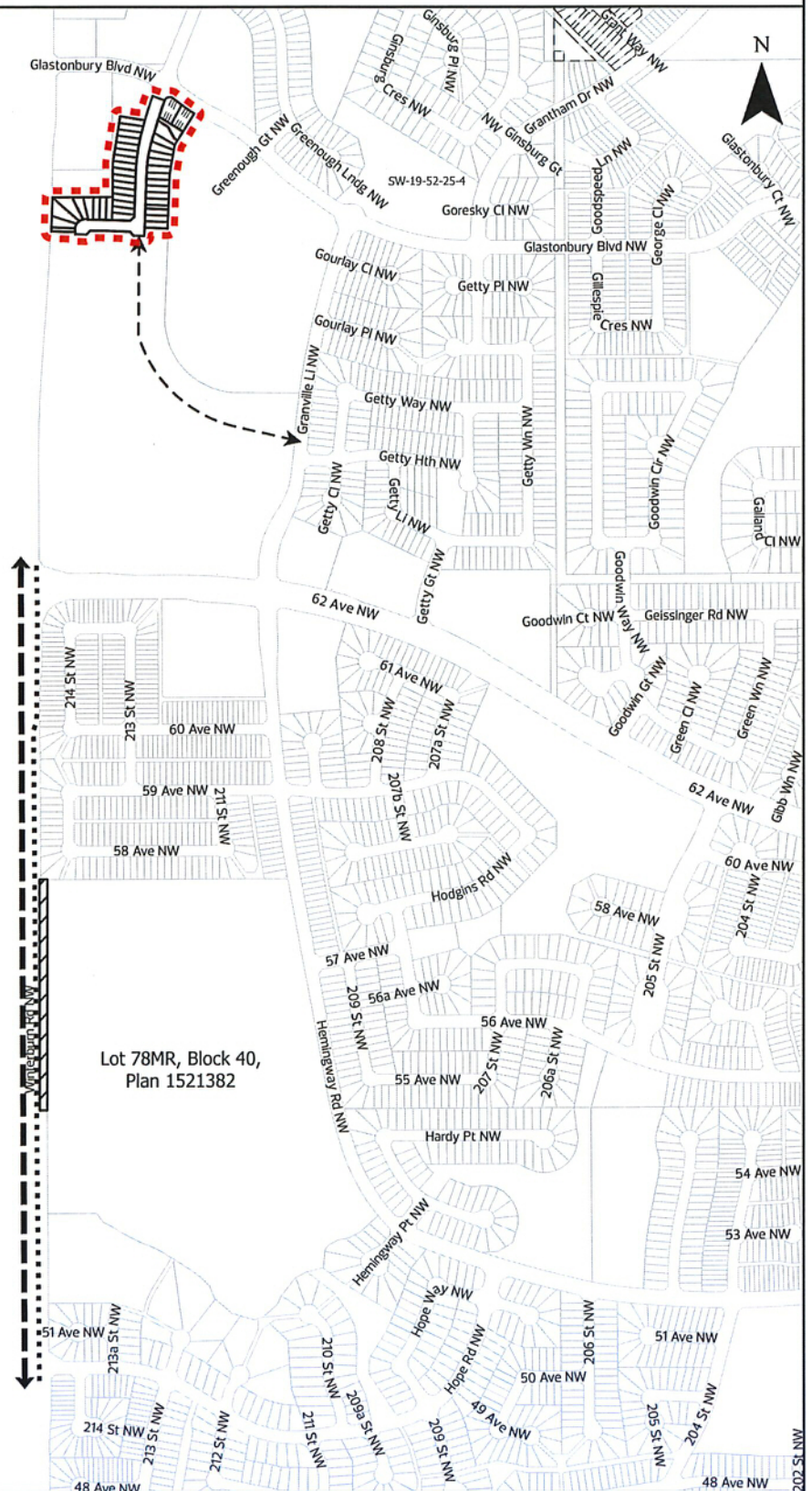


## SUBDIVISION CONDITIONS OF APPROVAL MAP

July 17, 2025 LDA24-0435

- Limit of proposed subdivision
- ↔ Temporary 4 m emergency access
- ..... 3 m hard surface shared use path

- ↔ Construct first two lanes to an arterial roadway standard
- ▨ Dedicate as road right of way







Subdivision Authority

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

July 17, 2025

File No. LDA25-0249

Hagen Surveys (1982) Ltd.  
2107 87 Ave NW  
Edmonton AB T6P 1L5

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 1A, Block 18, Plan 5566 MC, north of Argyll Road NW and south of 70 Avenue NW; **AVONMORE**

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**The Subdivision by Plan is APPROVED on July 17, 2025, subject to the following conditions:**

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sanitary) to each half of the semi-detached dwelling. However, for buildings constructed prior to 1992 there is an option to retain the existing services (please refer to Enclosure II);
2. that subject to Condition #1, the owner make arrangements to ensure that the private sewer services, storm water services, and water services for each unit are connected separately outside of the building, to the satisfaction of EPCOR Drainage Services and EPCOR Water Services Inc. If the services are connected separately outside of the building, the owner must ensure that they abide by the servicing conditions for buildings constructed prior to 1992 (please refer to Enclosure II);
3. that subject to Condition #2, the owner make satisfactory arrangements with EPCOR Water Services Inc. to register against each lot a Restrictive Covenant allowing for the operation, maintenance, excavation, repair or replacement of the water systems, sanitary sewer, and storm building sewers (please refer to Enclosure II). If the owner chooses to redevelop the property, they must ensure that each lot is separately serviced off of the mains. The shared servicing provisions outlined in Enclosure II will not apply if the property is redeveloped; 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 outlines the conditions that must be met in order to retain the existing services. Enclosure III 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #602615972-001

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 9.3 m west of the east property line of Lot 1A off the lane north of the collector road north of Argyll Road NW and a second existing service (water) enters the proposed subdivision approximately 9.75 m west of the east property line of Lot 1A off the lane north of the collector road north of Argyll Road NW. The existing storm service enters the proposed subdivision approximately 7.6 m west of the east property line of Lot 1A off the collector road north of Argyll Road NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).

- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://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).



**Optional Servicing Conditions for Sewer and Water**

- I. **The following conditions must be met for the City to consider, as an option, not to enforce Schedule 2, Section 4.9(a) of the EPCOR Drainage Services and Wastewater Treatment Bylaw 19627:**
- a. The building must have been constructed prior to 1992;
  - b. The applicants for subdivision must verify that the private sanitary and/or storm drainage systems for each unit are connected separately outside of the building. If the storm or sanitary drainage systems are interconnected within or under the building structure, the subdivision application will not be supported;
  - c. The private building sewers on the property must be inspected with a camera by Drainage Operations (phone 780-442-5311). The condition of the sanitary and/or storm building sewers must be verified as being functional and free of defects and able to provide effective sewer servicing;
  - d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the excavation, repair or replacement of the sanitary and/or storm building sewers within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services from liability due to failure or repair of the private building sewers foundation drainage systems and roof drainage systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
  - e. Surface drainage and discharge of roof leaders and/or sump pump discharge must be corrected so as not to cause a nuisance, hazard or damage to either the subdivided lots or neighboring properties;
  - f. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be serviced with sanitary and/or storm directly from EPCOR sewer mains, and must separate, redirect and not interconnect any private building sewers within each of the lots to the city services; and
  - g. The Chief Plumbing Inspector must also support the subdivision application as a variance to the National Plumbing Code.

**II. The following conditions must be met for EPCOR Water Services Inc. to consider as an option, not to enforce Article 12(c) of Schedule 2 (Terms and Conditions of Service) of the EPCOR Water Services Bylaw 19626, where there is an application to subdivide a single semi-detached residential lot into two separately titled properties:**

- a. The subdivision application must be supported by EPCOR Drainage Services;
- b. The applicants for subdivision must verify that the private water systems for each unit are connected separately outside of the building. If the water systems are interconnected within or under the building structure, the subdivision application will not be supported;
- c. The condition of the private water systems must be verified as being functional and free of defects and the private systems must be able to provide effective water servicing to both dwelling units. The applicants/owners are accepting the existing water system(s) "as-is". The cost of any relocation, modification or upgrading required by the owners at any time, will be entirely the responsibility of the owners;
- d. The applicants/owners must register on the titles of each separate lot an irrevocable caveat and easement allowing for the operation, maintenance, excavation, repair or replacement of the water systems within each separate lot by both owners. The caveat must save harmless EPCOR Drainage Services and EPCOR Water Services Inc. from liability for any cost, loss or damage due to failure or repair of the private water systems resulting from allowing the cross lot servicing due to subdivision to separate titled lots;
- e. If a new development permit is taken out on either of the subdivided properties to construct a new building (dwelling unit), then each of the lots must be separately serviced with water directly from city water mains, and must not interconnect any private water system to any other private water system; and
- f. The Chief Plumbing Inspector must also support the subdivision.

**Should the applicants/owners fail to satisfy EPCOR Drainage Services and EPCOR Water Services Inc. regarding the above conditions, the final plan of survey will not be signed for subdivision endorsement until the conditions of the Drainage Services Bylaw and Wastewater Treatment Bylaw are satisfied.**

# TENTATIVE PLAN

SHOWING PROPOSED SUBDIVISION OF

PART OF LOT 1A (C of T.),

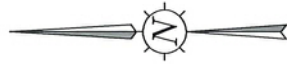
BLK.18, PLAN 5566 M.C.

IN THE

SEC.22, TWP.52, RGE.24, W.4 M.

EDMONTON ALBERTA

SCALE 1:200 2025 R.W. SIMPSON, A.L.S.

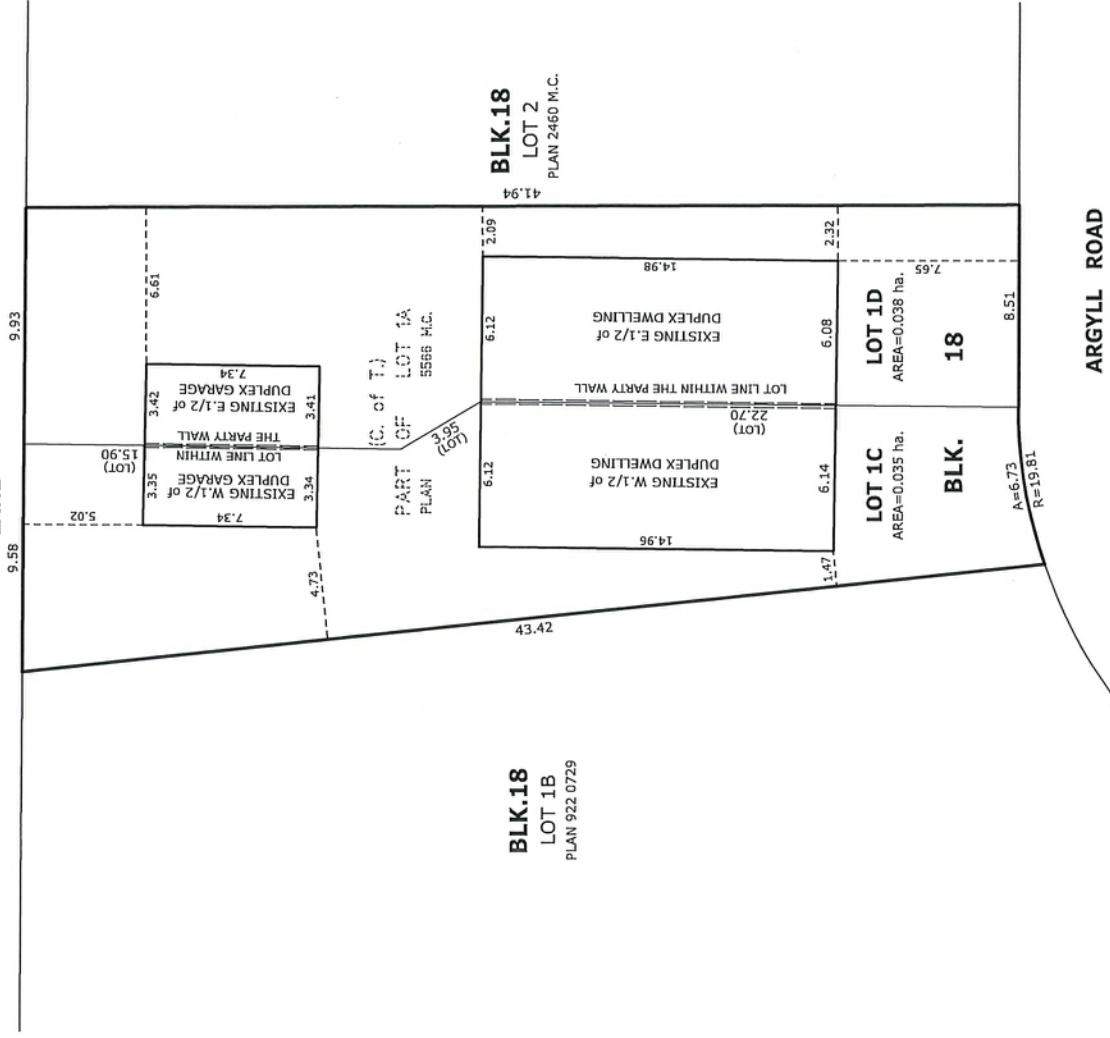


## NOTES:

- DISTANCES ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.
- DATE OF SURVEY: MAY 2, 2025

 <b>HAGEN SURVEYS</b> 2107 - 87th Avenue N.W.   Edmonton AB, T6P 1L5 T 780.464.5506   F 780.464.4450   hagensurveys.ca Your comprehensive surveying partner.	SURVEYOR'S STAMP	
		
	CALCULATED BY: DA DATE: MAY 21, 2025 DRAWING: 250451T	DRAWN BY: DA REVISED: FILE NO. 250451

LANE



ARGYLL ROAD





Subdivision Authority

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

July 17, 2025

File No. LDA25-0260

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

ATTENTION: Sam McDougall

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 11, Block 60, Plan 2061 HW, located west of 75 Street NW and north of 79 Avenue NW; **KING EDWARD PARK**

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**The Subdivision by Plan is APPROVED on July 17, 2025, 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)); and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority 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](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", with a stylized, cursive script.

Blair McDowell  
Subdivision Authority

BM/mm/Posse #607686292-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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

Transportation

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

Building / Site

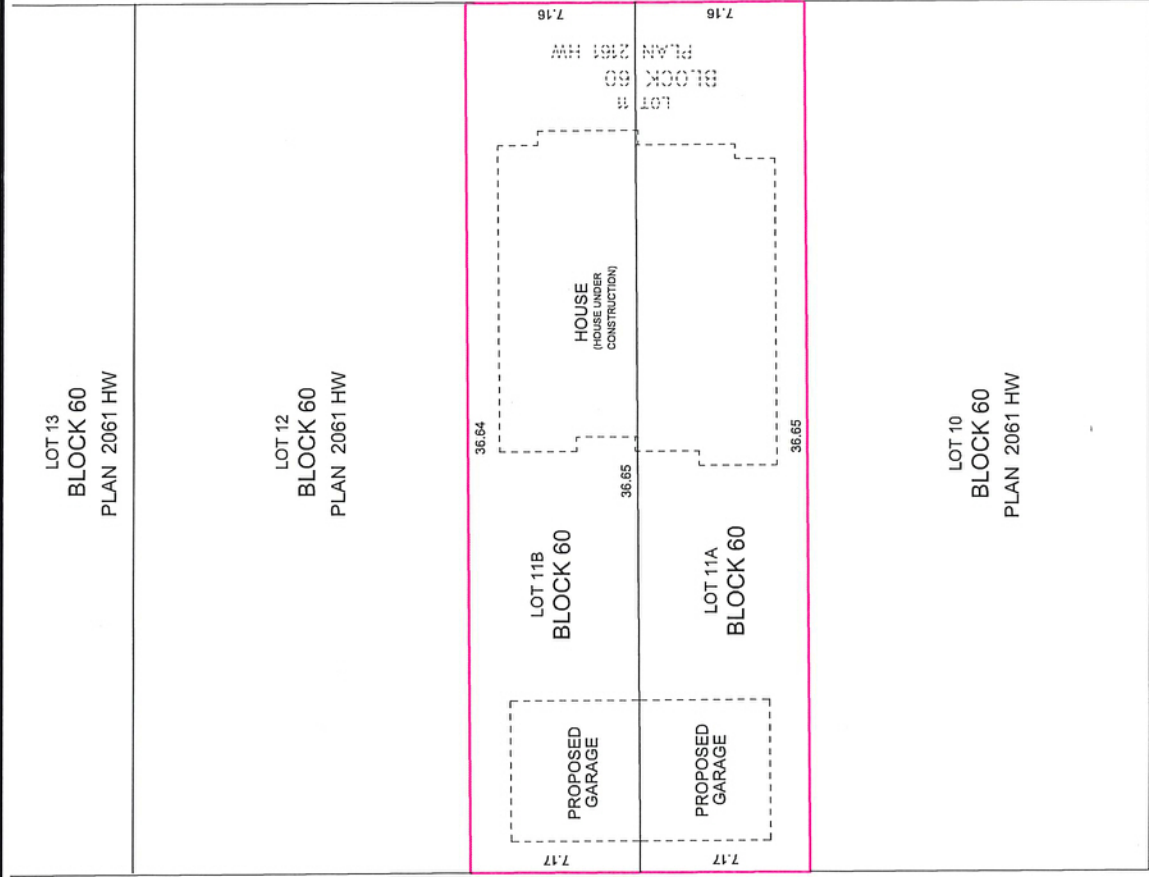
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 5.9 m south of the north property line of current Lot 11 off the lane west of 75 Street NW and 4.3 m north of the south property line of current Lot 11 off the lane west of 75 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at [www.epcor.com](http://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).



2563223 ALBERTA INC.

**NOTES:**

- ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
- ALL DISTANCES ON CURVED BOUNDARIES ARE ARC LENGTHS.
- THIS PLAN IS A PRELIMINARY PLAN AND IS 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 RS.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, AND CONTAINS 0.052 ha

**KEY PLAN**

NOT TO SCALE

79 Ave NW

SUBJECT AREA

REV. NO.	DATE	BY	ITEM
2	JUNE 2025		EXISTING HOUSE / PROPOSED GARAGE
1	APRIL 2024		ORIGINAL PLAN COMPLETED

**KING EDWARD PARK**

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF

LOT 11, BLOCK 60, PLAN 2061 HW

WITHIN THE

S.E. 1/4 SEC. 27 - TWP. 52 - RGE. 24 - W. 4TH MER.

**EDMONTON - ALBERTA**

SCALE: 1:200

2024

0 2 4 6 8 12 METRES

**Pals Geomatics**

Phone: (780) 455-3177 Fax: (780) 451-2047

Email: edmonton@palsgeomatics.com

10704-176 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 6240091001 DRAFTED BY: CN CHECKED BY: DS