

Thursday, July 10, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 27

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the July 10, 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 03, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0017
540871995-001

Tentative plan of subdivision to create 316 residential lots, two (2) multi-unit housing lots (MHL), two (2) Environmental Reserve lots, three (3) Municipal Reserve lots, three (3) Non-Credit Municipal Reserve lots, and one (1) Public Utility Lot, from Lot 1, Plan 892 3124, the NW 13-51-24-W4M, and the NE 13-51-24-W4M, located north of 41 Avenue SW and east of 50 Street SW;
MELTWATER

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0216
597881465-001

Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 5, Block 10, Plan 5863 HW, located south of 95 Avenue NW and east of 79 Street NW; **HOLYROOD**

MOVED

Blair McDowell

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
3.	LDA25-0224 600456703-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 18, Plan RN 76, located south of 121 Avenue NW and west of 86 Street NW; EASTWOOD
MOVED		Blair McDowell That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell CARRIED
4.	LDA25-0259 607686153-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 52, Block 3, Plan RN 63, located west of 79 Street NW and south of 121 Avenue; EASTWOOD
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

July 10, 2025

File No. LDA25-0017

Invistec Consulting Ltd.
1700, 10130 - 103 St NW
Edmonton AB T5J 3N9

ATTENTION: Stephen Yu

RE: Tentative plan of subdivision to create 316 residential lots, two (2) multi-unit housing lots (MHL), two (2) Environmental Reserve lots, three (3) Municipal Reserve lots, three (3) Non-Credit Municipal Reserve lots, and one (1) Public Utility Lot, from Lot 1, Plan 892 3124, the NW 13-51-24-W4M, and the NE 13-51-24-W4M, located north of 41 Avenue SW and east of 50 Street SW; **MELTWATER**

I The Subdivision by Plan is APPROVED on July 10, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as 5.291 hectare (ha) and 0.215 ha lots, pursuant to Section 664(1.1)(a) of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner dedicate Municipal Reserve (MR) as 0.449 ha, 0.792 ha, and 0.134 ha lots, pursuant to Section 666 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
3. that the owner dedicate non-credit MR as 0.200 ha, 0.003 ha, and 0.069 ha lots, as shown on the "Conditions of Approval" map, Enclosure I;
4. that the owner provide MR in the amount of 1.929 ha by a Deferred Reserve Caveat (DRC) registered against the NW 13-51-24-W4M, pursuant to Section 669 of the Municipal Government Act;
5. that the owner provide MR in the amount of 4.005 ha by a DRC registered against the NE 13-51-24-W4M, pursuant to Section 669 of the Municipal Government Act;
6. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
7. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
8. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnants of the NW 13-51-24-W4M and the NE 13-51-24-W4M, a claim of interest by caveat of the Deferred Servicing Agreement, pursuant to Section 655 of the Municipal Government Act;

9. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act;
10. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the remnant of the NE 15-51-24-W4M, a claim of interest by caveat of the Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act;
11. 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;
12. that the owner dedicate additional road right of way or non-credit MR, to accommodate the granular trail connection, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portion of 50 Street SW adjacent to Lot A, Plan 3246 NY, as shown on the "Conditions of Approval" map, Enclosure II;
14. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portion of 50 Street SW adjacent to Lot B, Plan 3246 NY, to construct the intersection at 22 Avenue SW and 50 Street SW, as shown on the "Conditions of Approval" map, Enclosure II;
15. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portions of 50 Street SW within the subdivision boundary and adjacent to the NW 13-51-24-W4M and Lot 1, Plan 892 3124, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner dedicate road right of way to conform to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, for the portion of 30 Avenue SW as shown on the "Conditions of Approval" map, Enclosure II;
17. that, subject to conditions I(13) through I(16), the owner clear and level 50 Street SW and 30 Avenue SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
18. 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;
19. that the owner register a restrictive covenant against the lots backing onto the Natural Area, in order to maintain the health and stability within said natural Area in accordance with the approved Natural Area Management Plan, to the satisfaction of Urban Growth & Open Space Strategy (contact ecologycircs@edmonton.ca), in favour of the City of Edmonton, as shown on the "Conditions of Approval" map, Enclosure I;

20. 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;
21. that the owner register Disturbed Soil restrictive covenants 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;
22. that the remnant of Lot 1, Plan 892 3124 be consolidated with the adjacent remnant of the NW 13-51-24-W4M, prior to or concurrent with the registration of this subdivision; and,
23. 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 (6) shall contain, among other things, the following conditions:

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details to construct alleys and roadways be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right of way to the satisfaction of the City Departments and affected utility agencies;
8. that the engineering drawings include grading plans for 30 Avenue SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner agree and acknowledge that they shall not convey, sell or transfer, nor apply for a Development Permit, for the proposed Multi-unit Housing Lot (MHL) until such time that the Temporary Public Access Easement is no longer required and has been removed, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

10. that the owner construct temporary 12 metre (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;
11. that the owner construct a temporary 4 m gravel surface emergency access with T-bollards, with Phase 1, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure II. This roadway will be required prior to CCC for roads (or when required by Subdivision and Development Coordination);
12. that the owner construct the first two (2) lanes of 50 Street SW to an arterial roadway standard including channelization, accesses, turning bays, intersections at 22 Avenue SW and 30 Avenue SW, 3 m shared use path on the east side, lighting, landscaping, access removal/reconstruction, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 50 Street SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct the first two (2) lanes of 30 Avenue SW to an arterial roadway standard including channelization, accesses, intersections, 3 m shared use path on the north side, lighting, landscaping, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for 30 Avenue SW prior to the approval of engineering drawings for arterial and subdivision, to the satisfaction of Subdivision and Development Coordination;
14. that the owner construct a 3 m hard surface shared use path with bollards and lighting, within the walkway, collector roads and SWMF, with adjacent connections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 3 m granular trail with "Shared Use" signage and bollards within the ER lot, MR lot, non-credit MR lot, and road right of way or non-credit MR dedication, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct appropriate traffic calming measures at the collector-collector and collector-local intersections, to the satisfaction of Subdivision and Development Coordination in collaboration with Safe Mobility, as shown on the "Conditions of Approval" map, Enclosure II;
17. that the owner design and constructs the 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;
18. that the engineering drawings include the temporary sanitary forcemain and temporary lift station (CCC for the sanitary sewers will not be issued until such time as the temporary sanitary forcemain and the temporary lift station with storage component are completed and operational), to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;

19. that the owner provide accommodations for temporary major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
20. that the owner construct offsite permanent and temporary sanitary sewer and storm extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" maps, Enclosures I and II;
21. that the owner submits a monitoring plan and constructs the interim storm pump system and interim storm outlet to the wetland located within Natural Area SE 5002, to the satisfaction of Subdivision and Development Coordination and Urban Growth and Open Space Strategy, as shown on the "Conditions of Approval" map, Enclosure I;
22. that a Final Completion Certificate (FCC) for sanitary and storm sewers will not be issued until such time as the downstream permanent sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
23. that once the ultimate sanitary servicing is built, the temporary temporary underground infrastructure and lift station are to be decommissioned and removed, as per the City of Edmonton/EPCOR design and construction standards;
24. 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;
25. that the owner construct a wildlife crossing on 50 Street SW 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);
26. that the owner provide restoration within the existing ER and MR lots that have been disturbed due to hazardous/abandoned material removal, in alignment with Strategy 3.1.A of the approved Site Specific Natural Area Management Plan (SSNAMP), to the satisfaction of Urban Growth and Open Space Strategy (contact ecologyecircs@edmonton.ca), as generally shown on the "Conditions of Approval" map, Enclosure I;
27. that the owner provide naturalization landscaping within the ER, MR, and non-credit MR lots, to the satisfaction of City Departments and affected utility agencies, in alignment with the approved Site Specific Natural Area Management Plan;
28. that the owner construct 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 and flanking 30 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;

29. that the owner construct all fences wholly on privately-owned land and the Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
30. that the owner is responsible for the landscape design and construction within the Public Utility Lot, Reserve lots, road rights of way, and walkway, to the satisfaction of City Departments and affected utility agencies.

III That the Deferred Servicing Agreement required in Clause I (7) 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 submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, to the satisfaction of the City Departments and affected utility agencies;
2. that the owner construct a 3 m granular trail with "Shared Use" signage and bollards, within the ER and non-credit MR lots, to the satisfaction of Subdivision and Development Coordination, as conceptually shown on the "Conditions of Approval" map, Enclosure I; and
3. that the owner is responsible for the landscape design and construction within the Reserve lots, to the satisfaction of City Departments and affected utility agencies.

IV That the Deferred Arterial Dedication Agreement required in Clause I (9) requires that upon further subdivision that the owner, or its successor in title, will be required to complete, among other things, the following:

1. that the owner dedicate, clear, and level 30 Avenue 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, as shown on the "Conditions of Approval" map, Enclosure II.
2. 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, as shown on the "Conditions of Approval" map, Enclosure II.

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

Lot 1, Plan 892 3124 is being consolidated with the NW 13-51-24-W4M with this subdivision. MR for Lot 1 in the amount of 0.054 ha is accordingly being transferred to the NW 13-51-24-W4M. The MR amount has been adjusted for arterial roadway dedication and ER dedication, but shall be confirmed at the time of survey.

MR for the NW 13-51-24-W4M is being provided with this subdivision by dedication in the amount of 1.375 ha and by registration of a Deferred Reserve Caveat (DRC) in the amount of 1.929 ha. The DRC has been adjusted for arterial roadway dedication, ER dedication, and additional MR transferred from Lot 1, Plan 892 3124. The amount shall be confirmed at the time of survey. Non-credit MR in the amounts of 0.069 ha, 0.003 ha, and 0.080 ha is also being provided by dedication with this subdivision.

MR for the NE 13-51-24-W4M is being provided by registration of a DRC in the amount of 1.375 ha with this subdivision. The DRC has been adjusted for arterial roadway dedication and Environmental Reserve dedication, but shall be confirmed at the time of survey. The DRC must be further adjusted for future 34 Street SW arterial roadway dedication. Non-credit MR in the amount of 0.121 ha is also being provided by dedication 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 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

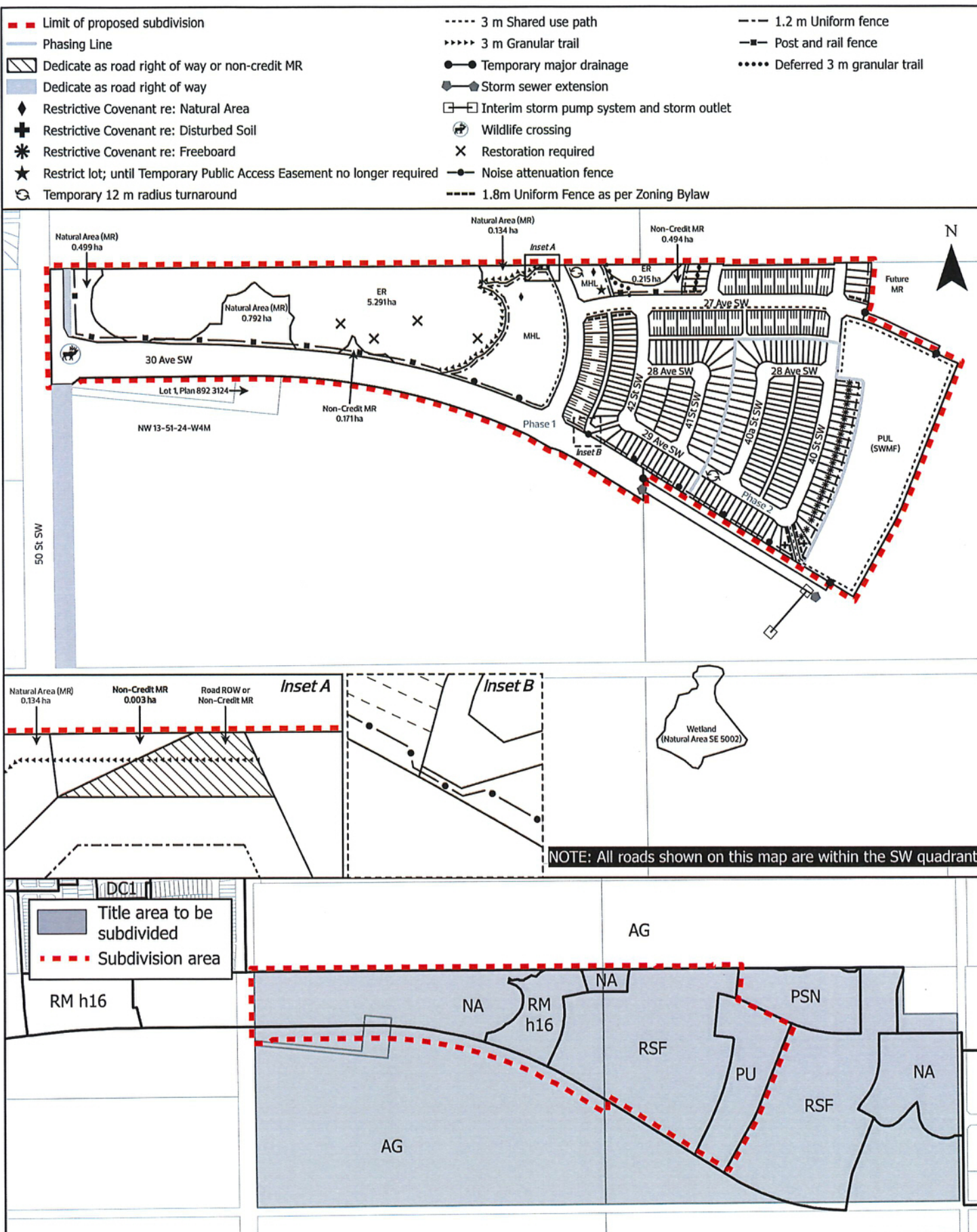
BM/kr/Posse #540871995-001

Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2025

LDA25-0017

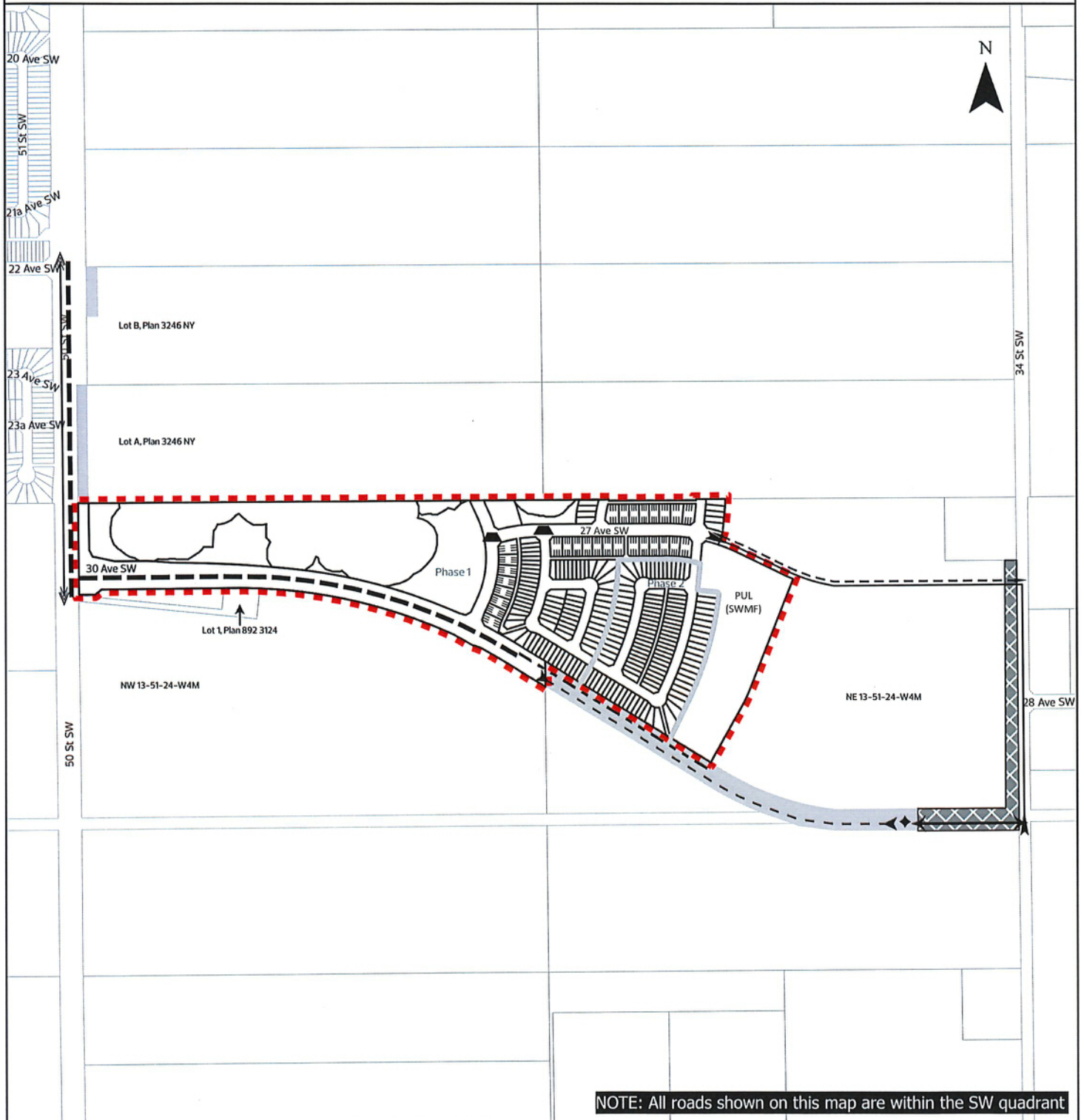


SUBDIVISION CONDITIONS OF APPROVAL MAP

July 10, 2025

LDA25-0017

- | | |
|---|---|
| --- Limit of proposed subdivision | ➤ Temporary sanitary forcemain |
| ■ Dedicate as road right of way | ◆ Temporary sanitary lift station |
| --- Grading plans | — Permanent sanitary sewer |
| --- Temporary 4 m emergency access | ↔ Temporary sanitary sewer |
| — Construct first two lanes to an arterial roadway standard | ↔ Watermain extension |
| ▲ Traffic calming measure | ▨ Deferred road right of way dedication |





Subdivision Authority

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

July 10, 2025

File No. LDA25-0216

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 5, Block 10, Plan 5863 HW, located south of 95 Avenue NW and east of 79 Street NW; **HOLYROOD**

The Subdivision by Plan is APPROVED on July 10, 2025, subject to the following condition:

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

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,



Blair McDowell
Subdivision Authority

BM/jm/Posse #597881465-001

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.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.57 m east of the west property line of Lot 5 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- 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).

INFILL NORTH

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 RS
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS,
- AND CONTAINS: 0.057 ha



REV. NO.	DATE	ITEM	BY
1	MAY 18/25	ORIGINAL PLAN COMPLETED	CN
REVISIONS			

HOLYROOD TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 5, BLOCK 10, PLAN 5863 HW
WITHIN THE
N.E. 1/4 SEC. 34 - TWP. 52 - RGE. 24 - W. 4TH MER.
EDMONTON - ALBERTA

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



PJ Pals Geomatics
Phone: (780) 453-3177 Fax: (780) 451-3047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1C7

FILE NO. 623017100T DRAFTED BY: CN CHECKED BY: DS





Subdivision Authority

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

July 10, 2025

File No. LDA25-0224

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

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 13, Block 18, Plan RN 76, located south of 121 Avenue NW and west of 86 Street NW; **EASTWOOD**

The Subdivision by Plan is APPROVED on July 10, 2025, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed north lot; and
2. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

Please be advised that 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,

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

Blair McDowell
Subdivision Authority

BM/jm/Posse #600456703-001

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.

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 40.23 m south of the north property line of Lot 13 off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- 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).

TENTATIVE PLAN

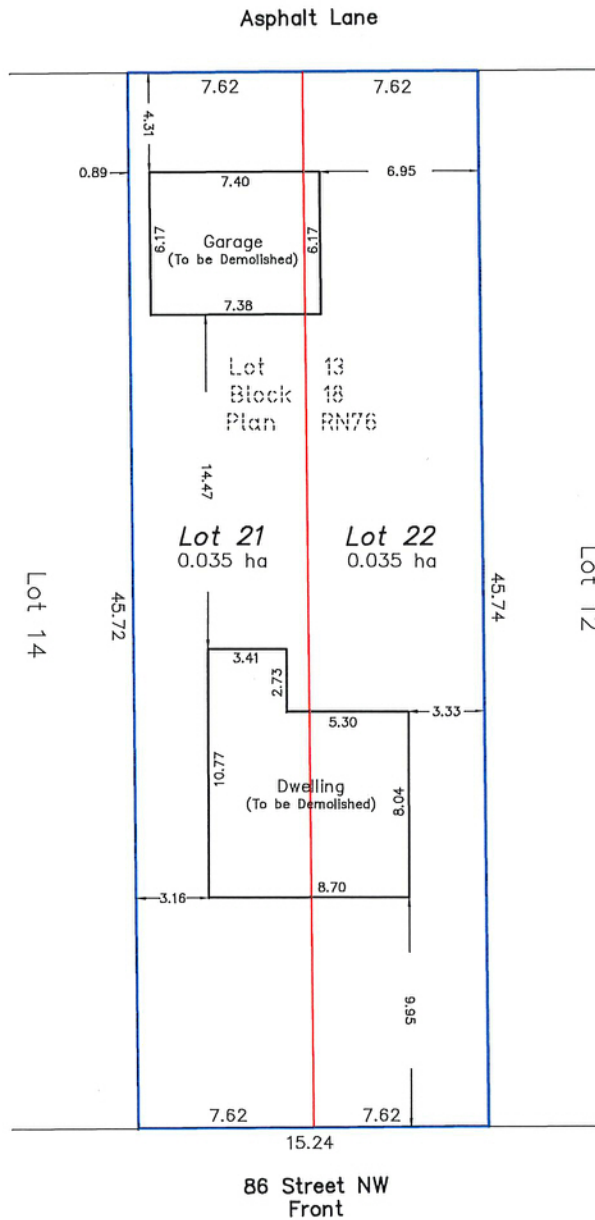
LEGAL DESCRIPTION: Lot 13, Block 18, Plan RN76
MUNICIPAL ADDRESS: 12036/12038 86 Street NW, Edmonton, Alberta
SURVEY DATE: April 7th, 2025
NEIGHBOURHOOD: Eastwood
ZONING: RS

CLIENT CONTACT: Tech View Homes Ltd.
tech4152@telus.net

LEGEND

Property lines are shown thus: _____
Proposed Subdivision lines shown thus: _____

CERTIFICATE OF TITLE AREA: 0.070 ha.
AREA IN PARCEL(S) BEING CREATED: 0.070 ha.
NUMBER OF PARCELS CREATED: 2



Scale: 1: 250 0m 2.5 5 10

NOTE:

Distances are in metres and decimals thereof.
All distances on curved boundaries are Arc distances

No.	DATE	REVISION DESCRIPTION	Draftsman
1	2025-05-22	Corrected Street Name	DBS
0	2025-05-20	Original drafting date	DBS

Alberta Geomatics Inc.

Edmonton, Alberta www.albertageo.com
Ph.: 780-437-8033 info@albertageo.com

Surveyed: MG Checked by: JG File No.: E26199-S



Subdivision Authority

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

July 10, 2025

File No. LDA25-0259

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

ATTENTION: Jerrad Gerein

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 52, Block 3, Plan RN 63, located west of 79 Street NW and south of 121 Avenue; **EASTWOOD**

The Subdivision by Plan is APPROVED on July 10, 2025, subject to the following conditions:

1. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; 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.

Regards,

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

Blair McDowell
Subdivision Authority

BM/mm/Posse #607686153-001

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.
- Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information on Encroachment Agreements.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 4.2 m south of the north property line of Lot 52 off the lane east of 80 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.
- EPCOR Water Services does not have records for the homeowner/private portion of this site's existing water service line. However, it is suspected to be lead (Pb) which does not meet current plumbing standards and cannot be used for redevelopment. EPCOR recommends that the water service be investigated and, if necessary, replaced. For further information, please contact the EPCOR Lead Management Program (leadmanagement@epcor.com or 780-412-6858).

- 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 deficient water network capacity adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

LEGAL DESCRIPTION: Lot 52, Block 3, Plan RN63
MUNICIPAL ADDRESS: 12044 79 Street NW, Edmonton, Alberta
SURVEY DATE: April 29th, 2025
NEIGHBOURHOOD: Eastwood
ZONING: RS

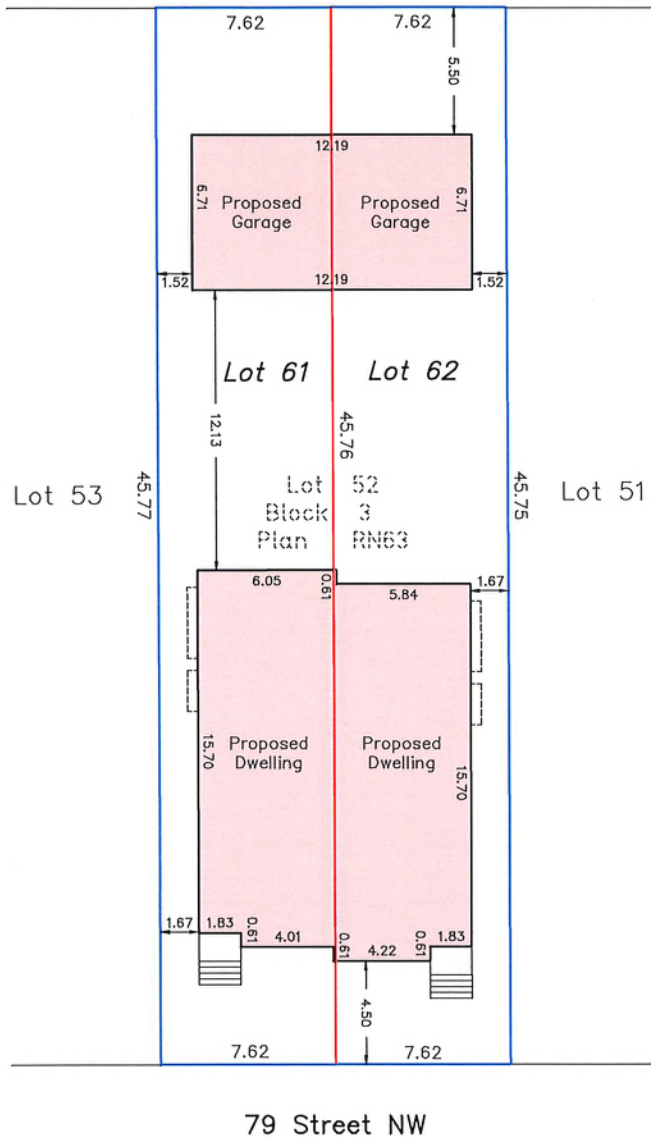
CLIENT CONTACT: Tech View Homes Ltd.
tech4152@telus.net

LEGEND

Property lines are shown thus: _____

Proposed Subdivision lines shown thus: _____

CERTIFICATE OF TITLE AREA: 0.070 ha.
AREA IN PARCEL(S) BEING CREATED: 0.070 ha.
NUMBER OF PARCELS CREATED: 2



Scale: 1: 250

No.	DATE	REVISION DESCRIPTION	Draftsman
0	2025-05-29	Original drafting date	DBS

Alberta Geomatics Inc.

Edmonton, Alberta www.albertageo.com
Ph.: 780-437-8033 info@albertageo.com

Surveyed: RF	Checked by: JG	File No.: E26406-S
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NOTE:

Distances are in metres and decimals thereof.
All distances on curved boundaries are Arc distances