Thursday, March 27, 2025 10:00 am.



SUBDIVISION AUTHORITY AGENDA MEETING NO. 12

1. ADOPTION OF AGENDA

RECOMMENDATION

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

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the March 20, 2025 meeting be adopted.

	T OV D DVIGOVING	
3.	OLD BUSINESS	
4.	NEW BUSINESS	
1.	LDA23-0005	Tentative plan of subdivision to create one (1) future residential lot, one (1)
	445900103-001	remnant lot and one (1) Public Utility Lot (PUL) from the NW 33-53-23-W4M
		located south of 167 Avenue NW and east of Meridian Street; HORSE HILL
2.	LDA24-0443	Tentative plan of subdivision to create 78 residential lots and one (1) Municipal
	519312048-001	Reserve lot, from Lot 3, Block A, Plan 242 1203, located south of Sunwapta Way
		NW and west of 199 Street NW; STILLWATER
3.	LDA24-0479	Tentative plan of subdivision to create 130 residential lots, one (1) Municipal
	528362639-001	Reserve lot, and two (2) other lots, from Lot 2, Plan 782 3334 located east of
		Winterburn Road NW and south of Eaton Wynd NW; EDGEMONT
4.	LDA25-0028	Tentative plan of subdivision to create 28 residential lots from Lot 200, Block A,
	508401632-001	Plan 232 2155 and Lot A, Plan 2500MC, located south of Maskêkosihk Trail NW
		and east of Winterburn Road NW; STILLWATER
5.	LDA25-0082	Tentative plan of subdivision to create one (1) Environmental Reserve Lot and
	564110889-001	dedicate additional road right of way for Ellerslie Road SW from NW-24-51-25-4,
		located south of Ellerslie Road SW at 141 Street SW; GRAYDON HILL
6.	LDA25-0084	Tentative plan of subdivision to create three (3) bare land condominium units from
	567290999-002	Lot 1, Block 1, Plan 062 0948, located west of Anthony Henday Drive NW and
		east of 199 Street NW; GLASTONBURY
7.	LDA25-0100	Tentative plan of subdivision to create three (3) bare land condominium units from
	570629267-001	Lot 3, Block 2, Plan2320807, located south of 144 Avenue NW and east of
		Manning Drive NW; CLAREVIEW TOWN CENTRE

	563818608-001	Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 13A, Plan 264 RS, located south of Whitemud Drive NW and east of 156
		Street NW; RIO TERRACE
9.	LDA25-0092	Tentative plan of subdivision to create separate titles for a semi-detached dwelling
	569598161-001	from Lot 14, Block 6, Plan 548 KS, located north of 104 Avenue NW and east of
		157 Street NW; BRITANNIA YOUNGSTOWN
10.	LDA25-0093	Tentative plan of subdivision to create separate titles for a semi-detached dwelling
	569600776-001	from Lot 7, Block 44, Plan 4592 AD, located east of 152 Street NW and south of
		104 Avenue NW; CANORA
5.	OTHER BUSINESS	



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

March 27, 2025

File No. LDA23-0005

Eins Development Consulting Ltd. 10160 103 St NW Edmonton AB T5J 0X6

ATTENTION: Andrew Olsen

RE: Tentative plan of subdivision to create one (1) future residential lot, one (1) remnant lot and one (1) Public Utility Lot (PUL) from the NW 33-53-23-W4M located south of 167 Avenue NW and east of Meridian Street; **HORSE HILL**

I The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following conditions:

- that the owner provide money in place of Municipal Reserve (MR) in the total amount of \$147,521.685 representing 0.597 ha pursuant to Section 666 and Section 667 of the Municipal Government Act;
- 2. that the owner enter into two Deferred Servicing Agreements 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 proposed Parcel 1 a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
- 4. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the NW 33-53-23-W4M a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
- 5. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
- 6. that the owner dedicate, clear and level Meridian 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; and
- 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) and I (3) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following
 - 1. that the owner pay 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 proportionate share of Arterial Roadway Assessments applicable to this subdivision;
 - 4. 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;
 - 5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
 - 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 engineering drawings include grading plans for Meridian Street NW to the satisfaction of Subdivision and Development Coordination. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
 - 8. that the owner construct a 3 m hard surface shared use path on the north side of 167 Avenue NW, from Meridian Street NW to the east boundary of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
 - 9. that the owner construct a 3 m hard surface shared use path, connecting the shared use path within the PUL to proposed Parcel 1, as shown on the "Conditions of Approval" map, Enclosure I;
 - that the owner construct a 3 m asphalt surface shared use path, within the PUL, including "Shared Use" signage, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
 - 11. 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
 - 12. that the owner is responsible for the landscape design and construction within the PUL and road right of way, to the satisfaction of City Departments and affected utility agencies.

File No. LDA23-0005

- III That the Deferred Servicing Agreement required in Clause I (2) and I (4) require that upon further subdivision or upon the issuance of a development permit, whichever occurs first, that the owner, or its successor in title, will be required to complete, among other things, the following:
 - 1. that the owner pay 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 proportionate share of Arterial Roadway Assessments applicable to this subdivision;
 - 4. that the engineering drawings include grading plans for Meridian Street NW to the satisfaction of Subdivision and Development Coordination. The applicant is to contact Francis Wambugu at 780-496-6385 for more information;
 - 5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
 - 6. that the owner construct a 3 m hard surface shared use path on the north side of 167 Avenue NW, from Meridian Street NW to the east boundary of the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
 - 7. that the owner construct a 3 m hard surface shared use path, connecting the shared use path within the PUL to proposed Parcel 1, as shown on the "Conditions of Approval" map, Enclosure I;
 - 8. that the owner construct a 3 m asphalt surface shared use path, within the PUL, including "Shared Use" signage, bollards and landscaping, as shown on the "Conditions of Approval" map, Enclosure I;
 - 9. 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
 - 10. that the owner is responsible for the landscape design and construction within the PUL and road right of way, to the satisfaction of City Departments and affected utility agencies.

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

MR for the NW 33-53-23 W4M in the amount of \$147,521.685, representing 0.597 ha, is being provided by money in place with this subdivision. Money in place may change dependent upon the final plan of survey.

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.

File No. LDA23-0005 3 of 4

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 #445900103-001

Enclosure



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

March 27, 2025

File No. LDA24-0443

Stantec Consulting Ltd. 300, 10220 - 103 Ave NW Edmonton AB T5J 0K4

ATTENTION: Yolanda Lew

RE: Tentative plan of subdivision to create 78 residential lots and one (1) Municipal Reserve lot, from Lot 3, Block A, Plan 242 1203, located south of Sunwapta Way NW and west of 199 Street NW; STILLWATER

I The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following conditions:

- 1. that the owner dedicate Municipal Reserve (MR) as a 0.36 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
- 2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
- 3. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
- 4. that the owner registers an easement in favour of EPCOR Drainage Services Inc., to allow for a storm sewers, storm pipe, Storm Water Management Facility and storm ditch to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure II;
- 5. that the owner enter into a Deferred Arterial Dedication Agreement with the City of Edmonton, pursuant to Section 655 of the Municipal Government Act, to dedicate, clear and level Richard Rice Boulevard NW (199 Street NW) to an approved Concept Plan or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 6. that concurrent with registration of the plan of survey, the City of Edmonton shall register against the proposed parcel, Lot 3, Block, A, Plan 242 1203 and Lot 2, Plan 972 0280, a claim of interest by caveat of the Deferred Arterial Dedication Agreement pursuant to Section 655 of the Municipal Government Act:

- 7. that the owner dedicate, clear and level Riverview Boulevard 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 II;
- 8. that the owner dedicate additional road right of way, and modify the property lines of residential lots backing onto or flanking the alley, if deemed necessary through the review of engineering drawings and submitted Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
- 9. that Bylaw 21080 to amend the Zoning Bylaw, shall be approved prior to the endorsement of the plan of survey;
- that the owner register a Disturbed Soil restrictive covenant in favour of EPCOR Water Services Inc., against the lots flanking the alley, as shown on the "Conditions of Approval" map, Enclosure I; and,
- 11. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

- 1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
- 2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
- 3. that the owner pay the Drainage Assessments applicable to this subdivision;
- 4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
- 5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
- that the owner submit an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
- 7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for 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 owner construct a temporary 4 m wide gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as conceptually shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction

File No. LDA24-0443

- Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
- that the owner remove existing temporary barricades and signage to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
- 10. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers, or to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
- 11. that the owner install bollards to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
- 12. that the owner pay for installation of "no parking" signage along the local roadway, where required, for the functionality and smooth maneuver of waste collection vehicles to the satisfaction of Subdivision and Development Coordination and Waste Management Services, as shown on the "Conditions of Approval" map, Enclosure I;
- 13. that the owner design the ultimate Storm Water Management facility (SWMF) and construct the interim facility, including all necessary inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 14. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
- 15. that the owner construct offsite storm sewers and temporary ditch to service the proposed subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 16. that the owner construct offsite interconnecting storm pipes along Richard Rice Boulevard NW and Riverview Boulevard NW tying into the existing system, to the satisfaction of Subdivision and Development Coordination, by October 31, 2027 or as extended by the Engineer, as shown on the "Conditions of Approval" map, Enclosure II;
- 17. that the owner provide a temporary pumping and monitoring plan, to be implemented to the satisfaction of Subdivision and Development Coordination;
- 18. that the owner provide temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
- 19. that the owner dispose of any stormwater flow generated from the proposed development on a temporary basis, at their own cost, until such time that the interconnecting storm pipe to the storm outfall is completed and operational to the satisfaction of Subdivision and Development Coordination;

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- 20. that the owner provide enhanced native plantings within the MR lot, in accordance with the submitted Site Specific Natural Area Management Plan, to the satisfaction of City Departments and affected utility agencies, as generally shown on the "Conditions of Approval" map, Enclosure I;
- 21. 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,
- 22. that the owner is responsible for the landscape design and construction within the Reserve lot and road rights of way, 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 for Lot 3, Block A, Plan 242 1203 was addressed by a 1.61 ha Deferred Reserve Caveat (DRC) in 1996 by the Subdivision and Development Appeal Board. The DRC will be reduced for the dedication of the Natural Area (MR) and adjusted for the arterial roadway dedication. The DRC will carry forward for the future dedication of the District Park site in the River's Edge neighbourhood.

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.

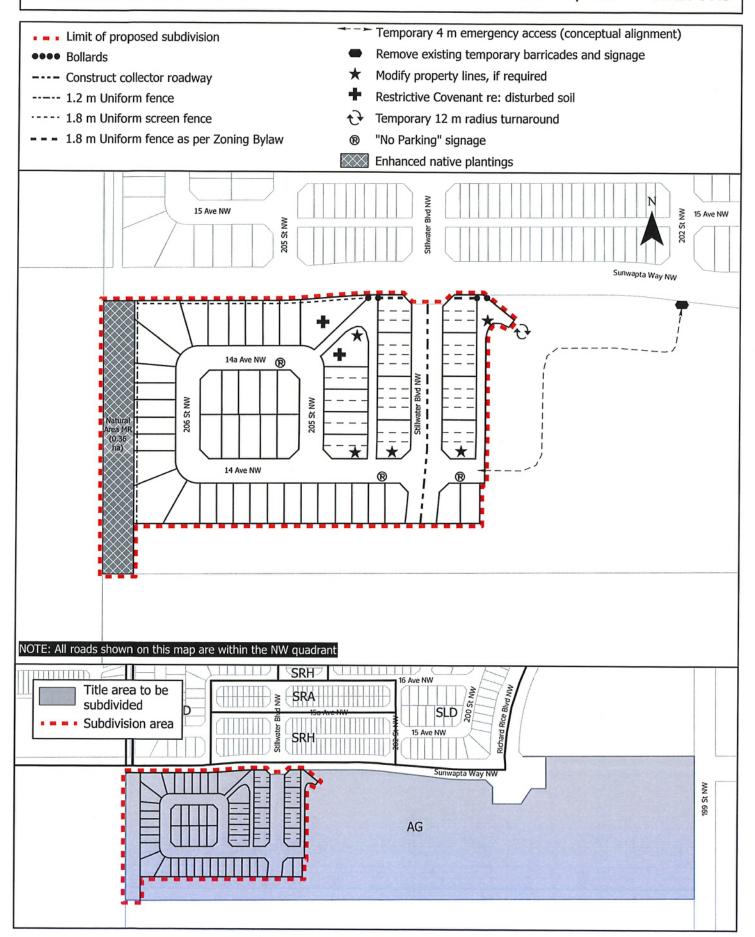
Regards,

Blair McDowell
Subdivision Authority

BM/tn/Posse #519312048-001

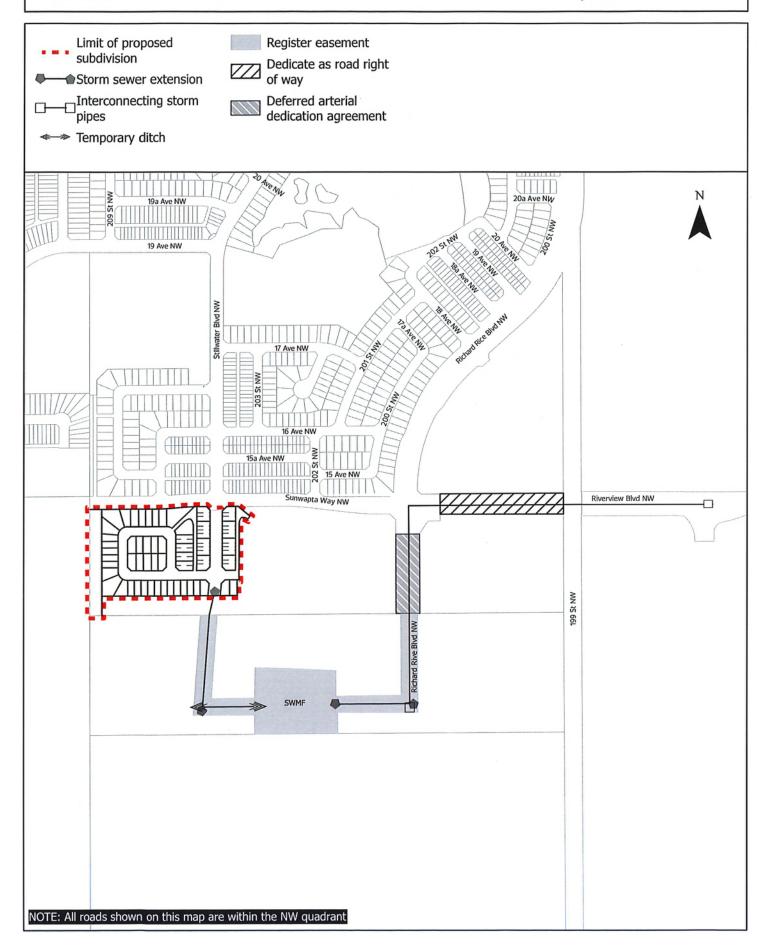
Enclosures

LDA24-0443



March 27, 2025

LDA24-0443





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

March 27, 2025

File No. LDA24-0479

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 130 residential lots, one (1) Municipal Reserve lot, and two (2) other lots, from Lot 2, Plan 782 3334 located east of Winterburn Road NW and south of Eaton Wynd NW; **EDGEMONT**

The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following conditions:

- 1. that the owner dedicate Municipal Reserve (MR) as a 0.21 ha lot pursuant to Section 666 of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
- 2. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
- 3. that the owner enter into a Deferred Servicing Agreement with the City of Edmonton for payment of assessments on the portion of collector roadway east of Edgemont Green NW, upon further subdivision or endorsement of the last stage of this subdivision, whichever occurs first, pursuant to Section 655 of the Municipal Government Act, as shown on the "Conditions of Approval" map, Enclosure I;
- 4. that concurrent with registration of the plan, the City of Edmonton shall register against the proposed parcel a claim of interest by caveat of the Deferred Servicing Agreement;
- 5. 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;
- 6. that the Phase 1 boundary be amended to include the dedication of the eastern portion of Egret Drive NW, as shown on the "Conditions of Approval" map, Enclosure I, to ensure the complete dedication and construction of collector roadway with Phase 1;
- 7. that the approved subdivision LDA23-0343 be registered prior to or concurrent with this application for the logical extension of water infrastructure;
- 8. 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;

- 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,
- 10. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

- 1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
- 2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
- 3. that the owner pay the Drainage Assessments applicable to this subdivision;
- 4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
- 5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
- that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
- 7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
- 8. that the owner construct the first two (2) lanes of Winterburn Road NW to an arterial roadway standard, from south of Edgemont Boulevard NW to south of Edgemont Green NW, including channelization, accesses, shared use path, lighting, landscaping, and any transitional improvements, intersection improvements and turn bays, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 9. that the owner construct a 3 m hard surface shared use path with lighting, and bollards, within the walkways, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I, with connections to the adjacent shared use paths and sidewalks;
- that the owner install temporary concrete mini barriers within Edgemont Green NW on the north side of the proposed Altalink corridor, as shown on Enclosure I, with Phase 1 to restrict vehicular movement to south;

File No. LDA24-0479 2 of 3

- 11. 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, with Phase 1;
- 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; and,
- 13. that the owner is responsible for the landscape design and construction within the Reserve lot, road right of way, and walkways, and paths within the AltaLink Corridor (other lots) 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 Lot 2, Plan 782 3334 were previously addressed with LDA23-0308 by registering a 2.231 ha Deferred Reserve Caveat (DRC) on title. The DRC will be partially discharged to dedicate 0.21 ha park parcel and 2.021 ha carried forward on title.

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

Please be advised that an appeal may be lodged in accordance 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

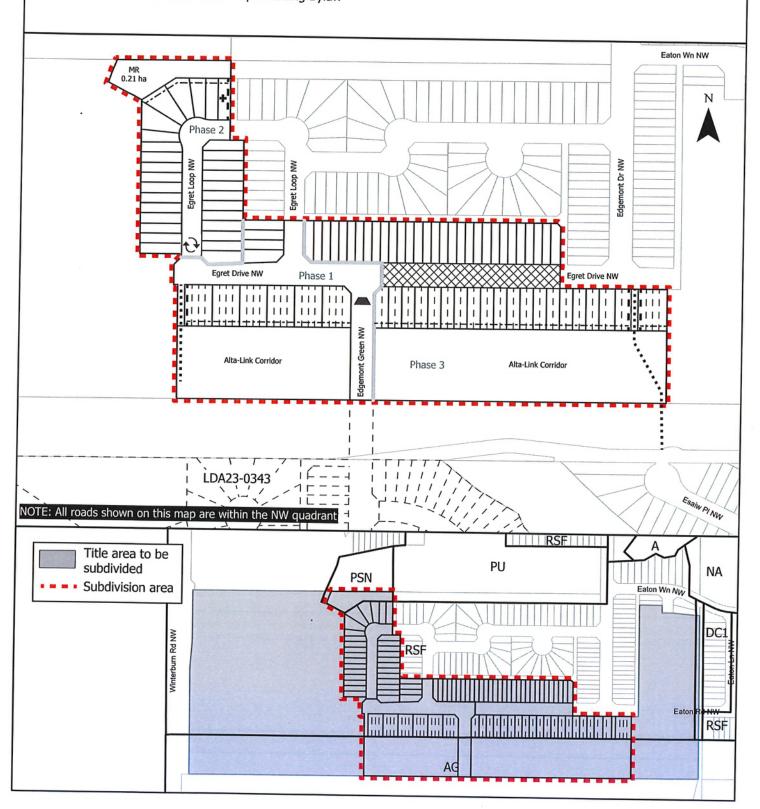
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Enclosures

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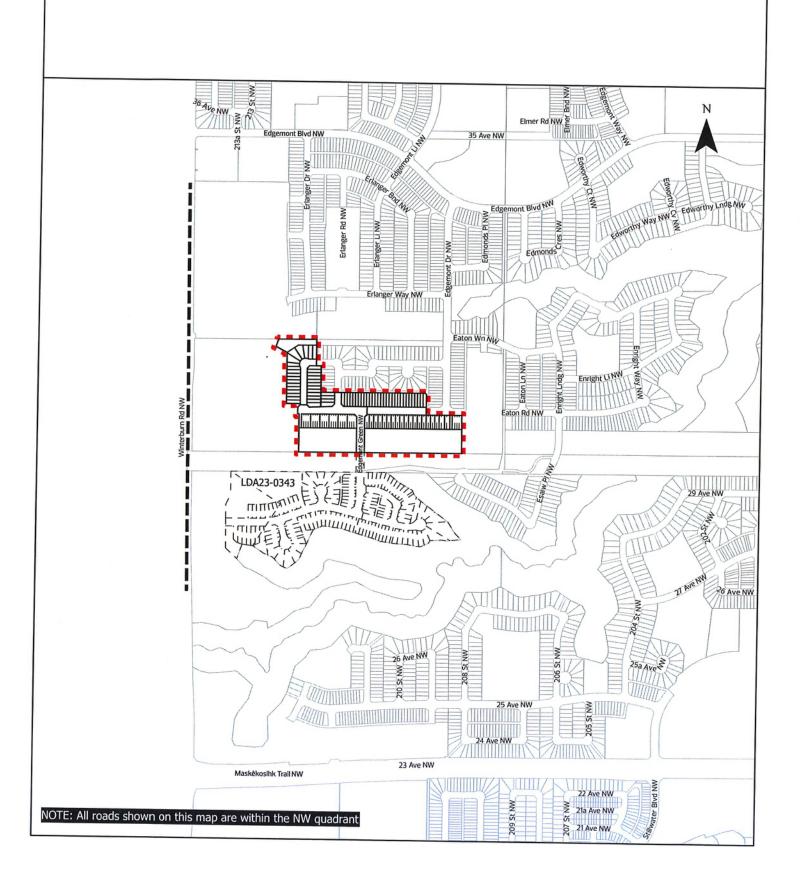
LDA24-0479

- ■ Limit of proposed subdivision
 - Phasing Line
- Amend Phase 1 boundary
- ---- 1.2 m Uniform fence
- - 1.8m Uniform screen fence as per Zoning Bylaw
- 3 m Shared use path
- Temporary concrete barriers
- Temporary 12 m radius turnaround
- Restrictive Covenant re: disturbed soil



LDA24-0479

- ■ Limit of proposed subdivision
- Construct first two lanes to an arterial roadway standard





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

March 27, 2025

File No. LDA25-0028

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

ATTENTION: Jamie Kitlarchuk

RE: Tentative plan of subdivision to create 28 residential lots from Lot 200, Block A, Plan 232 2155 and Lot A, Plan 2500MC, located south of Maskêkosihk Trail NW and east of Winterburn Road

NW; STILLWATER

The Subdivision by Plan is APPROVED on March 27, 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 modify the property lines, if deemed necessary through the review of detailed engineering drawings and the submission of a Swept Path Analysis, to accommodate permanent emergency access for the future reverse housing development to the south of 19A Avenue NW, and at the intersection of 212 Street NW and 19A Avenue NW to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
- 4. that the owner register a public access easement for the full intersection at 212 Street NW and 19a Avenue NW, and 4 m emergency access, as shown on the "Conditions of Approval" map, Enclosure I;
- that the owner registers an easement in favour of EPCOR Drainage Services Inc., to allow for a Storm Water Management Facility to service the proposed subdivision, as shown on the "Conditions of Approval" map, Enclosure II;
- 6. that LDA22-0491 be registered prior to or concurrent with this application for the logical extension of water infrastructure;
- 7. that Phase 1 of LDA25-0029 be registered concurrent with this application for the logical extension of water and transportation infrastructure;

- 8. that Bylaw 21154 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and,
- 9. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

- 1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
- 2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
- 3. that the owner pay the Drainage Assessments applicable to this subdivision;
- 4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
- 5. that the owner pay the Fire hall Offsite Levy applicable to this subdivision;
- 6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
- 7. that the owner submit detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards, and that Complete Streets design and cross-section details for the roadway be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way to the satisfaction of the City Departments and affected utility agencies;
- 8. that the owner construct the first two lanes of Maskêkosihk Trail NW to an arterial roadway standard, from west of Stillwater Boulevard NW (Uplands Boulevard NW) to Winterburn Road NW (215 Street NW), including channelization, accesses, intersections at 212 Street NW and 215 Street NW, 3 m shared use path on both sides, bus stops, lighting, landscaping and any transitional improvements, as shown on the "Conditions of Approval" map, Enclosure II;
- 9. that the owner construct collector roadways, 212 Street NW and a portion of 19A Avenue NW, to include the complete construction of the intersections and a 3 m shared use path, to approved Complete Streets design and cross-sections, and tie into the first two lanes of the Maskêkosihk Trail NW, to the satisfaction of Subdivision & Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
- 10. that the owner construct a temporary 4 m wide gravel surface emergency access with T-bollards, as conceptually 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);

File No. LDA25-0028 2 of 4

- 11. that the owner construct appropriate traffic calming measures at the intersection of 212 Street NW and 19A Avenue 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 curb ramps, a two-stage crossing, a raised crossing, zebra marked crosswalk, curb extensions, or pedestrian signage;
- 12. that the owner pay for the installation of "no parking" signage on the collector and local roadways 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;
- 13. that the owner design and construct the ultimate Storm Water Management Facility (SWMF), including all inlets and outlets, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 14. that the engineering drawings include grading plans to accommodate the 3 m shared use path within the Storm Water Management Facility (SWMF), to the satisfaction of Subdivision and Development Coordination;
- 15. that the owner provide accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 16. that the owner construct offsite storm sewers extensions, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
- 17. 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;
- 18. 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,
- 19. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

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

MR for Lot A, Plan 2500MC was addressed by DRC with LDA24-0487.

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.

File No. LDA25-0028 3 of 4

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

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

Regards,

Blair McDowell
Subdivision Authority

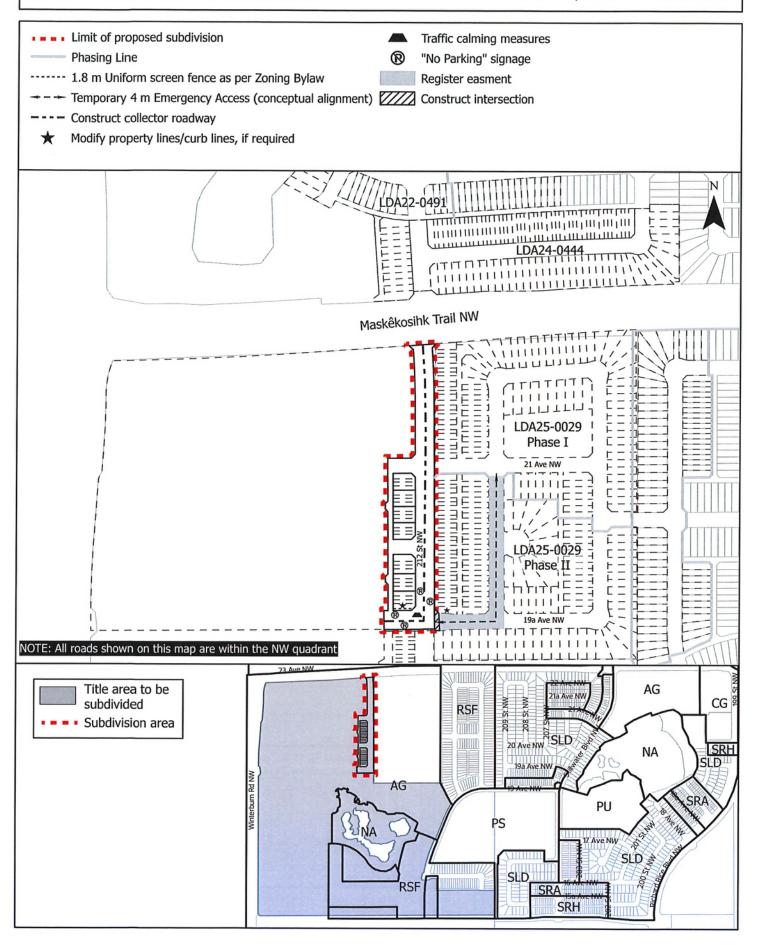
BM/tn/Posse #508401632-001

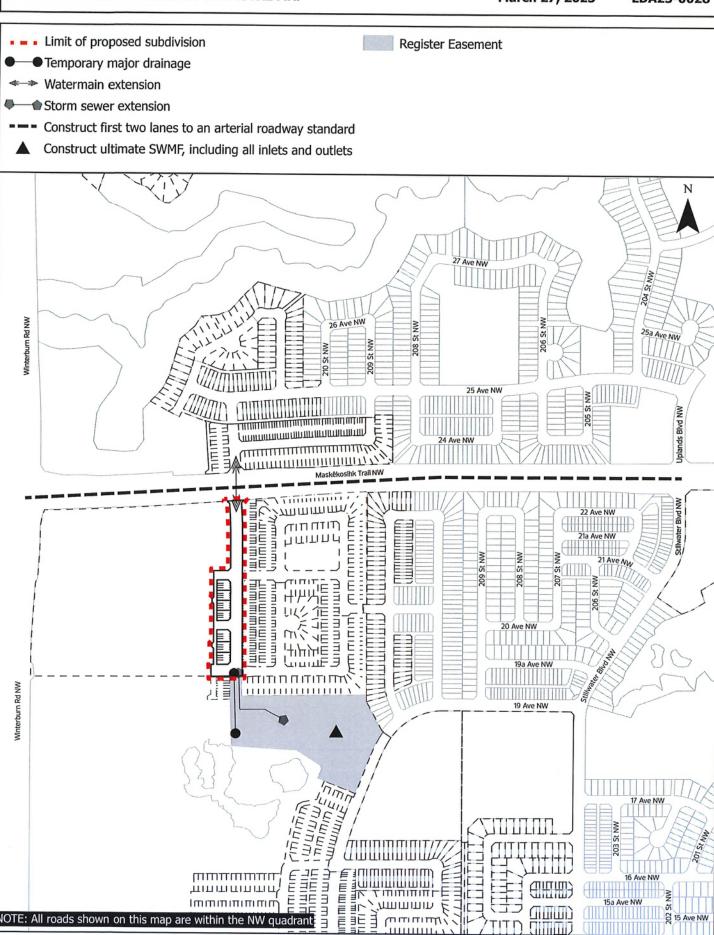
Enclosures

File No. LDA25-0028

March 27, 2025

LDA25-0028





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



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

March 27, 2025

File No. LDA25-0082

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

ATTENTION: Joel Corcoran

RE: Tentative plan of subdivision to create one (1) Environmental Reserve Lot and dedicate additional road right of way for Ellerslie Road SW from NW-24-51-25-4, located south of Ellerslie Road SW at 141 Street SW; **GRAYDON HILL**

I The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following conditions:

- that the owner dedicate Environmental Reserve (ER) as a 0.692 ha lot 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 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 proposed ER lot be withheld from registration until a site inspection has been performed and deemed acceptable by Subdivision and Development Coordination;
- 4. 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 Ellerslie Road SW from the entire parent parcel, as shown on Enclosure I; and
- 5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

Municipal Reserves for the NW ½ 24-51-25-4 were previously addressed with LDA12-0325. The DRC balance will be reduced by the ER dedication and be carried forward on title for future ER dedication.

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

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

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

Regards,

Blair McDowell
Subdivision Authority

BM/tv/Posse #564110889-001

Enclosure

File No. LDA25-0082 2 of 2

ENCLOSURE I

SUBDIVISION CONDITIONS OF APPROVAL MAP

MARCH 27, 2025

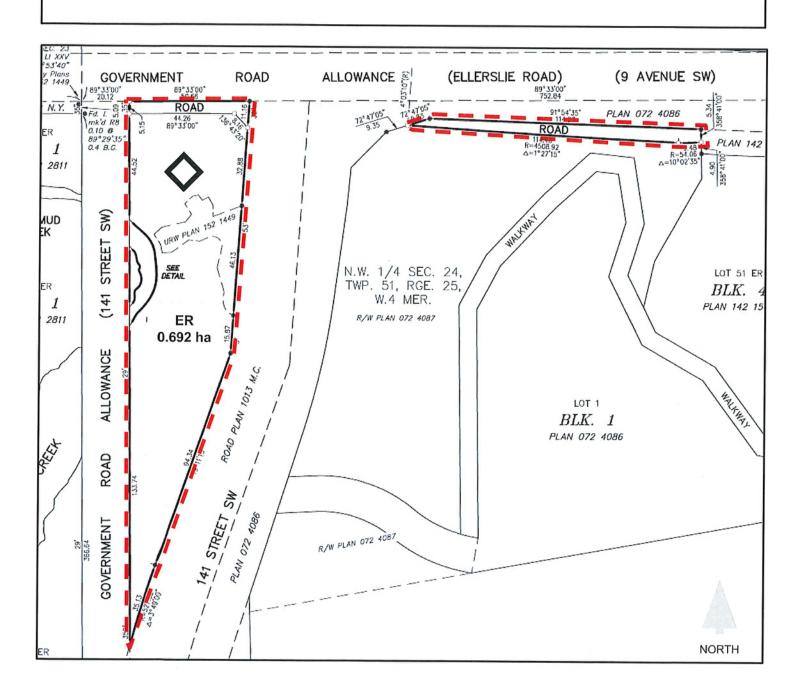
LDA25-0082



Limit of Proposed Subdivision



Withhold from registration





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

March 27, 2025

File No. LDA25-0084

Spirit West United Church 7003 199 St NW Edmonton, AB T5T 3A8

ATTENTION: Colleen Fox

RE:

Tentative plan of subdivision to create three (3) bare land condominium units from Lot 1, Block 1, Plan 062 0948, located west of Anthony Henday Drive NW and east of 199 Street NW;

GLASTONBURY

The Subdivision by Bare Land Condominium is APPROVED on March 27, 2025, subject to the following conditions:

- 1. that the owner register an easement for mutual access, as shown on the "Conditions of Approval" map, Enclosure II. The City shall be a party to the easement; 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.

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

Regards,

Blair McDowell Subdivision Authority

BM/jm/Posse #567290999-002

Enclosures

File No. LDA25-0084

Please be advised of the following:

Next Steps for Subdivision Approval

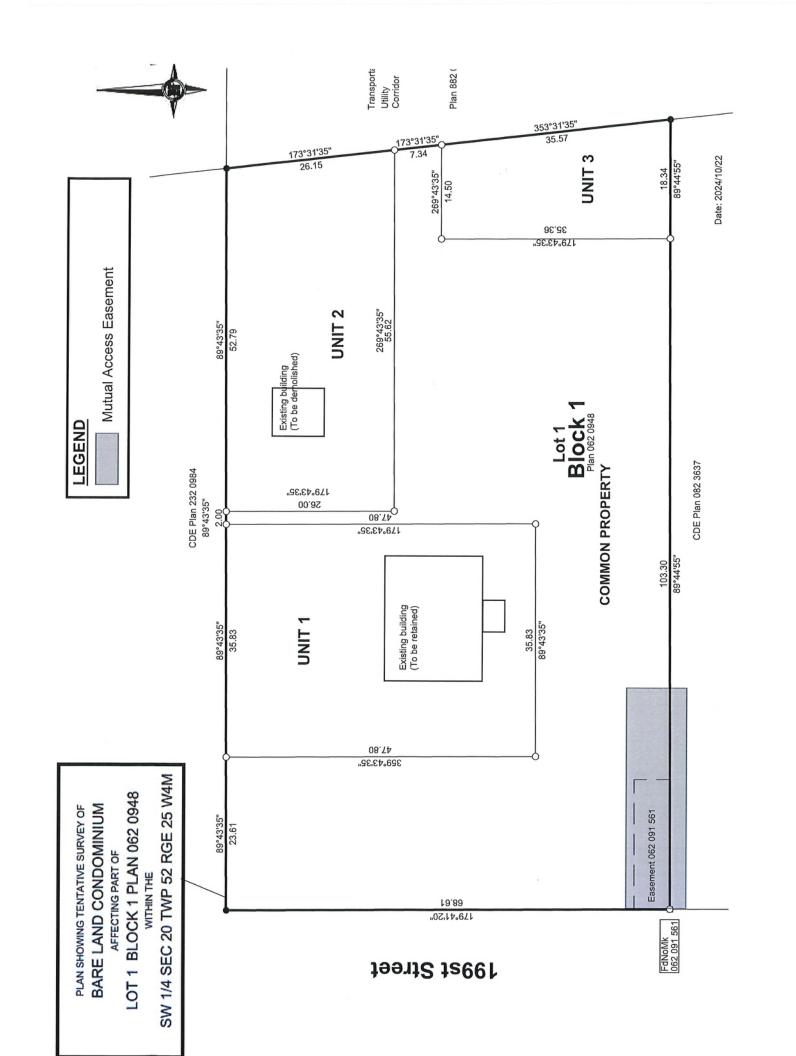
 The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$2 190.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

- The owner shall ensure the bare land condominium adheres to the conditions and design layout approved in the Development and Building Permits, any changes or revisions may require new or revised development and building permit applications. For further information regarding development and building permits please contact 311.
- The spatial separation (resistance of fire spread between buildings or properties) will need to be
 recalculated for the existing church based on the new distances to property lines on the east,
 south and west sides. The applicant will need to determine if the existing wall construction,
 unprotected openings (windows, doors, etc) will work at the new distances or a permit will be
 required to upgrade the walls to meet the new requirements.

Servicing

- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- Subdivision Planning recommends that the owner register an emergency access easement on all
 affected parcels for the purposes of Fire Rescue Services to provide access to all the existing
 buildings or Unit 1, Unit 2, and Unit 3 from 199 Street NW.
- All municipal services must enter the site through Common Property.





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

March 27, 2025

File No. LDA25-0100

Meridian Surveys 152 Premier Way Sherwood Park AB T8H 2K8

ATTENTION: Dagen Deslauriers

RE:

Tentative plan of subdivision to create three (3) bare land condominium units from Lot 3, Block 2, Plan2320807, located south of 144 Avenue NW and east of Manning Drive NW; **CLAREVIEW TOWN CENTRE**

The Subdivision by Bare Land Condominium is APPROVED on March 27, 2025, subject to the following conditions:

 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.

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

Regards,

Blair McDowell Subdivision Authority

BM/jm/Posse #570629267-001

Enclosures

File No. LDA25-0100

Please be advised of the following:

Next Steps for Subdivision Approval

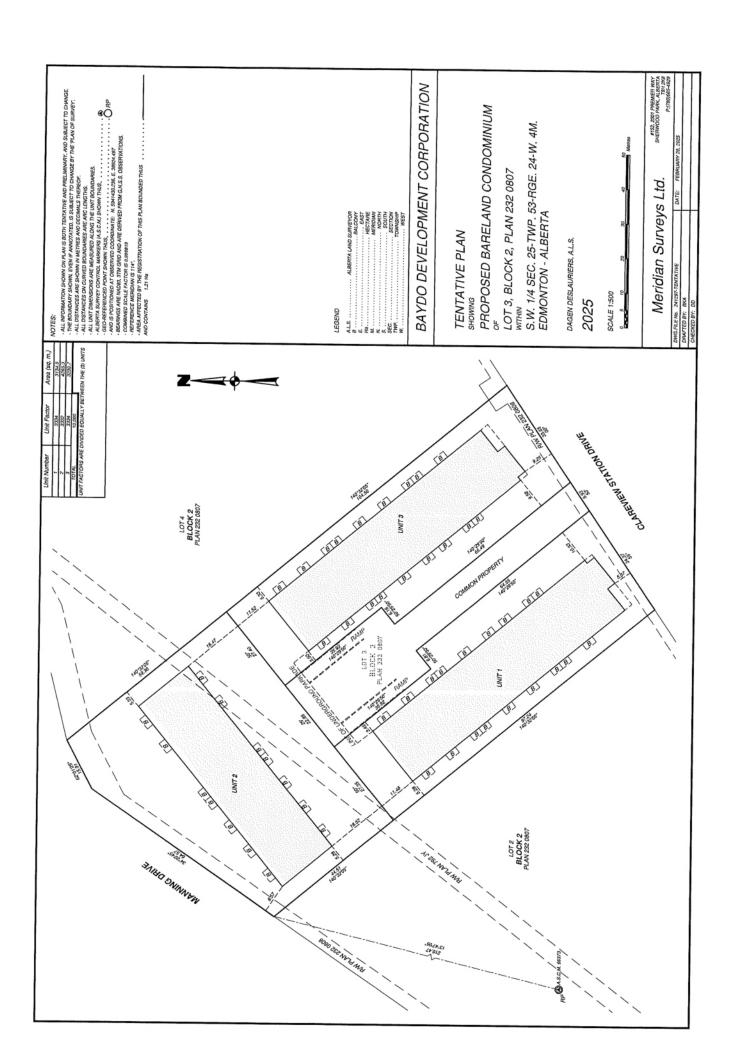
• The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$7680.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Building / Site

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

Servicing

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





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

March 27, 2025

File No. LDA25-0067

Nikola Stolic 15913 90 St NW Edmonton AB T5Z 3J2

ATTENTION: Nikola Stolic

RE:

Tentative plan of subdivision to create one (1) additional residential lot from Lot 5, Block 13A, Plan 264 RS, located south of Whitemud Drive NW and east of 156 Street NW; **RIO TERRACE**

The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following condition:

 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/bj/Posse #563818608-001

Enclosures

File No. LDA25-0067 2 of 2

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.
- There is an existing driveway to 156 Street NW. Upon redevelopment of the proposed north Lot, the owner/applicant will be required to ensure that the existing residential access meets current City of Edmonton standards. Access upgrading may be required should the access be retained.
- Further to above, the proposed northern lot shares its concrete driveway with the adjacent lot 4.
 The owner of the proposed lot shall ensure that any change in their existing driveway/concrete
 access within their property does not cause any damage to the structure of the adjacent
 property during access upgrade. The owner is advised that should the existing mutual concrete
 access be removed/reconstructed, it may require an agreement with the owner of the adjacent
 lot prior to the development permit.
- There is an existing power pedestal in the 156 Street NW road right-of-way. Site access must
 maintain a minimum clearance of 1.5 m from the closest edge of the power pedestal to the
 closest edge of the proposed driveway.

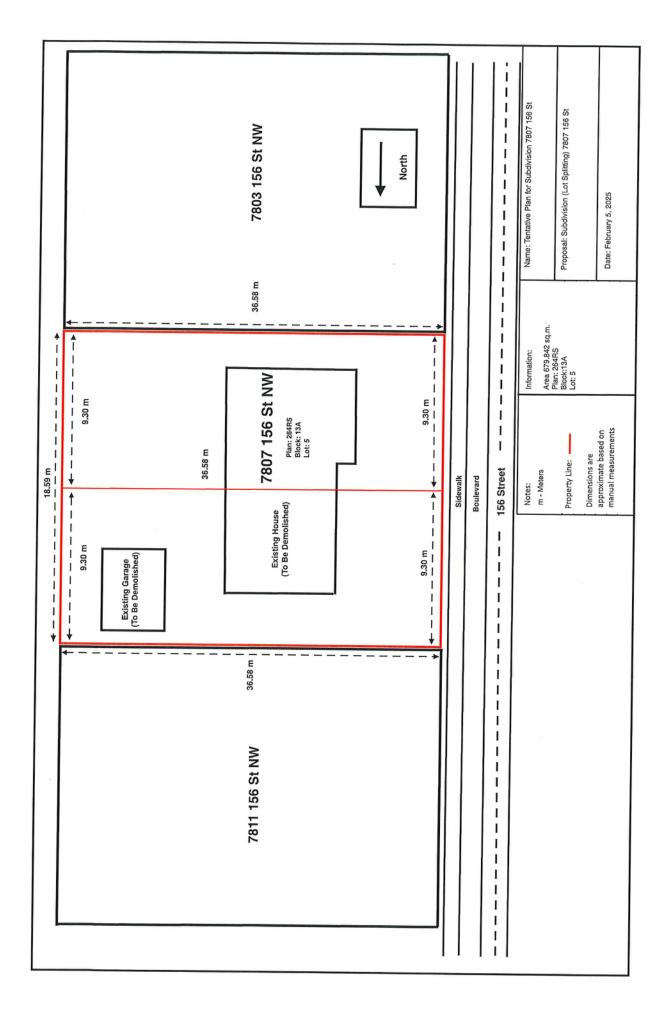
Building / Site

 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 7.92 m north of the south property line of existing Lot 5 off 156 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.





Subdivision Authority

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

March 27, 2025

File No. LDA25-0092

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 14, Block 6, Plan 548 KS, located north of 104 Avenue NW and east of 157 Street NW; **BRITANNIA YOUNGSTOWN**

The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following conditions:

- 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 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/ep/Posse #569598161-001

Enclosures

File No. LDA25-0092

Please be advised of the following:

Next Steps for Subdivision Approval

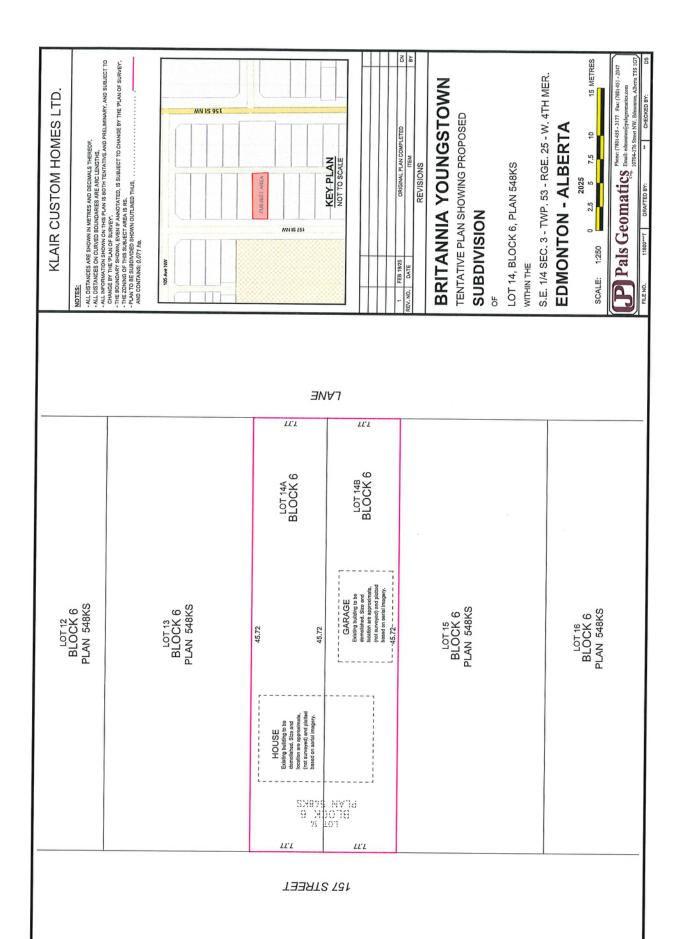
• The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$730.00 - 2025 Fees Schedule) and subsequently released 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.
- There is an existing access to 157 Street NW. Upon redevelopment of proposed Lot 14B, it must be removed. At that time, the owner/applicant will be required to obtain a Permit for the access' removal from the City's Development Services team. Apply online at www.edmonton.ca/permits.

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 6.5 m north of the south property line of existing Lot 14 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.
- 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).





Subdivision Authority

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

March 27, 2025

File No. LDA25-0093

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 7, Block 44, Plan 4592 AD, located east of 152 Street NW and south of 104 Avenue NW; CANORA

The Subdivision by Plan is APPROVED on March 27, 2025, subject to the following conditions:

- 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;
- 2. that the owner apply for a permit to demolish the existing dwelling and garage prior to endorsement of the final plan. Demolition permits can be obtained from Development Services. Apply online at www.edmonton.ca/permits; and
- 3. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

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

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

The Subdivision Authority did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the

proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

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

Regards,

Blair McDowell Subdivision Authority

BM/mm/Posse #569600776-001

Enclosures

File No. LDA25-0093 2 of 2

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 (i.e. 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.

<u>Transportation</u>

- 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.
- There is an existing access to 152 Street NW. Upon redevelopment of the proposed south Lot, it
 must be removed. At that time, the owner/applicant will be required to obtain a Permit for the
 access' removal from the City's Development Services team. Apply online at
 www.edmonton.ca/permits.

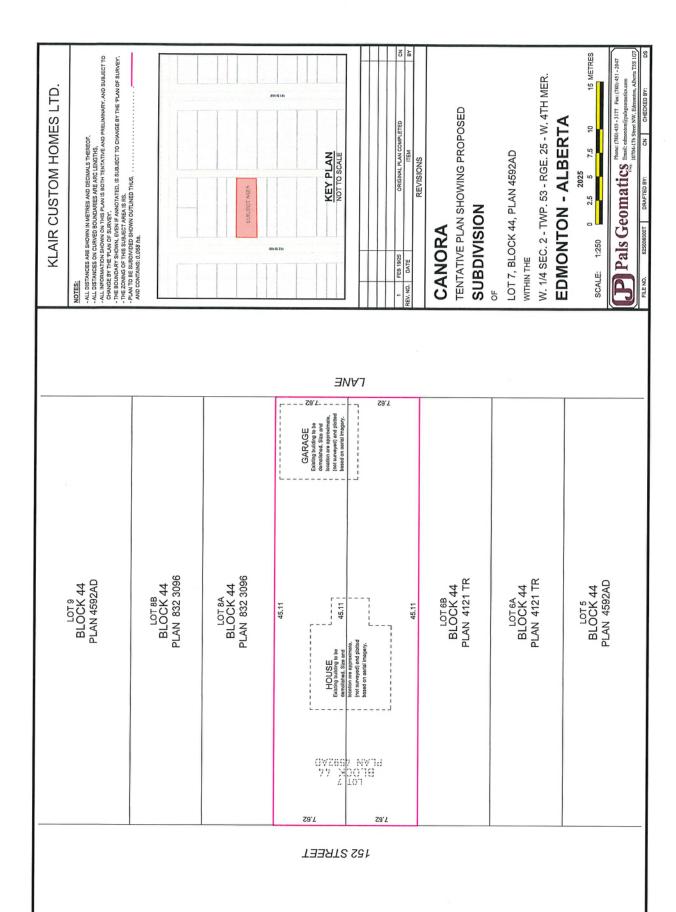
Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 10.6 m north of the south property line of existing Lot 7 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner
 is advised to review on-site fire protection requirements to ensure adequate coverage (contact
 EPCOR Water at 780-412-3955).

• If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).



Thursday, March 20, 2025 10:00 am.



SUBDIVISION AUTHORITY MINUTES MEETING NO. 11

PRESENT Blair McDowell, Chief Subdivision Officer				
ADOPTION OF AGENDA				
	Blair McDowell			
	That the Subdivision Authority Agenda for the March 20, 2025 meeting be adopted.			
MOTION	Blair McDowell	CARRIED		
ADOPTION OF MINUT	ES			
	Blair McDowell			
	That the Subdivision Authority Minutes for the March 13, 2025 meeting be adopted.			
MOTION	Blair McDowell	CARRIED		
OLD BUSINESS				
OTHER BUSINESS				
	Blair McDowell			
	That the Subdivision Authority Directive (Subdivision Design Guidelines) be rescinded.			
MOTION	Blair McDowell	CARRIED		
LDA24-0510 535438002-001	Tentative plan of subdivision to create 48 residential lots, two (2) Environmental Reserve lots, and one (1) Public Utility lot, from Lot 1, Block 2, Plan 072 9520, and Lot 1A, Plan 4291 RS located south of 137 Avenue NW and east of 199 Street NW; STARLING			
OVED Blair McDowell That the application for subdivision be Approved.				
	MOTION OLD BUSINESS OTHER BUSINESS Review of Subdivision Aut • Subdivision Design MOTION LDA24-0510	adopted. MOTION Blair McDowell ADOPTION OF MINUTES Blair McDowell That the Subdivision Authority Minutes for the March I adopted. MOTION Blair McDowell OLD BUSINESS OTHER BUSINESS Review of Subdivision Authority Directive Subdivision Design Guidelines Blair McDowell That the Subdivision Authority Directive (Subdivision I rescinded. MOTION Blair McDowell LDA24-0510 Tentative plan of subdivision to create 48 residential lot 535438002-001 Environmental Reserve lots, and one (1) Public Utility I 2, Plan 072 9520, and Lot 1A, Plan 4291 RS located so and east of 199 Street NW; STARLING		

FOR THE	MOTION	Blair McDowell	CARRIED	
2.	LDA24-0523 548854456-001	Tentative plan of subdivision to create 52 residential lots, from Lot 3, Block 1, Plan 0224568, and the NE and SE- 25-52-26-W4M located north of Whitemud Drive NW and west of Winterburn Road NW; ROSENTHAL		
MOVED		Blair McDowell		
		That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED	
3.	LDA25-0065 564110889-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 40, Block 31, Plan 3756 HW, located north of 107A Street NW and west of 106 Street NW; PLEASANTVIEW		
MOVED		Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED	
4.	LDA25-0091 569280835-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 8, Block 24, Plan 290 AB, located south of 131 Avenue NW and west of 123A Street NW; CALDER		
MOVED		Blair McDowell That the application for subdivision be Approved.		
FOR THE MOTION		Blair McDowell	CARRIED	
5.	LDA25-0094 569599727-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 8, Plan 4658 HW, located south of 108 Avenue NW and west of 155 Street NW; HIGH PARK		
MOVED		Blair McDowell		
		That the application for subdivision be Approved.		
FOR THE	MOTION	Blair McDowell	CARRIED	
5.	ADJOURNMENT			
	The meeting adjourned	d at 10:15 a.m.		