

Thursday, March 27, 2025

10:00 am.



## SUBDIVISION AUTHORITY MINUTES

### MEETING NO. 12

**PRESENT**

Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

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

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1.

LDA23-0005  
445900103-001

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**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2.

LDA24-0443  
519312048-001

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**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA24-0479 528362639-001	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; <b>EDGEMONT</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA25-0028 508401632-001	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; <b>STILLWATER</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA25-0082 564110889-001	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; <b>GRAYDON HILL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA25-0084 567290999-002	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; <b>GLASTONBURY</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA25-0100 570629267-001	Tentative plan of subdivision to create three (3) bare land condominium units from Lot 3, Block 2, Plan 2320807, located south of 144 Avenue NW and east of Manning Drive NW; <b>CLAREVIEW TOWN CENTRE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA25-0067 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; <b>RIO TERRACE</b>
MOVED		Blair McDowell

		That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
9.	LDA25-0092 569598161-001	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; <b>BRITANNIA YOUNGSTOWN</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
10.	LDA25-0093 569600776-001	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; <b>CANORA</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	<b>ADJOURNMENT</b>  The meeting adjourned at 10:25 a.m.	





Subdivision Authority

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:**

1. 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
7. 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;
10. 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.

**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.

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

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mb/Posse #445900103-001

Enclosure

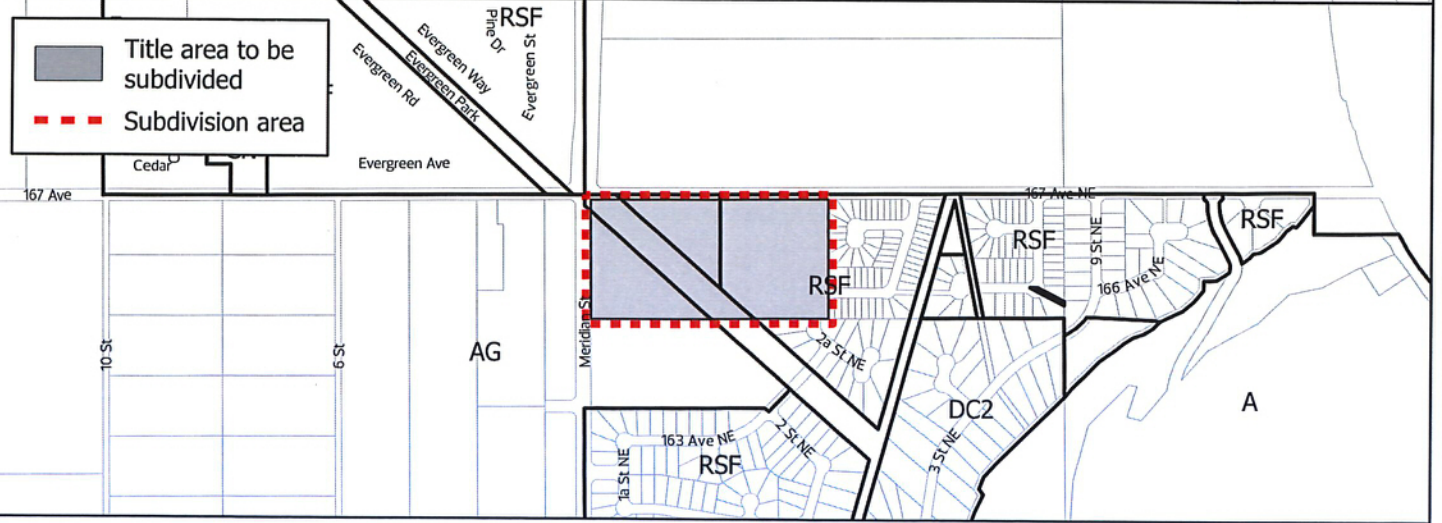
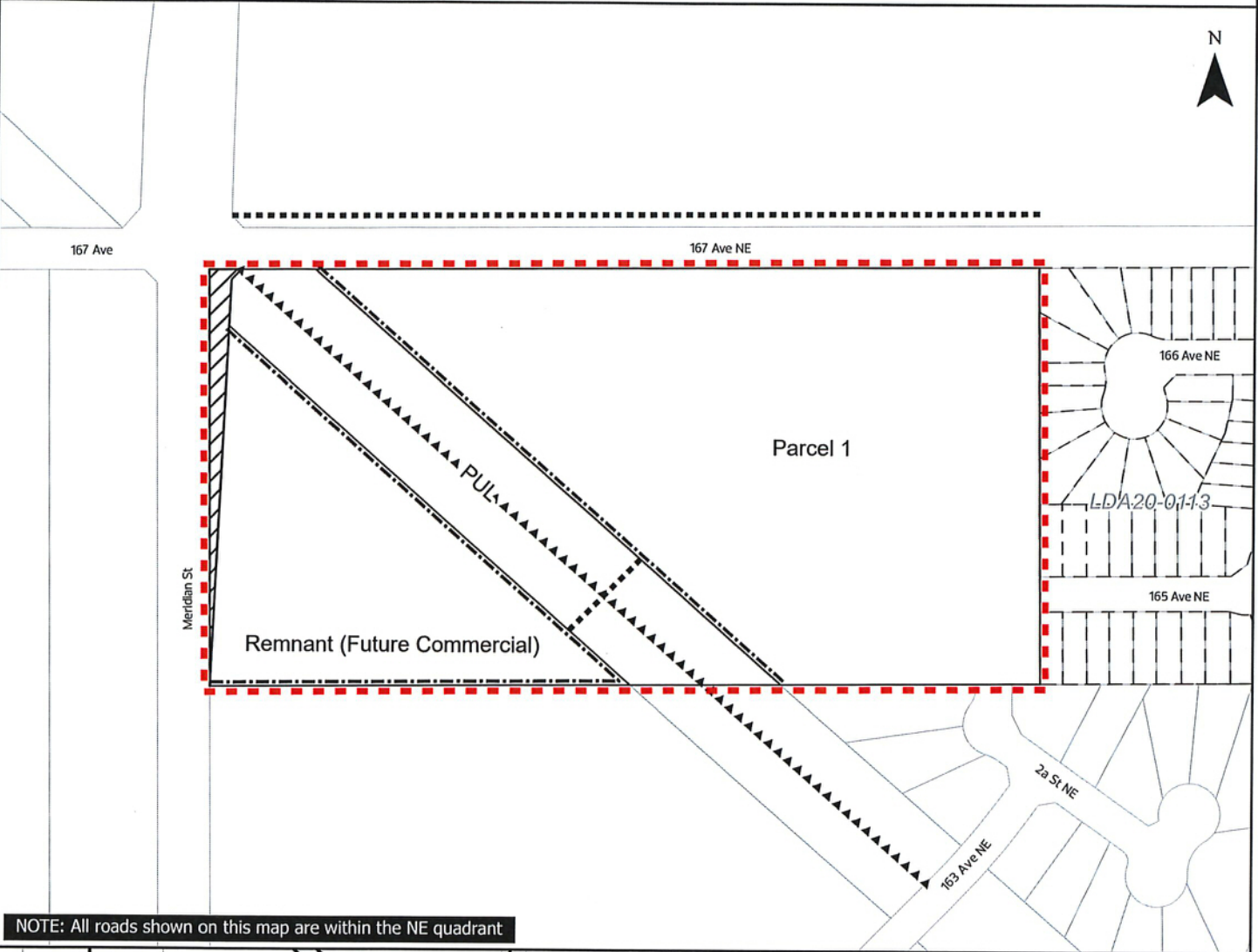


SUBDIVISION CONDITIONS OF APPROVAL MAP

March 27, 2025

LDA23-0005

- Limit of proposed subdivision
- 1.2 m uniform fence
- ..... 3 m hard surface shared use path
- ▲▲▲ 3 m asphalt shared use path
- ▨ Dedicate as road right of way





Subdivision Authority

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;
  10. 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;
  6. 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



Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);

9. 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;

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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #519312048-001

Enclosures

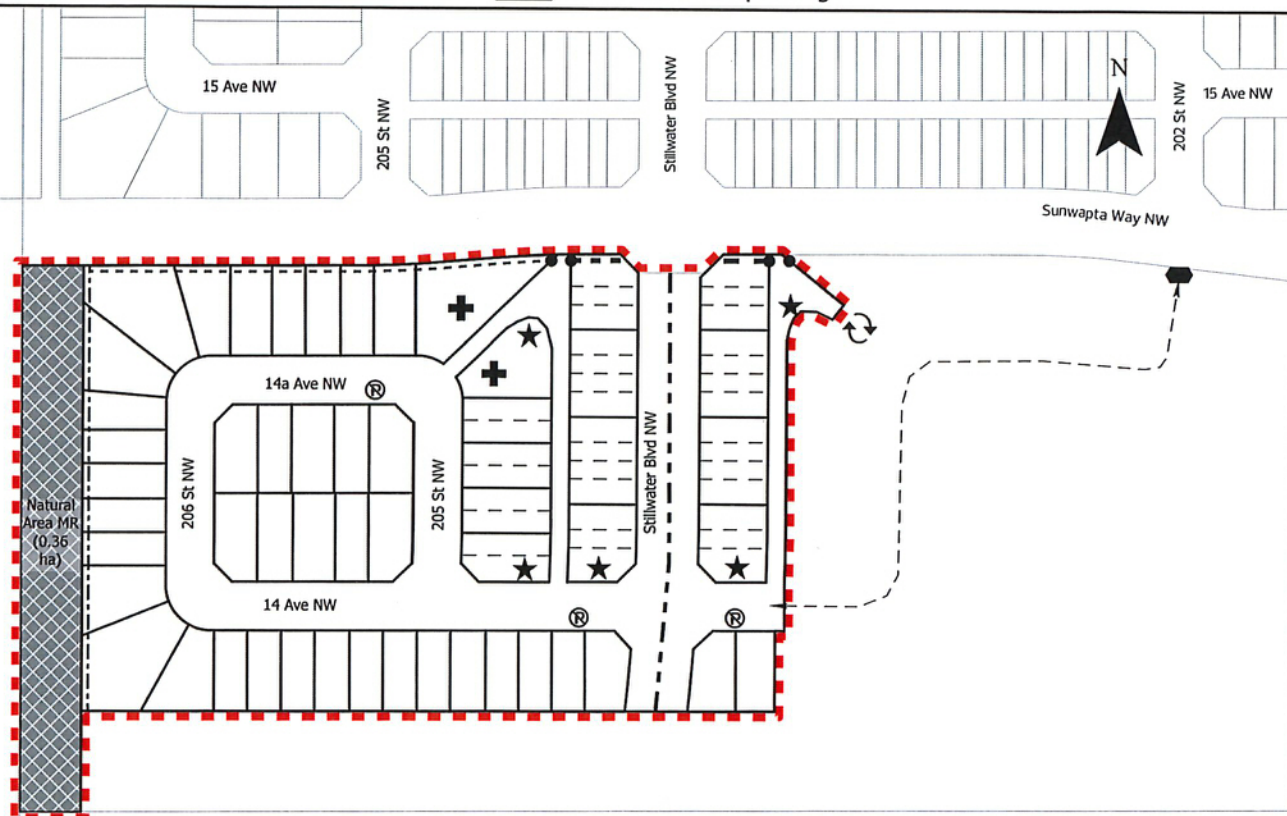


## SUBDIVISION CONDITIONS OF APPROVAL MAP

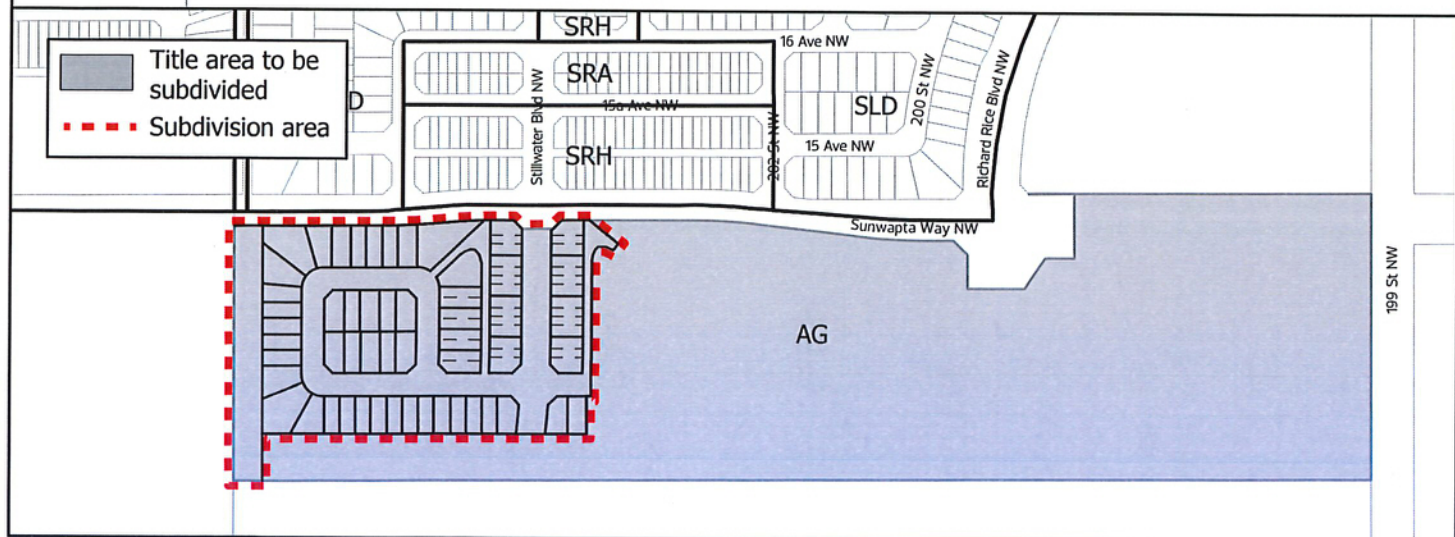
March 27, 2025

LDA24-0443

- ■ ■ Limit of proposed subdivision
- ● ● Bollards
- - - Construct collector roadway
- - - - 1.2 m Uniform fence
- - - - 1.8 m Uniform screen fence
- - - 1.8 m Uniform fence as per Zoning Bylaw
- → → Temporary 4 m emergency access (conceptual alignment)
- ⬢ Remove existing temporary barricades and signage
- ★ Modify property lines, if required
- + Restrictive Covenant re: disturbed soil
- ↻ Temporary 12 m radius turnaround
- Ⓡ "No Parking" signage
- ▨ Enhanced native plantings



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









Subdivision Authority

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**

---

**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 0.21 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;

9. 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;
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 (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;
10. 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;



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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #528362639-001

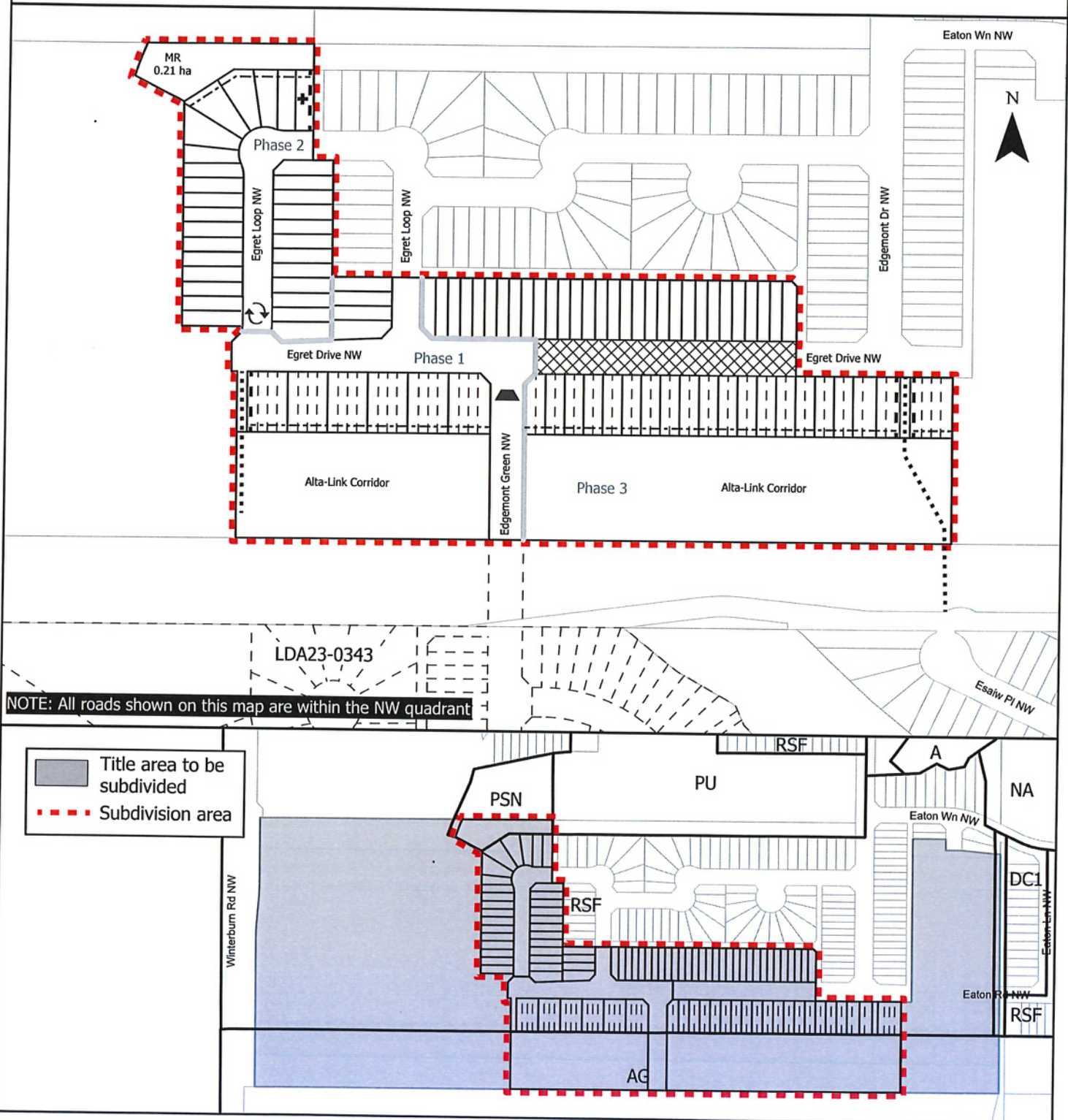
Enclosures

## SUBDIVISION CONDITIONS OF APPROVAL MAP

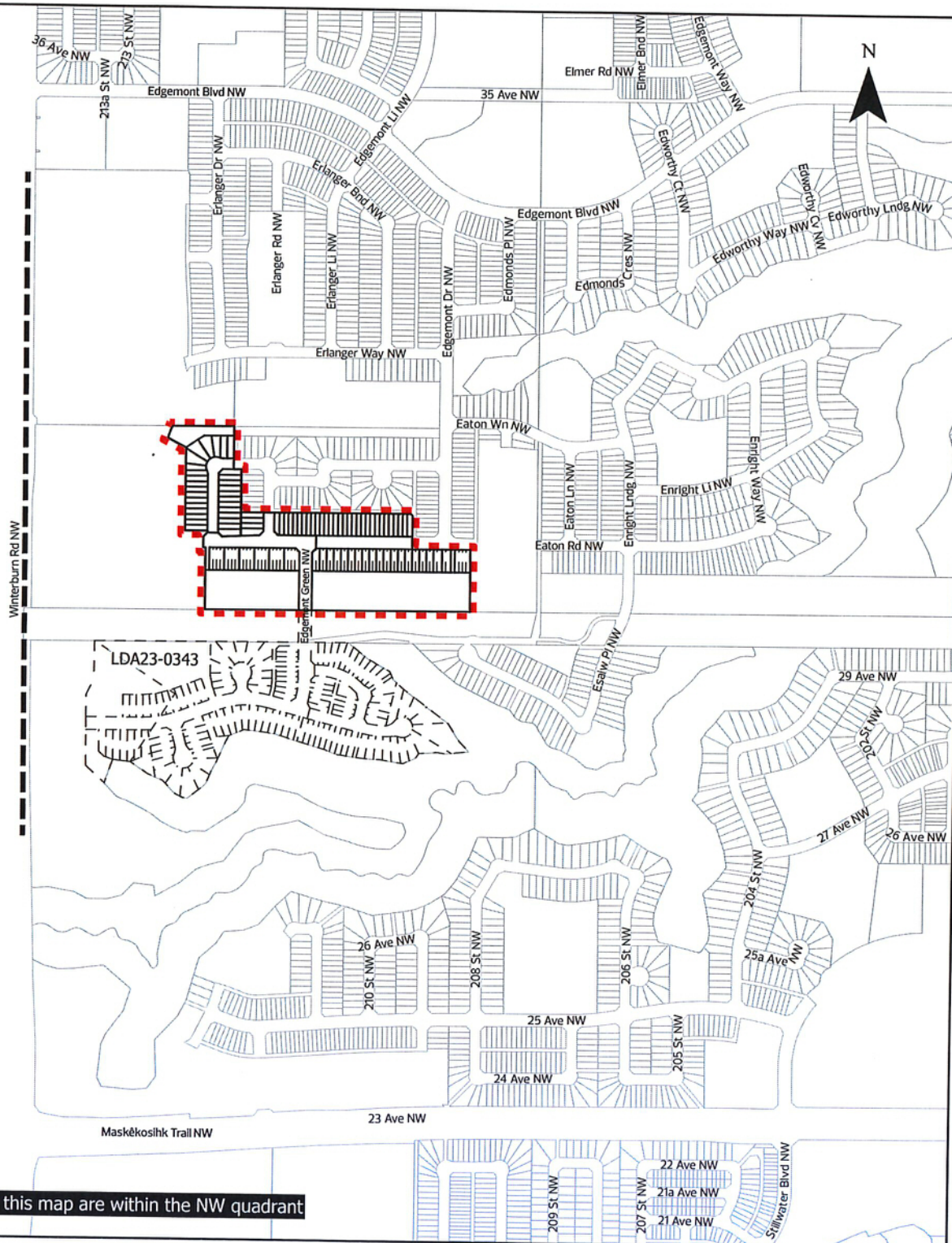
March 27, 2025

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







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





Subdivision Authority

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 Maskêkosiik Trail NW and east of Winterburn Road NW; **STILLWATER**

---

**I 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;
5. 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);

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.



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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/tn/Posse #508401632-001

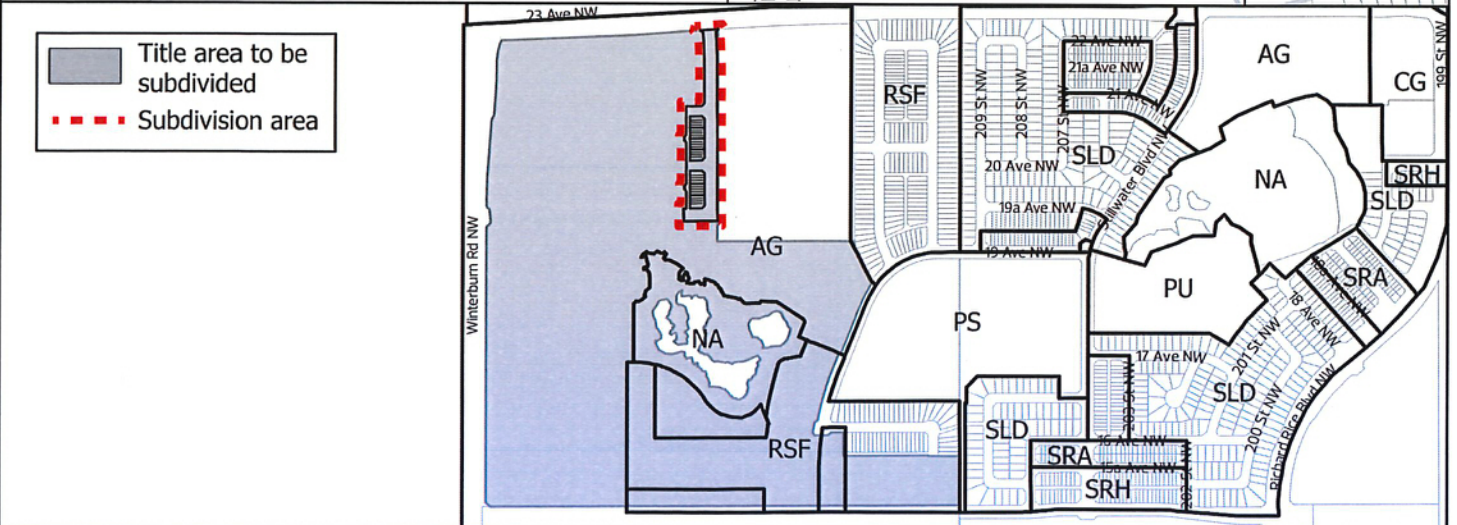
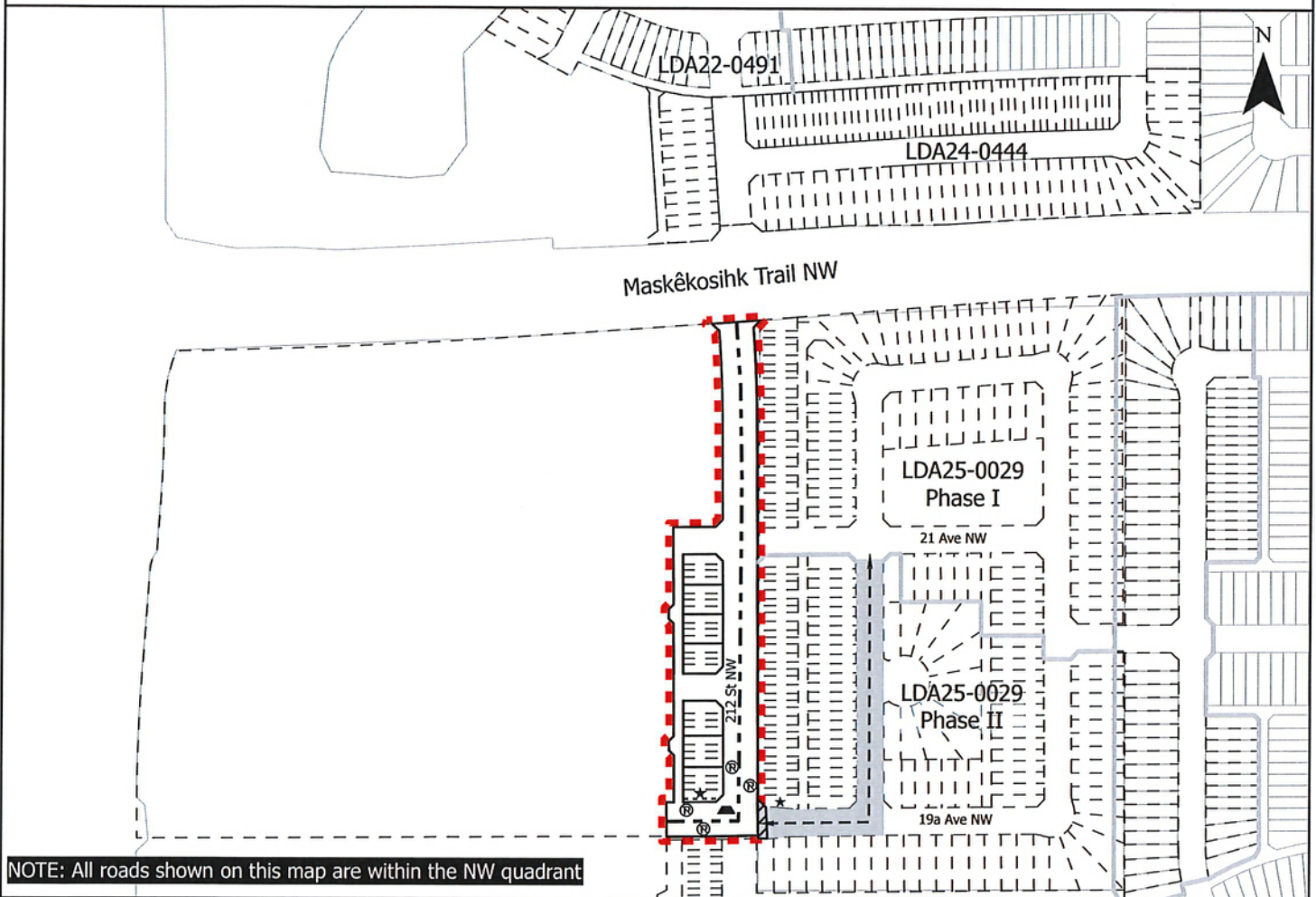
Enclosures

## SUBDIVISION CONDITIONS OF APPROVAL MAP

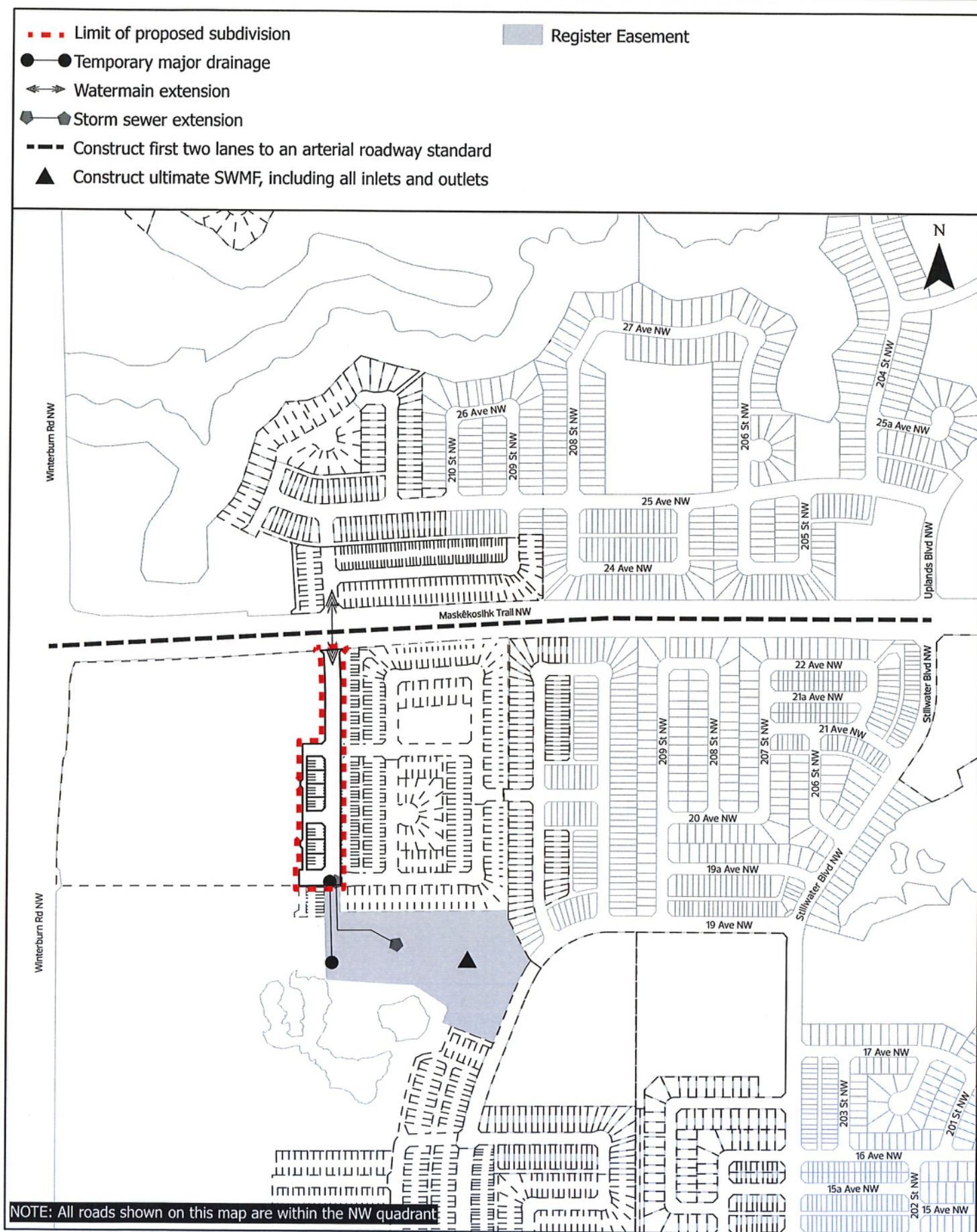
March 27, 2025

LDA25-0028

- ■ ■ ■ Limit of proposed subdivision
- Phasing Line
- 1.8 m Uniform screen fence as per Zoning Bylaw
- Temporary 4 m Emergency Access (conceptual alignment)
- Construct collector roadway
- ★ Modify property lines/curb lines, if required
- ▲ Traffic calming measures
- Ⓡ "No Parking" signage
- Register easment
- ▨ Construct intersection











Subdivision Authority

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:**

1. 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 ¼ 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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

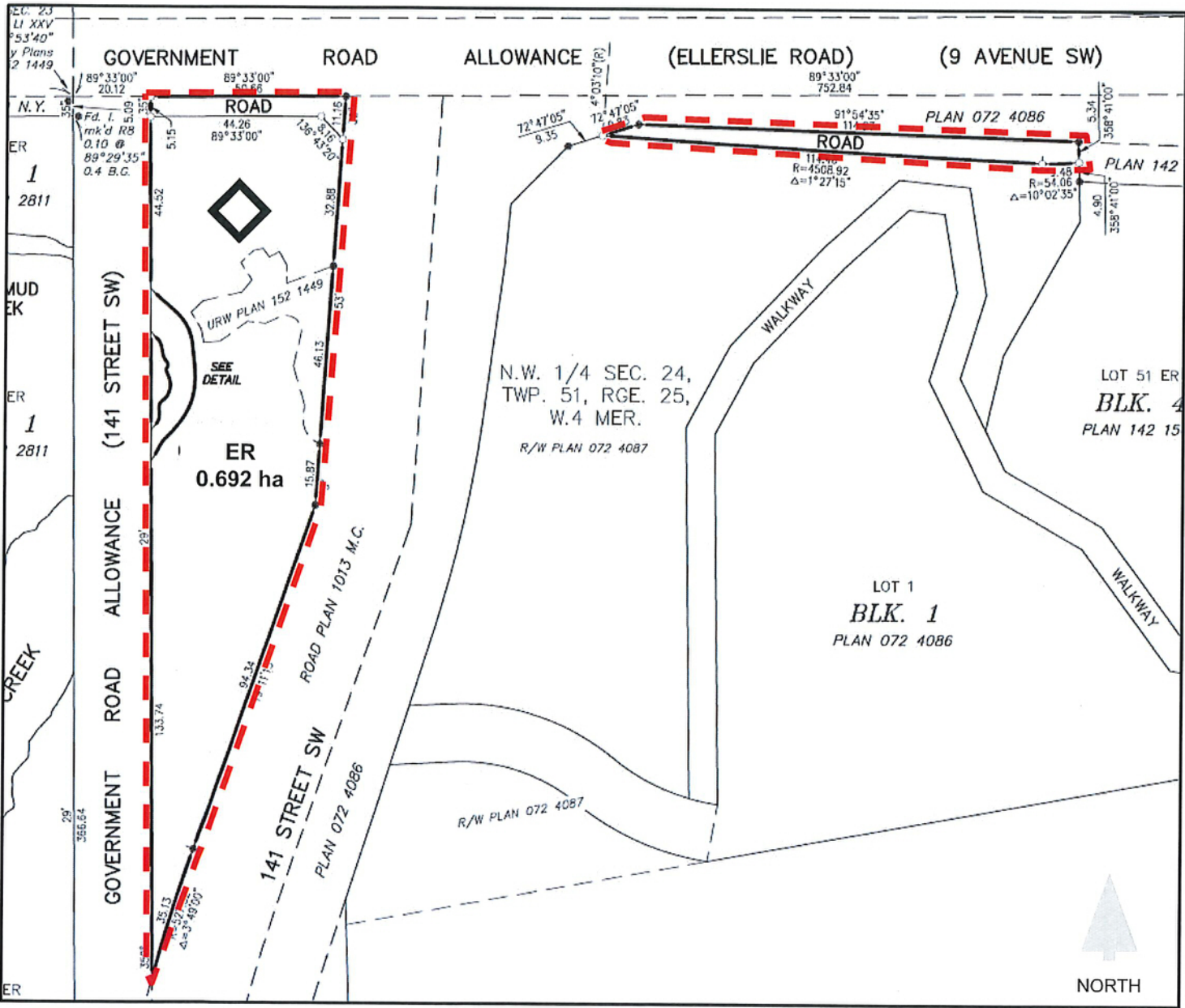
BM/tv/Posse #564110889-001

Enclosure

— Limit of Proposed Subdivision



Withhold from registration







Subdivision Authority

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](mailto:subdivisions@edmonton.ca).

Regards,

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

Blair McDowell  
Subdivision Authority

BM/jm/Posse #567290999-002

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 (\$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.

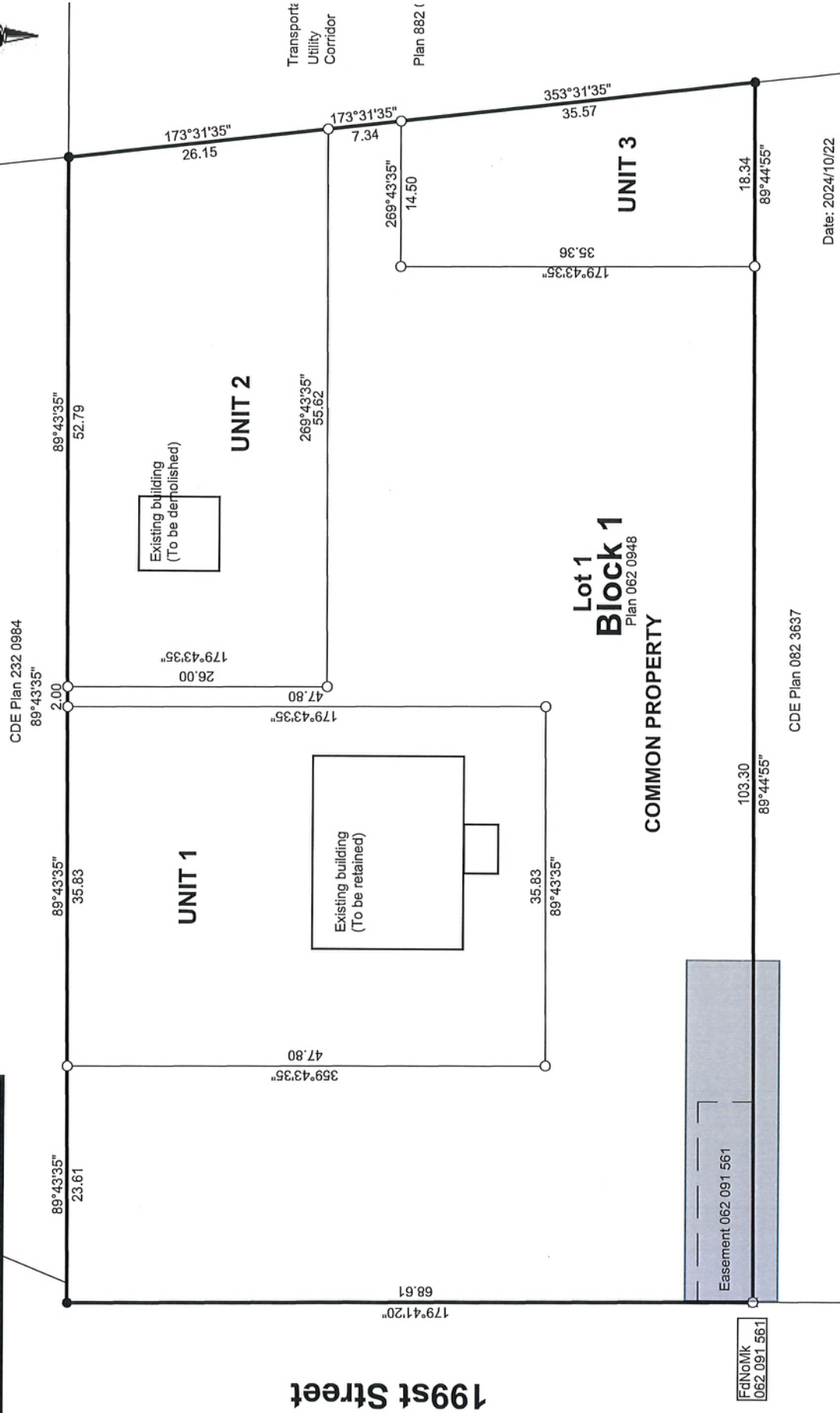


PLAN SHOWING TENTATIVE SURVEY OF  
**BARE LAND CONDOMINIUM**  
 AFFECTING PART OF  
**LOT 1 BLOCK 1 PLAN 062 0948**  
 WITHIN THE  
**SW 1/4 SEC 20 TWP 52 RGE 25 W4M**

**LEGEND**



Mutual Access Easement



Date: 2024/10/22



Subdivision Authority

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:**

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.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

Blair McDowell  
Subdivision Authority

BM/jm/Posse #570629267-001

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 (\$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

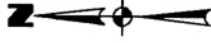
- The owner must comply with the Fire and Rescue Services requirements for on-site and off-site hydrant installations, to ensure adequate fire protection (contact EPCOR Water at 780-412-3955).
- All municipal services must enter the site through Common Property.



Unit Number	Unit Factor	Area (sq. m.)
1	3054	3154.0
2	3332	455.3
3	3332	455.3
TOTAL	10,000	2252.7

UNIT FACTORS ARE DIVIDED EQUALLY BETWEEN THE (3) UNITS

- NOTES:
- ALL INFORMATION SHOWN ON PLAN IS BOTH TENTATIVE AND PRELIMINARY, AND SUBJECT TO CHANGE.
  - THE BOUNDARY SHOWN, EVEN IF ANNOTATED, IS SUBJECT TO CHANGE BY THE PLAN OF SURVEY.
  - ALL DISTANCES ARE SHOWN IN METRES AND DECIMALS THEREOF.
  - ALL DIMENSIONS ARE MEASURED TO THE CENTRE OF THE ROAD.
  - ALL UNIT DIMENSIONS ARE MEASURED TO THE CENTRE OF THE ROAD.
  - ALBERTA SURVEY CONTROL MARKERS (A.S.C.M.) SHOWN THIS PLAN.
  - GEO-REFERENCED POINT SHOWN THIS PLAN.
  - AND IS POSITIONED AT OBSERVED COORDINATE: N. 591430.25K, E. 38524.487
  - BEARINGS ARE MAGNETIC, 37M GRID AND ARE DERIVED FROM G.N.S.S. OBSERVATIONS.
  - COMBINED SCALE FACTOR IS 0.99819
  - AREA AFFECTED BY THE REGISTRATION OF THIS PLAN BOUNDED THIS PLAN AND CONTAINS 1.21 Ha



MANNING DRIVE

LOT 4  
BLOCK 2  
PLAN 232 0807

UNIT 2

UNIT 3

UNIT 1

COMMON PROPERTY

LOT 3  
BLOCK 2  
PLAN 232 0807

LOT 2  
BLOCK 2  
PLAN 232 0807

CLAREVIEW STATION DRIVE

- LEGEND
- ALLS ALBERTA LAND SURVEYOR
  - B BOUNDARY
  - E EAST
  - HA HECTARE
  - N NORTH
  - S SOUTH
  - SEC SECTION
  - TWP TOWNSHIP
  - W WEST

BAYDO DEVELOPMENT CORPORATION

TENTATIVE PLAN  
SHOWING  
PROPOSED BARELAND CONDOMINIUM  
OF  
LOT 3, BLOCK 2, PLAN 232 0807  
WITHIN  
S.W. 1/4 SEC. 25-TWP. 53-RGE. 24-W. 4M.  
EDMONTON - ALBERTA

DAGEN DESLAURIERS, A.L.S.

2025

SCALE 1:500



Meridian Surveys Ltd.

4153 30th PRESEMER WAY  
SHERWOOD PARK, ALBERTA  
T8N 2S8  
P1760655-4029

DWG FILE NO. 241537-TENTATIVE

DATE: FEBRUARY 20, 2025

DRAWN BY: BDA

CHECKED BY: DD



Subdivision Authority

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:**

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](mailto:subdivisions@edmonton.ca).

Regards,

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

Blair McDowell  
Subdivision Authority

BM/bj/Posse #563818608-001

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.
- 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

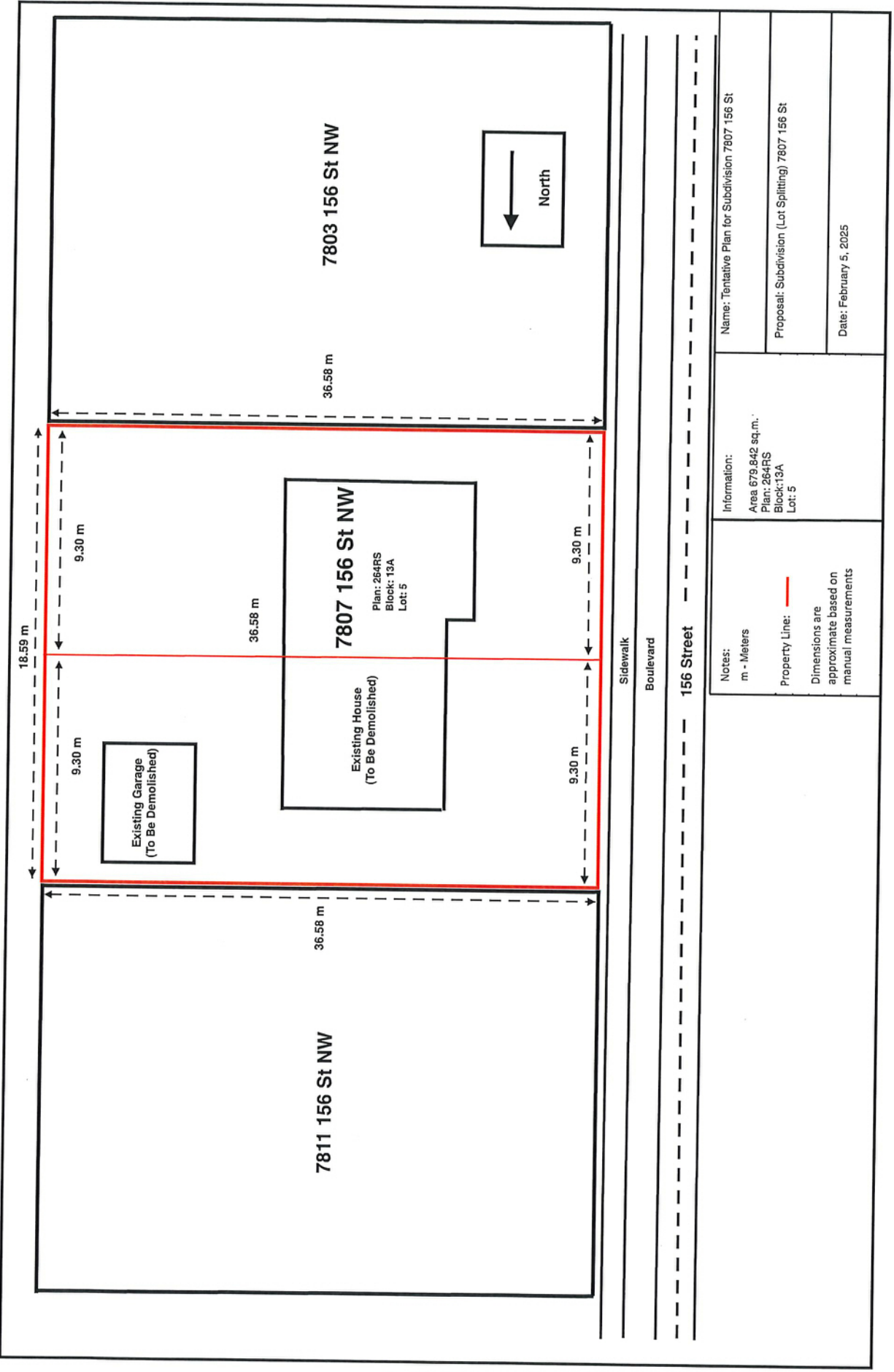
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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).

## Enclosure I

- 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.



Sidewalk

Boulevard

156 Street





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:

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 did not receive comments from adjacent landowners. The application complies with the regulations set out in the Edmonton Zoning Bylaw, the land is serviceable, and the proposal advances a more compact urban form. The Subdivision Authority is of the opinion, after

considering factors set out in Section 9 of the Matters Related to Subdivision and Development Regulation, that the land is suitable for the purpose for which the subdivision is intended.

If you have further questions, please contact [subdivisions@edmonton.ca](mailto:subdivisions@edmonton.ca).

Regards,

A handwritten signature in blue ink, appearing to read "Blair McDowell", is written over a light blue horizontal line.

Blair McDowell  
Subdivision Authority

BM/ep/Posse #569598161-001

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](mailto: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](http://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).





157 STREET

LOT 12  
BLOCK 6  
PLAN 548KS

LOT 13  
BLOCK 6  
PLAN 548KS

LOT 14A  
BLOCK 6

LOT 14B  
BLOCK 6

LOT 15  
BLOCK 6  
PLAN 548KS

LOT 16  
BLOCK 6  
PLAN 548KS

HOUSE  
Existing building to be demolished. Size and location not surveyed, (not surveyed) and placed based on aerial imagery.

GARAGE  
Existing building to be demolished. Size and location are approximate, (not surveyed) and placed based on aerial imagery.

LANE

KLAIR CUSTOM HOMES LTD.

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.
- ASB CONTAINS: 0.0777 Ha.



REV. NO.	DATE	ITEM	BY
1	FEB 19/25	ORIGINAL PLAN COMPLETED	CH

REVISIONS

**BRITANNIA YOUNGSTOWN**  
TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

OF

LOT 14, BLOCK 6, PLAN 548KS  
WITHIN THE

S.E. 1/4 SEC. 3 - TWP. 53 - RGE. 25 - W. 4TH MER.

**EDMONTON - ALBERTA**



Phone: (780) 455-3177 Fax: (780) 451-2947  
Email: edmonton@palsgeomatics.com  
City: 10794-175 Street NW, Edmonton, Alberta T5S 1G7

FILE NO. 11600-TT DRAFTED BY: \*\* CHECKED BY: D3



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:**

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;
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](http://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](mailto:subdivisions@edmonton.ca).

Regards,



Blair McDowell  
Subdivision Authority

BM/mm/Posse #569600776-001

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 (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.

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](mailto: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](http://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).

## Enclosure I

- 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).

