

Thursday, May 08, 2025

10:00 am.



SUBDIVISION AUTHORITY AGENDA

MEETING NO. 18

1. ADOPTION OF AGENDA

RECOMMENDATION

That the Subdivision Authority Agenda for the May 08, 2025 meeting be adopted.

2. ADOPTION OF MINUTES

RECOMMENDATION

That the Subdivision Authority Minutes for the May 01, 2025 meeting be adopted.

3. OLD BUSINESS

4. NEW BUSINESS

- | | | |
|----|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | LDA25-0150
575487643-001 | Tentative plan of subdivision to create one (1) ER lot from a portion of Lot 1, Block 1, Plan 072 1202, located north of Ellerslie Road SW and west of 141 Street SW; AMBLESIDE |
| 2. | LDA25-0162
580750900-001 | Tentative plan of subdivision to create one (1) additional industrial lot from Lot 10, Block 2, Plan 182 2860, located north of 39 Avenue NW and east of 101 Street NW; STRATHCONA INDUSTRIAL PARK |
| 3. | LDA25-0156
583147773-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 26, Block C, Plan 5860 HW, located north of 127 Avenue NW and east of 114 Street NW; CALDER |
| 4. | LDA25-0165
584658203-001 | Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 30B, Block 46, Plan 252 0297, located north of 101 Avenue NW and west of 82 Street NW; FOREST HEIGHTS |

5. OTHER BUSINESS



Subdivision Authority

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

May 8, 2025

File No. LDA25-0150

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) ER lot from a portion of Lot 1, Block 1, Plan 072 1202, located north of Ellerslie Road SW and west of 141 Street SW; **AMBLESIDE**

I The Subdivision by Plan is APPROVED on May 8, 2025, subject to the following conditions:

1. that the owner dedicate Environmental Reserve (ER) as a 0.518 ha lot pursuant to Section 664(1.1)(b) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.7503 ha, by a Deferred Reserve Caveat registered against the remnant of Plan 0721 202, Block 1, Lot 1 pursuant to Section 669 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 a Utility Easement in favour of EPCOR Drainage Services Inc., for the protection of the existing sanitary sewer trunk, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a Top of Bank restrictive covenant in favour of the City of Edmonton against the lots backing onto the Top of Bank, as per the applicable development restrictions shown by the Ambleside Integrated Site Phase 1; Supplementary Geotechnical Investigation; 14320 Ellerslie Road Northwest; Edmonton, Alberta; Revision 1; (File No. 47377), as shown on the "Conditions of Approval" map, Enclosure I; and
6. 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 Reserve (MR) for Plan 0721 202, Block 1, Lot 1 are due and will be provided by a deferred reserve caveat (DRC) with this subdivision. MR will be adjusted to account for the 0.518 ha environmental reserve (ER) dedication. The 1.7503 ha DRC will be registered against the remnant parcel of Plan 0721 202, Block 1, Lot 1.

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/ep/Posse #575487643-001

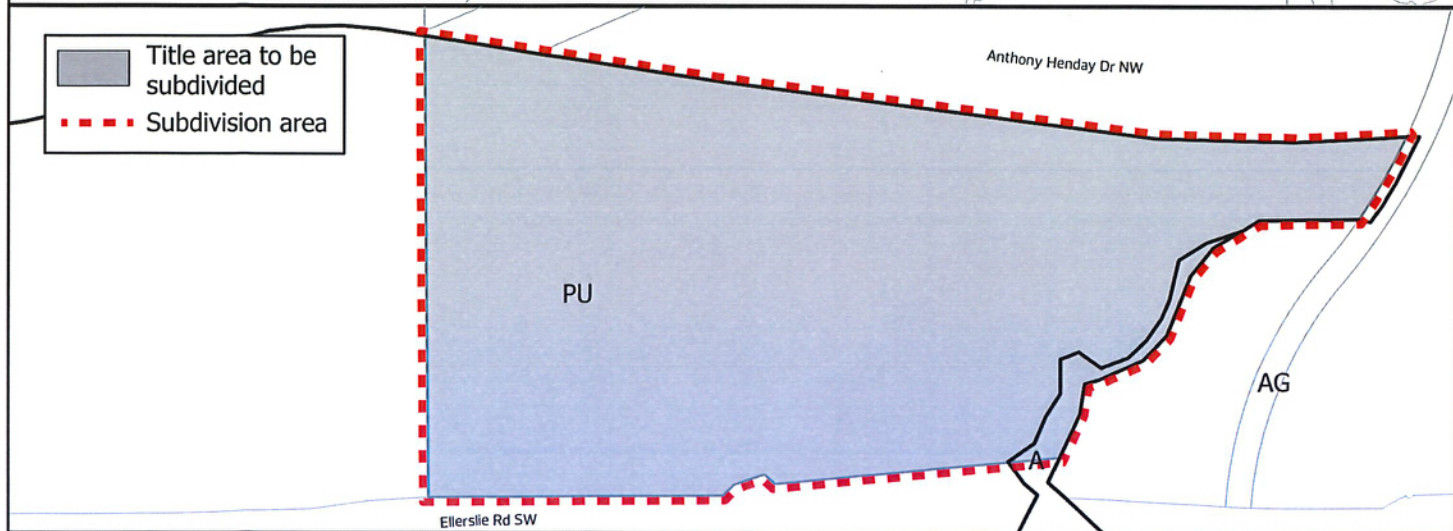
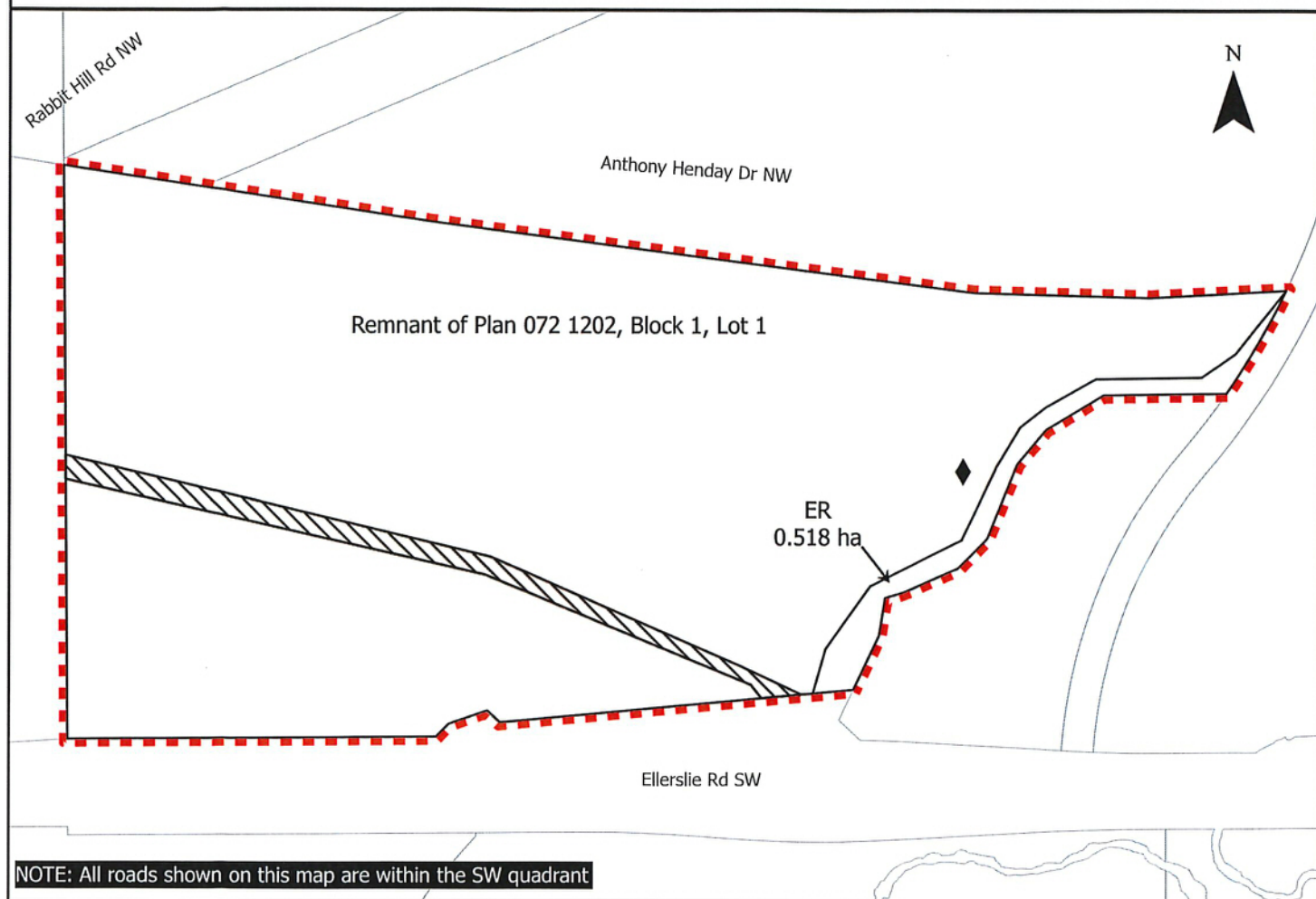
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

May 8, 2025

LDA25-0150

- Limit of proposed subdivision
- ◆ Restrictive Covenant re: Top of Bank
- ▨ Utility Easement





Subdivision Authority

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

May 8, 2025

File No. LDA25-0162

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional industrial lot from Lot 10, Block 2, Plan 182 2860, located north of 39 Avenue NW and east of 101 Street NW; **STRATHCONA INDUSTRIAL PARK**

The Subdivision by Plan is APPROVED on May 8, 2025, subject to the following conditions:

1. that the owner submit a detailed lot grading plan and on-site stormwater management details in accordance with current City of Edmonton Design and Construction Standards, to the satisfaction of Development Services; 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.

The Municipal Reserve (MR) requirement for Lot 10, Block 2, Plan 182 2860 was addressed with cash-in-lieu with subdivision file 66-X-79.

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 #580750900-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

- The next step in the subdivision process is to have a legal instrument prepared (ie. Plan of Survey) in order to register the approved subdivision. The legal instrument is then forwarded to the City for endorsement along with the endorsement fee (\$1,560.00 - 2025 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

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 lot 12 approximately 46.6 m and 33.5 m (respectively) north of the south property line of Lot 10 off 101 Street NW. And the existing services (water and sanitary) enter the proposed lot 11 approximately 34 m and 38.8 m north of the south property line of current lot 10 off 101 Street NW. The existing storm service enters the proposed subdivision approximately 76.3 m south of the north property line and 31.0 m north of the south property line of Lot 10 off 101 Street NW. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

TENTATIVE PLAN

SHOWING SUBDIVISION OF

LOT 10, BLK.2, PLAN 182 2860

IN THE

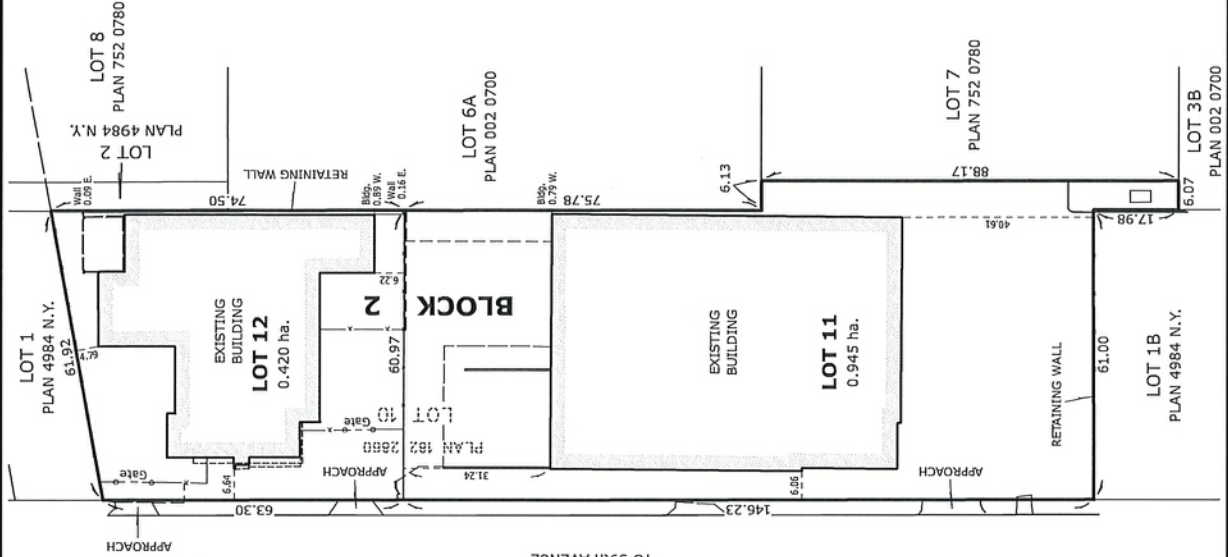
N.W.1/4 SEC.9, TWP.52, RGE.24, W.4 M.

EDMONTON, ALBERTA

SCALE 1:1000 2025 N.R. RONSKO, A.L.S.



101st STREET
TO 39th AVENUE



NOTES:

- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.
- AREA DEALT WITH BOUNDED THUS.
- FENCE SHOWN THUS



**HAGEN
SURVEYS**

2107 - 87th Avenue N.W. | Edmonton AB, T6P 1L5 | T 780.464.5506 | F 780.464.4450 | hagensurveys.ca
Your comprehensive surveying partner.

SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	MARCH 17, 2025	REVISED:	--
DRAWING	250183T	FILE NO.	250183



Subdivision Authority

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

May 8, 2025

File No. LDA25-0156

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

ATTENTION: Piotr Strozyk

RE: Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 26, Block C, Plan 5860 HW, located north of 127 Avenue NW and east of 114 Street NW; **CALDER**

The Subdivision by Plan is APPROVED on May 8, 2025, subject to the following conditions:

1. that the final plan of survey shall conform to the attached revised tentative plan;
2. that the owner make satisfactory arrangements with EPCOR Water Services Inc. and EPCOR Drainage Services for the provision of separate services (water and sewer) to the proposed south lot; and
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/jm/Posse #583147773-001

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 are existing concrete stairs that encroach onto the 114 Street NW road right-of-way that must be removed with future redevelopment of the site. Permanent objects are not permitted to encroach within road right-of-way without entering into an Encroachment Agreement with the City of Edmonton. Email encroachmentagreements@edmonton.ca for information.

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 6.8 m south of the north property line of Lot 26 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).

TENTATIVE PLAN

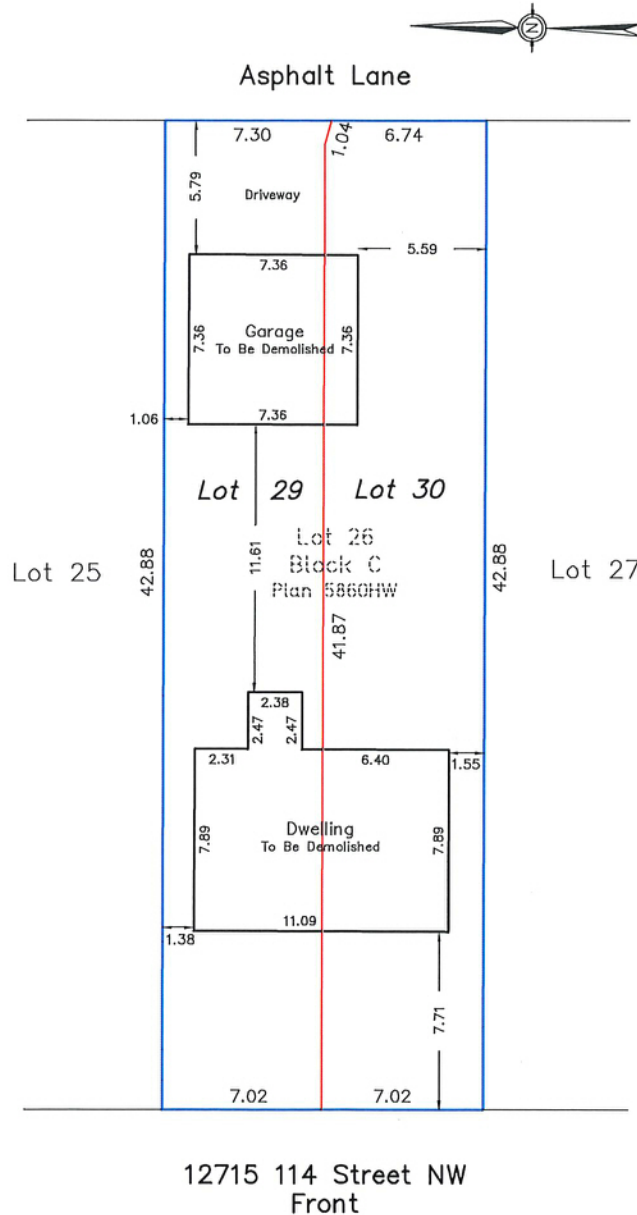
LEGAL DESCRIPTION: Lot 26, Block C, Plan 5860HW
MUNICIPAL ADDRESS: 12715 114 Street NW, Edmonton, Alberta
SURVEY DATE: January 31st, 2025
NEIGHBOURHOOD: Calder
ZONING: RS

CLIENT CONTACT: Tech View Homes Ltd.

LEGEND

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

CERTIFICATE OF TITLE AREA: 0.060 ha.
AREA IN PARCEL(S) BEING CREATED: 0.060 ha.
NUMBER OF PARCELS CREATED: 2



Scale: 1: 250 0m 2.5 5 10

NOTE:

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

No.	DATE	REVISION DESCRIPTION	Draftsman
1	2025-04-30	Lot Deflection Added	DS
0	2025-04-03	Original drafting date	DS

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

Surveyed: MG	Checked by: JG	File No.: E25974S
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Subdivision Authority

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

May 8, 2025

File No. LDA25-0165

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 30B, Block 46, Plan 252 0297, located north of 101 Avenue NW and west of 82 Street NW; **FOREST HEIGHTS**

The Subdivision by Plan is APPROVED on May 8, 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.

Regards,

Blair McDowell
Subdivision Authority

BM/jm/Posse #584658203-001

Enclosures

Please be advised of the following:

Next Steps for Subdivision Approval

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Transportation

- There are existing boulevard trees adjacent to the site that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (search "Trees and Construction").
- Any and all costs associated with tree work requests (removal, pruning or other) and/or remediation from damages are borne on to the proponent as per the Corporate Tree Management Policy (C456C). All work is to be carried out by Urban Forestry who can be contacted at citytrees@edmonton.ca. Removal of City of Edmonton trees must follow the Live Tree Removal Guidelines which include community notice and value compensation.

Building / Site

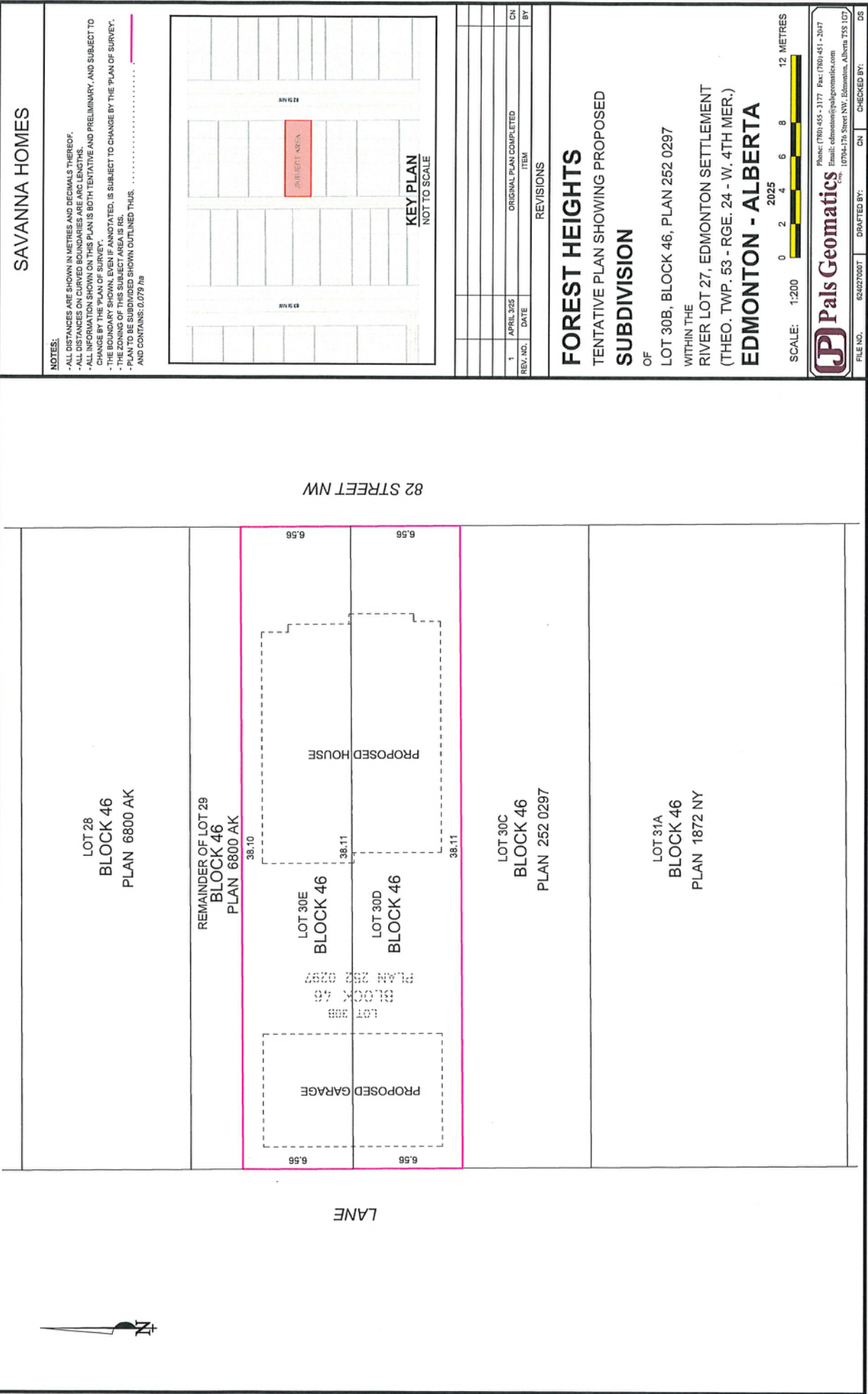
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 2.62 m north of the south lot line of Lot 30B off the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- Overhead power lines are located on or adjacent to the subject site. It is important to prevent structural conflicts with electrical equipment. At the Development Permit stage, power poles, transformers, and other electrical equipment near the subject site must be included on all site plans and drawings. If a structure is greater than 5.5 m in height and has a setback of 4.5 m or less from the property line, please advise EPCOR Power's Customer Engineering Services (CES@epcor.com or 780-412-3128). They will provide feedback from a safety perspective, to help ensure Alberta Electrical Utility Code clearance requirements are achieved. For more

information, refer to EPCOR Power's website at www.epcor.com (search "Building Structures and Power Equipment Clearances").

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



SAVANNA HOMES

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 SOUNDING OF THIS PLAN IS 100%.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THIS.
- AND CONTAINS: 0.079 ha



REV. NO.	DATE	ITEM	BY
1	APRIL 2025	ORIGINAL PLAN COMPLETED	CN

REVISIONS

FOREST HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED SUBDIVISION

OF
LOT 30B, BLOCK 46, PLAN 252 0297
WITHIN THE
RIVER LOT 27, EDMONTON SETTLEMENT
(THEO. TWP. 53 - RGE. 24 - W. 4TH MER.)
EDMONTON - ALBERTA



Pals Geomatics
Phone: (780) 455-3177 Fax: (780) 451-2047
Email: edmonton@palsgeomatics.com
10704-176 Street NW, Edmonton, Alberta T5S 1C7

FILE NO.	DRAFTED BY:	CN	CHECKED BY:	DS
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Thursday, May 01, 2025
10:00 am.



SUBDIVISION AUTHORITY MINUTES

MEETING NO. 17

PRESENT Blair McDowell, Chief Subdivision Officer

1. ADOPTION OF AGENDA

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the May 01, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

2. ADOPTION OF MINUTES

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 24, 2025 meeting be adopted.

FOR THE MOTION

Blair McDowell

CARRIED

3. OLD BUSINESS

4. NEW BUSINESS

1.

LDA25-0062
550662029-001

Tentative plan of subdivision to create 163 residential lots and one (1) Public Utility lot, from the SW 15-51-24-W4M located north of 41 Avenue SW and east of 91 Street SW; **THE ORCHARDS AT ELLERSLIE**

MOVED

Blair McDowell

That the application for subdivision be Approved as Amended.

FOR THE MOTION

Blair McDowell

CARRIED

2.

LDA25-0128
577119765-001

Tentative plan of subdivision to create two (2) commercial strata lots and two (2) pylon sign strata lots from Lot 26, Block 1, Plan 242 2507 located north of Ellerslie Road SW and west of Parsons Road SW; **ELLERSLIE INDUSTRIAL**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION		Blair McDowell	CARRIED
3.	LDA25-0110 571799826-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 6, Block 23, Plan RN76, located east of 88 Street NW and south of 122 Avenue NW; EASTWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
4.	LDA25-0135 578503718-001	Tentative plan of subdivision to create one (1) additional residential lot, from Lot 19, Block 50, Plan 3769 HW, located south of 93 Avenue NW and east of 152 Street NW; SHERWOOD	
MOVED		Blair McDowell That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	CARRIED
5.	ADJOURNMENT The meeting adjourned at 10:10 a.m.		