

Thursday, April 16, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY AGENDA MEETING NO. 15

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the April 16, 2020 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the April 9, 2020 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA19-0470 341379600-001	Tentative plan of subdivision to create 56 single detached residential lots, 14 semi-detached lots, one (1) Municipal Reserve lot and one (1) road right of way greenway from, Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located south of Cooper Bend SW and east of Chappelle Way SW; <b>CHAPPELLE</b>
2.	LDA19-0536 345001774-001	Tentative plan of subdivision to create 131 single detached residential lots, 23 row housing lots, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 and Lot 2, Block 2, Plan 062 5035, located west of 66 Street SW and north of Orchards Boulevard SW; <b>THE ORCHARDS AT ELLERSLIE</b>
3.	LDA19-0583 348600877-001	Tentative plan of subdivision to create 72 single detached residential lots from Lot 1, Plan 982 3999 and the SE 25-51-24 W4M, located north of Ellerslie Road and west of 34 Street SW; <b>CHARLESWORTH</b>
4.	LDA20-0082 355174840-001	Tentative plan of subdivide a portion of Lot 3, Block 1, Plan 052 4176 to consolidate with adjacent Lot 1A, Block 1, Plan 132 0189 located south of 46 Avenue SW and west of 127 Street SW; <b>EDMONTON SOUTH CENTRAL</b>
5.	LDA12-0209 125308167-001	REVISION of conditionally approved tentative plan of subdivision to create 132 single detached residential lots, 2 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW; <b>CHAPPELLE</b>
6.	LDA14-0394 159596579-001	REVISION of conditionally approved tentative plan of subdivision to create 57 single detached residential lots, 12 semi-detached residential lots, one (1) multi-unit housing lot, and one (1) commercial lot from the Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; <b>EDGEMONT</b>

7.	LDA20-0031 352684825-001	Tentative plan to subdivide 0.037 hectare and 0.033 hectare portions from Lot 4A, Plan 922 1710 and consolidate those portions with adjacent Lots 2 and 3, Plan 852 2037, located south of Jasper Avenue NW and east of 100 Street NW; <b>DOWNTOWN</b>
8.	LDA20-0075 356022033-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 23, Plan 3986 HW, located north of 102 Avenue NW and east of 79 Street NW; <b>FOREST HEIGHTS</b>
9.	LDA20-0077 355938859-001	Tentative plan of subdivision to create one (1) additional single detached residential lot dwelling from Lot 22, Block 21, Plan 2655 HW, located north of 71 Avenue NW and east of 96 Street NW; <b>HAZELDEAN</b>
10.	LDA20-0092 357285293-001	Tentative plan of subdivision to create one (1) additional single detached residential lot from part of Lot 5, Lots 6 and 7, Block 12, Plan 5765Q, located north of 72 Avenue NW and west of 106 Street NW; <b>QUEEN ALEXANDRA</b>
5.	<b>OTHER BUSINESS</b>	



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA19-0470

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 56 single detached residential lots, 14 semi-detached lots, one (1) Municipal Reserve lot and one (1) road right of way greenway from, Lot M, Block 99, Plan 142 3965, and Block C, Plan 172 1297 located south of Cooper Bend SW and east of Chappelle Way SW; **CHAPPELLE**

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**I The Subdivision by Plan is APPROVED on April 16, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as a 0.50 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 provide Municipal Reserve (MR) in the amount of 0.094 ha by a Deferred Reserve Caveat registered against Lot M, Block 99, Plan 142 3965 pursuant to Section 669 of the Municipal Government Act;
3. that the owner enter into a Servicing Agreement with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
4. that the owner prepare the necessary plans and documentation to grant new or carry forward existing easements and restrictive covenants in favour of the City of Edmonton, EPCOR Distribution & Transmission Inc., EPCOR Water Services Inc., and EPCOR Drainage Services, as required by the aforementioned agencies or shown on the engineering drawings that are deemed to be part of the Servicing Agreement;
5. that the lot identified be withheld from registration until the temporary roadway is no longer required as deemed by Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
6. that Charter Bylaw 19235 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (3) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits 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 owner enter into a cost sharing agreement with other developers within the Heritage Valley neighbourhoods to pay its pro rata share of the costs of the construction of two lanes of Ellerslie Road SW to an arterial standard from the ECO Station access to east of 141 street SW including channelization, accesses, intersections, 3 m shared use path, lighting, landscaping and any transitional improvements to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
8. that the owner constructs a temporary 6 m gravel surface roadway connection to the satisfaction of Subdivision and Development Coordination and Waste Management Services, as shown on the "Conditions of Approval" map, Enclosure I. A swept path analysis for waste management vehicles must be reviewed with detailed engineering drawings. 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 constructs a 3 m hard surface shared use path with, connections to adjacent paths, "Shared Use" signage, lighting, and bollards, within the road right of way greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the reserve lot, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner constructs a 1.8 m concrete sidewalk with connections to adjacent shared use paths, lighting, and bollards, within the walkway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

14. that the owner is responsible for the landscape design and construction within the Reserve lot, road rights of way, walkway and greenway to the satisfaction of City Departments and affected utility agencies.

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

Subsequent to MR dedication the existing DRC for Lot M, Block 99, Plan 142 3965 will be discharged in full. MR for Block C, Plan 172 1297 in the amount of 0.0938 ha will be transferred to Lot M, Block 99, Plan 142 3965, and a new DRC shall be registered.

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.

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

Regards,

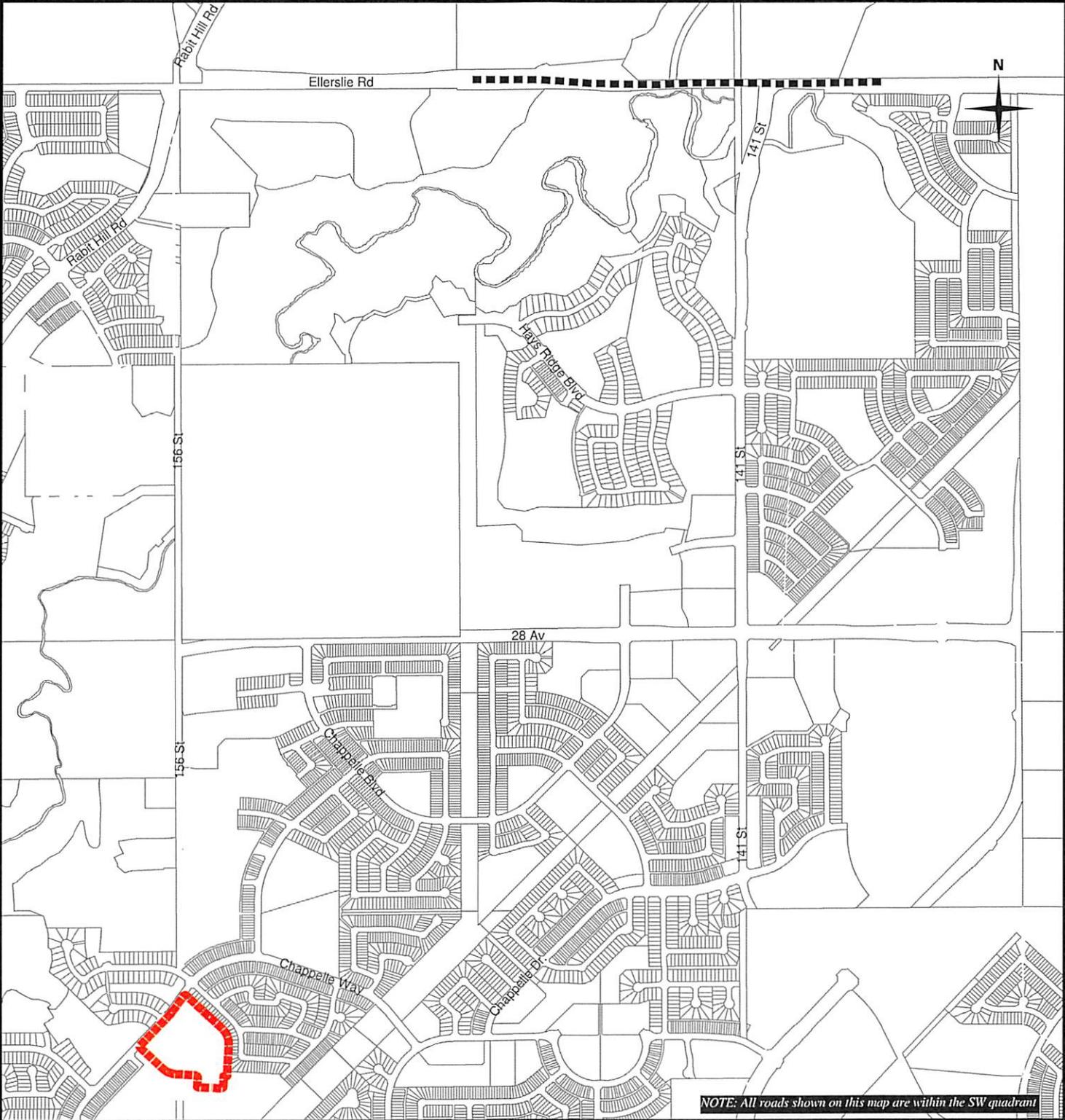
Blair McDowell  
Subdivision Authority

BM/mb/Posse #341379600-001

Enclosures



- Limit of proposed subdivision
- - - - Enter into a cost sharing agreement to construct two lanes to an arterial roadway standard



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



Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA19-0536

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

ATTENTION: Elise Shillington

RE: Tentative plan of subdivision to create 131 single detached residential lots, 23 row housing lots, and one (1) Public Utility lot from Lot A, Block 1, Plan 182 1095 and Lot 2, Block 2, Plan 062 5035, located west of 66 Street SW and north of Orchards Boulevard SW; **THE ORCHARDS AT ELLERSLIE**

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**I The Subdivision by Plan is APPROVED on April 16, 2020, subject to the following conditions:**

1. that the owner provide Municipal Reserve (MR) in the amount of 7.438 ha by a Deferred Reserve Caveat registered against Lot A, Block 1, Plan 182 1095 pursuant to Section 669 of the Municipal Government Act;
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 dedicate additional road right of way as shown on the "Conditions of Approval" map, Enclosure I;
5. that the property lines of the residential lots flanking the alley, walkway, and the emergency access be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, as shown on the "Conditions of Approval" map, Enclosure I;
6. 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;
7. that LDA20-0084 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
8. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto or flanking the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I; 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 submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits 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 owner construct a 10.5 m reverse housing alley to an approved Complete Streets design and cross-section to accommodate two way traffic, including lighting, a sidewalk and "no parking" signage, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct Orchards Road to an approved Complete Streets cross-section, including a 3 m hard surface shared use path, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
9. that the owner constructs a 3 m hard surface shared use path with lighting, within the Storm Water Management Facility (SWMF), as per City of Edmonton Design and Construction Standards, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner provide a zebra marked crosswalk with curb ramps and pedestrian signage to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
11. that the owner provide curb extensions on the Orchards Boulevard, to the satisfaction of Subdivision and Development Coordination;
12. that the owner constructs the emergency access roadway with Phase 2 to a paved residential alley structure, as shown on the "Conditions of Approval" map, Enclosure I. A Swept Path Analysis for fire trucks must be included in the submission of engineering drawings to ensure functionality and "Emergency Access" signage must be installed. Details regarding the extent of

the paved surface will be reviewed with engineering drawings, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services;

13. that the owner constructs a 1.8 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs a 3 m hard surface shared use path in the walkway north of the emergency access with "Shared Use" signage, lighting, and bollards, with connections to the shared use path in the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner constructs mono-walk adjacent to the reverse housing, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner constructs a temporary 6 m gravel surface roadway connection with Phase 2, to the satisfaction of Subdivision and Development Coordination, as 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);
17. that the owner constructs a temporary 4 m gravel surface emergency access with T-bollards with Phase 1, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I. This roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
18. that the owner constructs two temporary 12 m radius gravel surface turnarounds with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These turnarounds will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
19. that the owner constructs a temporary offset 17 m radius transit turnaround to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. This turnaround will require a paved surface prior to Final Acceptance Certificate (FAC) for roads (or when required by Subdivision and Development Coordination);
20. that the owner designs and constructs 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 I;
21. that the owner provides accommodations for temporary major drainage to the satisfaction of Subdivision and Development Coordination;
22. that the owner constructs an offsite watermain extension, to the satisfaction of EPCOR Water Services Inc., as shown conceptually on the "Conditions of Approval" map, Enclosure I;

23. 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
24. that the owner is responsible for the landscape design and construction within the Public Utility lot, road rights of way, and walkways to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the west half of the NE 15-51-24 W4M and NW 15-51-24 W4M was partially addressed by a 2.83 ha Deferred Reserve Caveat (DRC) #172 336 762 with LDA14-0219. This DRC was discharged with the endorsement of LDA17-0208 and the dedication of a 4.60 ha MR parcel. A portion of the 4.60 ha MR lot was assembled from the 2.83 ha DRC, and the 1.77 ha balance was taken from a 3.026 ha DRC (#152 316 658) registered against the west half of the north half of 15-21-24-W4M. The remainder of the 3.026 ha DRC (1.238 ha) was deferred to the east half of the north half of 15-51-24-W4M.

Lot A, Block 1, Plan 182 1095 is the consolidation of the west half of the NE 15-51-24 W4M and the NW 15-51-24 W4M, and the SE 15-51-24 W4M. MR for Lot A, Block 1, Plan 182 1095 will be provided with this application by a 7.438 ha DRC.

MR for Lot 2, Block 2, Plan 062 5035 was also previously addressed by DRC (#062 381 307) with SUB/06-0082. The 3.24 DRC will carry forward on that 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 with Section 678 of the Municipal Government Act with the Municipal Government Board, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9.

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

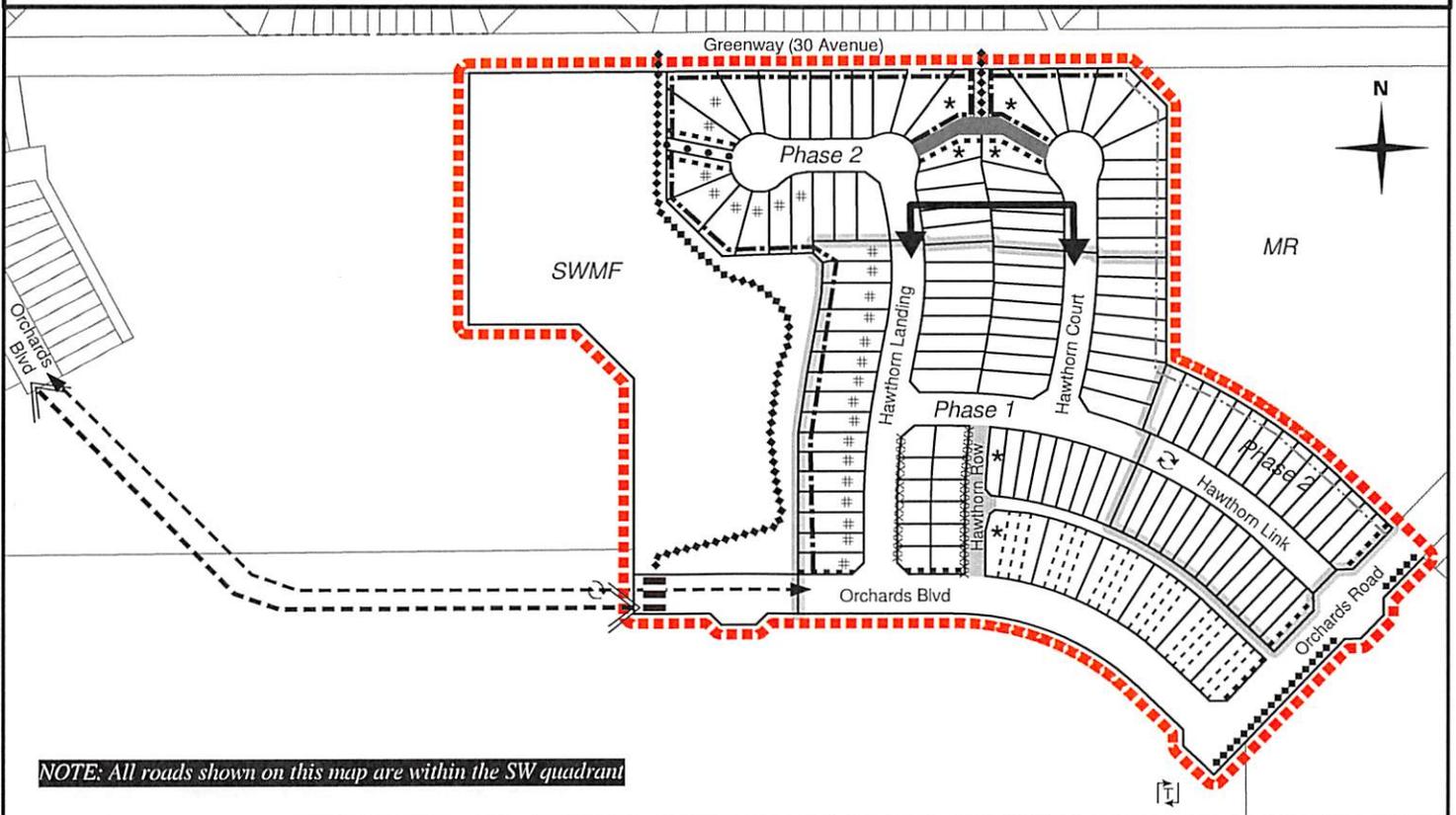
Regards,

Blair McDowell  
Subdivision Authority

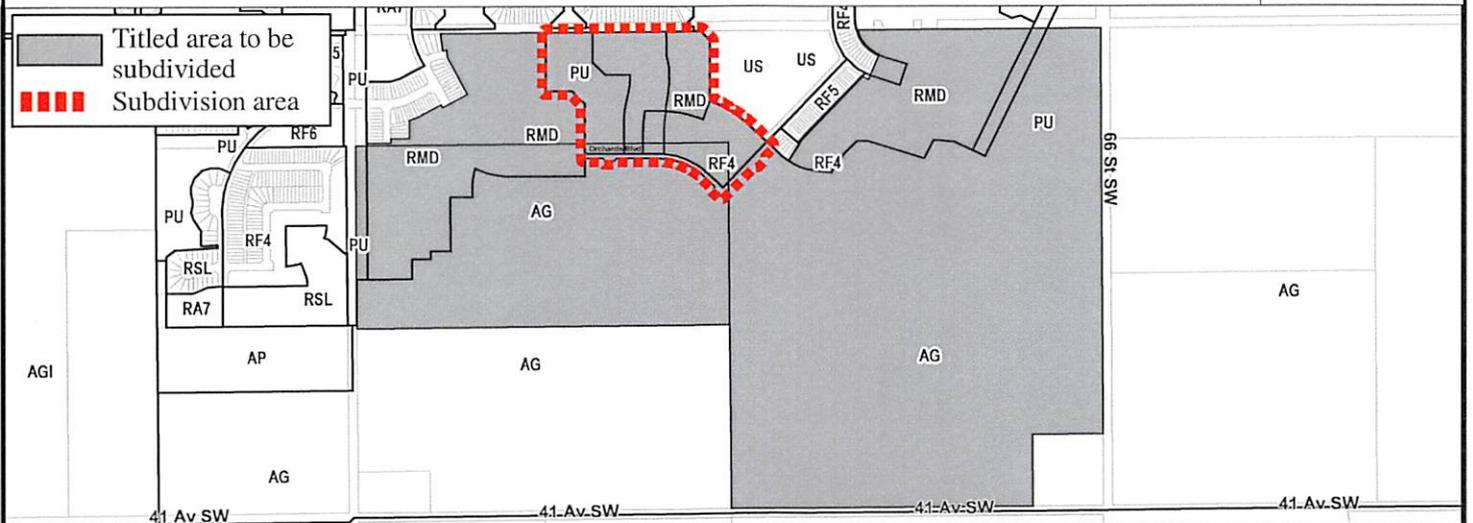
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Enclosure(s)

- |   |                                    |   |  |
|---|------------------------------------|---|--|
|  | Limit of proposed subdivision      |  | Temporary 17 m radius transit turnaround         |
|  | Phasing line                       |  | Dedicate as road right of way                    |
|  | Restrictive covenant re: Freeboard |  | Emergency access roadway                         |
|   | Temporary 6 m roadway              |  | 10.5 m reverse housing alley to Complete Streets |
|   | Temporary 4 m emergency access     |  | Watermain extension                              |
|  | 3 m hard surface shared use path   |  | 1.8 m uniform screen fence as per Zoning Bylaw   |
|  | 1.8 m concrete sidewalk            |  | 1.8 m uniform fence                              |
|  | Monowalk                           |  | 1.2 m uniform fence                              |
|  | Zebra marked crosswalk             |  | Modify property lines if necessary               |
|  | Temporary 12 m radius turnaround   |   |  |



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





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA19-0583

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

ATTENTION: Victoria Pham

RE: Tentative plan of subdivision to create 72 single detached residential lots from Lot 1, Plan 982 3999 and the SE 25-51-24 W4M, located north of Ellerslie Road and west of 34 Street SW;  
**CHARLESWORTH**

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**I The Subdivision by Plan is APPROVED on April 16, 2020, 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 enters into a Maintenance Agreement with the City of Edmonton for maintenance of 34 Street SW between Anthony Henday Drive and Ellerslie Road SW until such time that 34 Street SW is constructed to an urban arterial roadway. Details of the Agreement, including responsibilities of each party, will be prepared and administered by City Operations (contact Sherron Hutchings at (780) 496-6129 sherron.hutchings@edmonton.ca.);
4. 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;
5. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto or flanking 34 Street and Ellerslie Road, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking the walkway, as shown on the "Conditions of Approval" map, Enclosure I; and
7. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I(1) shall contain, among other things, the following conditions:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits 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 owner construct a 1 m berm centered on the property line and a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto or flanking 34 Street and Ellerslie Road, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner construct temporary upgrades to 34 Street SW, from Ellerslie Road SW to Charlesworth Drive SW, including turn bays, channelization, accesses, intersections, lighting, and any transitional improvements, to the satisfaction of Subdivision and Development Coordination and Office of Traffic Safety. Details will be reviewed with engineering drawing review, as shown on the "Conditions of Approval" map, Enclosure II;
9. that the owner construct a temporary connection for Charlesworth Drive SW to 34 Street SW, to the satisfaction of Subdivision and Development Coordination and Office of Traffic Safety. Details will be reviewed with engineering drawing review, as shown on the "Conditions of Approval" map, Enclosure II;
10. that the owner constructs a temporary 4m gravel surface emergency access with T-bollards, to the satisfaction of Subdivision and Development Coordination as 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 constructs a 1.5 m concrete sidewalk with lighting, and bollards, within the walkway with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that a Construction Completion Certificate (CCC) for sanitary and storm sewers will not be issued until such time as the downstream sanitary and storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and

14. that the owner is responsible for the landscape design and construction within road rights of way and walkway, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for the SE 25-51-24 W4M was addressed by dedication. MR for Lot 1, Plan 982 3999 was addressed by Deferred Reserve Caveat (DRC) with LDA17-0175. This DRC will be addressed by dedication with LDA18-0119.

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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cw/Posse #348600877-001

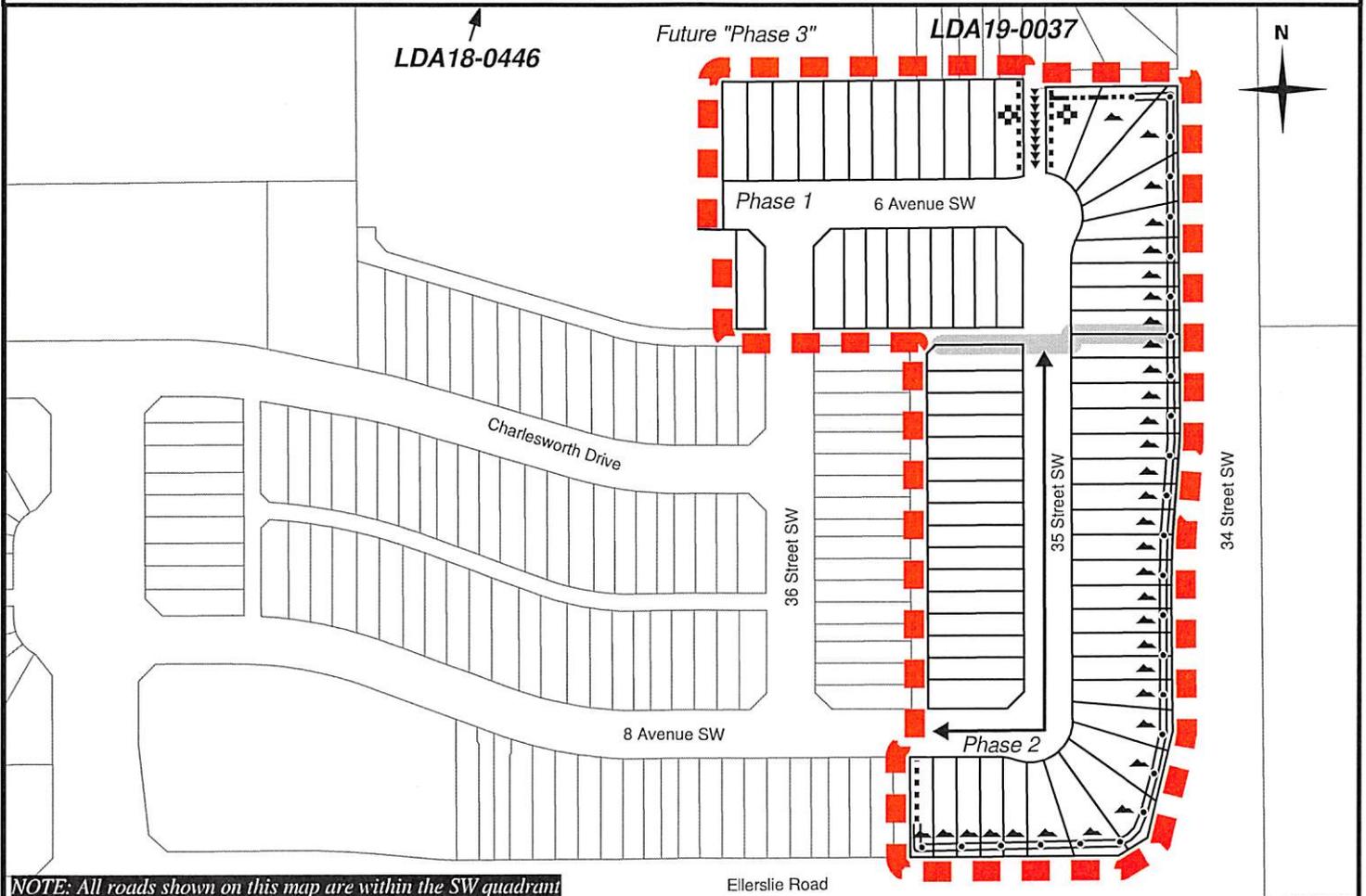
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL MAP

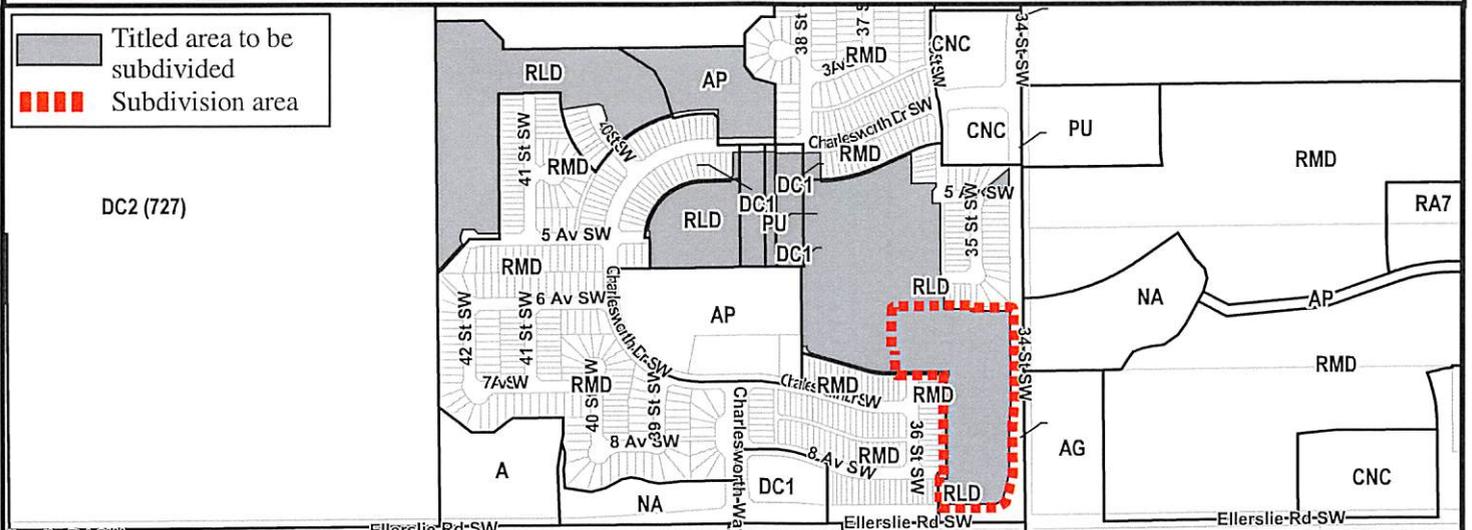
April 02, 2020

LDA 19-0583

-  Limit of proposed subdivision
-  Phasing line
-  1.8 m uniform fence as per Zoning Bylaw
-  1.8 m uniform screen fence
-  Berm and noise attenuation fence
-  1.5 m concrete sidewalk
-  Restrictive covenant re: Berm and Fence
-  Restrictive covenant re: Disturbed Soil
-  Temporary 4 m emergency access



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







Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA20-0082

LN Land Development Technologies Inc.  
100, 18520 Stony Plain Road NW  
Edmonton, AB T5S 1A8

ATTENTION: Geoff Scott

RE: Tentative plan of subdivide a portion of Lot 3, Block 1, Plan 052 4176 to consolidate with adjacent Lot 1A, Block 1, Plan 132 0189 located south of 46 Avenue SW and west of 127 Street SW; **EDMONTON SOUTH CENTRAL**

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**The Subdivision by Plan is APPROVED on April 16, 2020, 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 a map of the subdivision identifying major conditions of this approval.

MR for Lot 3, Block 1, Plan 052 4176 was addressed by Deferred Reserve Caveat (DRC) 892 251 326. Two additional DRCs were registered in 2005 (052 332 945) and 2013 (132 016 562). They were duplicate DRCs and will be discharged. DRC 892 251 326 will carry 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #355174840-001

Enclosure

# TENTATIVE PLAN

SHOWING A PROPOSED SUBDIVISION OF PART OF

Lot 3, Block 1, Plan 052 4176

WITHIN THE  
N.E. ¼ of Sec. 1, Twp. 51, Rge. 25, W.4M.

CITY OF EDMONTON  
ALBERTA



SCALE 1:1000

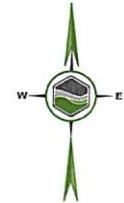
### LEGEND

Area to be registered under this plan shown thus ..... and contains from:

Lot 1A, Block 1, Plan 132 0189	=	1.01ha. (2.50ac.)
Lot 3, Block 1, Plan 052 4176	=	2.02ha. (5.00ac.)
<b>Total</b>	=	<b>3.03ha. (7.49ac.)</b>

### NOTES

Distances shown are in metres and decimals thereof.



**S.E.1/4 SEC. 12-51-25-4**

Road Plan 082 8389  
Road Plan 102 0002

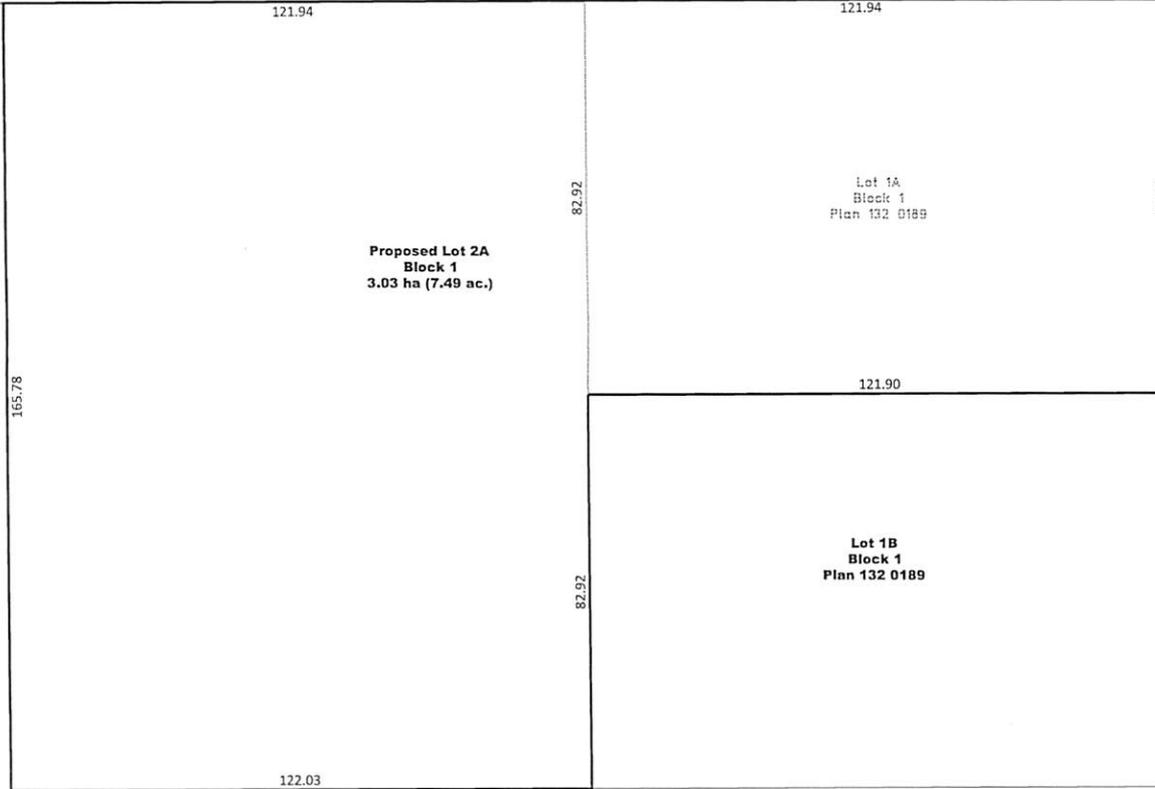
127 STREET

Remainder of Lot 3  
Block 1  
Plan 052 4176

Proposed Lot 2A  
Block 1  
3.03 ha (7.49 ac.)

Lot 1A  
Block 1  
Plan 132 0189

Lot 1B  
Block 1  
Plan 132 0189



Address:	5920-127 Street SW
Neighbourhood:	Edmonton South Central
Ward:	Ward 10
Waste Collection:	Annexation Zone
Current Zone:	Agricultural Edmonton South (AES)
Current Bylaw:	18673

DWG:	LN005755-002-TN_0	 LN LAND DEVELOPMENT TECHNOLOGIES Toll Free 1-877-688-0001 www.ln.ca	REV. <b>0</b>
CLIENT FILE:	LN005755		
PAGE:	1/1		
No.	DATE	DESCRIPTION	SVY, DWN, CKD
0	January 24, 2020	Plan Issued	-- KV LO
REVISION TABLE			



April 16, 2020

File No. LDA12-0209

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

ATTENTION: Elise Shillington

RE: REVISION of conditionally approved tentative plan of subdivision to create 132 single detached residential lots, 2 semi-detached residential lots, one (1) multiple family lot (MFL) and three (3) Municipal Reserve lots, from Lot S, Block 99, Plan 122 5024, the SW 13-51-25-W4M and Block B Plan 172 1978 located north of Chappelle Road SW and west of Heritage Valley Trail SW;  
**CHAPPELLE**

---

The application was originally approved on October 1, 2015. Subsequent to that approval, LDA16-0035 added four residential lots on February 4, 2016. A second revision, for phasing, was approved on April 18, 2019. This will be the third revision, and increases the number of single detached lots from 85 to 132, and decreases the number of semi-detached lots from 34 to 2. The local road network has been reconfigured as well.

**I The Subdivision by Plan is APPROVED on April 16, 2020, subject to the following conditions:**

1. that the owner dedicate Municipal Reserve (MR) as 0.12 ha, 0.24 ha, and 1.73 ha parcels 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 property line for the lot flanking 141 Street SW, be modified to accommodate the 3 m concrete sidewalk connection in approved engineering drawings for Chappelle, Stage 47A, to the satisfaction of Subdivision and Development Coordination as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner dedicate 141 Street SW road right-of-way to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

6. 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;
7. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Heritage Valley Trail SW, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I; 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:**

1. that the owner pay all servicing costs, assessments, roadway modification costs (including but not limited to sidewalk, shared use path and/or transit infrastructure), construction costs and inspection costs required by this subdivision;
2. that the owner pay all costs specified in the Servicing Agreement prior to endorsement of the plan of survey;
3. that the owner pay the Drainage Assessments applicable to this subdivision;
4. that the owner pay the Arterial Roadway Assessments applicable to this subdivision;
5. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
6. that the owner submits 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 owner construct Charles Way SW to match the existing cross-section, including an 8 m carriageway and sidewalk on one side, to the satisfaction of Subdivision and Development Coordination;
8. that the owner construct the internal local roadways with standard cross-sections that include sidewalk on both sides;
9. that the owner constructs a 3 m hard surface shared use path with "Shared Use" signage, lighting, landscaping and bollards, within the greenway, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner constructs a 3 m hard surface shared use path with lighting and bollards, within the Reserve lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;

11. that the owner constructs 1.8 m concrete sidewalks with lighting, and bollards, within the walkways with connections to adjacent paths, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
12. that the owner pay for the installation of traffic signals, as shown on the "Conditions of Approval" map, Enclosure I. The City of Edmonton shall complete the signal design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;
13. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner construct a 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto 141 Street SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
15. that the owner construct a 1 m berm centered on property line and 1.8 m noise attenuation fence contained wholly within private property, for all lots backing onto Heritage Valley Trail SW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
16. that the owner construct all fences wholly on privately-owned land and the Municipal Reserve (MR) lots, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
17. that the owner is responsible for the landscape design and construction within the Reserve lots, road rights of way, walkways, and greenways 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 has been addressed for Lot S, Block 99, Plan 122 5024. The last Deferred Reserve Caveat (DRC) on title (132 025 860) for 2.183 ha was discharged following the dedication of two MR parcels (1.35 ha and 0.04 ha). The balance was transferred to Lot 1, Block 99, Plan 102 5202 with the approval of LDA12-0027. This DRC has subsequently been discharged in full.

MR was addressed for the SW 13-51-25 W4M with LDA14-0581 in the amount of 6.408 ha. This amount was reduced with the dedication of the school/park site and arterial road and the remaining 2.16 ha was addressed by a DRC and registered on the balance of the titled area. LDA18-0651 has reduced this DRC (192 296 295) to 2.023 ha. This subdivision (LDA12-0209) will reduce the DRC by 1.93 ha and the remaining 0.093 ha is to be carried forward on title. This DRC will be adjusted in accordance with the approved road closure (LDA10-0298) and arterial roadway 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 to Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/mb/Posse #125308167-001

Enclosure



-  Dedicate as road right of way
-  1.8 m concrete sidewalk
-  3 m hard surface shared use path
-  1.2 m fence
-  1.8 m fence
-  Post and rail fence
-  Restrictive covenant re: disturbed soil
-  Berm and noise attenuation fence
-  Noise attenuation fence
-  Traffic signal
-  Restrictive covenant re: berm
-  Modify property lines if necessary

V:\1161\Active\1161108220\dwg\dwg\planning\subd\chappelle\_stage1\_chaprr2020.dwg

ORIGINAL SHEET - ANS1 B



April 16, 2020

File No. LDA14-0394

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

ATTENTION: Mike Vivian

RE: REVISION of conditionally approved tentative plan of subdivision to create 57 single detached residential lots, 12 semi-detached residential lots, one (1) multi-unit housing lot, and one (1) commercial lot from the Lot 2, Block 1, Plan 182 2720, located south of 35 Avenue NW and east of Winterburn Road NW; **EDGEMONT**

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The application was originally approved on October 31, 2019. This revision proposed to remove the lane in Stage 2 (east of the multi-unit residential lot) and replace 23 row houses with 17 single detached residential lots. Phase 1 has been registered.

**I The Subdivision by Plan is APPROVED on April 16, 2020, 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 register an easement for cross lot access, with Phase 3 of the plan of subdivision, as shown on the "Conditions of Approval" map, Enclosure I;
4. 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; and
5. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

**II The Servicing Agreement required in Clause I (1) shall contain, 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 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 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;
6. that the owner shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
7. that the engineering drawings include a driveway connection, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
8. that the owner constructs a temporary 6 m gravel surface roadway connection, with Phase 2, to the satisfaction of Subdivision and Development Coordination, as 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 constructs the first two (2) lanes of Winterburn Road, to an arterial roadway standard, from approximately 250 m south to 35 Avenue/Edgemont Boulevard to approximately 400 m north of 35 Avenue, including channelization, accesses, intersections, 3 m shared use path, 1.8 m concrete sidewalk, lighting, any transitional improvements, intersection improvements, with Phase 3, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II. Preliminary plans are required to be approved for Winterburn Road prior to the approval of engineering drawings, to the satisfaction of Subdivision and Development Coordination. The limits of construction will be reviewed and confirmed with detailed engineering drawings;
10. that the engineer drawings include the removal and restoration of the existing 35 Avenue NW/Edgemont Boulevard, once the realignment of Edgemont Boulevard NW is open and operational, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
11. that the owner construct 35 Avenue NW/Edgemont Boulevard to a collector roadway standard, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
12. that the owner pay for the installation of traffic signals with Phase 3, as shown on the "Conditions of Approval" map, Enclosure II. The City of Edmonton shall complete the signals' design, and the City's Electrical Services Contractor must install the signals as per the agreement between the City of Edmonton and the Electrical Services Contractor. The timing of the traffic signals' installation will be at the direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of signing the Servicing

Agreement, the owner will be required to provide payment to the City of Edmonton for the installation of traffic signals at that time to fulfill this obligation;

13. that the owner constructs an offsite watermain extension with temporary road, with Phase 3 of the plan of subdivision, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. that the owner constructs offsite sanitary and storm sewers, with Phase 3 of the plan of subdivision, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosures I and II;
15. that the owner provides temporary accommodations for major drainage from the subdivision, to the satisfaction of Subdivision and Development Coordination;
16. that a Construction Completion Certificate (CCC) for storm sewers will not be issued until such time as the downstream permanent storm sewer systems are completed and operational to the satisfaction of Subdivision and Development Coordination;
17. that the owner construct all fences wholly on privately-owned lands, to the satisfaction of, as shown on the "Conditions of Approval" map, Enclosure I; and
18. that the owner is responsible for the landscape design and construction within the road rights of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for Lot 1, Plan 782334 was previously addressed with dedication and Deferred Reserve Caveat (DRC) with LDA14-0394.

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

Please be advised that an appeal may be lodged in accordance with Section 678 of the Municipal Government Act with the Subdivision and Development Appeal Board, 10019 - 103 Avenue NW, Edmonton Alberta, T5J 0G9.

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

Regards,

Blair McDowell  
Subdivision Authority

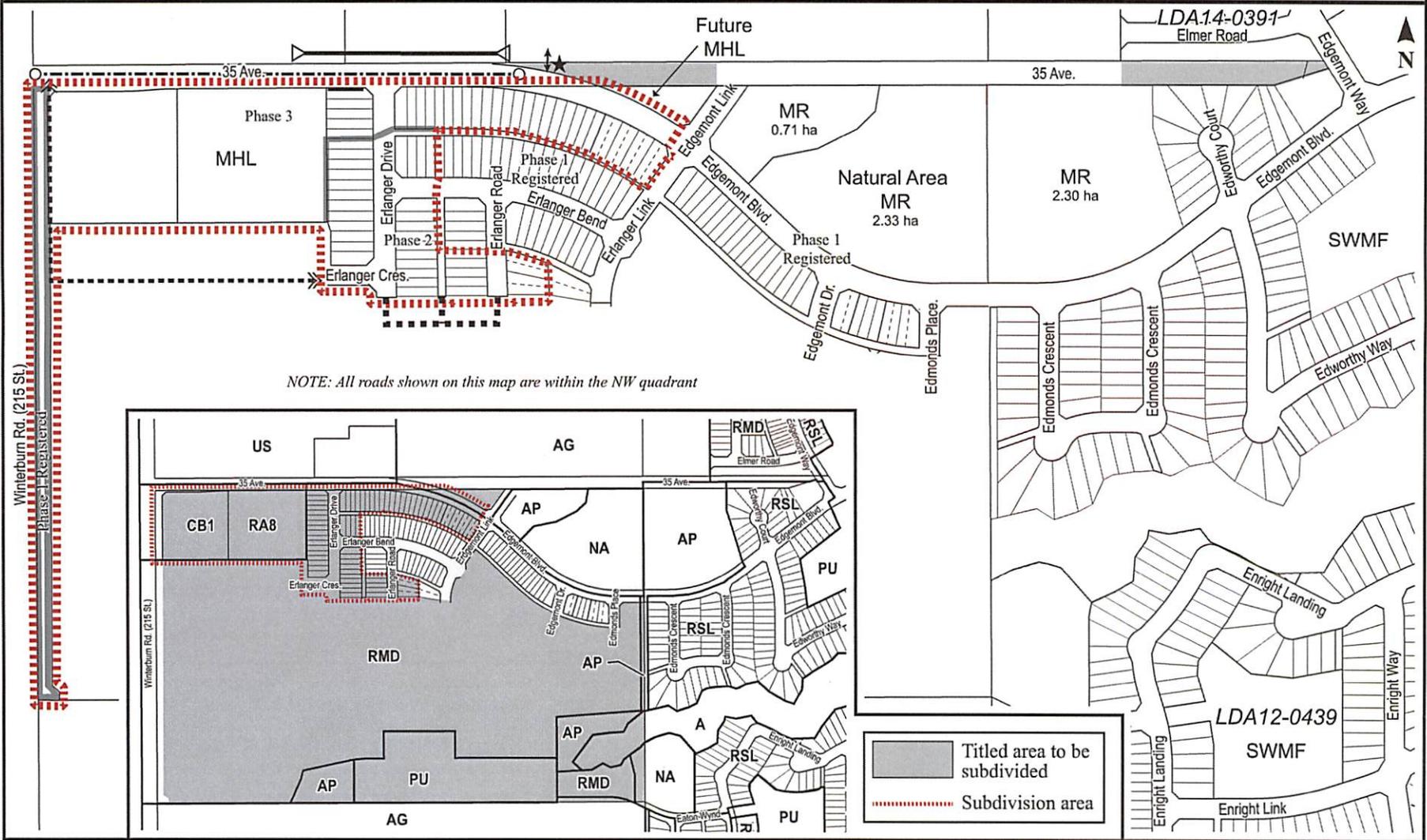
BM/jv/Posse #159596579-001  
Enclosure(s)

SUBDIVISION CONDITIONS OF APPROVAL

April 16, 2020

LDA14-0394

- Limit of proposed subdivision
- Phase line
- 1.8 m uniform screen fence as per Zoning Bylaw
- Storm sewer extension with Phase 3
- Watermain extension with Phase 3
- Sanitary sewer extension with Phase 3
- Construct driveway connection with Phase 3
- Cross lot access easement with Phase 3
- Temporary 6.0 m roadway connections with Phase 2
- Removal of 35 ave with Phase 3



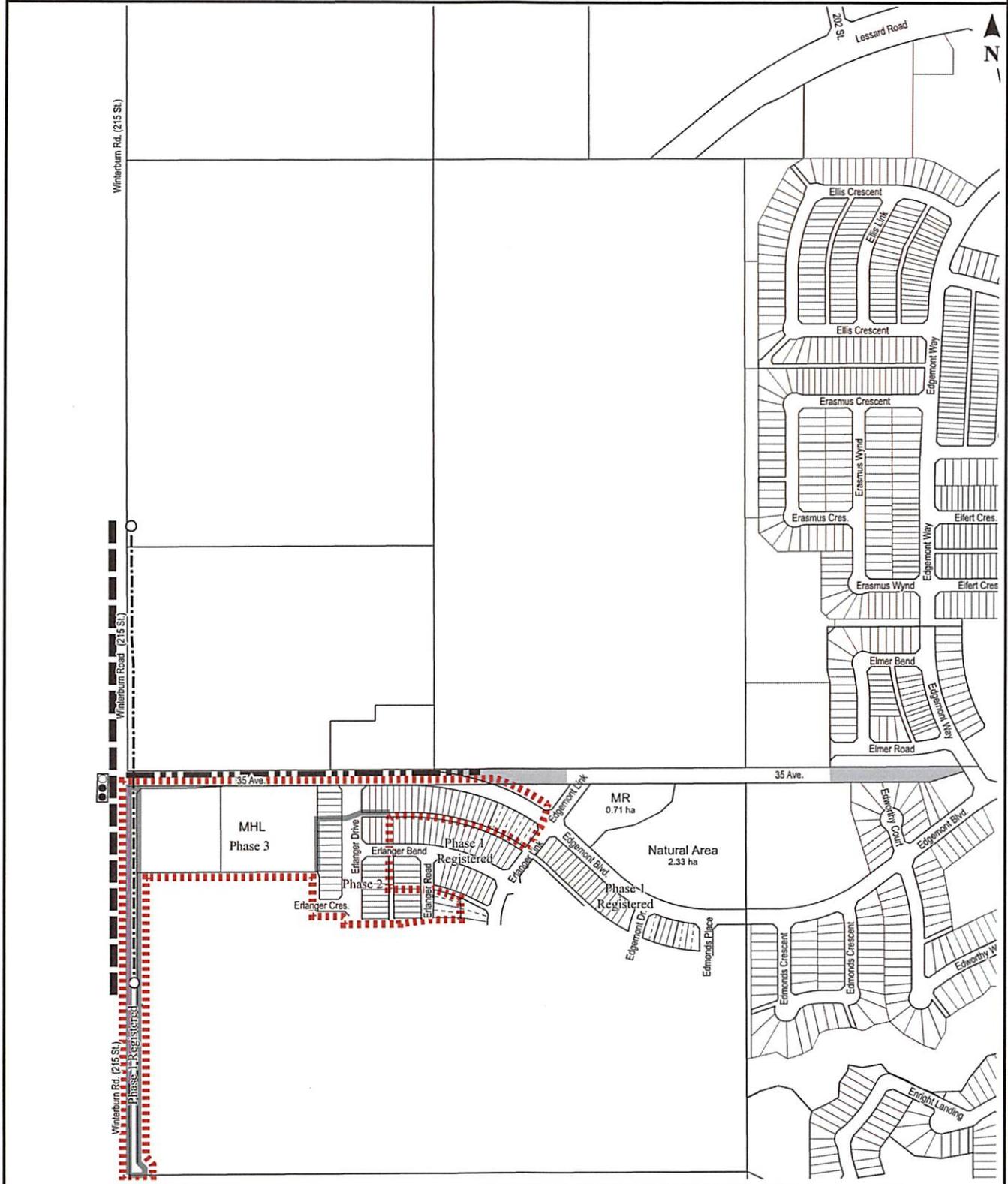
SUBDIVISION CONDITIONS OF APPROVAL MAP

April 16, 2020

LDA14-0394

- ▬▬▬▬▬▬▬ Limit of proposed subdivision
- ▬▬▬▬▬▬▬ Phase line
- ▬▬▬▬-○ Storm sewer extension with Phase 3

- ▬▬▬▬▬▬▬ Removal of 35 Avenue NW with Phase 3
- Traffic signals with Phase 3
- ▬▬▬▬▬▬▬ Construct first 2 lanes to an arterial roadway standard with Phase 3
- ▬▬▬▬▬▬▬ Construct collector roadway with Phase 3





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA20-0031

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

ATTENTION: Mike Vivian

RE: Tentative plan to subdivide 0.037 hectare and 0.033 hectare portions from Lot 4A, Plan 922 1710 and consolidate those portions with adjacent Lots 2 and 3, Plan 852 2037, located south of Jasper Avenue NW and east of 100 Street NW; **DOWNTOWN**

---

**The Subdivision by Plan is APPROVED on April 16, 2020, subject to the following conditions:**

1. that the owner register easements for cross lot access, as shown on the "Conditions of Approval" map, Enclosure I. 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 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/kr/Posse #352684825-001

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 (\$686.00 - 2020 Fees Schedule) and subsequently released to the applicant for registration at the Land Titles Office.

Transportation

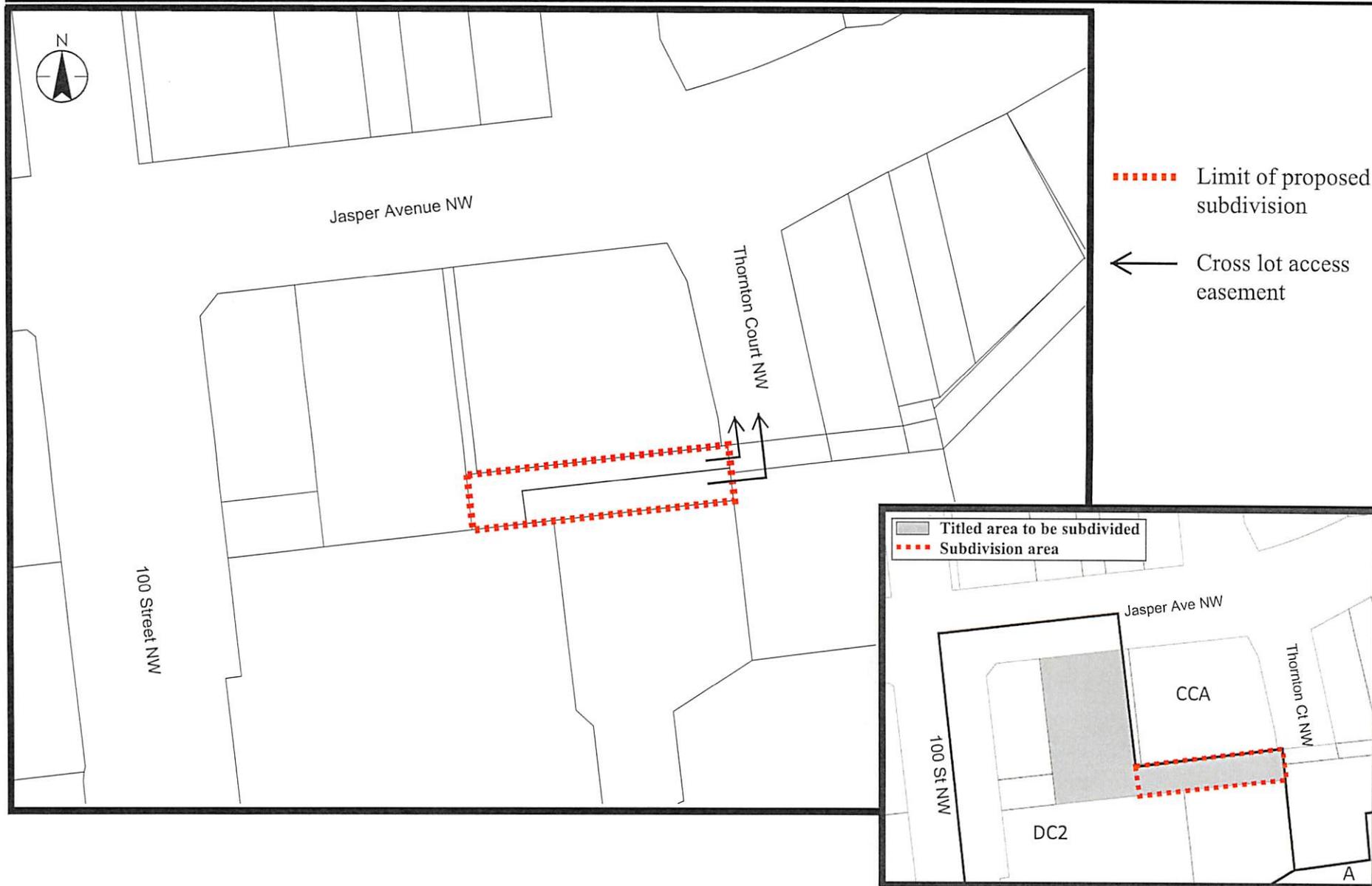
- Access to the site is existing. Any changes to the existing access requires the review and approval of Subdivision and Development Coordination.

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





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA20-0075

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 2, Block 23, Plan 3986 HW, located north of 102 Avenue NW and east of 79 Street NW; **FOREST HEIGHTS**

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The Subdivision by Plan is **APPROVED** on April 16, 2020, subject to the following conditions:

1. 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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #356022033-001

Enclosure(s)

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 (\$686.00 - 2020 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 on 102 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.

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 2.6 m south of the north property line of existing Lot 2 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 fire protection 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).

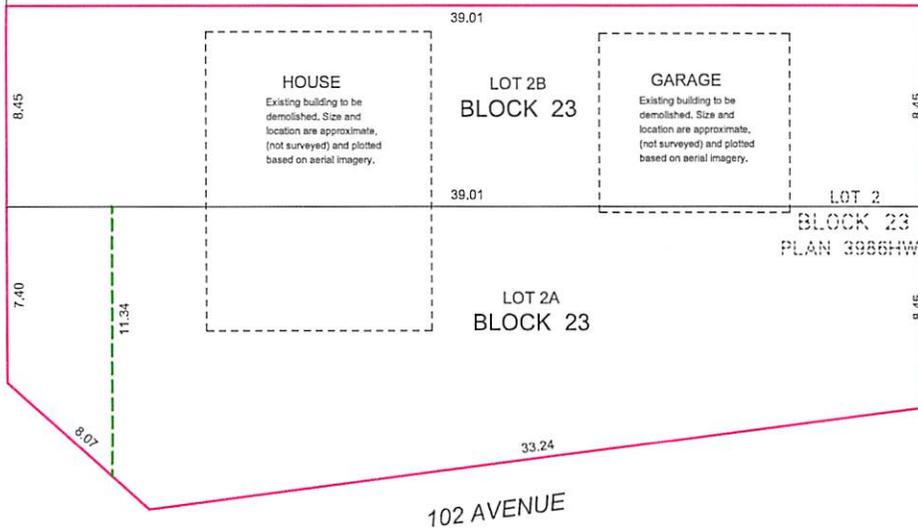


79 STREET

LOT 4  
BLOCK 23  
PLAN 3500HW

LOT 3  
BLOCK 23  
PLAN 3500HW

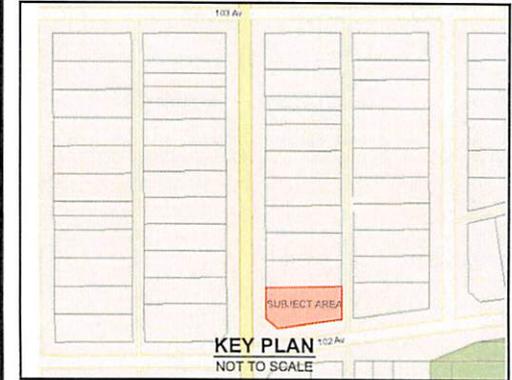
LANE



### ROMAYA 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 ZONING OF THIS SUBJECT AREA IS RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS: ..... AND CONTAINS: 0.074 ha.



REV. NO.	DATE	ITEM	BY
02	FEB. 7/20	LOT LINE ADJUSTMENT	CN
01	JAN. 9/20	T-PLAN	CN

**REVISIONS**

### FOREST HEIGHTS

TENTATIVE PLAN SHOWING PROPOSED  
**SUBDIVISION**

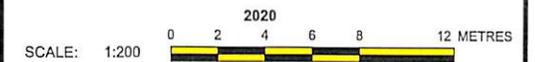
OF

LOT 2, BLOCK 23, PLAN 3986HW

WITHIN THE

RIVER LOT SEC. 29 - TWP. 52 - 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 1G7

FILE NO.	#2000004T	DRAFTED BY:	CN	CHECKED BY:	DS
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Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA20-0077

Hagen Surveys (1982) Ltd.  
8929 20 Street NW  
Edmonton, AB T6P 1K8

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot dwelling from Lot 22, Block 21, Plan 2655 HW, located north of 71 Avenue NW and east of 96 Street NW;  
**HAZELDEAN**

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**The Subdivision by Plan is APPROVED on April 16, 2020, subject to the following conditions:**

1. that the owner enter into a Servicing Agreement with the City of Edmonton for the payment of the applicable Permanent Area Contributions, pursuant to Section 655 of the Municipal Government Act (contact [Development.Coordination@edmonton.ca](mailto:Development.Coordination@edmonton.ca));
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 located on the 2nd floor of Edmonton Tower at 10111 - 104 Avenue NW; 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 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cs/Posse #355938859-001

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 (\$686.00 - 2020 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 on 71 Avenue NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.

Building / Site

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

Servicing

- The owner is required to make satisfactory arrangements for, and pay all costs associated with separate servicing to each lot, as well as the modification, relocation and/or removal of existing services. For further information, please contact: EPCOR Distribution & Transmission Inc. (780-412-4000), TELUS Communications (Edmonton) Inc. (Real Estate Division [Rights of Way] 780-508-2456), ATCO Gas (780-424-5222), and EPCOR Drainage Services (Water and Sewer Servicing 780-496-5444).
- The existing services (water and sanitary) enter the proposed subdivision approximately 6.7 m west of the east property line of Lot 22 off of the lane. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.
- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- If power service crosses the proposed property line the owner may be required to provide a blanket easement in favour of EPCOR Distribution & Transmission Inc. If required, said easement shall be registered prior to or concurrent with the final plan of survey (contact EPCOR Land Administration Group at 780-412-3252).

# TENTATIVE PLAN

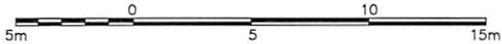
SHOWING SUBDIVISION OF

LOT 22, BLOCK 21, PLAN 2655 H.W.

IN THE  
N.E.1/4 SEC.21-52-24-4

EDMONTON ALBERTA

SCALE 1:200 2020 N.R. RONSKO, A.L.S.



NOTE:  
- DISTANCES ARE APPROXIMATE AND ARE IN METRES AND DECIMALS THEREOF.  
- AREA DEALT WITH BOUNDED THUS.

**HAGEN SURVEYS (1982) LTD.**

8929-20 STREET, EDMONTON. Ph: 464-5506

SURVEYOR'S STAMP



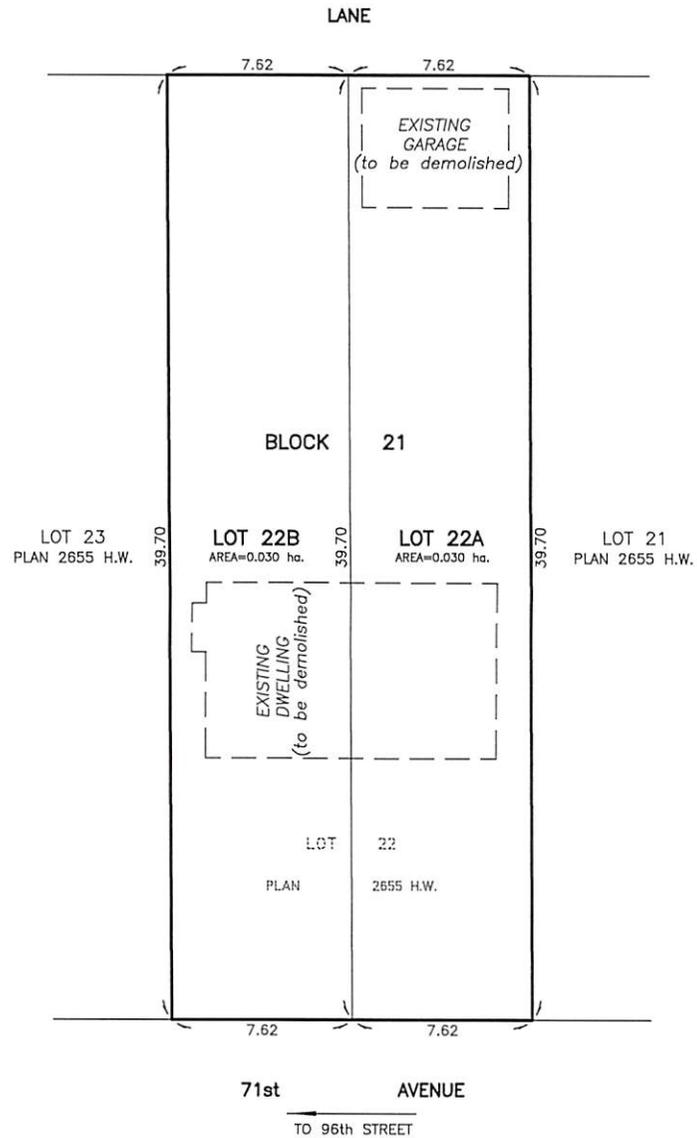
DRAWN BY: J.V.

CALC'D. BY: J.V.

DATE: February 25, 2020  
REVISED: -

FILE NO. 20S0065

DWG.NO. 20S0065T





Subdivision Authority

7th Floor, Edmonton Tower  
10111 – 104 Avenue NW  
Edmonton, Alberta T5J 0J4

April 16, 2020

File No. LDA20-0092

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

ATTENTION: Drew Stoyko

RE: Tentative plan of subdivision to create one (1) additional single detached residential lot from part of Lot 5, Lots 6 and 7, Block 12, Plan 5765Q, located north of 72 Avenue NW and west of 106 Street NW; **QUEEN ALEXANDRA**

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**The Subdivision by Plan is APPROVED on April 16, 2020, 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 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.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/tv/Posse #357285293-001

Enclosure(s)

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 (\$686.00 - 2020 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 on 106 Street NW that must be protected during construction. For information about tree protection please refer to the City of Edmonton's website (Trees and Construction).
- Access for future development must be to the adjacent alley in conformance with Mature Neighbourhood Overlay Section 814.3(17) of the Zoning Bylaw #12800.
- 106 Street is an existing bike route with a protected bike lane.

Building / Site

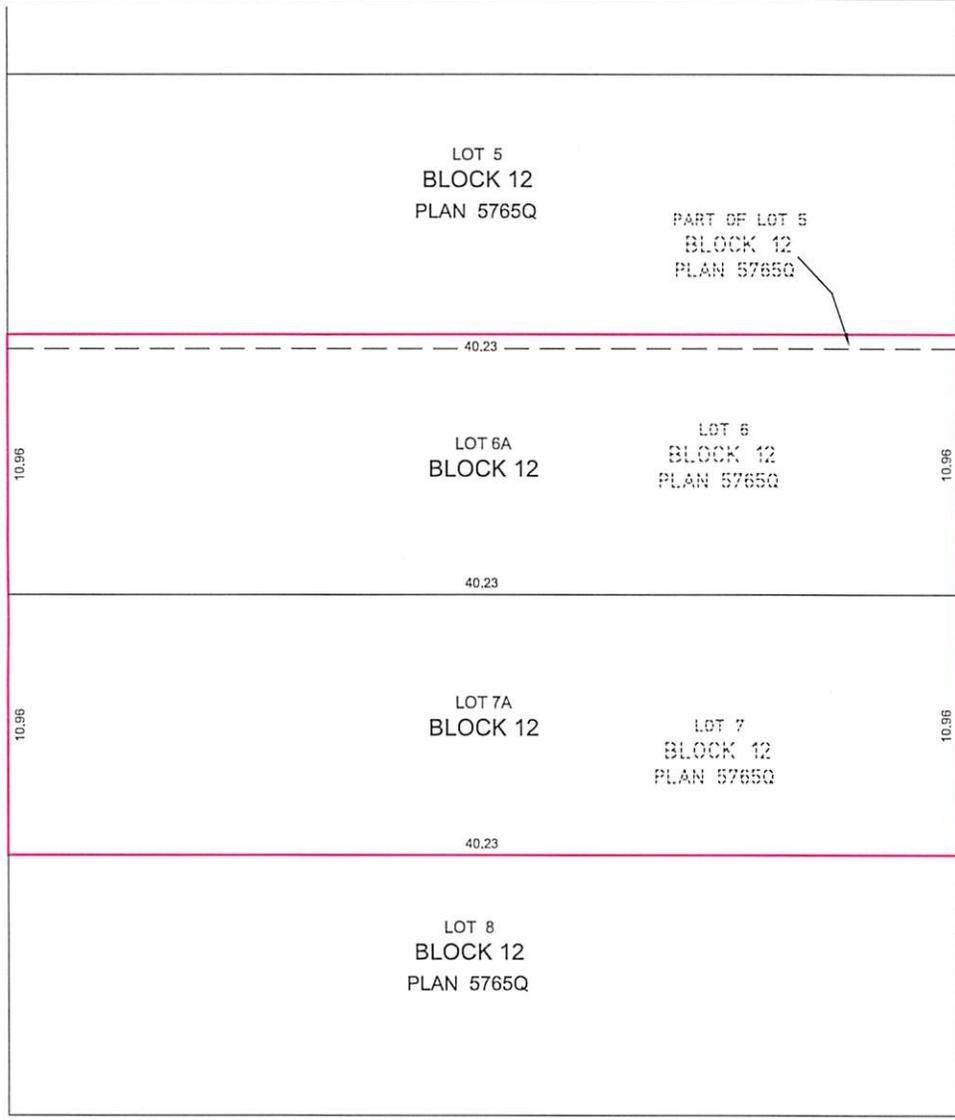
- The owner shall ensure that any change in property boundaries does not cause any structures on site to become non-compliant with the Safety Codes Act and the Alberta Building Code. Permits may be required for such changes. Please contact 311 for more information.

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 3.8 m north of the south property line of existing Lot 6 off 106 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 fire protection adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole in the alley. Site access must maintain a minimum clearance of 1 m from the closest edge of the power pole to the closest edge of the proposed driveway.
- 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).



LANE



72 AVENUE NW

106 STREET NW

### EURO DESIGN

**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 RF3.
- PLAN TO BE SUBDIVIDED SHOWN OUTLINED THUS, ..... AND CONTAINS: 0.088 ha.



REV. NO.	DATE	ITEM	BY
1	MAR. 8/20	T-PLAN	CN

**REVISIONS**

## QUEEN ALEXANDRA

TENTATIVE PLAN SHOWING PROPOSED

## SUBDIVISION

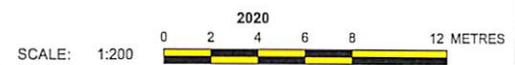
OF

LOTS 5 TO 7, BLOCK 12, PLAN 5765Q

WITHIN THE

N.W. 1/4 SEC. 20 - TWP. 52 - RGE. 24 - W. 4TH MER.

## EDMONTON - ALBERTA



**Pals Geomatics** Phone: (780) 455-3177 Fax: (780) 451-2047  
 Email: edmonton@palsgeomatics.com  
 10704-174 Street NW, Edmonton, Alberta T5S 1G7

FILE NO.	62000035T	DRAFTED BY:	CN	CHECKED BY:	SM
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Thursday, April 9, 2020  
10:00 am.



PLACE: ET 6 MR NW 06-127

## SUBDIVISION AUTHORITY MINUTES MEETING NO. 14

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the April 9, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the April 2, 2020 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA19-0416  
342210626-001

Tentative plan of subdivision to create 37 single detached residential lots from the SE 23-51-24-W4M, located south of 22 Avenue SW and west of 50 Street SW; **WALKER**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA19-0490  
344347661-001

Tentative plan of subdivision to create 56 single detached residential lots, one (1) Future Municipal Reserve (MR) lot and three (3) Environmental Reserve lots, from Lot 3, Block 1, Plan 022 7056, and Lot 6, Block 1, Plan 182 0084 located north of Cavanagh Common SW and east of 111 Street SW; **CAVANAGH**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA19-0544 347282732-001	Tentative plan of subdivision to create one (1) additional industrial lot from the NE 8-53-25-W4M, located south of 118A Avenue and east of Anthony Henday Drive; <b>WHITE INDUSTRIAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA19-0585 342514466-002	Tentative plan of subdivision to create two (2) multi-unit housing lots from the NE 25-52-26-W4M and the SE 36-52-26 W4M, located west of Winterburn Road NW and south of 92 Avenue NW; <b>ROSENTHAL</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA14-0495 157733737-001	REVISION of conditionally approved tentative plan of subdivision to create 52 single detached residential lots, 60 semi-detached lots, four (4) row housing lots, one (1) commercial lot and one (1) Municipal Reserve (MR) lot from the SE 13-53-26-W4M, located west of Winterburn Road and north of Yellowhead Trail; <b>KINGLET GARDENS</b>
MOVED		Blair McDowell  That the application for subdivision be Tabled.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
6.	LDA18-0496 288109456-001	REVISION of conditionally approved tentative plan of subdivision to create 80 single detached residential lots, 31 row housing lots, one (1) Multi-unit Housing lot (MHL), one (1) other lot, two (2) Municipal Reserve lots, and three (3) Environmental Reserve lots, from Lot 4, Block 1, Plan 202 0206 located south of Glenridding Ravine Road SW and east of 156 Street SW; <b>GLENRIDGING RAVINE</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
7.	LDA19-0489 343758691-001	REVISION of conditionally approved tentative plan of subdivision to create one (1) additional single detached residential lot from Lot 3, Block 14, Plan 1909 HW, located north of 97 Avenue NW and east of 160 Street NW; <b>GLENWOOD</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
8.	LDA20-0073 355725306-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot 16, Block 19, Plan 3067 HW, located north of 103 Avenue NW and west of 160 Street NW; <b>BRITANNIA YOUNGSTOWN</b>

MOVED		Blair McDowell	
		That the application for subdivision be Approved.	
FOR THE MOTION		Blair McDowell	<b>CARRIED</b>
9.	LDA20-0081 356386180-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lots 23 and 24, Block 7, Plan 1345 AJ, located north of 90 Avenue NW and east of 92 Street NW; <b>BONNIE DOON</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 10:05 a.m.		