

Thursday, January 4, 2024

10:00 am.



## SUBDIVISION AUTHORITY AGENDA MEETING NO. 01

<b>1.</b>	<b>ADOPTION OF AGENDA</b>	
	RECOMMENDATION	
	That the Subdivision Authority Agenda for the January 4, 2024 meeting be adopted.	
<b>2.</b>	<b>ADOPTION OF MINUTES</b>	
	RECOMMENDATION	
	That the Subdivision Authority Minutes for the December 21, 2023 meeting be adopted.	
<b>3.</b>	<b>OLD BUSINESS</b>	
<b>4.</b>	<b>NEW BUSINESS</b>	
1.	LDA23-0299 485291038-001	Tentative plan of subdivision to create 67 residential lots from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; <b>KINGLET GARDENS</b>
2.	LDA22-0158 421913294-001	REVISION of conditionally approved tentative plan of subdivision to create 260 residential lots, 1 Environmental Reserve Lot, and 1 Public Utility Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 3, Plan 707 RS, located east of 34 Street SW and south of Ellerslie Drive SW; <b>DECOTEAU NORTH</b>
3.	LDA22-0544 451393586-001	REVISION of conditionally approved tentative plan of subdivision to create 58 residential lots from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW; <b>ROSENTHAL</b>
4.	LDA23-0338 490011219-001	Tentative plan of subdivision to reconfigure five (5) lots into four (4) lots from Lots 11 through 15, Block 3, Plan 162 3397, located north of 104 Avenue NW and west of 142 Street NW; <b>GROVENOR</b>
<b>5.</b>	<b>OTHER BUSINESS</b>	



Subdivision Authority

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

January 4, 2024

File No. LDA23-0299

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

ATTENTION: Keith Davies

RE: Tentative plan of subdivision to create 67 residential lots from the SE 13-53-26-W4M located north of Yellowhead Trail NW and west of Winterburn Road NW; **KINGLET GARDENS**

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**I The Subdivision by Plan is APPROVED on January 4, 2024, 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 approved subdivision LDA21-0500 be registered prior to or concurrent with this application, to provide the logical roadway and utility extensions;
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 Freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;
6. 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. that the owner construct all roadways and alleys to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the roadways will be determined through the engineering drawing review and approval process, and as a result, may require adjustments to the road right-of-way;
9. that the owner pay for the installation of "no parking" signage on Kinglet Boulevard NW, for sightline purposes, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I;
10. that the owner construct temporary 6 m gravel surface roadway connections, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I. These roadway will be required prior to Construction Completion Certificate (CCC) for roads (or when required by Subdivision and Development Coordination);
11. that the owner construct a temporary 4 m 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);
12. the the owner remove the existing 4 m emergency access roadway, conditioned with approved subdivision LDA14-0495; Kinglet Garden Stage 3, as shown on the "Conditions of Approval" map, Enclosure I;
13. that the owner upsize the existing watermain stub, to the satisfaction of EPCOR Water Services Inc., as shown on the "Conditions of Approval" map, Enclosure I;
14. 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
15. that the owner is responsible for the landscape design and construction within the road right of way, to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SE 13-53-26-W4M was addressed by Deferred Reserve Caveat (DRC) with LDA14-0495. The DRC will carry forward on the remainder of the 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 Provincial Land and Property Rights Tribunal, 2nd Floor, 1229 - 91 Street SW, Edmonton, Alberta, T6X 1E9, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/jv/Posse #485291038-001

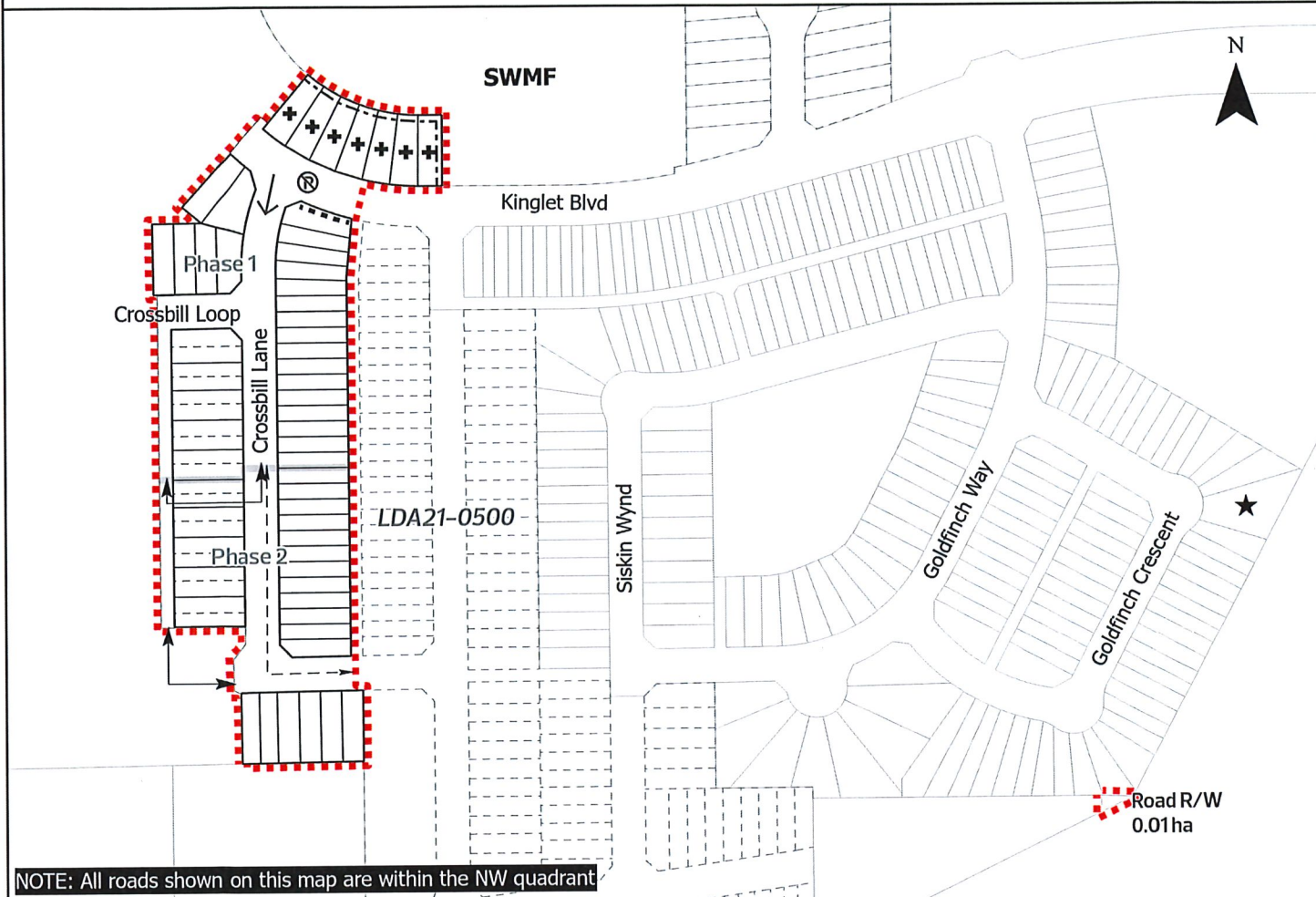
Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

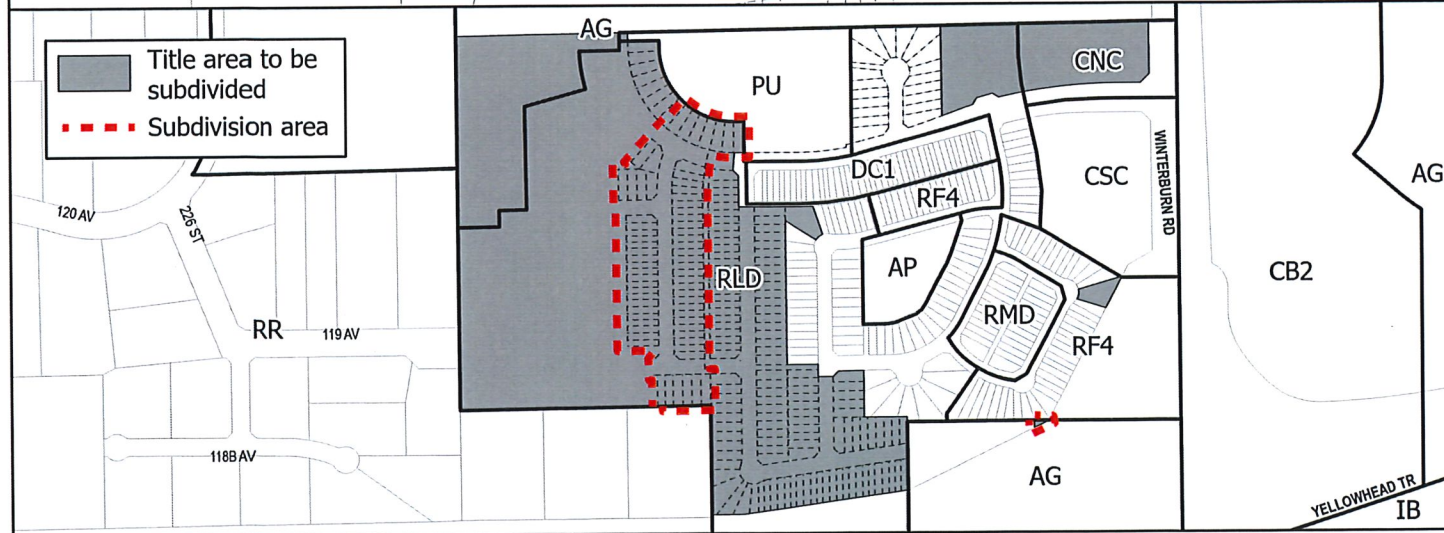
January 4, 2024

LDA23-0299

- ..... Limit of proposed subdivision
- ←→ 6m temporary roadway
- - - - 4m Emergency Access
- ..... 1.8m Uniform Fence - Zoning bylaw
- - - - 1.2 m Uniform Screen Fence
- Ⓡ No Parking Signage
- + Restrictive Covenant re:Freeboard
- ★ Remove 4m emergency access
- Upsize watermain stub



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





Subdivision Authority

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

January 4, 2024

File No. LDA22-0158

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

ATTENTION: Keith Davies

RE: REVISION of conditionally approved tentative plan of subdivision to create 260 residential lots, 1 Environmental Reserve Lot, and 1 Public Utility Lot from Lot 1, Plan 707 RS, Lot 2, Plan 707 RS, and Lot 3, Plan 707 RS, located east of 34 Street SW and south of Ellerslie Drive SW; **DECOTEAU NORTH**

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The subdivision was originally approved on June 30, 2022. This Change Request proposes to revise the phasing order by switching phases 4 and 5, adjusts the phasing boundary of phase 5, and adds two new lots to phase 4.

**I The Subdivision by Plan is APPROVED on January 4, 2024, subject to the following conditions:**

1. that the owner dedicate Environmental Reserve (ER) as a 1.93 ha lot pursuant to Section 664(1.1)(a) of the Municipal Government Act as shown on the "Conditions of Approval" map, Enclosure I;
2. that the owner provide Municipal Reserve (MR) in the amount of 1.390 ha by a Deferred Reserve Caveat registered against Lot 3, Plan 707 RS, 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 owner be permitted to register this plan of subdivision in phases in sequential order, as shown on the "Conditions of Approval" map, Enclosure I;
6. that the owner register a freeboard restrictive covenant in favour of EPCOR Drainage Services, against the lots backing onto the Storm Water Management Facility (SWMF) as shown on the "Conditions of Approval" map, Enclosure I;

7. 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;
8. that the owner dedicate road right-of-way for the east-west collector, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I. The collector shall have a 1.8m concrete sidewalk on the south side and a 3m shared use path (SUP) on the north side;
9. that the owner dedicate road right-of-way to conform to the approved Concept Plan and to the satisfaction of Subdivision and Development Coordination for 34 Street SW from the entire parent parcel, as shown on Enclosure I;
10. that subject to Condition 10, the owner clear and level 34 Street SW as required for road right of way dedication, to the satisfaction of Subdivision and Development Coordination;
11. that the property lines of the residential lot, flanking the alley in Phase 4, be modified should it be deemed necessary through the review of engineering drawings and submission of a detailed Swept Path Analysis, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I; and
12. 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 pay the Fire hall Offsite Levy applicable to this subdivision;
6. that the owner submits an Erosion and Sediment Control (ESC) Plan specific for this development and for implementation during and after construction in accordance with the City of Edmonton ESC Guidelines and Field Manual;
7. that the owner submits detailed engineering drawings and technical studies in accordance with the City of Edmonton Design and Construction Standards and to the satisfaction of the City Departments and affected utility agencies;
8. 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 and dedicates the area of ultimate Storm Water Management Facility as Public Utility Lot (PUL);
9. that the owner constructs onsite sanitary and storm sewers within Phase 4 prior to or concurrent with registration of Phases 2, 3 and 5; and constructs onsite sanitary and storm

sewers within Phase 3 prior to or concurrent with registration of Phase 2, to the satisfaction of Subdivision and Development Coordination;

10. that the owner constructs offsite sanitary and storm sewers to connect the proposed subdivision to the existing system under Charlesworth Stage 26A and 26B, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure II;
11. that the owner construct the first two lanes of 34 Street SW to an urban arterial roadway standard, from the east-west collector access (east of Charlesworth Drive SW) to the Anthony Henday Drive, including turn bays, channelization, access, intersection, 3 m shared use paths on both sides of 34 Street SW, lighting, landscaping and any transitional improvements, with Phase 1, as shown on Enclosure I;
12. that the owner close the existing access and associated culvert to 34 Street SW, clear and level, to conform to the approved Concept Plan and to the satisfaction of Subdivision and Development Coordination;
13. that the owner construct the east-west transit collector road to an approved Complete Streets design and cross-section, as shown on Enclosure I, including a 1.8 m concrete sidewalk on the south side and a 3m shared use path (SUP) on the north side. The Complete Streets design and cross-section details for the collector roadway will be further reviewed and finalized through the engineering drawing review and approval process;
14. that all roadway construction shall be to approved cross-sections, to the satisfaction of Subdivision and Development Coordination, designed in consideration of Complete Streets Guidelines, and address emergency access, safety, as well as operational and maintenance considerations. The engineering drawings must include a detailed swept path analysis for Fire Rescue vehicles and waste management vehicles and typical commercial truck traffic for all roadways and alleys, as required by Subdivision and Development Coordination;
15. that the north-south alley in Phase 2 serves as a temporary secondary emergency access route until Phase 3 local roads are constructed, as shown on Enclosure I. A swept path analysis will be required with engineering drawings and additional gravel may be required to accommodate the wheels of the fire trucks;
16. that the owner construct a 3 m hard surface shared use path including "Shared Use" signage, lighting, bollards and landscaping, within the SWMF, to the satisfaction of Subdivision and Development Coordination, as shown on Enclosure I;
17. that the owner construct a 1.8 m concrete sidewalk with bollards and lighting within the walkways; with a connection to the adjacent shared use path/sidewalk, as shown on Enclosure I;
18. that the owner pay for the installation of "no parking" signage on the collector roadways for emergency vehicle access, to the satisfaction of Subdivision and Development Coordination and Fire Rescue Services, as shown on the "Conditions of Approval" map, Enclosure I. The owner may also be required to install "no parking" signage on the internal roadways;
19. that the owner construct a temporary 12 m radius gravel surface turnaround with bollards or mini-barriers to the satisfaction of Subdivision and Development Coordination, with Phases 1, as shown on Enclosure I. This turnaround will be required prior to CCC for roads (or at the discretion and direction of Subdivision and Development Coordination);



20. that the owner pay for the installation of traffic signals at the intersection of 34 Street SW and the east-west collector, as shown on Enclosure II. The City of Edmonton shall complete the signal design, and one of the City's approved Electrical Services Contractors 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 discretion and direction of Transportation Operations. If traffic signals are not deemed warranted by Transportation Operations within 5 years of the signing of 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;
21. that the owner construct a noise attenuation fence, within residential property lines for all lots backing onto or flanking 34 Street SW, as shown on Enclosure I;
22. that the owner construct bus stops and amenities pads;
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, the Environmental Reserve lot, road right of way, and walkways, to the satisfaction of City Departments and affected utility agencies.

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

MR for Lot 1, Plan 707 RS was addressed by Deferred Reserve Caveat (DRC) (1.60ha) with LDA21-0542. The DRC will carry forward on the remainder of the title. The dedication of the arterial roadway with LDA22-0158 will reduce the DRC accordingly.

MR for Lot 2, Plan 707 RS was addressed by DRC (1.60ha) with LDA21-0542. The DRC will carry forward on the remainder of the title. The dedication of the arterial roadway with LDA22-0158 will reduce the DRC accordingly.

MR for Lot 3, Plan 707 RS was addressed by DRC (1.60ha) with LDA22-0136. The DRC will carry forward on the remainder of the title. ER for Lot 3, Plan 707 RS in the amount of 1.93 ha is being dedicated with this subdivision. The dedication of ER and the arterial roadway with LDA22-0158 will reduce the DRC accordingly.

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

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

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

Regards,

Blair McDowell  
Subdivision Authority

BM/cp/Posse #421913294-001

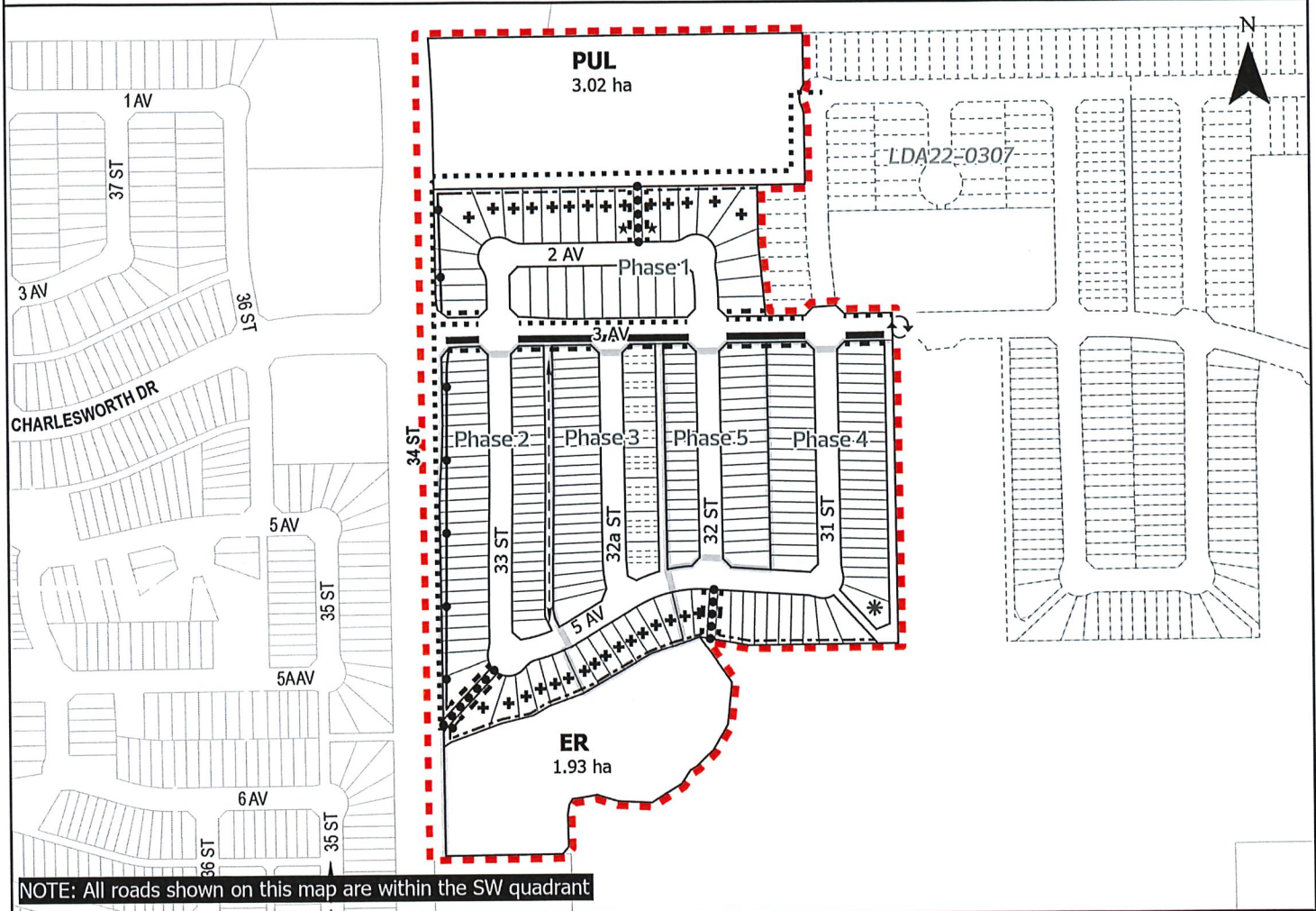
Enclosures

SUBDIVISION CONDITIONS OF APPROVAL MAP

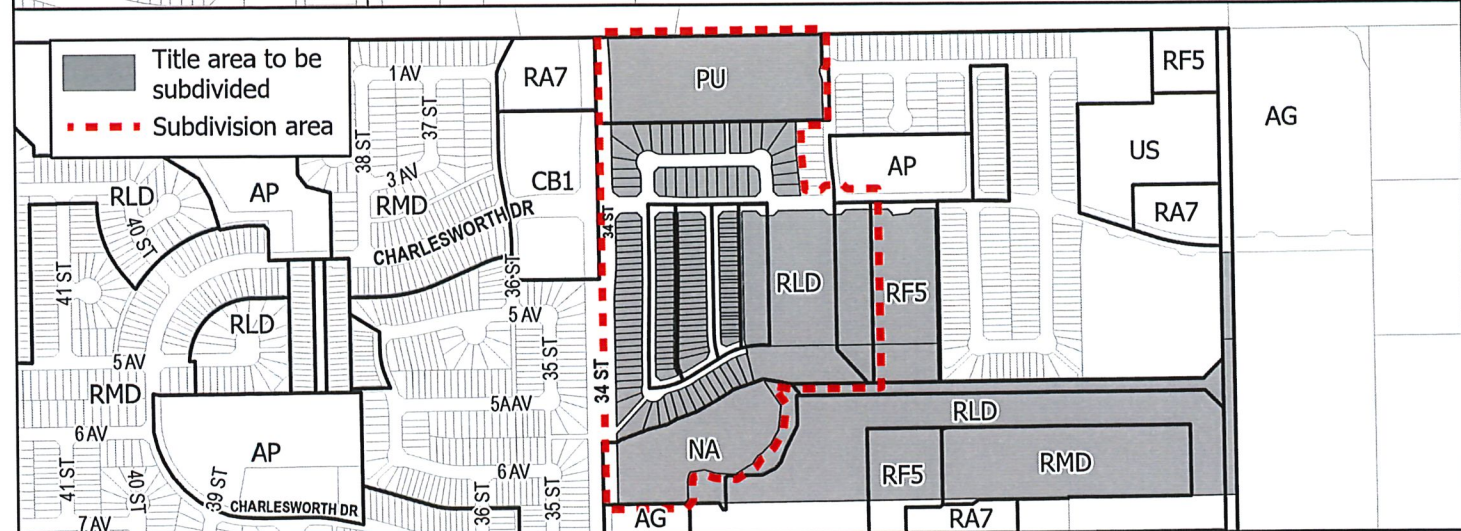
January 4, 2024

LDA22-0158

- Limit of proposed subdivision
- Construct 1.8m concrete sidewalk with bollards & lighting
- ..... Construct 3m hard surfaced shared use path
- 1.2 m Uniform fence
- 1.8m Uniform Fence as per Zoning bylaw
- Construct noise attenuation fence
- + Restrictive Covenant re;freeboard
- ↻ Temporary 12 m radius turnaround
- Construct 1.8m sidewalk
- ← Temporary secondary emergency access
- \* Modify Property Line
- Phasing Line



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



- Title area to be subdivided
- Subdivision area





Subdivision Authority

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

January 4, 2024

File No. LDA22-0544

Arcadis  
300 - 10120 103 Avenue NW  
Edmonton, AB T5J 3R6

ATTENTION: Gage Sparks

RE: REVISION of conditionally approved tentative plan of subdivision to create 58 residential lots from the SW 25-52-26-W4M located north of Whitemud Drive NW and east of 231 Street NW;  
**ROSENTHAL**

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The subdivision was originally approved on January 12, 2023. This Change Request adds two single detached lots.

**I The Subdivision by Plan is APPROVED on January 4, 2024, 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 LDA22-0515 to amend the Edmonton Zoning Bylaw shall be approved prior to the endorsement of the plan of survey;
4. that the owner register a berm and fence restrictive covenant and easement in favour of the City of Edmonton against the lots backing onto Whitemud Drive NW/231 Street NW, as shown on the "Conditions of Approval" map, Enclosure I;
5. that the owner register a disturbed soil restrictive covenant in favour of EPCOR Water Services Inc. and EPCOR Drainage Services, against the lots flanking alley, 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.

**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 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 shall submit redline revisions or resubmit engineering drawings, subject to the extent of the proposed revisions, to the satisfaction of Development Servicing Agreements;
8. that the owner construct the local roadways to an approved Complete Streets design and cross-section. The Complete Streets design and cross-section details for the local roadway will be reviewed and finalized through the engineering drawing review and approval process;
9. that the owner construct a 2.8 m berm centred on property line and 1.83 m noise attenuation fence contained wholly within private property, or combination thereof, in conformance with the Approved Engineering Drawings for Rosenthal Stage 23B (LDA 21-0011), for all lots backing onto Whitemud Drive NW, to the satisfaction of Subdivision and Development Coordination, as shown on the "Conditions of Approval" map, Enclosure I; and
10. that the owner is responsible for the landscape design and construction within the road right of way to the satisfaction of City Departments and affected utility agencies.

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

Municipal Reserve (MR) for SW ¼ 25-52-26-W4M was addressed by dedication of a 1.94 ha parcel and registration of a 4.45 ha Deferred Reserve Caveat (DRC) with LDA17-0452. The DRC will carry forward on the remainder of the title and will be adjusted with future subdivisions to account for arterial road and pipeline right of way 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, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

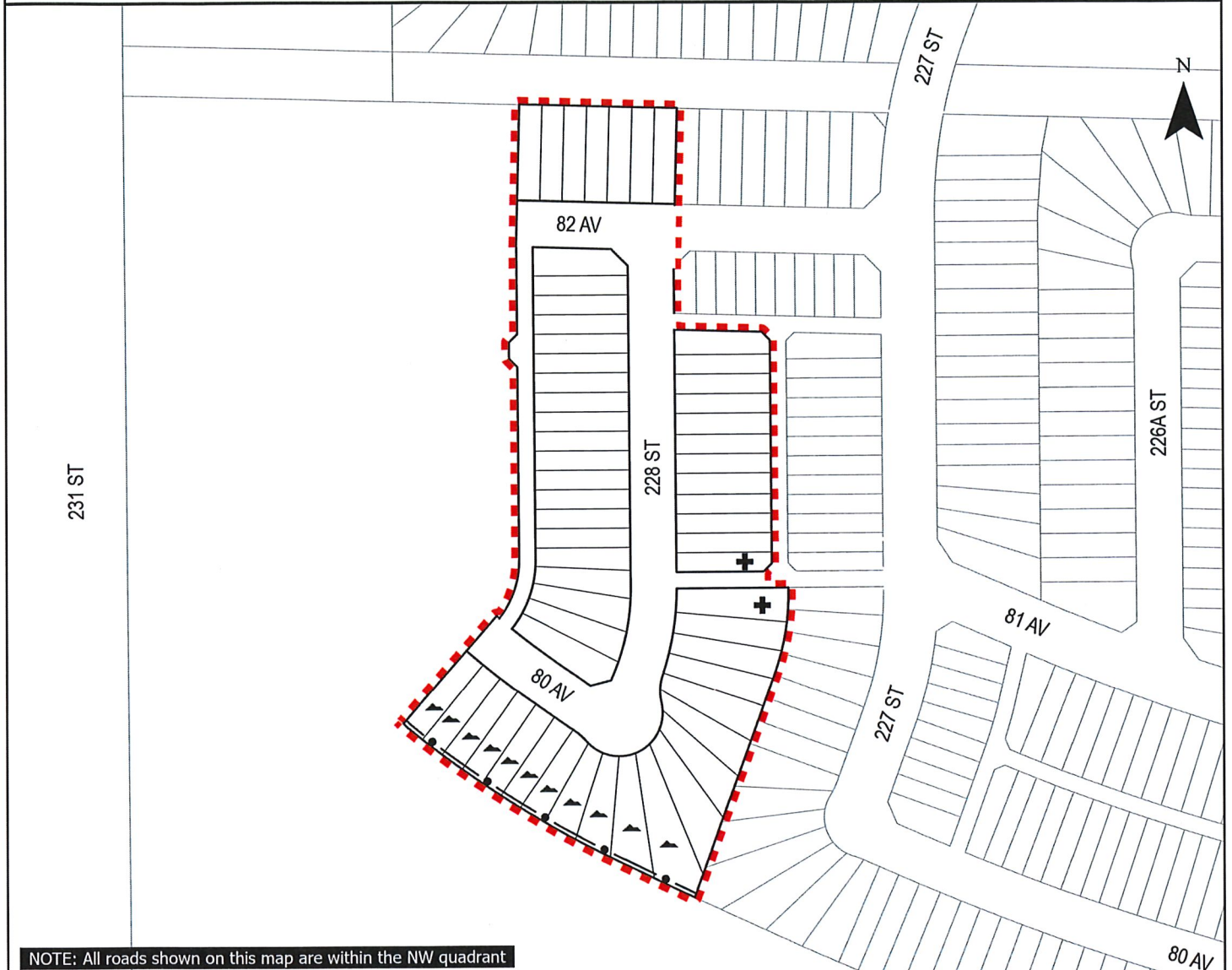
BM/jv/Posse #451393586-001

Enclosure

SUBDIVISION CONDITIONS OF APPROVAL MAP

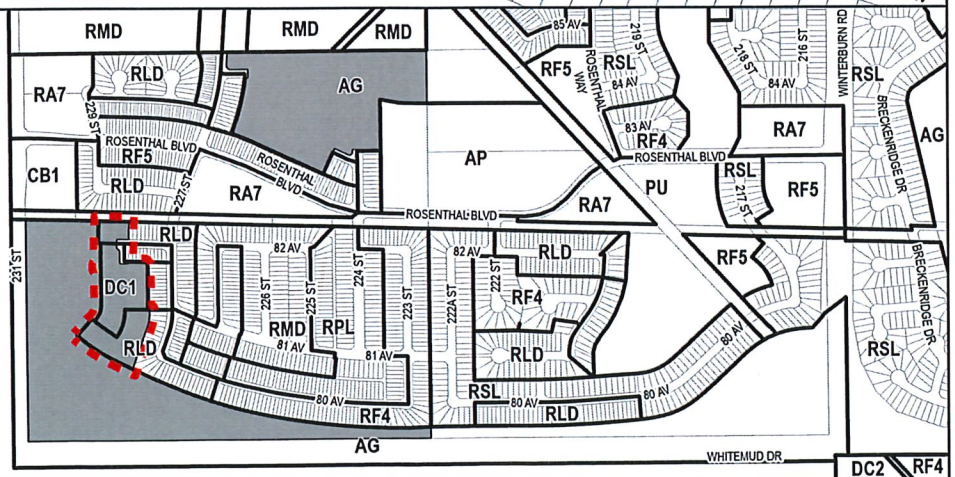
January 4, 2024 LDA22-0544

- Limit of proposed subdivision
- 2.8 m berm and 1.83 m noise attenuation fence
- ▲ Restrictive covenant re: Berm and fence
- + Restrictive Covenant re: Disturbed soil



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

- Title area to be subdivided
- Subdivision area







Subdivision Authority

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

January 4, 2024

File No. LDA23-0338

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

ATTENTION: Jordan Widmer

RE: Tentative plan of subdivision to reconfigure five (5) lots into four (4) lots from Lots 11 through 15, Block 3, Plan 162 3397, located north of 104 Avenue NW and west of 142 Street NW;  
**GROVENOR**

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**I The Subdivision by Plan is APPROVED on January 4, 2024, subject to the following conditions:**

1. that the owner enter into a Deferred Agreement for proposed lots 12A and 15A with the City of Edmonton pursuant to Section 655 of the Municipal Government Act;
2. that concurrent with registration of the plan of survey, the City of Edmonton shall register against proposed lots 12A and 15A a claim of interest by caveat of the Deferred Servicing Agreement pursuant to Section 655 of the Municipal Government Act;
3. that the final plan of survey shall conform to the attached revised tentative plan; and
4. that the owner pay all outstanding property taxes prior to the endorsement of the plan of survey.

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

1. that the owner remove the existing concrete accesses to 142 Street NW, reconstruct the curb, gutter and monowalk, and modify the existing grade and landscaping.

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, within 14 days from the date of the receipt of this decision. The date of receipt of the decision is deemed to be seven (7) days from the date the decision is mailed.

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

Regards,

Blair McDowell  
Subdivision Authority

BM/ms/Posse #490011219-001

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 (\$700.00 - 2023 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).
- Existing services enter the proposed subdivision in multiple locations. As per the EPCOR Drainage Services Bylaw and the EPCOR Water Services and Wastewater Treatment Bylaw, these services cannot cross the proposed property line.

**Proposed Lot 12A**

Existing water and sanitary services enter the proposed subdivision 6.0 m north of the south property line of Lot 11 off the lane.

**Proposed Lot 13A**

Existing water and sanitary services enter the proposed subdivision 48.1m north of the north property line of 104 Avenue NW off the lane.

**Proposed Lot 14A**

Existing water and sanitary services enter the proposed subdivision 14.6m south of the south property line of Lot J, Block 3, Plan 11369 HW off the lane. An additional existing water services enters the proposed subdivision 60.0m north of the north property line of 104 Avenue NW off the lane. An additional existing sanitary services enters the proposed subdivision 72.2 m north of the EPCOR Manhole#256452 (assumed straight in) off the lane.

**Proposed Lot 15A**

Existing water and sanitary services enter the proposed subdivision 3.5 m south of the south property line of Lot J, Block 3, Plan 11369 HW off the lane.

- There is a deficiency in on-street hydrant spacing adjacent to the property. The applicant/owner is advised to review on-site fire protection requirements to ensure adequate coverage (contact EPCOR Water at 780-412-3955).
- There is an existing power pole and guy wire that may interfere with access to the proposed Lot 15A. Subdivision Planning highly recommends that the applicant/owner contact EPCOR Distribution & Transmission to confirm whether this pole will inhibit alley access to the site, which may result in a delay with the issuance of the Development Permit. Contact EPCOR Customer Engineering Services for more information (ces@epcor.com).
- 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

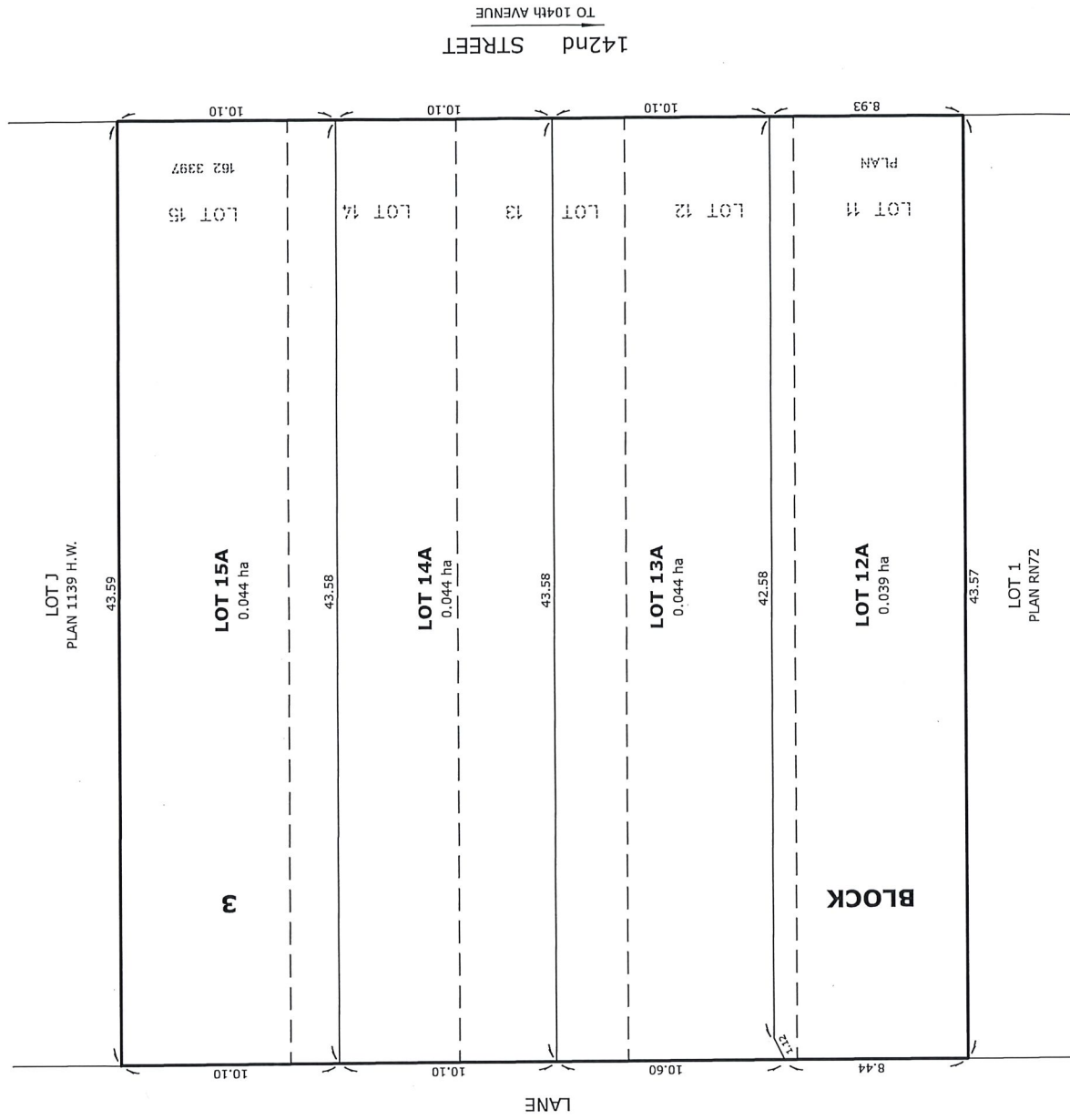
**LOTS 11, 12, 13, 14, & 15,  
BLK.3, PLAN 162 3397**

ALL WITHIN THE

**S.E.1/4 SEC.2, TWP.53, RGE.25, W.4 M.**

**EDMONTON, ALBERTA**

SCALE 1:200 2023 N.R. RONSKO, A.L.S.



### NOTES:

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



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SURVEYOR'S STAMP



CALCULATED BY:	J.V.	DRAWN BY:	J.V.
DATE:	NOV. 1, 2023	REVISED:	DEC. 19, 2023
DRAWING	23C0305T	FILE NO.	23C0305

Thursday, December 21, 2023

10:00 am.



## SUBDIVISION AUTHORITY MINUTES MEETING NO. 51

**PRESENT** Blair McDowell, Chief Subdivision Officer

**1. ADOPTION OF AGENDA**

MOVED

Blair McDowell

That the Subdivision Authority Agenda for the December 21, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**2. ADOPTION OF MINUTES**

MOVED

Blair McDowell

That the Subdivision Authority Minutes for the December 14, 2023 meeting be adopted.

FOR THE MOTION

Blair McDowell

**CARRIED**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

1. LDA23-0170  
460968436-001

Tentative plan of subdivision to create 194 row housing lots and two (2) Municipal Reserve lots from Lot 2, Block 6A, Plan 922 0135, located northwest of Blatchford Road NW and west of Bravo Boulevard NW; **BLATCHFORD**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

2. LDA22-0439  
439511988-001

REVISION of conditionally approved tentative plan of subdivision to create 104 single detached residential lots, 46 semi-detached residential lots and 35 row housing lots, from Lot 1, Block B, Plan 222 1011, located south of 28 Avenue SW and east of Carpenter Landing SW; **CHAPPELLE**

MOVED

Blair McDowell

That the application for subdivision be Approved.

FOR THE MOTION

Blair McDowell

**CARRIED**

3.	LDA22-0491 441202623-001	REVISION of conditionally approved tentative plan of subdivision to create 61 single detached residential lots from Lot 201, Block A, Plan 222 0182 located north of Maskekosihk Trail NW and east of Winterburn Road NW; <b>THE UPLANDS</b>
MOVED		Blair McDowell  That the application for subdivision be as Amended.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
4.	LDA23-0326 478743826-001	Tentative plan of subdivision to create one (1) additional industrial lot from Lot 13A, Block 4, Plan 062 6716, located west of 50 Street NW and south of 72A Avenue NW; <b>DAVIES INDUSTRIAL EAST</b>
MOVED		Blair McDowell  That the application for subdivision be Approved.
FOR THE MOTION		Blair McDowell <b>CARRIED</b>
5.	LDA23-0310 488715326-001	Tentative plan of subdivision to create separate titles for a semi-detached dwelling from Lot C, Block 29, Plan 426 HW, located south of 73 Avenue NW and east of 97 Street NW; <b>RITCHIE</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 10:20 a.m.	